

**MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD FEBRUARY 3, 2010 (Amended)**

The governing body met in regular session on February 3, 2010, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Hattan, Jindra, Johnson, Lanoue, and Hosie.

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, Jean Rosemarynoski, Tammy Britt, Don Dean, Don Lanoue, Kirk Lowell, Doug Jackson, Les Evans, Marsha Wentz, Marvin Copple, Jason Grogan, Ron Deal, Tom Tuggle, Harley Adams, Jim Coash, Chuck Look, Chad Buckley, Larry Eubanks, Ron Copple, Bruce Johnson.

Rev. Jason Grogan gave the invocation, followed by the reciting of the Pledge of Allegiance.

Mayor Hattan asked for changes to the agenda. City Manager Uri added an item under New Business to discuss the ARRA bonds being issued for Concordia Tractor.

**APPROVAL OF MINUTES****APPROVED**

Commissioner Hosie asked that during the 5<sup>th</sup> Street discussion, City Manager Uri's comments be added stating that staff recommended we do both projects.

Commissioner Johnson moved to approve the minutes of the January 20, 2010, meeting, with changes. Mayor Hattan seconded. Motion carried unanimously.

**APPROPRIATION ORDINANCE NO. #2****APPROVED**

Commissioner Hosie moved to approve appropriation ordinance #2. Commissioner Lanoue seconded. Motion carried unanimously.

**PUBLIC COMMENTS**

There were no public comments.

**APPOINTMENTS****HOUSING AUTHORITY**

City Manager Uri recommended the reappointment of Ellen Anderson to the Housing Authority Board.

Commissioner Johnson moved to reappoint Ellen Anderson to the Housing Authority Board. Commissioner Lanoue seconded. Motion carried unanimously.

**NEW BUSINESS:****APPROVE 2009 AUDIT ENGAGEMENT LETTER**

City Manager Uri said that this will be the second year with Jarred, Gilmore & Phillips, who will be doing 2009's audit the week of February 22. Commissioner Johnson questioned the sentence that stated, "If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or to issue a report as a result of this engagement." He asked that the language be changed, as this sounded to him as if we might not get an audit even though we paid for it. City Manager Uri promised to ask for a modified contract.

Commissioner Johnson moved to authorize the city manager to sign the audit engagement letter with new terminology stating we will get a report or not pay for the audit. Commissioner Lanoue seconded. Motion carried unanimously.

**ARRA BONDS FOR CONCORDIA TRACTOR**

City Manager Uri said the CTI project was selected to receive two million dollars (\$2,000,000) of ARRA (federal stimulus money) bonds. Of the four million dollars (\$4,000,000) in industrial revenue bonds, two million (\$2,000,000) will be tax exempt IRBs.

**RESOLUTIONS:****2010-1867 INTENT TO ISSUE IRBS****PASSED**

Thereupon, there was presented to the City Commission a Resolution entitled:

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF CONCORDIA, KANSAS DETERMINING THE ADVISABILITY OF ISSUING INDUSTRIAL REVENUE BONDS OF SAID CITY FOR THE PURPOSE OF FINANCING THE ACQUISITION, CONSTRUCTION, INSTALLATION, AND EQUIPPING OF A COMMERCIAL FARM IMPLEMENT AND EQUIPMENT FACILITY TO BE LOCATED IN SAID CITY

The Resolution was considered and discussed; and thereupon on motion of Commissioner Hosie, seconded by Mayor Hattan, the Resolution was adopted by the following roll call vote:

Aye: Hattan, Jindra, Johnson, Hosie and Lanoue.

Nay: None.

Thereupon, the Resolution having been adopted by vote of the members of the City Commission, it was given No. 2010-1867, and was directed to be signed by the Mayor and attested by the City Clerk.

**MANAGER'S REPORT**

City Manager Uri said he sent out letters to local insurance agents seeking bids for the City's general liability insurance. The current policy renews on April 1 so this matter will be addressed in March. Commissioner Hosie requested that the City accept bids splitting up the property and vehicles. City Manager Uri said he could send out the letters again. City Manager Uri said he and Ron Copple had attended City Hall Day in Topeka. He said the newly formed recreation advisory board had their first meeting this week. He also praised the street department for the refurbished trash cans downtown. City Manager Uri said that the Northwest Kansas Regional Planning Commission asked for a representative from the City. Mayor Hattan moved to appoint the city manager. Commission Lanoue seconded. Motion carried unanimously.

**MAYOR/COMMISSIONER COMMENTS AND REPORTS**

Commissioner Johnson asked Bruce Johnson if the recently confiscated guns were those stolen last year. Chief Johnson said with the serial numbers removed from some, he could not answer at this time.

Commissioner Hosie mentioned the article in last month's Kansas Government Journal, featuring a story on the Whole Wall submitted by City Clerk Crum. He requested an airport report from the FBO, Brian Donovan.

Commissioner Hosie spoke of his disapproval on the Commission's vote at the last meeting to allocate TIF money for the 5<sup>th</sup> Street project.

Commissioner Hosie moved that no TIF funds be used on the 5<sup>th</sup> Street project. Commissioner Jindra seconded.

Commissioner Hosie explained his reasoning for the motion. He said that this project would take a large percentage of the TIF funds for the remaining life of TIF. He worried about a potential lawsuit from the TIF partners, citing a legal dispute in Kansas City pitting the City against the taxing districts.

Mayor Hattan said he had personally spoken to all the TIF partners in the last week and there was no ill will. He said barring an unforeseen calamity, the fund will not run out of money.

There was discussion on the public hearing procedure, allowing for public input.

The original motion was voted upon. The motion failed 2-3, with Commissioners Hattan, Lanoue and Johnson voting against the motion to not use TIF funds for the project.

Commissioner Hosie said the total cost of the project is \$1,031,283, of which \$606,000 is the City's portion, money that had not been budgeted.

Commissioner Lanoue thanked Finance Director Farha for the financial reports that she provides. She also countered Commissioner Hosie's previous comment on the funds not being budgeted, stating that the City would forego the slurry seal and street overlay projects this year, and those budgeted finances would be used to help fund the project.

Commissioner Johnson asked about the \$129,000 in engineering costs. Ron Copple said it was construction inspection and state inspection estimates.

Mayor Hattan talked of the Washington, D.C. trip with City Manager Uri. He said they found those they met with well informed of Concordia's needs with the dam project, and hopeful the City will see funds from the Corps of Engineers.

#### STAFF COMMENTS

Ron Copple brought the commission up to date on the airport taxiway design. Plans are being sent to the FAA. The FAA has earmarked \$600,000 built up over four years for Concordia. A project must be in place by May 1, or the City will lose \$150,000 of those funds.

Finance Director Farha presented a report requested by Commissioner Jindra showing the properties currently on tax abatements in the City, when they would be added to the tax rolls and estimated amounts to be collected on future tax rolls.

Kirk Lowell provided a copy of the ad that will run in the economic development guide put out by the Kansas Department of Commerce. The City had provided half the funds for the ad.

#### 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 Johnson seconded. Motion carried unanimously.

(Seal)

  
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Stacey Crum  
City Clerk