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

Wednesday, July 5, 2023

5:30 p.m.

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The governing body met in regular session July 5, 2023, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Hutchinson, Jackson, Belden, and Wentz.

Absent: Mayor Lambertz.

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

There being a quorum present, Mayor pro-tem Wentz called the meeting to order.

Visitors: Toby Nosker, Russell Gagnon, Lucas Tripp, Brandon Snavelly, Abigail Dooley, Everett Ford, Brian Kemling, Vicki Conn, Jessica Dudley, Tracy Snyder, Trisha Champlin. Staff present: Jeremy Arnold, Utilities Director; Brent Gering, Police Chief; Bruno Rehbein, Building Inspector; Eric Voss, Fire Chief.

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

**APPROVAL OF AGENDA**

The wage study was removed from the study session.

Commissioner Hutchinson moved to approve the agenda as amended. Commissioner Belden seconded. Motion carried.

**PUBLIC COMMENTS**

None.

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

***Public Hearing for Condemnation of 102 Kansas St.***

Bruno Rehbein said the owner has started cleaning up the accessory building, with plans to turn it into a garage. As he has already begun the cleanup, Mr. Rehbein recommended 0 days to start the condemnation process.

Mayor pro-tem Wentz opened the public hearing.

There were no public comments.

Mayor pro-tem Wentz closed the public hearing.

***Resolution 2023-2154 Unsafe & Dangerous – 102 Kansas St.***

There was presented to the City Commission a Resolution declaring 102 Kansas Street as unsafe and dangerous.

Thereupon, on motion of Commissioner Hutchinson, seconded by Commissioner Belden, the Resolution was adopted by the following roll call vote:

Yea: Commissioners Hutchinson, Jackson, Belden, and Wentz.

Nay: None.

Thereupon, the Mayor pro-tem declared said Resolution passed and the Resolution was then duly numbered Resolution No. 2023-2154, was signed and approved by the Mayor pro-tem and attested by the Clerk.

***Public Hearing for Condemnation of 119 Washington***

The house has been uninhabitable for years. Personal property taxes are years behind, and the owners are unresponsive. Mr. Rehbein recommended 0 days to start the condemnation process.

Mayor pro-tem Wentz opened the public hearing.

There were no public comments.

Mayor pro-tem Wentz closed the public hearing.

***Resolution 2023-2155 Unsafe & Dangerous – 119 Washington***

There was presented to the City Commission a Resolution declaring 119 Washington as unsafe and dangerous.

Thereupon, on motion of Commissioner Belden, seconded by Commissioner Jackson, the Resolution was adopted by the following roll call vote:

Yea: Commissioners Hutchinson, Jackson, Belden, and Wentz.

Nay: None.

Thereupon, the Mayor pro-tem declared said Resolution passed and the Resolution was then duly numbered Resolution No. 2023-2155, was signed and approved by the Mayor pro-tem and attested by the Clerk.

***Public Hearing for Condemnation of 218 West 1st St.***

Like the previous property, the house has been uninhabitable for years. Personal property taxes are years behind, and the owners are unresponsive. Mr. Rehbein recommended 0 days to start the condemnation process.

Mayor pro-tem Wentz opened the public hearing.

There were no public comments.

Mayor pro-tem Wentz closed the public hearing.

***Resolution 2023-2156 Unsafe & Dangerous – 218 West 1st St.***

There was presented to the City Commission a Resolution declaring 218 W. 1st Street as unsafe and dangerous.

Thereupon, on motion of Commissioner Hutchinson, seconded by Commissioner Jackson, the Resolution was adopted by the following roll call vote:

Yea: Commissioners Hutchinson, Jackson, Belden, and Wentz.

Nay: None.

Thereupon, the Mayor pro-tem declared said Resolution passed and the Resolution was then duly numbered Resolution No. 2023-2156, was signed and approved by the Mayor pro-tem and attested by the Clerk.

***Public Hearing for Condemnation of 315 W. 3rd St.***

Mayor pro-tem Wentz opened the public hearing.

The owner was on hand to discuss her property. The house is fire-damaged. She said the entire house does not contain damage, and is hoping to sell the property. She asked for 30 days to start the cleanup process, rather than the stated 0 days.

Mayor pro-tem Wentz closed the public hearing.

***Resolution 2023-2157 Unsafe & Dangerous – 315 West 3rd St.***

There was presented to the City Commission a Resolution declaring 315 W. 3rd Street as unsafe and dangerous.

Thereupon, on motion of Commissioner Hutchinson, seconded by Commissioner Belden, the Resolution as amended was adopted by the following roll call vote:

Yea: Commissioners Hutchinson, Jackson, Belden, and Wentz.

Nay: None.

Thereupon, the Mayor pro-tem declared said Resolution passed and the Resolution was then duly numbered Resolution No. 2023-2157, was signed and approved by the Mayor pro-tem and attested by the Clerk.

***Public Hearing for Condemnation of 1003 Valley***

The house has been uninhabitable for years. The City has abated nuisances on this property. Personal property taxes are years behind, and the owner is unresponsive. Mr. Rehbein recommended 0 days to start the condemnation process.

Mayor pro-tem Wentz opened the public hearing.

There were no public comments.

Mayor pro-tem Wentz closed the public hearing.

***Resolution 2023-2158 Unsafe & Dangerous – 1003 Valley***

There was presented to the City Commission a Resolution declaring 1003 Valley as unsafe and dangerous.

Thereupon, on motion of Commissioner Hutchinson, seconded by Commissioner Belden, the Resolution was adopted by the following roll call vote:

Yea: Commissioners Hutchinson, Jackson, Belden, and Wentz.

Nay: None.

Thereupon, the Mayor pro-tem declared said Resolution passed and the Resolution was then duly numbered Resolution No. 2023-2158, was signed and approved by the Mayor pro-tem and attested by the Clerk.

***Public Hearing for Condemnation of 229 West 1st St.***

Mayor pro-tem Wentz opened the public hearing.

The owner was on hand to discuss his property. He stated he has plans to make some necessary repairs, then sell the property. Mr. Rehbein recommended 30 days to start the condemnation process, of which the owner was agreeable.

Mayor pro-tem Wentz closed the public hearing.

***Resolution 2023-2159 Unsafe & Dangerous – 229 West 1st St.***

There was presented to the City Commission a Resolution declaring 229 W. 1st Street as unsafe and dangerous.

Thereupon, on motion of Commissioner Hutchinson, seconded by Commissioner Jackson, the Resolution was adopted by the following roll call vote:

Yea: Commissioners Hutchinson, Jackson, Belden, and Wentz.

Nay: None.

Thereupon, the Mayor pro-tem declared said Resolution passed and the Resolution was then duly numbered Resolution No. 2023-2159, was signed and approved by the Mayor pro-tem and attested by the Clerk.

***Public Hearing for Condemnation of 504 East 10th St.***

Mayor pro-tem Wentz opened the public hearing.

The previous owner also owns this property. He likely will agree to demolition of the structures. Mr. Rehbein recommended 30 days to start the condemnation process, of which the owner was agreeable.

Mayor pro-tem Wentz closed the public hearing.

***Resolution 2023-2160 Unsafe & Dangerous – 504 East 10th St.***

There was presented to the City Commission a Resolution declaring 504 E. 10th Street as unsafe and dangerous.

Thereupon, on motion of Commissioner Jackson, seconded by Commissioner Hutchinson, the Resolution was adopted by the following roll call vote:

Yea: Commissioners Hutchinson, Jackson, Belden, and Wentz.

Nay: None.

Thereupon, the Mayor pro-tem declared said Resolution passed and the Resolution was then duly numbered Resolution No. 2023-2160, was signed and approved by the Mayor pro-tem and attested by the Clerk.

***Public Hearing for Condemnation of 720 State St.***

Mayor pro-tem Wentz opened the public hearing.

The house is currently occupied. The tenants were on hand to discuss the current condition of the house. The property manager stated many repairs had already been made to make it habitable. Two neighbors said that rats reside at the property, and that the house has been in disrepair with undesirable tenants for years. Mr. Rehbein recommended 60 days to start the condemnation process, to allow the tenants to find alternative housing.

Mayor pro-tem Wentz closed the public hearing.

***Resolution 2023-2161 Unsafe & Dangerous – 720 State St.***

There was presented to the City Commission a Resolution listing 720 State Street as unsafe and dangerous.

Thereupon, on motion of Commissioner Belden, seconded by Commissioner Hutchinson, the Resolution was adopted by the following roll call vote:

Yea: Commissioners Hutchinson, Jackson, Belden, and Wentz.

Nay: None.

Thereupon, the Mayor pro-tem declared said Resolution passed and the Resolution was then duly numbered Resolution No. 2023-2161, was signed and approved by the Mayor pro-tem and attested by the Clerk.

**Minutes of June 21, 2023 Meeting**

Commissioner Belden moved to approve the minutes of June 21, 2023. Commissioner Jackson seconded. Motion carried.

**Appropriation Ordinance #12**

Commissioner Jackson moved to approve appropriation ordinance #12. Commissioner Hutchinson seconded. Motion carried.

**Bids for Demolition of 830 W. 11th St.**

Several bidders attended the pre-bid meeting; however, only two bidders responded, of which only one bidder had attended the pre-bid meeting. Smith Construction was not aware of the earlier meeting. More asbestos has been found by a bidder, requiring additional discussion on how to proceed.

Commissioner Hutchinson moved to table the item until the next commission meeting. Commissioner Belden seconded. Motion carried.

**Donation of Utility Vehicle to Downtown Beautification Committee**

It has been difficult keeping help for the Plaza. Volunteers have been watering the flower pots downtown. However, it has been determined that non-employees cannot operate a City vehicle. Therefore, staff agreed the utility vehicle should be donated for this purpose.

Commissioner Belden moved to donate the John Deere Gator utility vehicle to the Downtown Beautification Committee for the purpose of maintaining the downtown landscaping. Commissioner Hutchinson seconded, with Commissioner Wentz abstaining. Motion carried.

**REPORTS**

**Manager's Report**

Amy Lange said the occupants of 720 State made an offer on the 2nd Street properties owned by the Concordia Land Bank. The item will be brought to the next meeting for discussion.

**Staff Reports**

Brent Gering thanked those attending last week's open house.

**Mayor/Commissioner Comments & Reports**

Commissioner Hutchinson thanked Bruno for the hard work with the condemnation properties. Also, she appreciated the Hood Park festivities, and the fireworks show this week.

Commissioner Wentz echoed the comments.

**ADJOURN**

There being no further business, at 6:29 p.m. it was moved and seconded to adjourn.



/s/ Stacey Smith  
City Clerk