

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD DECEMBER 19, 2012

The governing body met in regular session on December 19, 2012, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Pounds, Wentz, Johnson, Parker, and Fraser.

Absent: None.

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

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

Visitors: Jessica LeDuc, Toby Nosker, Don Dean, Ken Johnson, Ben Retter, Lowell Thoman, Robert Steimel, Jeff Nielsen, Ashley McMillan, Everett Ford, Dana Brewer. Staff present: Chad Buckley, Utilities Director; Bruno Rehbein, Building Inspector; Ron Copple, Public Works; Chris Edin, Police Chief; Eric Voss, Fire Chief.

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

City Manager Uri removed the hospital study session item, and added a discussion on our ordinance concerning the enforcement of maintenance in the railroad right-of-way.

APPROVAL OF MINUTES

APPROVED

Commissioner Fraser moved to approve the minutes of the December 5, 2012, meeting. Commissioner Wentz seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE #23

APPROVED

Mayor Pounds asked if there had been any recent contact with KLA Environmental. City Manager Uri said they were on schedule to have a plan done by the end of the year.

Commissioner Johnson asked if Malm Construction was paid in full for the dirt work. Don Dean said 1% has been held back for vegetation.

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

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARING:

2012 CURB & GUTTER PROJECTS

Mayor Pounds opened the public hearing. Ron Copple stated that two of the projects would be put on the tax rolls; all the others have been paid. There were no public comments.

Mayor Pounds closed the public hearing.

PROCLAMATION:

NATIONAL DRUNK & DRUGGED DRIVING PREVENTION MONTH

Jeff Nielsen, representing the Cloud County Chemical Dependence Committee, presented the proclamation. Mayor Pounds read the proclamation, and declared December to be National Drunk & Drugged Driving Prevention Month.

NEW BUSINESS:

CMB LICENSE – COUNTRY HONKY TONK

APPROVED

The final CMB license for 2013 was up for approval, and staff recommended that action.

Commissioner Johnson moved to approve the CMB license for Country Honky Tonk. Commissioner Wentz seconded. Motion carried unanimously.

CLOUDCORP 2013 PROFESSIONAL SERVICES AGREEMENT

APPROVED

Ben Retter introduced the new interim director of CloudCorp, Ashley McMillan, and discussed the direction of the organization for the coming year.

Commissioner Johnson asked about the prospect of using other agencies for economic development. Commission Johnson moved to table the agreement and investigate other alternatives. The motion died for lack of a second.

Commissioner Parker moved to approve the CloudCorp 2013 professional services agreement. Commissioner Fraser seconded. Motion carried 4-1, with Commissioner Johnson opposing.

CAMPBELL & JOHNSON 2013 CONTRACT

APPROVED

Ken Johnson discussed Campbell & Johnson's role over the years with the City. The agreement sets the monthly fee at \$1200, as it has been for the last two years.

Commissioner Wentz moved to approve the Campbell & Johnson 2013 contract. Commissioner Parker seconded. Motion carried unanimously.

HOUSING REHABILITATION BIDS

APPROVED

Bruno Rehbein presented the first round of rehabilitation bids using grant funds. The bids were as follows (staff recommendations circled):

	<u>433 E. 6th</u>	<u>803 E. 5th</u>	<u>409 E. 6th</u>	<u>419 E. 5th</u>	<u>703 E. 6th</u>	<u>310 E. 6th</u>
Snell Contracting	26,770	24,550	25,030	No bid	20,030	22,000
Mitre Box	No bid	No bid	No bid	No bid	22,585	No bid
Ks. Sand & Const.	29,610	25,000	21,200	36,870	18,040	19,850
Cote Construction	No bid	24,645	20,685	No bid	16,260	24,095
M&R Building	28,100	24,300	25,800	44,000	20,900	30,900
All Phase Const.	No bid	No bid	No bid	No bid	No bid	No bid

Mr. Rehbein pointed out that the owner of 419 E. 5th, due to the high bids, was looking into possible financing for the balance. As \$20,000 is allowed per property, the gap on 803 E. 5th and 409 E. 6th could be made up by using the additional USDA preservation grant of \$25,000 which is the purpose of that grant.

Commissioner Johnson moved to accept the recommendations on the five rehabilitation projects. Commissioner Fraser seconded. Motion carried unanimously.

AFFIRMATION OF EXEMPT PROPERTY STATUS FOR IRB CERTIFICATIONS

APPROVED

City Manager Uri said this is an annual event of businesses that have received industrial revenue bonds from the City and are required to certify to the City annually that they still have property exempt from taxation.

Mayor Pounds moved to approve the affirmation of exempt property status for IRB certifications for Concordia Tractor. Commissioner Wentz seconded. Motion carried unanimously.

KLINK BIDS

APPROVED

Ron Copple said the City received one bid from Hall Brothers for \$194,562.40 for the resurfacing of Cloud to 6th to the east city limits. Including \$15,000 for construction inspection, the City's 25% share will be \$52,390.60.

Commissioner Fraser moved to approve the Klink bid from Hall Brothers, and for the city manager to sign all agreements. Commissioner Wentz seconded. Motion carried unanimously.

BUDGET AMENDMENT

Finance Director Farha presented a plan for using the savings from the new health insurance in the general fund to pay the debt by transferring the savings to the debt service fund. The utility fund savings will be used for the utility department's debt. With all in agreement, she said she would publish and bring the amendment back for a vote at the next meeting.

ENCUMBRANCES

APPROVED

There are two encumbrances for this year, replacing lights at the sports complex and the city park sign. There is \$1000 for the sign to be encumbered, but this will come from the downtown revitalization committee.

Commissioner Fraser moved to approve the two encumbrances. Commissioner Johnson seconded. Motion carried unanimously.

RESOLUTIONS:

2012-1941 WAIVER OF GAAP

PASSED

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

WHEREAS THE CITY OF CONCORDIA, KANSAS, HAS DETERMINED THAT THE FINANCIAL STATEMENTS AND FINANCIAL REPORTS FOR THE YEAR ENDED DECEMBER 31, 2013, TO BE PREPARED IN CONFORMITY WITH THE REQUIREMENTS OF K.S.A. 75-1120A(A) ARE NOT RELEVANT TO THE REQUIREMENTS OF THE CASH BASIS AND BUDGET LAWS OF THIS STATE AND ARE OF NO SIGNIFICANT VALUE TO THE GOVERNING BODY OR THE MEMBERS OF THE GENERAL PUBLIC OF THE CITY OF CONCORDIA.

The Resolution was considered and discussed; and thereupon on motion of Commissioner Wentz, seconded by Commissioner Parker, the Resolution was adopted by the following roll call vote:

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

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2012-1941 was signed and approved by the Mayor and attested by the Clerk.

2012-1942 BNSF RAILWAY CROSSING

PASSED

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

WHEREAS, THE GOVERNING BODY HAS DETERMINED THAT THE CITY WILL BENEFIT FROM THE INSTALLATION OF RAILWAY-HIGHWAY CROSSING SIGNALS, FLASHING LIGHT STRAIGHT POST TYPE, AND GATES AT A RAILWAY CROSSING ON INDUSTRIAL STREET IN THE CITY OF CONCORDIA.

The Resolution was considered and discussed; and thereupon on motion of Commissioner Parker, seconded by Commissioner Fraser, the Resolution was adopted by the following roll call vote:

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

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2012-1942 was signed and approved by the Mayor and attested by the Clerk.

ORDINANCES:

2012-3045 CURB & GUTTER PROJECTS

PASSED

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

AN ORDINANCE ASSESSING TO EACH LOT, PIECE AND PARCEL OF LAND LIABLE FOR SPECIAL ASSESSMENT THE AMOUNT TO BE PAID IN INSTALLMENTS FOR THE COST.

Thereupon, Commissioner Wentz moved that said ordinance be passed. Commissioner Parker seconded.

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 Pounds, Wentz, Johnson, Parker, and Fraser.

Nay: None.

Thereupon, the Mayor declared said ordinance duly passed and the ordinance was then duly numbered Ordinance No. 2012-3045 and was signed by the Mayor and the signature attested by the City Clerk.

MANAGER'S REPORT

City Manager Uri said the Rasure family had listed the recreation department as a memorial for Darline for improvements for Rasure Field. More than \$750 in donations has been received. A backstop has been ordered with those funds, combined with other donations.

City Manager Uri discussed the grant program that awards one business in the downtown area funds for improvements. Two expressions of interest have been received, from Monte Wentz and Nels Noel, both desiring funds for historical buildings. Upon further review, Mr. Noel's use of the funds eliminated him from the grant process.

The January 30 "retreat" was discussed, in which the commission and city manager will be reviewing future goals for the city.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Mayor Pounds read a letter from the city clerk of DeSoto, announcing City Clerk Crum's recent municipal clerk certification. Mayor Pounds offered his time slot on the radio to any commissioner who would be interested in it.

Commissioner Fraser asked if we are still considering our own gas service at the north development. City Manager Uri said it's still a consideration.

Commissioner Parker noted a couple of snowflakes that were not lit.

Commissioner Johnson said there is a car on 11th Street that has been parked on the sidewalk for quite some time.

STAFF COMMENTS

Eric Voss announced that John Christensen had passed the paramedic exam, now putting a paramedic on each shift. Mayor Pounds asked about refurbishing an ambulance, which had been approved several months ago and initiated by former chief Eubanks. Mr. Voss said that is on hold as no immediate maintenance is needed, and he is looking into grants which may pay for the work.


Chad Buckley said there have been three major breaks in the last three weeks. Two new services have also been installed.

ADJOURN

Mayor Pounds 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. The meeting adjourned at 6:45 p.m.

(Seal)



Stacey Crum
City Clerk