

**MINUTES
CITY COMMISSION MEETING
CITY HALL, 701 WASHINGTON**

Wednesday, March 5, 2014

5:30 p.m.

The governing body met in regular session on March 5, 2014, 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, Laverne Clintsman, R. Kent Anderson, Dawn Snyder, Bruce Snyder, Ken Johnson, Don Dean, Tammy Britt, Ashley McMillan, Chuck Boyd, Maureen Boyd, Matthew Carder. Staff present: Chad Buckley, Utilities Director; Bruno Rehbein, Building Inspector; Ron Copple, Public Works Director; Eric Voss, Fire Chief; Mike Copple, Assistant Police Chief.

Pastor Matthew Carder gave the invocation, followed by the reciting of the Pledge of Allegiance.

APPROVAL OF MINUTES

APPROVED

Commissioner Hasch moved to approve the minutes of the February 5, 2014, meeting. Commissioner Pounds seconded. Motion carried unanimously.

Commissioner Hasch moved to approve the minutes of the February 19, 2014, meeting. Commissioner Pounds seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE #3

APPROVED

The question about the payment to Kansas Gas Service for responding to a gas leak was answered by Chad Buckley that the contractor at the new jail called Kansas Gas when they thought there might be a problem, rather than calling City staff.

Commissioner Wentz moved to approve appropriation ordinance #3. Commissioner Hasch seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE #4

APPROVED

It was questioned about the \$9,045.00 payment to AT&T for maintenance. City Manager Uri said an annual maintenance is paid to AT&T for the 911 equipment. The fees went up this year, due to the five-year agreement ending. It is paid for out of the 911 fund.

Commissioner Wentz moved to approve appropriation ordinance #4. Commissioner Johnson seconded. Motion carried unanimously.

PUBLIC COMMENTS

Kent Anderson discussed a mailing he had received from Prairie Land asking for a "yes" vote giving the company the ability to set their own rates without going through the Kansas Corporation Commission. He wanted to make people aware of this issue.

Bruce Snyder talked of a dog he owns, which is part wolf. According to City ordinance, the dog is not allowed. He produced signatures petitioning the ordinance be changed. It was decided to discuss the issue at the next meeting. The commission allowed him to return the dog to his possession, until the matter is decided.

Ashley McMillan invited everyone to the Sports Complex on March 21 at 5:00 p.m., in order to recognize those responsible for the new sod and restrooms, as well as improvements to Rasure Field.

OLD BUSINESS:

LAVERNE CLINTSMAN GARAGE

Laverne Clintsman produced expenses incurred when he repaired damages to his garage, which he claims were incurred due to a sewer line and storm drain running under the garage. He had previously requested damages. The City's insurance company denied the claim at that time, stating the City was not negligent.

It was decided to get an estimate from a certified engineer to inspect the area.

NEW BUSINESS:

KLINK AGREEMENT

APPROVED

Ron Copple said the agreement with the State allows for improvements on highways running through the city. It is a 75/25 match, and the State will match that up to \$200,000. The City pays for the design. The project would do a mill and overlay on west K-9 Hwy.

Commissioner Johnson moved to approve the Klink agreement. Commissioner Wentz seconded. Motion carried unanimously.

CAMPBELL & JOHNSON KLINK AGREEMENT

APPROVED

Campbell & Johnson presented the agreement, for \$21,000.00, for design and construction inspection of the Klink project.

Commissioner Pounds moved to approve the Campbell & Johnson Klink agreement for \$21,000.00. Commissioner Johnson seconded. Motion carried unanimously.

KLINK BIDS

APPROVED

Don Dean of Campbell & Johnson presented the two bids for the Klink project. They were as follows:

Hall Brothers	\$248,218.50
Apac-Kansas Inc., Shears Div.	\$223,859.29
Engineer's Estimate	\$248,238.20

Staff recommended the low bid from Apac-Kansas. Work will begin May 5, and be completed by June 14.

Commissioner Johnson moved to award the Klink resurfacing project to Apac-Kansas, Inc., Shears for \$223,859.29. Commissioner Wentz seconded. Motion carried unanimously.

RESOLUTIONS:

2014-1978 DEMO POLICY AMENDMENT

TABLED

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

WHEREAS, THE GOVERNING BODY FINDS THAT THE BEST INTERESTS OF THE CITY IS SERVED BY AMENDING A POLICY CONCERNING THE MAXIMUM AMOUNT THE CITY WILL PROVIDE TO ANY INDIVIDUAL FOR DEMOLITIONS.

Mayor Parker noted that the \$15,000.00 lifetime limit could be construed as a one-time project limit. City Manager Uri pulled the resolution and said he would make the changes.

2014-1978 LEDUC MEMORIAL TIF

PASSED

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

WHEREAS, THE CITY OF CONCORDIA, KANSAS IS CONSIDERING THE ADOPTION OF A REDEVELOPMENT PROJECT PLAN WITHIN CONCORDIA REDEVELOPMENT DISTRICT 2000 PURSUANT TO K.S.A. 12-1770 ET SEQ.

Thereupon on motion of Commissioner Pounds, seconded by Commissioner Wentz, 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. 2014-1978 was signed and approved by the Mayor and attested by the Clerk.

2014-1979 SONIC TIF

PASSED

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

WHEREAS, THE CITY OF CONCORDIA, KANSAS IS CONSIDERING THE ADOPTION OF A REDEVELOPMENT PROJECT PLAN WITHIN CONCORDIA REDEVELOPMENT DISTRICT 2000 PURSUANT TO K.S.A. 12-1770 ET SEQ.

Thereupon on motion of Commissioner Pounds, seconded by Commissioner Johnson, 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. 2014-1979 was signed and approved by the Mayor and attested by the Clerk.

MANAGER'S REPORT

City Manager Uri said a meeting could be scheduled with the TIF partners to discuss the upcoming projects. It was decided to try for March 26 at 5:30 p.m.

City Manager Uri produced a memo from the Resource Council discussing the possibility of the City contributing a portion of the collected delinquency fees. The money would be used to help with the water bills of low income residents.

He discussed upcoming events of bowling and Frisbee golf to help raise money for the new dog park. The design will be on the next agenda.

The new website is now up and running.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Johnson asked to see the new plans for the dam.

Commissioner Pounds asked if Paul's Tree Service should continue the trimming. Eric Voss said he would give him a call. Commissioner Pounds noted the large donation to the south development.

STAFF COMMENTS

Eric Voss said the department has been taking a lot of calls. Also, the department is hosting EMT classes.

Ron Copple discussed Commissioner Johnson's request of several weeks ago, about putting up signs farther south showing the through lane for truck traffic. Mr. Copple said KDOT advised against going too far south with the signs.

Don Dean gave an update on the sewer line project at the south development.

Bruno Rehbein presented a list of demo properties. He said he would like to spend all the money budgeted this year, and hoped there would be more budgeted for next year, due to the number of properties.

Chad Buckley gave an update on the Brown Grand project, saying the water main had been replaced.

Amber Farha discussed a new downtown improvement project. Nels Noel was approved for \$5000.00.

EXECUTIVE SESSION – PRELIMINARY DISCUSSION OF ACQUISITION OF REAL ESTATE HELD

Commissioner Wentz moved that the commission recess into executive session for twenty (20) minutes for preliminary discussion of acquisition of real estate. Inviting: City Manager Uri and Ashley McMillan. Commissioner Hasch seconded. Motion carried by the following vote:

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

Nay: None.

Time: 7:23 p.m.

The commission reconvened at 7:43 p.m.

NEW BUSINESS (cont.):

ACTION FROM EXECUTIVE SESSION

APPROVED

City Manager Uri recommended the City enter into an option to purchase three vacant lots downtown at 6th & Broadway, for the purpose of making it a park as part of the downtown revitalization. The City would pay \$1,000.00 for the option to own, and would have between now and March 1, 2015, to purchase the lots for \$45,000.00. TIF funds could be used for this project.

Commissioner Wentz moved to enter into an option to buy three lots on the corner of 6th & Broadway. Commissioner Hasch seconded. Motion carried unanimously.

EXECUTIVE SESSION – CONFIDENTIAL BUSINESS DATA

HELD

Commissioner Wentz moved that the commission recess into executive session for twenty (20) minutes for preliminary discussion of acquisition of real estate. Inviting: City Manager Uri and Ashley McMillan, and later Chad Buckley. Commissioner Pounds seconded. Motion carried by the following vote:

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

Nay: None.

Time: 7:48 p.m.

The commission reconvened at 8:08 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 Hasch seconded. Motion carried unanimously. The meeting adjourned at 8:10 p.m.

(Seal)



Stacey Crum
City Clerk