

MINUTES OF THE REGULAR CITY COMMISSION MEETING HELD OCTOBER 3, 2012

The governing body met in regular session on October 3, 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, Cameron Thurner, Laverne Clintsman, Don Dean, Denise Group, Retta Waite. Staff present: Bruno Rehbein, Building Inspector; Ron Copple, Public Works Director; Chad Buckley, Utilities Director; Chris Edin, Police Chief.

Pastor Denise Group gave the invocation, followed by the reciting of the Pledge of Allegiance.

City Manager Uri added an executive session for acquisition of real estate to the agenda, and noted though the study session item was called delinquency fees ordinance, other items related are included which are a water rate ordinance and a check cashing policy change to cover bad checks for utilities.

APPROVAL OF MINUTES

APPROVED

A change was made under the hospital grant sponsorship discussion, from "at the current site" to "at the currently proposed site."

Commissioner Johnson moved to approve the minutes of the September 19, 2012, meeting as amended. Commissioner Wentz seconded. Motion carried unanimously.

APPROPRIATION ORDINANCE #18

APPROVED

Commissioner Johnson noted the reissued check to Concordia Chevrolet due to being damaged during postal delivery, and stated he felt the check was now approved and paid twice, without proper backup of financial reports. Finance Director Farha said the first check was voided, and would show in the reports made available monthly on the website. Commissioner Johnson asked for the properties included in the Concordia Ready Mix bill for curb and gutter, and that was provided. Commissioner Johnson asked for an explanation of the overrun of the 5th Street project, resulting in the \$30,815.84 check issued to KDOT. Ron Copple explained items that ran over the original estimate. The amount was paid from the CIP. Commissioner Johnson asked if the power cots inspection is a requirement. City Clerk Crum stated she'd spoken with Jim Menard about the bill, and he said the benefits of having the cots regularly inspected would outweigh any expenses for repairs they would incur.

Commissioner Fraser questioned the McPherson Concrete bill. Mr. Copple said they were the precast inlets for curb and gutter projects. Commissioner Fraser asked about a bill from the last meeting to Gall's, for custom coins, and asked for an explanation of the product. City Manager Uri said they are given out as awards for public relations.

Commissioner Wentz moved to approve appropriation ordinance #18. Commissioner Fraser seconded. Motion carried unanimously.

PUBLIC COMMENTS

Laverne Clintsman shared a video taken in which a camera was sent down into holes dug beneath his garage. He asked for the City's help in paying for jacking up and stabilizing the garage more permanently, believing the City's storm sewer is the cause for the damage. Don Dean said he had inspected the building and doesn't believe it's caused by the storm sewer, but the fact that the garage is built on top of trash and improperly compacted soil. City Manager Uri said based on this report, it is staff's recommendation that the City does not owe Mr. Clintsman anything for the damage.

PROCLAMATIONS:

DOMESTIC VIOLENCE AWARENESS MONTH

Cameron Thurner discussed an upcoming candlelight vigil and activities to bring attention to domestic violence, and how her center is working to end domestic violence. Mayor Pounds read the proclamation, and declared October Domestic Violence Awareness Month.

NEW BUSINESS:

CAMPBELL & JOHNSON SEWER RELOCATION ENGINEERING AGREEMENT

APPROVED

The new agreement reflects an increase from \$49,906.75 to \$59,956.75 for the relocation of the sanitary sewer in the flood control basin. The \$10,050.00 increase is due to the additional length of the newly approved route.

Commissioner Fraser moved to approve the Campbell & Johnson agreement for the sewer relocation. Commissioner Parker seconded. Motion carried unanimously.

VAC TRUCK

APPROVED

Chad Buckley presented the rates from the local banks for financing the lease for the vac truck, compared to the company's finance source. They are as follows:

Bank	3 Years	5 Years
Elk State Bank	3.52	3.50
Citizens National Bank	None	2.95
Central National Bank	2.79	2.89
Peoples Exchange bank	2.07	2.24
United Bank & Trust	2.99	3.24
1st Source Bank	3.49	3.49

Based on the rates received, staff recommended the low bid from Peoples Exchange Bank, for three years. It was decided to take advantage of the low rates now, gambling on the fact rates may increase by the time the vac truck is delivered, which could be up to a year. The payment could still be made even though the City would not be in possession of the truck at that point. The significance would be that the truck would be paid for in two years after delivery instead of three.

Commissioner Wentz moved to accept the 2.07% rate from Peoples Exchange Bank for three years. Commissioner Fraser seconded. Motion carried unanimously.

Commissioner Wentz moved to accept the bid for the truck for \$330,643.00 from Key Equipment & Supply. Commissioner Parker seconded. Motion carried unanimously.

PUBLIC WORKS VEHICLE BIDS

APPROVED

Ron Copple presented the bids received for the vehicle for his department. They are as follows:

Dealer	Vehicle	With Trade	Without Trade
Concordia Chevrolet Buick	2012 Chevy Sonic	\$17,028.00	\$17,528.00
Concordia Chevrolet Buick	2011 Chevy Impala	\$14,573.00	\$15,073.00
Car Zone	2012 Chevy Impala	\$14,700.00	\$15,700.00

Mr. Copple expressed interest in the 2011 Chevy Impala, and said he felt the City could advertise the trade and receive more money for it.

Commissioner Parker moved to accept the bid from Concordia Chevrolet for the 2011 Chevy Impala for \$15,073.00 and sell the trade outright. Commissioner Wentz seconded. Motion carried unanimously.

KDOT KLINK AGREEMENT

APPROVED

Ron Copple said the agreement is for mill and overlay from Cloud Street to Archer. It is a 75-25 match, with the City paying 25% plus the design. The State will pay up to \$200,000.00.

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

CAMPBELL & JOHNSON ENGINEERING AGREEMENT FOR KLINK

APPROVED

The agreement is for design and construction inspection, for a total of \$19,300.00.

Commissioner Wentz moved to approve the Campbell & Johnson engineering agreement for Klink. Commissioner Johnson seconded. Motion carried unanimously.

RESOLUTIONS:

2012-1933 CURB & GUTTER

PASSED

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

A RESOLUTION DETERMINING THE ADVISABILITY OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF CONCORDIA, KANSAS, AND AUTHORIZING SUCH IMPROVEMENTS IN ACCORDANCE WITH THE FINDINGS OF THE GOVERNING BODY AND K.S.A. 12-6A01 ET SEQ.

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. 2012-1933 was signed and approved by the Mayor and attested by the Clerk.

MANAGER'S REPORT

At a previous meeting, Commissioner Johnson asked for the cost differences for changing the slope angle of the Plum Road dam, and for leaving out the road bed at the top of the dam. City Manager Uri provided the answers from KLA. Changing from a 3 to 1 slope to a 4 to 1 slope increases the project \$40,000, and building the dam without the road bed saves the City \$30,000. Commissioner Johnson stated he disagreed with the engineer's estimates, believing it to be understated. After discussion, the majority favored leaving the plans as proposed, and City Manager Uri said he would advise KLA.

City Manager Uri said the League will be holding a regional supper in Minneapolis on November 8 and invited the commissioners to attend.

City Manager invited the commissioners to attend the 40 year anniversary dinner for North Central Regional Planning Commission on October 23.

Don Dean updated the commission on the dirt work in the south development, and said they are nearly done, after putting the topsoil back in place.

MAYOR/COMMISSIONER COMMENTS AND REPORTS

Commissioner Parker suggested beginning to save for the future new sewer plant, and wondered if we should raise sewer rates, allocating the increase towards the project.

Commissioner Wentz mentioned complaints she has received over people tripping over water meter lids. She also asked if the dead tree could be removed from downtown. Ron Copple said it was slated to be removed. Commissioner Wentz thanked the water and street crews for the help with the plants downtown.

Commissioner Johnson thanked the city crews for their efforts at Fall Fest, and said folks he'd talked to that weekend said Concordia should have signs promoting the City along Interstate 70. Commissioner Johnson suggested hiring a geotechnical engineer to take soil samples, following up with Laverne Clintzman's request earlier in the meeting. He asked about the property at 7th & Spruce with the vehicles and equipment on the empty lot. Bruno Rehbein said the property owner had been sent a letter and promised to move the equipment.

Mayor Pounds said he'd been approached by Jack Mitchell's tennis team, and appreciated the new sign at the courts. They requested a larger sign which could be seen from 11th Street, and offered to raise the money for it, as well as a sign at the sports complex.

STAFF COMMENTS

Ron Copple said bids would be open for the street and sewer line to the jail on the day of the next meeting, and the commissioners will receive an updated packet that afternoon in order for them to review the material. Mr. Copple said the Lions Club presentation of trees at the cemetery would be tomorrow at 11:00 a.m.

Chad Buckley said most of the materials for the jail street have been ordered, including fire hydrants.

Bruno Rehbein said the housing rehabilitation board met and approved five rehab projects, and construction may start by the end of the month.

Chris Edin shared his upcoming back surgery which should get him back to full duty within a month.

City Manager Uri said that the second meeting in November on the 21st falls the day before Thanksgiving. After discussion, it was decided to call a special meeting for Monday, November 19.

EXECUTIVE SESSION – ACQUISITION OF REAL ESTATE

HELD

Mayor Pounds moved that the commission recess into executive session for ten (10) minutes for acquisition of real estate. Inviting: City Manager Uri. Commissioner Johnson seconded. Motion carried by the following vote:

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

Nay: None.

Time: 7:27 p.m.

The commission reconvened at 7:37 p.m.

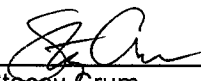
Mayor Pounds announced there was no binding action taken.

ADJOURN

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

There being no further business, Commissioner Johnson moved to adjourn the meeting. Commissioner Fraser seconded. Motion carried unanimously. The meeting adjourned at 7:38 p.m.

(Seal)



Stacey Crum
City Clerk