

The governing body met in regular session on November 17, 2010, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Hattan, Hosie, Wentz, Johnson, and Fraser.

Absent: None.

Other Officers: City Manager Uri, Finance Director Farha, and City Clerk Crum.

Mayor Hattan declared that a quorum was present and called the meeting to order.

Visitors: Jessica LeDuc, Toby Nosker, Ken Johnson, Tom Tuggle, Kirk Lowell, Andrew Timme, Bob Steimel, Sr. Judy Stephens, Don Dean, Cheryl Lanoue, Bill Cory. Staff present: Chad Buckley, director of public utilities; Larry Eubanks, fire chief; Ron Copple, director of public works; Chris Edin, chief of police, Bruno Rehbein, building inspector.

There was no invocation. The pledge of allegiance was recited.

APPROVAL OF MINUTES

APPROVED

Commissioner Hosie asked that his comments on the Agmark/Nor-kan annexation be changed to reflect his actual inquiry.

Commissioner Johnson moved to approve the minutes of the November 3, 2010, meeting as amended. Commissioner Fraser seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE NO. #21

PPROVED

Commissioner Fraser moved to approve appropriation ordinance #21. Commissioner Johnson seconded. Motion carried unanimously.

NEW BUSINESS:

REVOKE RECREATION BOARD MEMBERS

City Manager Uri explained that, as per the advisory board charter, if a member fails to attend more than fifty percent of the meetings in a year, their membership may be revoked. Tom Gennette was asking for the seats to be declared vacant for Channin McEuen and Megan Patterson, who both attended only two meetings in 2010.

Mayor Hattan moved to approve the recommendation from the advisory board to remove the two members, who did not meet the requirement. Commissioner Wentz seconded. Motion carried unanimously.

COMMUNITY FOUNDATION DONATION REQUEST

Bob Steimel discussed the foundation's needs. He stated that they have received a matching grant of \$300,000, and have six years to earn the match. Receiving the grant would double the size of the foundation. They have given \$400,000 in grants since the foundation's inception in 2002.

Commissioner Fraser said he didn't like the idea of taxing the people for private organizations, and possibly the City should have a policy for financial requests. Mayor Hattan suggested postponing voting on this until the next meeting, in order to have time to consider it.

Commissioner Johnson moved to table the Community Foundation donation request. Mayor Hattan seconded. Motion carried unanimously.

BROADWAY SEWER BIDS

Don Dean presented the bids for the Broadway Sewer project, of which the City has received a CDBG of \$466,500. The bids were as follows:

Contractor	Bid	
Midlands Contracting, Inc.	\$244,164.00	
Stevens Contractors, LLC	\$283,445.00	
Smoky Hill, LLC	\$302,724.25	
APAC-Kansas, Inc	\$309,704.00	
J& K Contracting L.C	\$310,800.00	
Nowak Construction Co., Inc	\$334,680.00	
Meis Construction, Inc	\$368,940.50	
Meadows Construction	\$382,736.00	
Van Kirk Bros	\$383,187.28	\$380,829.28 *

* Contractor had a bust on an extension making his bid lower than stated.

ENGINEER'S ESTIMATE

\$478,354.00

There is interest in extending the sewer at least two more blocks, if the State will approve awarding the initial grant money, rather than the amount of the low bid. A formal request will be made, and if favorable, the winning bidder will be approached about doing the extra work. According to the contract with the State, the project must be completed by June 15, 2011.

Commissioner Wentz moved to accept the bid for the Broadway sewer project from Midlands Contracting from Kearney, Nebraska, for \$244,164.00. Commissioner Fraser seconded. Motion carried unanimously.

Commissioner Fraser moved to authorize the mayor to request the Kansas Dept. of Commerce to allow spending the balance of the grant funds to extend the sewer. Commissioner Hosie seconded. Motion carried unanimously.

ORDINANCES:

2010-3006 ANIMAL-AT-LARGE

PASSED

Thereupon, there was presented an ordinance entitled:

AN ORDINANCE AMENDING THE ANIMAL-AT-LARGE ORDINANCE OF THE CITY OF CONCORDIA; REPEALING CONCORDIA CODE SECTION 4-121; AND AMENDING THE CONCORDIA CODE, BY ADDING A NEW SECTION 4-121.

Thereupon, Mayor Hattan moved that said ordinance be passed. The motion was seconded by Commissioner Johnson. Said ordinance was duly read and considered, and upon being put, the motion for the passage of said ordinance was carried by the vote of the governing body, the vote being as follows:

Aye: Commissioners Hattan, Wentz, Johnson, Hosie, and Fraser.

Nay: None.

Thereupon, the Mayor declared said ordinance duly passed and the ordinance was then duly numbered Ordinance No. 2010-3006 and was signed by the Mayor and the signature attested by the City Clerk.

MANAGER'S REPORT

City Manager Uri invited the Commission to the employee Christmas dinner on December 22. Connection fees were discussed for potential north development customers wishing to receive water and sewer. City Manager Uri gave a rough estimate of a per acre charge compared to available acreage, based on the City's remaining cost of the infrastructure after the participation of CTI, CloudCorp, and KDOT. Commissioner Wentz asked since the City is ultimately responsible to provide service, should we attempt to recover all funds? It was requested that City Manager Uri work up an economically viable formula for computing new hookup charges.

PUBLIC COMMENTS

Bill Cory stated his displeasure over the mailing of the water bills by City staff over the past several years. This statement was based on the fact that he is a "snowbird" - wintering in another part of the country - and said that he does not receive his bills in a timely manner.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

There were no comments.

STAFF COMMENTS

Ron Copple provided a handout to the Commission stating the City had received \$27,000 from FEMA to recover some costs from cleaning up after the past summer's wind storm. Mr. Copple answered questions from commissioners about the leaves that are collected at the City Park.

Chad Buckley requested a purchase of new tanks for the sewer truck. The purpose of the truck is to jet out sewers with high pressure, and to suck out manholes where there is a backup. The holding tanks have developed leaks. He presented a quote from Key Equipment for \$10,243.60 for the two tanks.

Mayor Hattan moved to approve the purchase of aluminum tanks from Key Equipment for \$10,243.60. Commissioner Wentz seconded. Motion carried unanimously.

Mr. Buckley said to date 191 meters have been replaced.

Ken Johnson gave an update on the north development. In the next few days, the electronics will be tied into the lift station.

Larry Eubanks told the commissioners of KRAF grants for a Zoll monitor and a power cot that are available. The City's share on both, if awarded, would be approximately \$7000.

Finance Director Farha provided debt schedule information. The City will need to have two separate bonds. One bond for \$1,000,000 and another for the \$740,000 received as a loan from Prairie Land through USDA financing. The debt schedule shown was for 10 years to keep repayment amounts similar to the City's current debt payments.

Mayor Hattan moved to authorize staff to proceed with the bond process. Commissioner Fraser seconded. Motion carried unanimously.

Finance Director Farha also presented the new 2011 budget book she had just prepared.

Chris Edin discussed a recent law enforcement meeting with all local officials to help foster relations with the City and County.

ADJOURN

Mayor Hattan announced there would be a study session following the adjournment of the meeting.

There being no further business, Mayor Hattan moved to adjourn the meeting. Commissioner Wentz seconded. Motion carried unanimously.

(Seal)



Stacey Crum
City Clerk