

MINUTES
CITY COMMISSION MEETING
CITY HALL, 701 WASHINGTON
Wednesday, August 7, 2013 5:30 p.m.

The governing body met in regular session on August 7, 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, Arlene Clayton, Jeff Nielsen, Ashley McMillan, Tammy Britt, Jean Rosemarynoski, Staff present: Ron Copple, Public Works Director; Chad Buckley, Utilities Director; Bruno Rehbein, Building Inspector; Bruce Johnson, Police Chief.

Pastor Jeff Nielsen gave the invocation, followed by the reciting of the Pledge of Allegiance.

City Manager Uri said there would be a break in the meeting at 6:30 in order to tour a building which could possibly be purchased for use by the utility department.

APPROVAL OF MINUTES

APPROVED

Commissioner Pounds moved to approve the minutes of the July 15, 2013, meeting. Commissioner Hasch seconded. Motion carried unanimously.

Commissioner Hasch moved to approve the minutes of the July 17, 2013, meeting. Commissioner Wentz seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE #14

APPROVED

An explanation was given on the life insurance that is City-contributed, as well as the insurance employees elect on their own. The Cunningham check was discussed. City Hall will be getting cable internet installed. Gene Wilson's fees for phone consultation and the bond administrative fees for the Rolling Hills loan were explained.

Commissioner Johnson moved to approve appropriation ordinance #14. Commissioner Pounds seconded. Motion carried unanimously.

PUBLIC COMMENTS

Arlene Clayton made several comments.

PUBLIC HEARING:

2014 BUDGET

Mayor Parker opened the public hearing.

Finance Director Farha listed the changes to next year's budgets. She said the new budget will; not see a mill rate increase. It accommodates a 1.5% cost of living for fulltime employees, a 1.6% general fund non-personnel increase, the switch to KP&F by the police department paid for by not rehiring one employee, transfers to the equipment reserve fund of \$105,700, and transfers to the capital improvement fund of \$67,500. The general fund should end 2014 with a reserve of \$501,600. The debt service mill levy was increased 4.677 mills due to higher debt payments in 2014, but the health insurance savings kept the overall levy the same. A gas utility fund has been created.

There were no public comments.

Mayor Parker closed the public hearing.

NEW BUSINESS:

MSMT CONTRACT

APPROVED

City Manager Uri showed a map with all easements the City would need, or has already gotten, to complete the dam project. MSMT has offered its highway frontage property for \$35,980. The City will improve the property by doing dirt work to bring it up to grade, making it ready for commercial development. At this point, the developer would have the option to purchase the property back for \$35,980 plus the costs incurred by the City.

Commissioner Johnson asked if the City would recoup taxes, as property taxes will need to be paid. The majority agreed that the language stating "total costs incurred" could include taxes.

Commissioner Wentz moved to authorize the City Manager to sign the development agreement with MSMT, LLC. Commissioner Pounds seconded. Motion carried 4-1, with Commissioner Johnson opposing.

PIZZA HUT EASEMENT

APPROVED

The easement granted by Pizza Hut's owners allows the City to do dirt work and bring the back of the property up to grade. In return, the City will raise the retaining wall, reinstall fencing, and install the storm sewer. The total estimate including engineering is \$50,916.88.

Commissioner Hasch moved to accept the easement from Pizza Hut for the flood control project. Commissioner Johnson seconded. Motion carried unanimously.

WAIVER OF TALLGRASS ESTATES RESTRICTIVE COVENANTS

APPROVED

Currently, the Tallgrass Estates area allows only residential use. Some of the land is being sold for purposes of constructing a kennel. Waiving the restrictive covenants will also allow the City to build the dam.

Commissioner Pounds moved to waive the restrictive covenants of Tallgrass Estates. Commissioner Hasch seconded. Motion carried unanimously.

EV CATHODIC CONTRACT

APPROVED

The agreement provides for inspection of the lines as well as doing the required written reports. The price paid to EV Cathodic will be \$2,000 per year, or \$166.67 per month.

Commissioner Wentz moved to approve the service agreement with EV Cathodic. Commissioner Pounds seconded. Motion carried unanimously.

POLICE VEHICLES

APPROVED

City Manager Uri sent letters to the local new vehicle dealers, in an attempt to keep the business local. He provided prices for two vehicles from the General Services Administration Auto Choice program. Both dealers have stated they cannot compete. They do have until August 15 to respond.

Commissioner Wentz moved to approve the purchase of the police vehicles as described, unless we receive favorable bids from the local dealers. Commissioner Hasch seconded. Motion carried unanimously.

FEDERAL FUNDS EXCHANGE

APPROVED

Ron Copple said after receiving \$28,572.85, there will be a total of \$85,000 banked for future projects.

Commissioner Pounds moved to approve the exchange of \$28,572.85 of federal funds and to bank these funds. Commissioner Johnson seconded. Motion carried unanimously.

PLAYGROUND FINAL DESIGN

APPROVED

Ashley McMillan presented the final design from Play by Designs, based on local needs. Fundraising has begun, and \$40,000 has been received.

Commissioner Johnson moved to proceed with the playground design for the park. Commissioner Wentz seconded. Motion carried unanimously.

BROWN GRAND CONSTRUCTION CONTRACT

City Manager Uri said the Brown Grand has received the pledges and grants to proceed with the renovation project. The contractor will be Eby Construction. The contract was not received, and the item will be brought back at the next meeting.

ORDINANCES:

2013-3055 AMBULANCE FEES

PASSED

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

AN ORDINANCE AMENDING THE EMERGENCY MEDICAL SERVICES FEE ORDINANCE OF THE CITY OF CONCORDIA; REPEALING CONCORDIA CODE SECTION 9-62; AND AMENDING THE CONCORDIA CODE, BY ADDING A NEW SECTION 9-62.

Thereupon, Commissioner Wentz moved that said Ordinance be passed. The motion was seconded by Commissioner Hasch. 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. 2013-3055 and was signed by the Mayor and the signature attested by the City Clerk.

RESOLUTIONS:

2013-1957 ESTABLISHING MUNICIPAL INVESTMENT POOL ACCOUNT

PASSED

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

WHEREAS, THE UNDERSIGNED IS A MUNICIPALITY, AS DEFINED IN K.S.A. 12-1675, AS AMENDED,(THE "PARTICIPANT") AND FROM TIME TO TIME HAS FUNDS ON HAND IN EXCESS OF CURRENT NEEDS.

The Resolution was considered and discussed; and thereupon on motion of Commissioner Wentz, 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. 2013-1957 was signed and approved by the Mayor and attested by the Clerk.

MANAGER'S REPORT

City Manager Uri discussed Clean Line Energy, which is constructing a transmission line to connect wind resources to market. The line will go near Concordia. He said he will be attending a grant writing workshop this week. City Manager Uri recommended lifting the water warning, due to the recent rainfall.

Commissioner Johnson moved to lift the water warning. Commissioner Wentz seconded. Motion carried unanimously.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Mayor Parker asked if there had been any problems with City property after the heavy rain the other night. Chad Buckley discussed flooding at the treatment plant.

Commissioner Wentz thanked the bicycle patrol officers for coming by the National Night out event.

STAFF COMMENTS

Ron Copple said the company will be starting the mastic sealing project.


City Clerk Crum presented the new rates for health insurance. The City received a very favorable rate, only increasing .009%, or approximately \$400 for the entire year's premium. Dental had a slightly higher increase, at .6%.

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 Johnson seconded. Motion carried unanimously. The meeting adjourned at 8:10 p.m.

(Seal)



Stacey Crum
City Clerk