

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

Wednesday, October 1, 2025 5:30 p.m.

The governing body met in regular session October 1, 2025, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Jackson, Hutchinson, Lambertz, Hasch, and Wentz.

Absent: None.

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

Visitors: Russell Gagnon, Caleb Lausen, Aaron Wachsnicht, Jason Johnson, Kevin Cowan. Staff present: Bruno Rehbein, Building Inspector; Chris Atkins, Parks & Recreation Director; Brent Gering, Police Chief; Jeremy Arnold, Utilities Director; Shane Kisby, Public Works Director; John Christensen, Fire Chief.

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

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

APPROVAL OF AGENDA

Commissioner Hutchinson moved to approve the agenda. Commissioner Lambertz seconded. Motion carried.

PUBLIC COMMENTS

None.

ACTION AGENDA (*Action Expected*)

Ordinance 2025-3239 – Authorizing Issuance of General Obligation Bonds

The Clerk reported that pursuant to the Notice of Bond Sale heretofore duly given, bids for the purchase of General Obligation Bonds, Series 2025, dated October 30, 2025, of the City had been received. A tabulation of said bids is set forth as **EXHIBIT A** hereto.

The Governing Body reviewed and considered the bids, and it was found and determined that the bid of Northland Securities, Inc., Milwaukee, Wisconsin, was the best bid for the Bonds, a copy of which is attached hereto as **EXHIBIT B**.

There was presented an Ordinance entitled:

AN ORDINANCE AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF GENERAL OBLIGATION BONDS, SERIES 2025, 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; AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH; AND MAKING CERTAIN COVENANTS WITH RESPECT THERETO.

Commissioner Hutchinson moved that the Ordinance be passed. The motion was seconded by Commissioner Wentz. The Ordinance was duly read and considered, and upon being put, the motion for the passage of the Ordinance was carried by the following vote of the Governing Body:

Yea: Commissioners Jackson, Hutchinson, Lambertz, Hasch, and Wentz.

Nay: None.

The Mayor declared the Ordinance duly passed and the Ordinance was then duly numbered Ordinance No. 2025-3239, was signed and approved by the Mayor and attested by the Clerk and the Ordinance or a summary thereof was directed to be published one time in the official newspaper of the City.

Resolution 2025-2212 – Authorizing Sale of General Obligation Bonds

There was presented a Resolution entitled:

A RESOLUTION PRESCRIBING THE FORM AND DETAILS OF AND AUTHORIZING AND DIRECTING THE SALE AND DELIVERY OF GENERAL OBLIGATION BONDS, SERIES 2025, OF THE CITY OF CONCORDIA, KANSAS, PREVIOUSLY AUTHORIZED BY ORDINANCE NO. 2025-3239 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.

Commissioner Lambertz moved that the Resolution be adopted. The motion was seconded by Commissioner Hutchinson. The Resolution was duly read and considered, and upon being put, the motion for the adoption of the Resolution was carried by the following vote of the Governing Body:

Yea: Commissioners Jackson, Hutchinson, Lambertz, Hasch, and Wentz.

Nay: None.

The Mayor declared the Resolution duly adopted and the Resolution was then duly numbered Resolution No. 2025-2212 and was signed by the Mayor and attested by the Clerk.

Minutes of September 17, 2025 Meeting

Commissioner Wentz moved to approve the minutes of September 17, 2025. Commissioner Hasch seconded. Motion carried.

Appropriation Ordinance #18

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

KDOT Highway 81 Project Bids

The City solicited bids for the KDOT viaduct approaches project and opened them last week. They were as follows:

Contractor	Engineer's Estimate	Vogts-Parga Const.	Smoky Hill, LLC
Base Bid	\$320,724.60	\$485,649.04	\$464,156.35
Additive No. 1	\$37,289.70	\$44,746.08	\$44,163.10
Total	\$358,014.30	\$530,395.12	\$508,319.45

The base bid includes the area between 6th Street and the approach on the south side of the viaduct. Additive No. 1 is for the pavement on the north bound lane on the north side of the viaduct.

This is a cost share project funded through KDOT, with a maximum amount of \$400,000 from the State, and a 90/10 split, and the City is responsible for 100% of all costs over \$400,000. Staff recommendation is to do the base project only due to the higher than estimated bid.

Commissioners agreed that mobilization would be saved to do both projects at the same time. Projects will need to be adjusted in CIP in order to pay for anything over the budgeted amount.

Commissioner Hutchinson moved to approve the bid for the construction of new pavement on the south and north sides of the viaduct from Smoky Hill, LLC for \$508,319.45. Commissioner Wentz seconded. Motion carried.

Part Time Animal Control Officer

The City has operated the animal shelter for many years with volunteers filling in when the full-time animal control officer is off. The number of active volunteers has declined due to personal obligations, aging, and other circumstances. It has been determined by staff that in order to fulfill the essential duties at the shelter, a part-time position should be created. Brent Gering stated the staffer would work 20 hours a week at \$17.83 an hour, totaling \$18,543.20 annually.

Commissioner Hutchinson moved to approve the creation of a part time animal control officer position. Commissioner Lambertz seconded. Motion carried.

Brown Grand Theatre Exterior Wall Repair

Bats have continued to be a problem at the Brown Grand, though American Pest Management was contracted two years ago to deal with this issue. It has been determined that there is open space above headers of the backstage windows and may be their point of entry.

Eco Solutions performed the roof replacement in 2023. The company was contacted for an estimate on possible repairs. Phase 1 includes gutter removal, inspection for gaps, and reinstallation of the gutter, for a total of \$5,150 for both east and west walls. If repairs are needed, total repairs are estimated at \$1,050 for both sides for closed-cell spray foam. Funds have been allocated in CIP for boiler pipe replacement, and less is being used towards an alternative solution after bids came in twice as high as estimates, so there are remaining funds in CIP which could be used.

Commissioner Hutchinson moved to authorize Eco Solutions, Inc. to proceed with explorative and repair work to the east and west walls of the Brown Grand Theatre, to be paid from CIP. Commissioner Wentz seconded. Motion carried.

REPORTS

Manager's Report

Amy Lange thanked all involved for a successful Fall Fest.

Staff Reports

John Christensen said he'd found fire blankets to hand out at the open house on October 12. He said he will soon be sending out requests for bids for a new ambulance. He explained some Medicare changes due to the recent federal government shutdown.

Chris Atkins announced the annual Smores night at the plaza on October 23. He said due to tracking the campground visitors, we have seen visitors from 33 different states this year, as well as other countries.

Mayor/Commissioner Comments & Reports

The commissioners thanked the chamber for this year's Fall Fest.

Commissioner Lambertz noted there is a loose flagpole light on the pole at Hood Park.

ADJOURN

There being no further business, at 6:14 p.m. it was moved and seconded to adjourn.



/s/ Stacey Smith
City Clerk