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

Wednesday, May 7, 2025 5:30 p.m.

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The governing body met in regular session May 7, 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, City Clerk Stacey Smith, Finance Director Amber Farha, City Attorney Justin Ferrell.

Visitors: Russell Gagnon, Olivia Bergmeier, Chandler Lamm, Mike Lamm, Jason Johnson, Dan Haist, Fr. Joseph Kieffer, Ronnie Lagasse, Kirsten Smith. Staff present: Bruno Rehbein, Building Inspector; Jeremy Arnold, Utilities Director; Brent Gering, Police Chief; 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 Lambertz moved to approve the agenda. Commissioner Hasch seconded. Motion carried.

**PUBLIC COMMENTS**

None.

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

***City Fireworks Display – Dan Haist***

Dan Haist was present to ask that he once again receive the funds brought in by the fireworks stands to help pay for the fireworks display.

Commissioner Hutchinson moved to use fireworks stands permit fees as a contribution towards the city fireworks. Commissioner Wentz seconded. Motion carried.

***Property & Liability Insurance Presentations***

Chandler Lamm and Mike Lamm from The Accel Group were on hand with a quote for property and liability insurance, representing EMC Insurance. The quote was \$189,996.00.

Following, Kirsten Smith with Midwest Public Risk, the insurance pool for which the City is with currently, presented the 2025-2026 contributions of \$173,938.00.

It was decided that the commission needed more time to digest the information, and it would be brought back at the next meeting for a decision. MPR requires a 30-day notice to terminate, and if so, a notice would need to be sent out by June 1.

**PUBLIC HEARING**

***Public Hearing for 211 E. 5th St.***

Mayor Jackson opened the public hearing.

Bruno Rehbein said this property was damaged due to fire, and there has been little work done to clean up.

Mayor Jackson closed the public hearing.

***Public Hearing for 1016 Washington***

Mayor Jackson opened the public hearing.

This property was also fire-damaged. Work has been done, and the owner is ready to pull a building permit, in order to occupy it in a few weeks.

Mayor Jackson closed the public hearing.

**ACTION AGENDA** (Action Expected)

**Resolution 2025-2200 – Condemnation of 211 E. 5th St.**

There was presented to the City Commission a Resolution for condemnation of 211 E. 5th St.

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

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

Nay: None.

Thereupon, the Mayor declared said Resolution passed and the Resolution was then duly numbered Resolution No. 2025-2200, was signed and approved by the Mayor and attested by the Clerk.

**Resolution 2025-2201 – Condemnation of 1016 Washington**

There was presented to the City Commission a Resolution for condemnation of 1016 Washington.

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

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

Nay: None.

Thereupon, the Mayor declared said Resolution passed and the Resolution was then duly numbered Resolution No. 2025-2201, was signed and approved by the Mayor and attested by the Clerk.

**Minutes of April 16, 2025 Meeting**

Commissioner Lambertz moved to approve the minutes of April 16, 2025. Commissioner Hutchinson seconded. Motion carried.

**Appropriation Ordinance #8**

Commissioner Wentz moved to approve appropriation ordinance #8. Commissioner Hasch seconded. Motion carried.

**Ordinance 2025-3235 – Public Vending**

Thereupon, there was presented an Ordinance entitled:

**AN ORDINANCE AMENDING LICENSING REQUIREMENTS FOR PUBLIC VENDORS; REPEALING ALL OF ARTICLE 5 OF CHAPTER XI; AND AMENDING THE CONCORDIA CODE, BY ADDING A NEW ARTICLE 5 OF CHAPTER XI.**

Discussion included increasing the penalties, decreasing licensing fees, and whether certain exceptions to licensing should be required to obtain a license.

Considering the number of changes to be implemented, Commissioner Lambertz moved that said Ordinance be tabled. The motion was seconded by Commissioner Hutchinson. Motion carried.

**Campbell & Johnson Standard Detail Agreement**

The city intends to create a digital and printed resource of standard details and specifications as they relate to the infrastructure. The notebook would be broken down into sections based on the different aspects of public infrastructure, such as water, storm sewer, curb and gutter, etc. It can easily be amended, and published on the city's website for ease of accessibility by general contractors and others. It would give a mode of standards for contractors to follow for future projects.

Commissioner Hutchinson moved to authorize the city manager to sign the agreement with Campbell & Johnson to design and create a standard detail and specifications notebook for \$10,000.00. Commissioner Hasch seconded. Motion carried.

**Update of Traffic Lights at 6th & Lincoln**

The traffic lights at 6th & Lincoln are in need of repair as they have reached end of life and beyond. Technology has advanced which calls for overhead detection as the new norm. The upgrade will include one fisheye camera mounted on one of the signals, unlike the current detection system which uses underground loop wire, subject to fail. Gades Sales has quoted a price for all equipment of \$26,439.000. Two companies were solicited for installation, with L&S Electric quoting \$13,500.00 and Phillips Southern Electric Company at \$16,975.00.

Staff has recommended that funds for this project be taken from the mill and overlay CIP at the new subdivision. The length of the project will need to be shortened.

Commissioner Hutchinson moved to approve the purchase of traffic signal equipment from Gades Sales for \$26,439.00 and installation by L&S Electric for \$13,500.00 to be paid out of the CIP with designated funds for mill and overlay. Commissioner Lambertz seconded. Motion carried.

## **REPORTS**

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

Amy Lange discussed solicitation of bids for the Brown Grand Theatre, with bid specs approved by the Kansas Historical Society. An open house of the newly completed home at St. Joseph subdivision will be held next week.

### ***Staff Reports***

John Christensen said checks for our bunker gear grant have started coming in. He discussed Miltonvale EMS and with current state changes on staffing the station won't have to close in the near future. The state has changed fireworks sales from 9 days to 18 days, with the city's current ordinance allowing sales July 1-July 4. It could be brought to a study session for discussion. Most commissioners recommended leaving the city's code as is. He stated this is National Nurse Week, and thanked them for their service.

Brent Gering discussed the homeless issue in Concordia. He suggested an ordinance change, based on tents set up in numerous places.

Amber Farha recommended July 14 and July 16 for budget meetings, at 3:00 p.m.

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

Commissioner Wentz expressed concern about the old Sears building, as there is a loose piece of glass on the third floor.

Commissioner Lambertz praised our police officers for their hard work, helping make our community safe. He discussed missing lights at Hood Park.

## **ADJOURN**

There being no further business, at 7:16 p.m. it was moved and seconded to adjourn.



/s/ Stacey Smith  
City Clerk