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

Wednesday, February 5, 2025

5:30 p.m.

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

Absent: None.

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

Visitors: Russell Gagnon, Olivia Bergmeier, JoDee Rothfuss, Gilford Hale, Julie Willoughby, Becky Cardenas, Mardell Snavelly, Kip Thorson. Staff present: Bruno Rehbein, Building Inspector; Jeremy Arnold, Utilities Director; Brent Gering, Police Chief; Chris Atkins, Parks & Recreation 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 Hasch moved to approve the agenda. Commissioner Lambertz seconded. Motion carried.

**PUBLIC COMMENTS**

JoDee Rothfuss lives across the street from one of tonight's condemned properties. She discussed the deteriorated condition of the property, and encouraged the City to take action.

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

***Teen Dating Violence Awareness Month Proclamation***

Julie Willoughby from the Domestic Violence Association of Central Kansas (DVACK) presented and read the proclamation, and the mayor proclaimed February as Teen Dating Violence Awareness Month.

***Public Hearing for Condemnation Properties***

Mayor Jackson opened the public hearing covering all 14 properties on tonight's condemnation list.

The owner of 333 State St. said they intend to dismantle the property, which is an elevator. The small building would be removed first, then the larger section razed. He anticipated it would take about 6 months. The warehouse building would be left but repaired.

The owner of 414 E. 2nd St. said she is in the process of remodeling the house, and presented photos.

The owner of 829 E. 5th St. presented a letter, stating the property would be demolished.

Mayor Jackson closed the public hearing.

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

***Resolution 2025-2184 – Condemnation of 111 State St.***

There was presented to the City Commission a Resolution condemning 111 State St.

Bruno Rehbein said the owner has a demo permit for the garage, and is also is fixing up the house.

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

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

Nay: None.

Thereupon, the Mayor declared said Resolution passed and the Resolution was then duly numbered Resolution No. 2025-2184, was signed and approved by the Mayor and attested by the Clerk.

**Resolution 2025-2185 – Condemnation of 128 W. 10th St.**

There was presented to the City Commission a Resolution condemning 128 W. 10th St.

Bruno discussed the property, stating comments he has received are similar to the public comment tonight. The owner has someone is cleaning up the house, and at that time Bruno will need to inspect it.

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

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

Nay: None.

Thereupon, the Mayor declared said Resolution passed and the Resolution was then duly numbered Resolution No. 2025-2185, was signed and approved by the Mayor and attested by the Clerk.

**Resolution 2025-2186 – Condemnation of 202 Broadway**

There was presented to the City Commission a Resolution condemning 202 Broadway.

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

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

Nay: None.

Thereupon, the Mayor declared said Resolution passed and the Resolution was then duly numbered Resolution No. 2025-2186, was signed and approved by the Mayor and attested by the Clerk.

**Resolution 2025-2187 – Condemnation of 315 W. 11th St.**

There was presented to the City Commission a Resolution condemning 315 W. 11th St.

A demo program application is on tonight's agenda.

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

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

Nay: None.

Thereupon, the Mayor declared said Resolution passed and the Resolution was then duly numbered Resolution No. 2025-2187, was signed and approved by the Mayor and attested by the Clerk.

**Resolution 2025-2188 – Condemnation of 325 E. 12th St.**

There was presented to the City Commission a Resolution condemning 325 E. 12th St.

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

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

Nay: None.

Thereupon, the Mayor declared said Resolution passed and the Resolution was then duly numbered Resolution No. 2025-2188 was signed and approved by the Mayor and attested by the Clerk.

**Resolution 2025-2189 – Condemnation of 333 State St.**

There was presented to the City Commission a Resolution condemning 333 State St.

The owner would like 30 days to obtain a demolition permit.

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

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

Nay: None.

Thereupon, the Mayor declared said Resolution passed and the Resolution was then duly numbered Resolution No. 2025-2189, was signed and approved by the Mayor and attested by the Clerk.

**Resolution 2025-2190 – Condemnation of 414 E. 2nd St.**

There was presented to the City Commission a Resolution condemning 414 E. 2nd St.

The owner would like 30 days to obtain a building permit.

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

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

Nay: None.

Thereupon, the Mayor declared said Resolution passed and the Resolution was then duly numbered Resolution No. 2025-2190, was signed and approved by the Mayor and attested by the Clerk.

**Resolution 2025-2191 – Condemnation of 421 W. 14th St.**

There was presented to the City Commission a Resolution condemning 421 W. 14th St.

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

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

Nay: None.

Thereupon, the Mayor declared said Resolution passed and the Resolution was then duly numbered Resolution No. 2025-2191, was signed and approved by the Mayor and attested by the Clerk.

**Resolution 2025-2192 – Condemnation of 424 W. 5th St.**

There was presented to the City Commission a Resolution condemning 424 W. 5th St.

The owner is in the process of updating the property. There is an infestation problem and that will need to be addressed.

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

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

Nay: None.

Thereupon, the Mayor declared said Resolution passed and the Resolution was then duly numbered Resolution No. 2025-2192, was signed and approved by the Mayor and attested by the Clerk.

**Resolution 2025-2193 – Condemnation of 425 E. 6th St.**

There was presented to the City Commission a Resolution condemning 425 E. 6th St.

The owner has emailed a request for more time to repair this property. It was agreed to give them 30 days to obtain a building permit.

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

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

Nay: None.

Thereupon, the Mayor declared said Resolution passed and the Resolution was then duly numbered Resolution No. 2025-2193, was signed and approved by the Mayor and attested by the Clerk.

**Resolution 2025-2194 – Condemnation of 712 E. 10th St.**

There was presented to the City Commission a Resolution condemning 712 E. 10th St.

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

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

Nay: None.

Thereupon, the Mayor declared said Resolution passed and the Resolution was then duly numbered Resolution No. 2025-2194, was signed and approved by the Mayor and attested by the Clerk.

**Resolution 2025-2195 – Condemnation of 716 W. 7th St.**

There was presented to the City Commission a Resolution condemning 716 W. 7th St.

The property has been damaged, by fire, and the City holds a portion of the proceeds until repaired. The property has a new owner who has plans to refurbish.

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

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

Nay: None.

Thereupon, the Mayor declared said Resolution passed and the Resolution was then duly numbered Resolution No. 2025-2195, was signed and approved by the Mayor and attested by the Clerk.

**Resolution 2025-2196 – Condemnation of 829 E. 5th St.**

There was presented to the City Commission a Resolution condemning 829 E. 5th St.

Bruno recommended allowing 30 days for the owner to obtain a building permit.

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

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

Nay: None.

Thereupon, the Mayor declared said Resolution passed and the Resolution was then duly numbered Resolution No. 2025-2196, was signed and approved by the Mayor and attested by the Clerk.

**Resolution 2025-2197 – Condemnation of 1301 Lincoln**

There was presented to the City Commission a Resolution condemning 1301 Lincoln.

The property is the old Conoco station, that has been vacant and deteriorating for a number of years. The owner has been making some progress with repairing. Bruno recommended allowing 30 days for the owner to obtain a building permit.

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

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

Nay: None.

Thereupon, the Mayor declared said Resolution passed and the Resolution was then duly numbered Resolution No. 2025-2197, was signed and approved by the Mayor and attested by the Clerk.

**Minutes of January 15, 2025 Meeting**

Commissioner Wentz moved to approve the minutes of January 15, 2025. Commissioner Hasch seconded. Motion carried.

**Appropriation Ordinance #2**

Commissioner Hutchinson moved to approve appropriation ordinance #2. Commissioner Lambertz seconded. Motion carried.

**Demo Application for 226 & 232 E. 5th St.**

The property is the old elementary school owned by Our Lady of Perpetual Help Church. The property has been blighted for years, though partial areas of the building has been used. As per the City's demo program rules, two bids were received, with the lowest bid being \$121,000.00. The City's reimbursement would be \$4,000.00.

Commissioner Hasch moved to accept 226/232 East 5th into the demo program and authorize the city manager to sign the contract with the owner based on the lowest bid of \$121,000.00. Commissioner Wentz seconded. Motion carried, with Mayor Jackson abstaining.

**Demo Application for 315 W. 11th St.**

Earlier tonight, this property was approved for condemnation. The owner reached out to be on the demo program. The house and garage have been blighted for many years. The low bid of \$7,700.00 would mean the City would reimburse \$3,885.00.

Commissioner Lambertz moved to accept 315 W. 11th St. into the demo program and authorize the city manager to sign the contract with the owner based on the lowest bid of \$7,770.00. Commissioner Wentz seconded. Motion carried.

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

**Ordinance – Parking Prohibited in Residential Yards**

Amy Lange presented the proposed ordinance. She discussed the surface that would be allowed in a residential yard for parking vehicles. Discussion included whether vehicles could drive over existing curb, and if an empty lot would have different rules. Infractions would be treated as a nuisance by code enforcement, except if parking was within the curb and sidewalk, which would become a law enforcement issue. It was suggested that warnings could be issued at first while educating the public, and allow about 6 months until the ordinance went into effect.

After suggested edits, the ordinance will be brought back for approval.

## **REPORTS**

### ***Manager's Report***

FEMA reports are being completed for the recent winter storm. She discussed Tourism Partners' current education to promote local events and locations.

### ***Staff Reports***

John Christensen announced the old pumper truck sold on Purple Wave yesterday for \$50,000.00. He is pursuing grants for staff gear. He said Miltonvale EMS has reached out to consider a mutual aid agreement to cover their area.

Brent Gering said a dispatcher has enrolled into a medical dispatch program, which allows dispatch to assist until EMS can respond. The goal is for all dispatchers to complete the 40-hour course.

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

Commissioner Wentz received clarification about residential semi parking.

Commissioner Hutchinson stated she was glad to see the EMS report that is now provided to the local media.

## **ADJOURN**

There being no further business, at 7:01 p.m. it was moved and seconded to adjourn.



/s/ Stacey Smith  
City Clerk