

## MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD JANUARY 18, 2012

The governing body met in regular session on January 18, 2012, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Wentz, Pounds, Johnson, Parker, and Fraser.

Absent: None.

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

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

Visitors: Jessica LeDuc, Amy Hadachek, Kent Smith, Steve Ralos, Paul Huber, Tina Barnett, Wayne Jeardoe, Jean Rosemarynoski, Jennifer Wickersham. Staff present: Chad Buckley, Director of Public Utilities; Larry Eubanks, Fire Chief; Bruno Rehbein, Building Inspector; Ron Copple, Director of Public Works; and Chris Edin, Police Chief.

Pastor Tina Barnett gave the invocation, followed by the reciting of the Pledge of Allegiance.

City Manager Uri announced that with the Cloud County soccer team in attendance, the order of the agenda would be changed to accommodate them.

### PROCLAMATION:

#### CCCC MEN'S SOCCER TEAM

Mayor Wentz read the proclamation, congratulating the soccer team for its national championship. The team was in attendance for a group photo.

### APPROVAL OF MINUTES

APPROVED

Commissioner Pounds moved to approve the minutes of the January 4, 2012, meeting. Commissioner Parker seconded. Motion carried unanimously.

### APPROPRIATION ORDINANCE #1

APPROVED

Commissioner Pounds asked about storage tank insurance. Ron Copple said it is for the tanks at the airport.

Commissioner Johnson asked if the new computers purchased were bid. City Clerk Crum said they were. Commissioner Johnson noted the server purchased, which was answered it is for the police department.

Mayor Wentz asked if the new downspouts were for the fire department. Larry Eubanks answered yes.

Commissioner Fraser asked if the Blade sold computers. City Clerk Crum said the bill includes purchases from Print 5.

Commissioner Johnson noted the bill for cage installation for a police vehicle. Chris Edin said it was installation only, no parts. Commissioner Johnson asked about the lift station wireless service. Chad Buckley answered it not only monitored the lift station, but could call cell phones with problems.

Commissioner Pounds asked about the reissue of the check to Card Services. The check was not received and another was reissued for November's charges.

Commissioner Parker asked if the work comp payment was for one year, which it is.

Commissioner Fraser asked about travel mugs purchased. Mr. Edin answered they are used for promotions.

Commissioner Johnson moved to approve appropriation ordinance #1. Mayor Wentz seconded. Motion carried unanimously.

### PUBLIC COMMENTS

Kent Smith followed up the issue of 435 E. 1<sup>st</sup> and asked for an update from the commission. Mayor Wentz stated that the staff and commission feel the problem is resolved, as Mr. Smith received payment from the City for the property several weeks ago. Mr. Smith requested to be paid the appraised value of the property, as well as \$250 he had spent maintaining the property. When factoring in the \$450 the City has already paid him, he requested \$690.

Commissioner Johnson made a motion to pay Mr. Smith \$690. The motion died for lack of a second.

Commissioner Pounds made a motion to pay Mr. Smith \$250 for maintenance on the lot. Commissioner Johnson seconded. Motion carried unanimously.

Paul Huber stated he'd just purchased a home in the City limits and wished to have chickens, but learned that they are not allowed. He asked that the commission consider amending the ordinance to allow this. It was decided to put the item at the next meeting's study session to discuss it further.

**RESOLUTIONS:**

**2012-1920 SUNFLOWER APARTMENTS**

**PASSED**

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

**WHEREAS, THE CITY OF CONCORDIA, KS HAS BEEN INFORMED BY COMMERCIAL GROUP, INC. THAT A HOUSING TAX CREDIT APPLICATION WILL BE FILED WITH THE KANSAS HOUSING RESOURCES CORPORATION FOR THE DEVELOPMENT OF AFFORDABLE RENTAL HOUSING TO BE LOCATED AT 804 RUSS STREET IN CONCORDIA, KS.**

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

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

Nay: None.

Thereupon, the Mayor declared said Resolution duly passed and the Resolution was then duly numbered Resolution No. 2012-1920 was signed and approved by the Mayor and attested by the Clerk.

**OLD BUSINESS:**

**BOND FINANCING**

Kevin Cowan from Gilmore & Bell, and Chuck Bouly from George K. Baum, introduced and explained the following ordinances and resolutions dealing with financing of new bonds and refinancing old bonds for a lower rate.

**2012-1921 TAX EXEMPT BOND POLICY AND PROCEDURE**

**PASSED**

Thereupon, there was presented a Resolution entitled:

**A RESOLUTION PROVIDING FOR THE ADOPTION OF A TAX-EXEMPT FINANCING COMPLIANCE POLICY AND PROCEDURE RELATING TO OBLIGATIONS ISSUED AND TO BE ISSUED BY THE CITY OF CONCORDIA, KANSAS.**

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

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

Nay: None.

Thereupon, the Mayor declared said Resolution duly adopted and the Resolution was then duly numbered Resolution No. 2012-1921 and was signed by the Mayor and attested by the Clerk.

**2012-3027 FINANCING OF LAND ACQUISITION**

**PASSED**

Thereupon, there was presented an Ordinance entitled:

**AN ORDINANCE OF THE CITY OF CONCORDIA, KANSAS, AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OF THE CITY TO PROVIDE FUNDS FOR ACQUISITION OF REAL PROPERTY FOR DEVELOPMENT IN THE CITY.**

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

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

Nay: None.

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2012-3027, was signed by the Mayor and attested by the Clerk and was directed to be published one time in the official City newspaper.

**2012-3028 BONDS**

**PASSED**

Thereupon, there was presented an Ordinance entitled:

**AN ORDINANCE AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF \$400,000 PRINCIPAL AMOUNT OF TAXABLE GENERAL OBLIGATION BONDS, SERIES 2012-A, \$860,000 PRINCIPAL AMOUNT OF GENERAL OBLIGATION REFUNDING AND IMPROVEMENT BONDS, SERIES 2012-B AND \$3,100,000 PRINCIPAL AMOUNT OF GENERAL OBLIGATION TAX INCREMENT FINANCE REFUNDING AND IMPROVEMENT BONDS, SERIES 2012-C, OF THE CITY OF CONCORDIA, KANSAS; PROVIDING FOR THE LEVY AND COLLECTION OF AN ANNUAL TAX FOR THE PURPOSE OF PAYING THE PRINCIPAL OF AND INTEREST ON SAID BONDS AS THEY BECOME DUE; PROVIDING FOR THE ALLOCATION OF CERTAIN PLEDGED REVENUES DERIVED FROM A REDEVELOPMENT DISTRICT; AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH; AND MAKING CERTAIN COVENANTS WITH RESPECT THERETO.**

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

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

Nay: None.

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2012-3028, was signed by the Mayor and attested by the Clerk and was directed to be published one time in the official newspaper of the City.

**2012-1922 BONDS**

**PASSED**

Thereupon, there was presented a Resolution entitled:

**A RESOLUTION PRESCRIBING THE FORM AND DETAILS OF AND AUTHORIZING AND DIRECTING THE SALE AND DELIVERY OF \$400,000 PRINCIPAL AMOUNT OF TAXABLE GENERAL OBLIGATION BONDS, SERIES 2012-A, \$860,000 PRINCIPAL AMOUNT OF GENERAL OBLIGATION REFUNDING AND IMPROVEMENT BONDS, SERIES 2012-B AND \$3,100,000 PRINCIPAL AMOUNT OF GENERAL OBLIGATION TAX INCREMENT FINANCE REFUNDING AND IMPROVEMENT BONDS, SERIES 2012-C, OF THE CITY OF CONCORDIA, KANSAS, PREVIOUSLY AUTHORIZED BY ORDINANCE NO. 2012-3028 OF THE ISSUER; MAKING CERTAIN COVENANTS AND AGREEMENTS TO PROVIDE FOR THE PAYMENT AND SECURITY THEREOF; AND AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS CONNECTED THEREWITH.**

Thereupon, Mayor Wentz moved that said Resolution be adopted. The motion was seconded by Commissioner Johnson. Said Resolution was duly read and considered, and upon being put, the motion for the adoption of said Resolution was carried by the vote of the governing body, the vote being as follows:

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

Nay: None.

Thereupon, the Mayor declared said Resolution duly adopted and the Resolution was then duly numbered Resolution No. 2012-1922 and was signed by the Mayor and attested by the Clerk.

**NEW BUSINESS:**

**AIRPORT FARM LEASE**

**APPROVED**

The new lease was requested by Loren Swenson, the current renter, to reflect his new business name and partner. The original agreement was entered into in 2007.

Mayor Wentz moved to approve the farm lease with Swenson Jeardoe LLC. Commissioner Pounds seconded. Motion carried unanimously.

**CDBG GRANT**

City Manager Uri stated the grant had been awarded to the City for \$341,800 for the housing rehabilitation project. The area eligible for rehabilitation is east of Highway 81 to Drake Street, with the north side of 5<sup>th</sup> Street as the northern boundary, and the south side of 6<sup>th</sup> Street as the southern boundary. City Manager Uri thanked North Central Regional Planning Commission, the grant administrator, and Bruno Rehbein, who worked with NCRPC. The plan is for twenty remodeling projects and three demolitions of blighted property.

### **MANAGER'S REPORT**

City Manager Uri presented photos of the 1950 flood, showing the damage when the dam was breached. City Manager Uri said there soon may be choices to make on how the project should go forward, along with costs.

City Manager Uri discussed water deposits and said staff will be complying with the ordinance on the books

City Manager Uri introduced city prosecutor, Jennifer Wickersham, who gave a short presentation on what her duties are for the City.

### **MAYOR/COMMISSIONER COMMENTS AND REPORTS**

Ron Copple explained the curb and gutter program, after Commissioner Johnson asked about the financial responsibilities of the landowner. Commissioner Johnson requested a monthly financial report. Finance Director Farha said this would be provided soon.

Commissioner Fraser asked if there were still plans to clean up the Alco building. Discussion included involving the County in this decision, and who could use the lumber that would be removed. Commissioner Fraser noted the spreadsheet included in this week's packet, which gave a breakdown of all costs of remodeling the animal shelter, and asked if this was complete. Chad Buckley said his staff had another 30 hours of labor to those costs.

### **STAFF COMMENTS**

Bruno Rehbein said the City is now towing junk vehicles, after sending out letters giving the citizens time to remove them on their own.

City Clerk Crum gave a brief explanation of the utility billing process and discussed the City soon combining all cycles into one.

### **EXECUTIVE SESSION – NON-ELECTED PERSONNEL**

**HELD**

Mayor Wentz moved that the commission recess into executive session for ten (10) minutes for non-elected personnel. Inviting: City commission. Commissioner Parker seconded. Motion carried by the following vote:

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

Nay: None.

Time: 7:19 p.m.

The commission reconvened at 7:29 p.m.

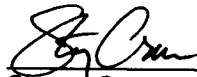
Mayor Wentz announced there was no binding action taken.

### **ADJOURN**

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

There being no further business, Commissioner Pounds moved to adjourn the meeting. Commissioner Fraser seconded. Motion carried unanimously. The meeting adjourned at 7:30 p.m.

(Seal)

  
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Stacey Crum  
City Clerk