

## MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD SEPTEMBER 21, 2011

The governing body met in regular session on September 21, 2011, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Wentz, Pounds, Johnson, Parker, and Fraser.

Absent: None.

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

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

Visitors: Jessica LeDuc, Toby Nosker, Tina Barnett, Deb Ohlde, Dorothy Morgan, Mark Morgan, Marilyn Flesher, Sheila Flesher, Martha Wogomon, Page Reed, Aline Luecke, Kirstin Strait, Daniel Grant, Anna Townsden, Ken Johnson, Lois Stone, Connor Lamm, Mike Lamm, Hannah Haist, Kirk Lowell, Norma Thompson, Tom Tuggle, L. Dean Labarge. Staff present: Chad Buckley, Director of Public Utilities; Ron Copple, Director of Public Works; Larry Eubanks, Fire Chief; Bruno Rehbein, Building Inspector; and Chris Edin, Police Chief.

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

City Manager Uri suggested moving the proclamation to the beginning of the meeting, as there were several church members in attendance for this item.

### **PROCLAMATIONS:**

#### **TRINITY UNITED METHODIST CHURCH**

Mayor Wentz read the proclamation, stating the one hundred and twenty-fifth anniversary of the church. She proclaimed September 25, 2011, to be the official day of celebration of the anniversary of Trinity United Methodist Church.

### **APPROVAL OF MINUTES**

**APPROVED**

Commissioner Johnson moved to approve the minutes of the September 7, 2011, meeting. Commissioner Fraser seconded. Motion carried unanimously.

### **APPROPRIATION ORDINANCE #17**

**APPROVED**

Commissioner Johnson inquired about the Borger pump. Chad Buckley stated it was the new pump just installed at the treatment plant.

Commissioner Pounds asked about the lighting study that was done at the sports complex, would we do anything? City Manager Uri said there were ideas given on how to solve the problem, and it is getting corrected.

Commissioner Johnson asked about the payments to the hospital. City Manager Uri said that stemmed from the shock incident at the pool this summer.

Mayor Wentz noted the NRA payment. Chris Edin answered it was rifle instructor training.

Commissioner Fraser moved to approve appropriation ordinance #17. Commissioner Pounds seconded. Motion carried unanimously.

### **PUBLIC COMMENTS**

There were no public comments.

### **PUBLIC HEARING:**

#### **CDBG FINAL PERFORMANCE**

Mayor Wentz opened the public hearing.

Deb Ohlde, from North Central Kansas Regional Planning Commission, discussed the final paperwork for the CDBG Broadway sewer grant. It was noted the project was \$49,000 less than the grant awarded, due to favorable bids for the project.

There were no public comments.

Mayor Wentz closed the public hearing.

## **NEW BUSINESS:**

### **BOND REFINANCING**

Finance Director Farha said we'd been notified by bond counsel that interest rates are still low. If we would refund the bonds, we could decrease the interest rate from over 4% to approximately 2.19%. The savings would be about \$141,000. Finance Director Farha produced a debt schedule and explained that the eligible bonds for refunding were the 2002 A, B and C bonds. She also discussed the possible need to reorganize our current debt schedule on some of these bonds to help the City's mill levy in the future. Bond counsel would look into the impact on interest and savings by doing this. City Manager Uri discussed the TIF fund and how the City may want to consider bonding to its capacity for TIF while the interest rates are low. This would be allowable after the expiration of 60 days from the date of passage of the TIF redevelopment resolution.

### **SOUTH PROJECT ENGINEERING PROPOSALS**

The agreements allow for traffic impact and infrastructure studies on the new land the City purchased south of Concordia, at Plum Road. These studies are necessary due to a possible new hospital and jail to be built on the highway frontage. City Manager Uri recommended approving both agreements and then do the planning with our own architects rather than the County's. The costs for both agreements are \$23,750.

Commissioner Fraser moved to approve the south highway 81 development traffic impact study and water and sewer study for potential possibility of facilities for \$23,750. Commissioner Parker seconded. Motion carried unanimously.

## **MANAGER'S REPORT**

City Manager Uri stated he had contacted the property owners from this year's demo projects, and four had agreed to deeding over the property rather than paying the fees. Commissioner Pounds said we should look into a zoning change which would allow separate garages and garden plots on these lots, which might make them easier to sell to the adjacent property owners.

City Manager Uri informed the commission he'd received a thank you from Darlene Rasure for starting work on Rasure Field.

City Manager Uri said the Alco building closing was set for Monday.

## **MAYOR/COMMISSIONER COMMENTS AND REPORTS**

Commissioner Johnson asked if there is an ordinance that requires people to clean up after their dogs in City Park. City Manager Uri said there is.

Commissioner Parker questioned if an ordinance is in place prohibiting people from blowing grass into the streets. The answer was no.

Tom Tuggle asked to speak as he had missed public comments. He said the newest possible location for the hospital, on the City's new land, concerned the elderly citizens who think it's too far from city limits. He asked that the commission consider this during future decisions.

Commissioner Pounds asked for an update on a couple of properties with abandoned vehicles. City Manager Uri said he needed to do the paperwork. Commissioner Pounds asked the time frame on street work on State Street between 6<sup>th</sup> & 7<sup>th</sup>. Ron Copple said it would be done next week. Commissioner Pounds asked about the tree overgrowth on the Ethanol property. City Manager Uri said an abatement would be expensive for the City. It was decided to notify Everton Energy about cleaning up the property. Commissioner Pounds inquired about the plans for the new McDonalds. Bruno Rehbein said they are working on site plan approval.

Commissioner Johnson asked for the process on nuisances. City Manager Uri stated that once the property owner is notified, the property can be cleaned up without further notification on subsequent nuisances during the year. Commissioner Johnson asked for the cost of the concrete project on 17<sup>th</sup> St. Ron Copple answered it cost about \$30,000 in materials.

Commissioner Fraser noted a newsletter he received which stated the FCC is considering cutting funding of rural broadband, which would affect area companies.

Mayor Wentz suggested a trash can be placed near the gazebo in City Park.

**STAFF COMMENTS**

Chad Buckley stated a new meter reader had been hired.

Finance Director Farha asked that a \$10,000 bill from NCRPC be approved for payment, which had not made the appropriations.

Commissioner Johnson approved the \$10,000 payment to NCRPC, check number 55782. Commissioner Pounds seconded. Motion carried unanimously.

Larry Eubanks said he'd received a grant for \$2000 from State Farm for Smoke Detectors.

Bruno Rehbein reminded the commission that the State was coming October 18 to discuss the housing rehabilitation grant applications.

Kirk Lowell said that Project Bird was still alive, though we haven't heard anything yet. Concordia is one of three finalists for the manufacturing plant.

**ADJOURN**

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

There being no further business, Commissioner Fraser moved to adjourn the meeting. Commissioner Parker seconded. Motion carried unanimously.

(Seal)

  
\_\_\_\_\_  
Stacey Crum  
City Clerk