

MINUTES
CITY COMMISSION MEETING
CITY HALL, 701 WASHINGTON
Wednesday, December 18, 2013 5:30 p.m.

The governing body met in regular session on December 18, 2013, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Parker, Wentz, Johnson, Pounds, and Hasch.

Absent: None.

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

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

Visitors: Jessica LeDuc, Toby Nosker, Lowell Thoman, Ken Johnson, Ashley McMillan, Arlene Clayton, Kent Otott, Everett Ford. Staff present: Ron Copple, Public Works Director; Chad Buckley, Utilities Director; Bruno Rehbein, Building Inspector; Eric Voss, Fire Chief; Bruce Johnson, Police Chief.

Pastor Kent Otott gave the invocation, followed by the reciting of the Pledge of Allegiance.

APPROVAL OF MINUTES

APPROVED

Commissioner Pounds moved to approve the minutes of the December 4, 2013, meeting. Commissioner Johnson seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE #23

APPROVED

Concerning the payment for the gas line, it was answered we have a final bill for Kansas Gas Service, but the work with KC Construction is complete. Bruce Johnson answered that the payment to Huber & Associates for the police department's CAD system is for annual maintenance.

Commissioner Wentz moved to approve appropriation ordinance #23. Commissioner Hasch seconded. Motion carried unanimously.

PUBLIC COMMENTS

Arlene Clayton encouraged folks to sign a banner for Walter Reed Hospital on Taco John's website.

Everett Ford asked if the commission had reached a decision on exempting his taxes for nuisance abatement on a property he'd purchased. City Manager Uri said it would be addressed during manager comments.

APPOINTMENTS:

HOUSING AUTHORITY

APPROVED

Tammy Britt said the appointment would fill a spot vacant for a year. Cameron Thurner would be a good addition to the board.

Commissioner Pounds moved to Cameron Thurner to the housing authority. Commissioner Wentz seconded. Motion carried unanimously.

PUBLIC HEARING:

2013 LIBRARY BUDGET AMENDMENT

Mayor Parker opened the public hearing.

Finance Director Farha said the amendment was necessary, as more tax money was received than budgeted for the library; therefore about \$3000 more had been paid to the library.

There were no public comments.

Mayor Parker closed the public hearing.

NEW BUSINESS:

CMB LICENSES

APPROVED

All businesses have been checked with the KBI and are approved to receive the licenses.

Commissioner Hasch moved to approve CMB licenses for 2014. Commissioner Pounds seconded. Motion carried unanimously.

ENCUMBRANCES

APPROVED

There are two encumbrances, for items needing purchased with this year's funds, which are lights at the sports complex and ammo for the police department.

Commissioner Wentz moved to approve the encumbrances for the sports complex and the police department. Commissioner Pounds seconded. Motion carried unanimously.

CLOUDCORP 2014 PROFESSIONAL SERVICES AGREEMENT

APPROVED

Ashley McMillan said the agreement contained no changes from last year, and the amount would be the same, \$55,000.

Commissioner Johnson moved to approve the CloudCorp 2014 professional services agreement. Commissioner Hasch seconded. Motion carried unanimously.

AFFIRMATION FOR EXEMPT PROPERTY STATUS FOR IRB CERTIFICATIONS

APPROVED

Businesses that have received industrial revenue bonds from the City are required to certify to the City annually that they still have property exempt from taxation.

Commissioner Pounds moved to affirm the exempt property status for IRB certifications for Concordia Tractor. Commissioner Wentz seconded. Motion carried unanimously.

DEMO APPLICATIONS

APPROVED

Bruno Rehbein presented two properties, 217 State St. and 123 W. 1st, to be accepted into the demo program. Both have been deemed unsafe and dangerous.

Commissioner Pounds moved to approve the demo program application for 217 State St. for \$4000. Commissioner Hasch seconded. Motion carried unanimously.

Commissioner Pounds moved to approve the demo program application for 123 W. 1st for \$4675. Commissioner Hasch seconded. Motion carried unanimously.

SHOP BUILDING ADDITION

APPROVED

Chad Buckley said two bids were received, from TKA Construction for \$83,950 and Budreau Construction for \$88,751. The site would be prepared by the City water crew.

Commissioner Pounds moved to approve the bid with TKA Construction for \$83,950. Commissioner Johnson seconded. Motion carried unanimously.

PARK PLAN REVISIONS

APPROVED

Bowman Bowman Novick has presented a proposal for updating the park plan at the south development, due to the recent changes in eliminating the permanent pool in the area. Very few changes would be made from the original plan, though a submerged wetland area has been proposed. The maximum professional fee would be \$7,500.

Commissioner Johnson asked that we get estimates on the maintenance of the area, as well as public feedback of the project. City Manager Uri said there would be opportunities for public input. Commissioner Pounds was not in favor of ending discussion of the permanent body of water.

Commissioner Wentz moved to accept Bowman Bowman Novick's proposal for design services. Commissioner Hasch seconded. Motion carried 3-2, with Commissioners Johnson and Pounds opposing.

PRAIRIE LAND ELECTRIC LICENSE

APPROVED

Prairie Land Electric requires permission to cross City property at Plum Road in order to provide service to the owner west of the City's property.

Commissioner Johnson moved to approve the license with Prairie Land Electric. Commissioner Wentz seconded. Motion carried unanimously.

RESOLUTIONS:

2013-1970 BROWN GRAND TIF

PASSED

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

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF CONCORDIA, KANSAS EVIDENCING THE OFFICIAL INTENT OF THE CITY TO UNDERTAKE A CERTAIN TAX INCREMENT FINANCING PROJECT.

The motion included the anticipated amount of \$75,000 for the project. Thereupon on motion of Commissioner Hasch, seconded by Commissioner Pounds, the Resolution was adopted by the following roll call vote:

Aye: Commissioners Parker, Wentz, Johnson, Pounds, and Hasch.

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2013-1970 was signed and approved by the Mayor and attested by the Clerk.

2013-1971 CLASSIFIED PAY

PASSED

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

A RESOLUTION AMENDING THE PAY GRADES FOR CLASSIFIED EMPLOYEES OF THE CITY OF CONCORDIA.

Thereupon on motion of Commissioner Pounds, seconded by Commissioner Hasch, the Resolution was adopted by the following roll call vote:

Aye: Commissioners Parker, Wentz, Johnson, Pounds, and Hasch.

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2013-1971 was signed and approved by the Mayor and attested by the Clerk.

2013-1972 NON-CLASSIFIED PAY

PASSED

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

A RESOLUTION AMENDING THE PAY GRADES FOR NON-CLASSIFIED EMPLOYEES OF THE CITY OF CONCORDIA.

Commissioner Johnson said he disagreed with the cost of living increase for the city manager, considering he was given a "raise" when he went to fulltime earlier this year and was eligible for benefits. He proposed the 1.2% increase be split between the other fulltime employees.

Thereupon on motion of Commissioner Pounds, seconded by Commissioner Hasch, the Resolution was adopted by the following roll call vote:

Aye: Commissioners Parker, Wentz, Pounds, and Hasch.

Nay: Commissioner Johnson.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2013-1972 was signed and approved by the Mayor and attested by the Clerk.

ORDINANCES:

2013-3065 WATER BILLING

PASSED

Thereupon, there was presented to the City Commission an Ordinance entitled:

AN ORDINANCE ESTABLISHING UTILITY BILLING PROCEDURES AND FEES FOR LATE PAYMENTS OF WATER AND SEWER CHARGES; REPEALING SECTIONS 20-33 AND 20-34 OF THE CONCORDIA CODE; AND AMENDING THE CONCORDIA CODE, BY ADDING NEW SECTIONS 20-33 AND 20-34.

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

Aye: Commissioners Parker, Wentz, Johnson, Pounds, and Hasch.

Nay: None.

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2013-3065 and was signed by the Mayor and the signature attested by the City Clerk.

MANAGER'S REPORT

City Manager Uri said it was up to the commissioners if they wanted to remove the \$300 nuisance special from Everett Ford's property. It was decided to leave it on the taxes. City Manager Uri said the damaged statue from City Park would be fixed, at a cost of about \$2,000, but would be paid by the individual who damaged the property. North Central Regional Planning Commission's regional meeting in Jewell would be attended by the city manager on January 9, and the commission was invited.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Johnson asked if anything had been done about an earlier request to move the highway signs for truckers going straight on Hwy. 81. Ron Copple had talked to the State, but would make more contact. He suggested programs that could pay utilities for those unable to pay. Commissioner Johnson also discussed the sidewalk at Kristy's, saying there is a spot where people are still tripping. Ron Copple said his crew could find a way to fix it.

Commissioner Pounds asked how much has been raised for the Jack Mitchell sign. Finance Director Farha answered \$1320. He also provided names of volunteers wishing to work with Ron Copple on placing the equipment at Hood Park.

Mayor Parker had received a complaint from a citizen about the bulk water station. Chad Buckley was aware of the problem.

STAFF COMMENTS

Ron Copple said Ashley McMillan will be applying for a KDHE grant which would pay for playground surfacing under the new equipment in City Park. No City funds would be used for the match.

Commissioner Wentz moved to allow the mayor to sign the grant application. Commissioner Pounds seconded. Motion carried unanimously.

Ken Johnson gave an update on the sewer project at the south development.

Chad Buckley discussed the recent meeting with PEC, the new engineers for the wastewater treatment facility upgrades.

EXECUTIVE SESSION – ATTORNEY-CLIENT PRIVILEGE

HELD

Commissioner Wentz moved that the commission recess into executive session for fifteen (15) minutes for attorney-client privilege. Inviting: City Manager Uri. Commissioner Hasch seconded. Motion carried by the following vote:

Aye: Commissioners Parker, Wentz, Johnson, Pounds, and Hasch.

Nay: None.

Time: 7:20 p.m.

The commission reconvened at 7:35 p.m.


Mayor Parker announced there was no binding action taken.

ADJOURN

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

There being no further business, Commissioner Wentz moved to adjourn the meeting. Commissioner Pounds seconded. Motion carried unanimously. The meeting adjourned at 7:37 p.m.

(Seal)



Stacey Crum
City Clerk