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

The governing body met in regular session on September 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, Mr. & Mrs. Ronnie Dorman, Ken Johnson, Andrew Kovar, Beverly Mortimer, Rick Limon, Mary Thoman, Krystal Breese, Tammy Britt. Staff present: Ron Copple, Public Works Director; Chad Buckley, Utilities Director; Bruno Rehbein, Building Inspector; Eric Voss, Fire Chief; Bruce Johnson, Police Chief.

There was no invocation. The Pledge of Allegiance was recited.

PROCLAMATIONS:

CONSTITUTION WEEK

City Manager Uri read the proclamation. The USD 333 4th grade class then recited the Preamble to the Constitution.

APPROVAL OF MINUTES

APPROVED

Commissioner Johnson requested that the questions be listed, along with the answers to questions on the appropriations. He also requested the amount of the AT&T credit be noted.

Commissioner Johnson moved to approve the minutes of the September 4, 2013, meeting, as amended. Commissioner Wentz seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE #17

APPROVED

Commissioners asked about the following checks and what services were provided for payment: check #59578 to Newton's consisted of work at the treatment plant after the flood. Check #59558 to EV Cathodic was for installing the gas meter, as well as the monthly service fee.

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

PUBLIC COMMENTS

There were no public comments.

NEW BUSINESS:

USD 333 BOND PRESENTATION

Bev Mortimer, USD 333 superintendent, discussed this year's bond issue to be voted on in November's election. The project is estimated at \$5.5 million, to be bonded over 20 years. The district would receive approximately 40% state aid if the issue passes, and would increase the mill by 2. Without passage, if the district were to continue the project, the mill increase would be 6.626 without state aid. The HVAC system would be upgraded and a FEMA storm shelter would be added.

RESOLUTIONS:

2013-1959 MARQUIS PLACE IRB

PASSED

Thereupon, and among other business, there was presented to the governing body a Resolution entitled:

A RESOLUTION OF THE CITY OF CONCORDIA, KANSAS APPROVING THE SALE OF A CERTAIN PROJECT FINANCED WITH THE PROCEEDS OF REVENUE BONDS OF THE CITY; RATIFYING THE CALL AND EARLY REDEMPTION OF SAID REVENUE BONDS; AUTHORIZING THE EXECUTION AND DELIVERY OF (1) A SPECIAL WARRANTY DEED, (2) A BILL OF SALE, (3) A TERMINATION AND RELEASE OF LEASE, AND (4) A SATISFACTION, DISCHARGE AND RELEASE OF INDENTURE.

Thereupon, the Resolution was considered and discussed; and on motion of Commissioner Pounds, seconded by Commissioner Hasch, the Resolution was adopted by a majority vote of all members present.

Thereupon, the Resolution having been adopted by a majority vote of the members of the governing body, it was given No. 2013-1959, and was directed to be signed by the Mayor and attested by the City Clerk.

NEW BUSINESS (cont.):

CLOUD COUNTY RIGHT-OF-WAY PERMIT

APPROVED

The City plans to run Plum Road across the top of the south dam. A spillway on the west side of the structure would let water run over the road in case of a large rain. The county commissioners have approved the permit.

Commissioner Hasch moved to approve the Cloud County Plum Road right-of-way permit. Commissioner Wentz seconded. Motion carried unanimously.

CDBG HOUSING REHABILITATION BID AWARDS

APPROVED

Bruno Rehbein presented the second round of rehabilitation awards.

The bids were as follows:

Contractor	Cory 830 E. 6th	Day 733 E. 6th	Forrester 314 E. 6th	M. Kennedy 724 E. 6th	Smith 408 E. 6th	Hayne 809 E. 6th
Snell Contracting Concordia						
M & R Building Abilene	\$22,300.00	\$28,350.00	★ \$23,500.00	★ \$17,425.00	★ \$27,950.00	★ \$22,850.00
Kansas Sand & Const. Salina		★ \$28,000.00		\$17,650.00	\$29,650.00	\$25,350.00
Cote Construction Miltonvale		\$30,750.00		\$19,650.00		\$26,990.00
	Landlord Pulled House out of the Grant					

Mr. Rehbein stated that Kansas Sand has a project from the first round of bids that they have not started, and would need to do that before beginning the project at 733 E. 6th.

Commissioner Pounds moved to award Kansas Sand & Construction Company the contract bid of \$28,000 for 733 E. 6th, with the stipulation that they have a contract in place for starting work at 310 E. 6th from the first round of rehabs. Commissioner Wentz seconded. Motion carried unanimously.

Commissioner Wentz moved to waive the three bid rule for M & R Builders. Commissioner Pounds seconded. Motion carried unanimously.

Mr. Rehbein said the Smith property's bid was over the amount allowed, and recommended using the preservation grant's remaining \$3230 towards that property, with the Smiths making up the difference.

Commissioner Johnson moved to apply excess preservation money of \$3230 to the Smith rehab project. Commissioner Pounds seconded. Motion carried unanimously.

Commissioner Wentz moved to allow M & R Builders to receive the award as the second lowest bidder if Kansas Sand fails to meet the requirements of the first motion. Commissioner Pounds seconded. Motion carried unanimously.

Commissioner Wentz moved to award the bids to M & R Builders for the Forrester, Kennedy, Smith, and Hayne properties. Commissioner Pounds seconded. Motion carried unanimously.

Mr. Rehbein also discussed the housing rehab board's desire to enlarge the target area, due to the low number of qualified projects and dollars spent in the initial target area. The larger area would include East 7th and 8th Streets from Matthew to Lincoln. Permission must be granted from the State.

Commissioner Pounds moved to expand the target area to include East 7th and 8th Streets from Matthew to Lincoln, and to have the mayor sign the request letter to the State. Commissioner Hasch seconded. Motion carried unanimously.

Mr. Rehbein said since only one bid was received for 314 E. 6th, and the requirement is for more than one to be received, a letter will be sent to the State asking permission to accept the bid from M & R Builders.

KRISTY'S (TIF) SIDEWALK BIDS

APPROVED

Ken Johnson presented the bids for the Kristy's sidewalk project. They were as follows:

Smoky Hill, LLC	Salina	\$20,531.00
Wrench Construction	Beloit	\$23,044.50

The engineer's estimate was \$19,696.04. The project will be completed by December 31, though Smoky Hill estimates they can start in October and finish that same month.

Commissioner Johnson moved to accept the low bid from Smoky Hill, LLC for \$20,531 for the Kristy's TIF project. Commissioner Pounds seconded. Motion carried unanimously.

ORDINANCES:

2013-3061 KANSAS STREET VACATION

PASSED

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

AN ORDINANCE PURSUANT TO K.S.A. 12-504 AND 12-505, AS AMENDED, VACATING KANSAS STREET IN THE CITY OF CONCORDIA FROM THE NORTH PROPERTY LINE OF A TRACT OF LAND AT 89 LINCOLN STREET AS DESCRIBED IN VOLUME 156 AT PAGE 908-909, DEED RECORDS OF THE CLOUD COUNTY REGISTER OF DEEDS, TO THE NORTH CITY LIMITS.

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. 2013-3061 and was signed by the Mayor and the signature attested by the City Clerk.

MANAGER'S REPORT

City Manager Uri said two acres of wetlands were found at the north dam location. The best alternative is to see to the construction of a mitigating area of wetlands at the Jamestown Wildlife area. A guess on the cost will be around \$100,000.

City Manager Uri has sent out a request for proposals for engineering services for wastewater treatment plant improvements.

He stated a similar RFP will be sent out for airport improvements, as required by the FAA to go through a new selection process before more funds will be received. The current engineer, Benesch, has completed the environmental study.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Wentz asked about Womack's plans for the south development. City Manager Uri said he is working with contractors to put the project together.

Commissioner Johnson brought up the AT&T credit, and asked if they are paying us interest on the credit. It was answered no. Commissioner Johnson asked if the problems addressed in public comments at the last meeting had been addressed. City Manager Uri said he would be addressing Everett Ford's issues, but that the sewer under Laverne Clintsman's garage was not the City's responsibility, unless the commission so desired it to be.

Commissioner Johnson made a motion to contact Mr. Clintsman, with correspondence on what he wanted the City to do. City Manager Uri said insurance has already denied Mr. Clintsman's claim for the storm sewer damage, and unless the City made a monetary offer, there was nothing that could be done.

City Manager Uri said he would advise him of his right to make a claim. Commissioner Johnson withdrew his motion.

Commissioner Johnson said the sewer system should be mapped.

Commissioner Hasch heard from citizens commending both Bruno and a water employee.

Commissioner Pounds asked about the sewer project in the flood control area. There will be a bid opening next week. Commissioner Pounds wondered about a CloudCorp report.

Mayor Parker noted the CloudCorp meeting the previous night, saying there has been a feasibility study on the truck stop site, and said the board is pleased with the job Ashley McMillan is doing.

STAFF COMMENTS


Chad Buckley clarified that setting aside money for the wastewater plant is being proactive; he doesn't yet have documentation from KDHE requiring the project to move forward.

ADJOURN

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

There being no further business, Commissioner Hasch moved to adjourn the meeting Commissioner Wentz seconded. Motion carried unanimously. The meeting adjourned at 7:15 p.m.

(Seal)



Stacey Crum
City Clerk