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

Wednesday, August 5, 2020

5:30 p.m.

The governing body met in regular session on August 5, 2020, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Matthew, Hasch, Lambertz, and Wentz.

Absent: Commissioner Snavelly.

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

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

Also Present: Toby Nosker, Jim Lowell, Dwight Whitead, Kim Reynolds. Staff present: Bruno Rehbein, Building Inspector; Ron Copple, Public Works Director; Ric Fredrickson, Police Chief; Jeremy Arnold, Utilities Director; Eric Voss, Fire Chief; Chris Atkins, Recreation Director.

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

APPROVAL OF AGENDA

Commissioner Hasch moved to approve the agenda. Commissioner Wentz seconded. Motion carried.

PUBLIC COMMENTS

None.

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

Public Hearing for TIF Redevelopment Project Plans

Mayor Matthew opened the public hearing.

A community development block grant was received for the downtown alley and sewer project, in the amount of \$566,660.00. The project will be completed with CIP, water funds, and \$100,000.00 from the TIF fund, for a total estimated cost of \$1,032,685.00. The 6th Street parking lot, which will be constructed after two houses are demolished to the west of the Brown Grand Theatre, will be paid for entirely with TIF funds, at an estimated cost of \$265,100.00.

Both projects address blight. The TIF district, established in 2000, expires this month. Since its inception, twenty-six projects have been completed, at a cost of \$9 million. These would be the final projects, and should use nearly all the remaining balance.

A letter of support from Chaput-Buoy Funeral Home was read.

Mayor Matthew closed the public hearing.

ACTION AGENDA *(Action Expected)*

Ord. 2020-3162 TIF Redevelopment Plan Alley/Sewer Project

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF CONCORDIA, KANSAS ADOPTING A REDEVELOPMENT PROJECT PLAN FOR THE DOWNTOWN ALLEY/SEWER PROJECT, FOR USE IN CONJUNCTION WITH A PREVIOUSLY ESTABLISHED REDEVELOPMENT DISTRICT, AND MAKING CERTAIN FINDINGS IN CONJUNCTION THEREWITH.

Thereupon, Commissioner Lambertz 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, Lambertz, and Wentz.

Nay: None.

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2020-3162, 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.

Ord. 2020-3163 TIF Redevelopment Plan 6th Street Parking Lot Project

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF CONCORDIA, KANSAS ADOPTING A REDEVELOPMENT PROJECT PLAN FOR 6TH STREET PARKING LOT PROJECT, FOR USE IN CONJUNCTION WITH A PREVIOUSLY ESTABLISHED REDEVELOPMENT DISTRICT, AND MAKING CERTAIN FINDINGS IN CONJUNCTION THEREWITH.

Thereupon, Commissioner Lambertz moved that said Ordinance be passed. The motion was seconded by Commissioner Wentz. 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, Lambertz, and Wentz.

Nay: None.

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2020-3163, 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.

Public Hearing and Approval of 2021 Budget

Mayor Matthew opened the public hearing.

There will be no mill levy increase. Transfers to the equipment replacement fund and capital improvement projects have been increased. A COLA of 1.8% is included. Operating expenses were held constant. We should have at least \$800,000 in reserves at the end of 2021.

Mayor Matthew closed the public hearing.

Commissioner Hasch moved to accept the 2021 budget as presented. Commissioner Wentz seconded. Motion carried.

Concordia Revolving Loan Fund Conversion and Grant

Kim Reynolds discussed the status of the revolving loan fund. At the beginning of the pandemic, the commission agreed to loan funds to businesses needing help. A total of nine no-interest loans were awarded:

Easy G Sports Grill	\$25,000
El Puerto Mexican Restaurant	\$12,500
Britt's Fountain and Gifts	\$12,000
Taco Grande	\$25,000
Jitters Coffee House and Lounge	\$25,000
Servicemaster	\$25,000
Urban Couture Salon and Spa	\$25,000
Cozy Corner Learning Center	\$25,000
Super 8 Motel	\$25,000

The loans fell under the LMI guidelines, and all reimbursable expenses needed to be proven. Recently, Concordia businesses were unable to qualify for Cloud County COVID grant funds due to the balance in the CRLF. The Department of Commerce has alluded to the possibility of taking back the funds, resulting in losing the ability to help local businesses.

Ms. Reynolds suggested forgiving the recent loans, calling them grants, and putting out a Round 2 to award more grants up to \$15,000. All would still be subject to the current guidelines.

After discussion, commission consensus was to make Round 2 grants up to \$25,000, to match the loan amounts earlier this year. The deadline will be November 1, and the progress will be discussed at the November 4 commission meeting.

Commissioner Wentz moved to approve to grant the CRL funds in Round 1 to the nine applicants, and to continue the grant funding with Round 2 of up to \$25,000, with a deadline of November 1. Commissioner Hasch seconded. Motion carried.

Minutes of July 15 special meeting, July 15, and July 20, 2020 Meeting

Commissioner Lambertz moved to approve the minutes of the July 15 special meeting, July 15, and July 20, 2020. Commissioner Wentz seconded. Motion carried.

Appropriation Ordinance #14

Commissioner Wentz moved to approve appropriation ordinance #14. Commissioner Lambertz seconded. Motion carried.

MOU for Acceptance of Coronavirus Relief Funds

Coronavirus relief funds of \$1.7 million is being dispersed to Cloud County. Of that amount, \$293,065.74 will be given to the City, provided we have eligible expenses. Amy Lange listed several things which we could purchase with these funds, including picnic tables, bleachers, video equipment for the commission room, digital tickets for police officers, ventilators for ambulances, and software for online registrations and permits.

Commissioner Hasch moved to approve the MOU between the City of Concordia and Cloud County to accept Coronavirus Relief Funds, and authorize the mayor to sign the MOU. Commissioner Lambertz seconded. Motion carried.

Ord. 2020-3164 Zoning Change 4 Kids Properties LLC

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN SPECIFICALLY DESCRIBED PROPERTY IN THE CITY OF CONCORDIA, KANSAS, AND ORDERING THE OFFICIAL CITY ZONING DISTRICT MAP TO BE CHANGED TO REFLECT SUCH AMENDMENTS.

Thereupon, Commissioner Lambertz moved that said Ordinance be passed. The motion was seconded by Commissioner Wentz. 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, Lambertz, and Wentz.

Nay: None.

Thereupon, the Mayor declared said Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2020-3164, 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.

O'Connor Animal Shelter HVAC System

The shelter has aging air conditioners, including window units. They have reached beyond their life span. The City received two quotes:

Callabresi Heating	\$7,651.98	60,000 BTU
Hood Heating and Air	\$7,178.00	90,000 BTU

Staff recommended the low quote.

Commissioner Wentz moved to approve the purchase of the HVAC system as presented from Hood Heating and Air for \$7,178.00. Commissioner Hasch seconded. Motion carried.

DISCUSSION AGENDA *(Items Deserving of Brief Discussion, Action may be taken)*

Health Insurance Renewal

Stacey Smith said Blue Cross had given us a proposal to switch to the Results RX plan in order to save .5% over current rates. We had received a 3.6% increase for the next plan year, keeping all coverages the same. Blue Cross provided a breakdown of those who would be most affected by the change. It would mostly affect five different prescriptions, but each one listed was shown to have an alternative which would be covered under the \$15 copay. Nearly 400 prescriptions would not be affected. The one notable change over the current coverage is only a 30-day supply could be obtained with the copay, rather than a 100-day supply. It was recommended to switch, saving us approximately \$30,000 for the 2020-2021 plan year. The commissioners agreed, hoping our costs would start coming down.

Financial Quarterly Report

Amber Farha presented the financial report. She was able to show that sales tax, an earlier concern due to the pandemic, is slightly ahead of last year's collections. Property taxes are down, though not significantly. She expressed no concern in the general fund, and said we are in good shape considering earlier reports that government entities could see significant losses in revenue.

REPORTS

Manager's Report

None.

Staff Reports

Bruno Rehbein said the building at 6th & Valley has been demolished.

Mayor/Commissioner Comments & Reports

Commissioners congratulated Ron Copple on last night's win in the primaries for county commissioner.

Commissioner Wentz gave an update on the Brown Grand Theatre renovation project.

Commissioner Lambertz said he felt fortunate to work with staff and commissioners who are efficient with and make the best use of the funds.

Mayor Matthew said he'd had calls about all the mosquitoes. Ron Copple stated the sprayer runs almost every night.

ADJOURN

There being no further business, at 6:38 p.m. it was moved and seconded to adjourn.



/s/ Stacey Smith
City Clerk