

**MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JUNE 16, 2010**

The governing body met in regular session on June 16, 2010, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Hattan, Wentz, Johnson, Hosie, 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, Joshua Meyer, Elaine Florea, Verle Florea, Tina Barnett, Sister Judy Stephens, Susan Cantine-Maxson, Susan Sutton, Kirk Lowell, Denise de Rochefort-Reynolds, Marie Bower, Robin Isaacson, David Redmond, Emmet Rudolph, Cheryl Lanoue, Gary Dvorak, Jim Coash, Ken Johnson. Staff present: Chad Buckley, director of public utilities; Bruno Rehbein, building inspector; Larry Eubanks, fire chief; Ron Copple, director of public works; Chris Edin, chief of police.

Pastor Tina Barnett gave the invocation, followed by the reciting of the Pledge of Allegiance.

Mayor Hattan asked for changes to the agenda. City Manager Uri said a last minute resolution had been added to the agenda concerning a demo project, due to the schedule of the cleanup.

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

Commissioner Wentz moved to approve the minutes of the June 2, 2010, meeting. Commissioner Hosie seconded. Motion carried unanimously.

**APPROPRIATION ORDINANCE NO. #11****APPROVED**

Commissioner Hosie moved to approve appropriation ordinance #11. Commissioner Johnson seconded. Motion carried unanimously.

**PUBLIC COMMENTS**

There were no public comments.

**APPOINTMENTS:****AIRPORT ADVISORY BOARD**

City Manager Uri said there were five applicants for two vacancies, including two present members, Mike Holmes and Brian Donovan. The recommendation from the advisory board is to reappoint those two members. Another applicant, Don Scheetz, has expressed interest in serving but with his schedule, does not think he can attend meetings regularly. The advisory board recommends appointing him as an ex-officio member to receive board meeting information and draw on his expertise.

Mayor Hattan moved to reappoint Mike Holmes and Brian Donovan to the airport advisory board, and to appoint Don Scheetz as an ex-officio member. Commissioner Wentz seconded. Motion carried unanimously.

**BOARD OF BUILDING TRADES**

Cheryl Lanoue had expressed interest in several other boards. As there was a position open, Bruno Rehbein asked her to consider an interest in the Board of Building Trades.

Commissioner Hosie asked if there were guidelines for membership with the Board of Building Trades, as there are with other City boards. Mr. Rehbein said there are not, other than two membership positions cannot be associated with a general contractor. One general public membership has been vacant for several years. Commissioner Fraser inquired what the board's purpose is. Mr. Rehbein said they oversee contractor licensing rules, how to interpret rules, and what codes to adopt, among other things.

Commissioner Johnson moved to appoint Cheryl Lanoue to the Board of Building Trades. Commissioner Wentz seconded. Motion carried unanimously.

**OLD BUSINESS:****FLOOD CONTROL CONTRACTS**

City Manager Uri explained that the two contracts, one for the Corps of Engineers, and the other for KLA Environmental, allows for KLA to complete the design work, with the City still being permitted to use the Corps for matching funds. The total study costs are projected to be \$500,000, with \$235,000 being the City's

share. An earlier estimate of costs was approximately \$432,000, with the additional amount attributed to the Corps not originally understanding the design goals of the City. The contract contains a fee of \$15,000 for administrative work. Essentially, KLA will focus on upstream from the dam, and the Corps downstream. An additional \$50,000 must be paid to the Corps in 2011 to complete the study, but if the City wishes to discontinue their involvement with the Corps, these funds will not be contributed.

Commissioner Johnson moved to approve the contract with the Corps of Engineers and to authorize the mayor to sign. Commissioner Fraser seconded. Motion carried unanimously.

Commissioner Hosie moved to approve the contract with KLA Environmental and to authorize the mayor to sign. Commissioner Wentz seconded. Motion carried unanimously.

#### **NEW BUSINESS:**

##### **FRANK CARLSON LIBRARY – REQUEST OF FUNDS**

Joshua Meyer presented the request for the library. The library is asking for \$146,679 for 2011, an increase of \$3578. He said \$2100 has been cut from the operating costs for 2010. The library serves a high number of patrons on a minimal budget and the funds are used wisely.

##### **BROWN GRAND THEATRE – REQUEST OF FUNDS**

Susan Cantine-Maxson thanked the commission for last year's matching funds to purchase the new air conditioning. She said a structural engineer had been hired to establish immediate safety concerns, which should be at the top of the list for consideration. These include the rigging, catwalk, and the ropes that hold the curtains. Ms. Cantine-Maxson said preliminary estimates put these repairs at \$50,000. She suggested the City set up a matching fund account to help offset these expenses.

##### **RESOURCE COUNCIL – REQUEST OF FUNDS**

Marie Brewer, executive director, and Emmet Rudolph, director of Club 81, presented numbers of local families served by the agency. In 2010, the resource council requested \$12,000. They are asking for \$14,000 for 2011.

##### **SENIOR CITIZENS CENTER – REQUEST OF FUNDS**

Gary Dvorak, North Central Flint Hills Area Agency on Aging, said that funds received from the City go directly towards supplementing wages. Approximately one hundred citizens are served meals, with an average of forty-eight people a day who visit the center for activities. He is requesting \$4000, the same as previous years.

##### **DEMO PROGRAM – 124 W. 11TH**

Bruno Rehbein explained that this property, which recently was involved in a fire, was accepted into the demo program. In the meantime, the City has received the 15% of fire proceeds from the insurance company, which helps pay the cleanup in the event the property owner does not do it. The City received a bid of \$7900 for demolition of the structure. The question now is whether to continue with the demo program process, in which case the property could possibly be cleared in two to three weeks, or go through the proper procedure with fire insurance proceeds, which includes a public hearing. This would not allow the property to be cleared before October. If the demo program is utilized, the City will contribute up to \$4000 for demolition. If the property owner clears the property and the fire proceeds are used, the cost to the City would be nothing. Staff recommends clearing the property immediately, as the structure is extremely unstable and dangerous.

Commissioner Johnson moved to accept 124 W. 11<sup>th</sup> into the demo program. Mayor Hattan seconded. Motion carried unanimously.

Commissioner Hosie suggested taking a look at the demo program procedures to see if we can recover funds in the future, should this issue happen again.

##### **COMPREHENSIVE PLAN**

City Manager Uri said that Finance Director Farha has found money in the budget to pay the nearly \$30,000 cost of the plan. As the current plan is more than ten years old, it was decided the need was there to update this. The plan would be assembled by Jim Kaup, who wrote the City's zoning code, and Wyndee Lee, former Concordia city manager.

Commissioner Hosie inquired into the reasoning for updating the plan. City Manager Uri said that several projects listed in the plan have already been done. Also, a current plan is required for some funding and grants. Bruno Rehbein said that the current plan shows zoning that does not exist, and a new plan would alleviate problems during zoning changes. Commissioner Hosie suggested waiting on this project until next year, to facilitate the busy schedules of the department heads this year during big projects that are being undertaken at this time.

Mayor Hattan said the time was right to do this, and lack of a current plan could hold up progress on the north development.

Commissioner Johnson moved to authorize the mayor to sign the contract to engage in the comprehensive plan. Commissioner Wentz seconded. Motion carried 4-1, with Commissioner Hosie opposing.

**RESOLUTIONS:**

**2010-1880 124 W. 11<sup>TH</sup> UNSAFE AND DANGEROUS**

**PASSED**

Thereupon, there was presented a Resolution entitled:

**WHEREAS, THE ENFORCING OFFICER PURSUANT TO K.S.A. 12-1750 ET SEQ., AS PROVIDED BY SECTION 2-351 OF THE CODE OF ORDINANCES OF THE CITY OF CONCORDIA, KANSAS, HAS INFORMED THE GOVERNING BODY THAT IN HIS OPINION THE FOLLOWING STRUCTURE IS UNSAFE AND DANGEROUS:**

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

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

Nay: None.

Thereupon, the Mayor declared said Resolution duly adopted and the Resolution was then duly numbered Resolution No. 2010-1880 and was signed by the Mayor and attested by the Clerk.

**MANAGER'S REPORT**

City Manager Uri said it was decided that July 7 would be too early to start the budget discussion. The originally scheduled meeting on July 14 will be the first budget meeting.

City Manager Uri heard from Deb Ohlde on the CDBG process. There are sixty-four applications to vie for \$7,000,000. One thing that might hinder the City's chances of receiving the grant is that the City's sewer rates are half the state norm.

Landowners and interested parties around the dam will be invited to attend a meeting as the design phase begins. City Manager Uri asked for additional names to add to the current list. Commissioner Fraser suggested adding the County to that list.

**MAYOR/COMMISSIONER COMMENTS AND REPORTS**

Commissioner Johnson thanked the police chief on the recent drug busts.

Commissioner Hosie asked if the tree trimming project would continue this year, and suggested possibly the street crew might have time to do some of the work. City Manager Uri said that there were plans to continue the project, but he hesitated to put City crew in a hazardous situation and preferred to hire a professional tree trimmer.

Commissioner Fraser asked if the 5<sup>th</sup> Street project was on schedule.

**STAFF COMMENTS**

Ron Cople said 5<sup>th</sup> Street is on schedule for the most part, but could use several days without rain in order for his crew to do the curb and gutter.

Bruno Rehbein touched on the memo included in the commissioner packets, which included all property that might be considered for the demo program.

Chris Edin said that a volunteer with animal control started yesterday, and there are now opportunities for volunteers in the police department. He is interested in bringing back the explorer program.

Larry Eubanks notified the commission he had received a \$1000 grant from State Farm Insurance for smoke detectors.

Chad Buckley gave a progress report on the booster station.

Ken Johnson gave a progress report on the north development and said the project is three weeks ahead of schedule.

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)

  
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Stacey Crum  
City Clerk