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

Wednesday, December 4, 2019 5:30 p.m.

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The governing body met in regular session on December 4, 2019, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Matthew, Hasch, Snavely, Lambertz, and Sacco.

Absent: None.

Other Officers: City Manager Amy Lange, City Clerk Stacey Smith, Finance Director Amber Farha, and City Attorney Justin Ferrell.

There being a quorum present, Mayor Matthew called the meeting to order.

Visitors: Jim Lowell, Toby Nosker, Monte Wentz, Bob Frasier, Kim Reynolds, Marsha Wentz. Staff present: Ron Copple, Public Works Director; Ric Fredrickson, Police Chief; Bruno Rehbein, Building Inspector; Chris Atkins, Recreation Director; Eric Voss, Fire Chief.

The invocation was followed by the reciting of the Pledge of Allegiance.

### **APPROVAL OF AGENDA**

Amy Lange added a presentation of commissioner plaque for Commissioner Sacco, whose last day will be today.

Commissioner Hasch moved to approve the revised agenda. Commissioner Lambertz seconded. Motion carried.

### **PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS/ITEMS SCHEDULED AT A CERTAIN TIME**

#### ***Presentation of Commissioner Plaque***

Amy Lange presented the plaque to Commissioner Sacco, commemorating his three-year term as city commissioner, and thanked him for engaging the community.

#### ***CloudCorp Quarterly Report***

Kim Reynolds, CloudCorp director, discussed the Get in the Cloud grants. The total cost spent on projects of awarded grants is \$4.8 million since inception. Most purchases have been made in the county. She stated she is actively looking at potential buyers for Heavy's BBQ. CloudCorp is putting out a short informational video for the county. The Complete Count Committee has been assembled for the upcoming census.

### **PUBLIC COMMENTS**

None.

### **ACTION AGENDA** (*Action Expected*)

#### ***CloudCorp 2020 Professional Services Agreement***

Ms. Reynolds stated no changes were recommended from the previous agreement. Mayor Matthew asked about long term planning. Ms. Reynolds said that housing was the big issue, and what is needed is a housing assessment. Discussion included growing hemp and the current wages in the community.

Commissioner Sacco had several questions. He recommended paying CloudCorp monthly, with an evaluation at six months. Other commissioners recognized we already pay them in two installments each year – one every six months, and it would be hard to come up with a way to evaluate the work. Mayor Matthew suggested meeting twice a year for updates.

Commissioner Lambertz moved to approve the CloudCorp 2020 professional services agreement. Commissioner Hasch seconded. Motion carried.

#### ***Renewal of Broadway Plaza Management Agreement***

The CloudCorp board is happy with the current agreement and how the Plaza is run, and recommended renewing the agreement with its current terms.

Commissioner Hasch moved to approve the renewal of the Broadway Plaza management agreement. Commissioner Snavely seconded. Motion carried.

**Brown Grand Theatre Management Agreement**

Changes to the 2013 amended agreement include noting that the City is responsible for major maintenance on the building, while the board is responsible for daily and preventive maintenance. Modifications and improvements must be endorsed by the city commission prior to funding and work.

Commissioner Sacco moved to approve the Brown Grand Theatre management agreement. Commissioner Lambertz seconded. Motion carried.

**Approval of November 20, 2019 Minutes**

Commissioner Snavelly moved to approve the minutes from November 20, 2019. Commissioner Hasch seconded. Motion carried.

**Approval of Appropriation Ordinance #22**

Commissioner Sacco moved to approve appropriation ordinance #22. Commissioner Snavelly seconded. Motion carried.

**516 E. 2nd Street Demo Bids**

Bruno Rehbein presented the bids for the 516 E. 2nd St. demo project.

Vendor	Bid Amount
Diehl Enterprises, Inc.	\$3,800.00
Jensen Ag Services	\$3,800.00
Snavelly Excavating	\$3,420.00

House, trees, and stumps need removed. There is no basement. Staff recommended the low bid.

Commissioner Snavelly moved to approve the bid from Snavelly Excavating for \$3,420 for the 516 E. 2nd Street demo. Commissioner Sacco seconded. Motion carried.

**603 Matthew Street Demo Bids**

One bid was received, from Snavelly Excavating, for \$12,635.00. Bruno Rehbein said the basement will require considerable fill. The owner has expressed an interest in selling the property, but did not attend tonight's meeting.

Commissioner Hasch moved to approve the bid from Snavelly Excavating for \$12,635 for the 603 Matthew Street demo. Commissioner Snavelly seconded. Motion carried.

**Housing Authority Board Appointment**

Stacey Smith said that Ryan Cairn's position was expiring this month. Mr. Cairn has expressed an interest in continuing to serve. No other expressions were received.

Commissioner Lambertz moved to reappoint of Ryan Cairns to the housing authority board. Commissioner Snavelly seconded. Motion carried.

**Affirmation of Exempt Property Status for IRB Certification**

Every year, 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. This is the last year for tax exemption for the former Concordia Tractor.

Commissioner Lambertz moved to affirm the exempt property status for IRB certification for PrairieLand Partners LLC. Commissioner Sacco seconded. Motion carried.

**Ordinance 2019-3155 Open Burning**

**AN ORDINANCE DEFINING OPEN BURNING WITHIN THE CITY OF CONCORDIA, KANSAS; REPEALING ARTICLE 2 OF CHAPTER 10 OF THE CONCORDIA CODE; AND AMENDING THE CONCORDIA CODE, BY ADDING A NEW ARTICLE 2.**

Thereupon, Commissioner Snavelly 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 was carried by the vote of the governing body, the vote being as follows:

Yea: Commissioners Matthew, Hasch, Snavelly, Lambertz, and Sacco.

Nay: None.

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2019-3155, 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.

**Ordinance 2019-3156 Open Burning in City Parks**  
**AN ORDINANCE PERTAINING TO OPEN BURNING IN PUBLIC PARKS; ESTABLISHING**  
**A NEW SECTION 15-204 AND 15-205 TO THE CONCORDIA CODE.**

Thereupon, Commissioner Sacco moved that said Ordinance be passed. The motion was seconded by Commissioner Snively. Said 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:

Yea: Commissioners Matthew, Hasch, Snively, Lambertz, and Sacco.

Nay: None.

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2019-3156, 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.

**REPORTS**

***Manager's Report***

Amy Lange said the downtown speakers played music last week on Black Friday. We are still waiting on training for the speakers to be fully functional.

***Staff Reports***

None.

***Mayor/Commissioner Comments & Reports***

Commissioner Sacco said it was an honor to serve with the other commissioners, and to serve the citizens.

Commissioner Lambertz thanked Commissioner Sacco. He also asked that we revitalize the arts committee.

**EXECUTIVE SESSION**

***Non-Elected Personnel***

Commissioner Hasch moved that the city commission recess into executive session to discuss employment/personnel issues pursuant to the non-elected personnel matter exception, K.S.A. 75-4319 (b)(1), with Amy Lange in attendance, and to reconvene in the city commission chamber at 7:17 p.m. Commissioner Sacco seconded. Motion carried by the following vote:

Aye: Commissioners Matthew, Hasch, Snively, Lambertz, and Sacco.

Nay: None.

Time 6:57 p.m.

The commission reconvened at 7:17 p.m.

Mayor Matthew announced there was no binding action taken.

**ADJOURN**

There being no further business, at 7:19 p.m. it was moved and seconded to adjourn to a study session, to discuss the truck parking lot owned by the City.



/s/ Stacey Smith  
City Clerk