



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

Wednesday, June 4, 2025 5:30 p.m.

The governing body met in regular session June 4, 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, City Attorney Justin Ferrell.

Visitors: Russell Gagnon, Melissa Swenson, Sheila Jackson, Lyndsey Kopsa, Julia Galm, Brandon Galm, Monte Wentz, Julie Willoughby, Janet Pearson, Steve Elstrom, Pastor Brett Denham, Gina Rasure, Aaron Wachsnicht, Marsha Wachsnicht. Staff present: Bruno Rehbein, Building Inspector; Jeremy Arnold, Utilities Director; Brent Gering, Police Chief; 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

Amy Lange added an executive session for Confidential Business Data.

Commissioner Lambertz moved to approve the agenda as amended. Commissioner Wentz seconded. Motion carried.

PUBLIC COMMENTS

None.

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

Elder Abuse Awareness Month Proclamation

Julie Willoughby of DVACK read the proclamation and declared June as Elder Abuse Awareness Month.

Cloud Village Budget Request

Sheila Jackson discussed the recent grant received for major renovations. She requested \$7,200, the same as in past years.

Frank Carlson Library Budget Request

Lyndsey Kopsa, Librarian, provided several stats, including stating there were 16,000 visitors in 2024. There were numerous events held at the library. The current project involves designing and installing new stained-glass windows.

The library has proposed a 2.5% salary increase for staff. Also, an accountant has been hired to handle payroll. The general budget proposed is \$203,476.00, and the proposed benefits budget is \$68,205.99.

CloudCorp Budget Request

Tim Beims presented the CloudCorp request. He discussed activities since taking the position of executive director 5 months ago. The Get in the Cloud grant program just opened this year. He said the Dane G. Hansen foundation is sponsoring relocation grants. Small business loans of \$231,000 were administered last year.

CloudCorp proposes a \$15,000 (27%) increase, as the funding has not been increased since 2016.

Brown Grand Theatre Budget Request & Report

Executive director Melissa Swenson introduced the board members in attendance. The theatre has launched a \$400,000 fundraising campaign to replace the lighting and sound systems, and the cyclorama. She discussed the updates done in the last year. They secured \$28,000 in grants for a new projector.

Attendance has increased more than 10% in the last year.

The Brown Grand is requesting \$10,000 funding for 2026.

PUBLIC HEARING

Public Hearing for 427 E. 15th St.

Mayor Jackson opened the public hearing.

Bruno Rehbein said over 30 days has passed since publication of first resolution. Tonight's resolution allows for action to be taken.

Mayor Jackson closed the public hearing.

ACTION AGENDA *(Action Expected)*

Resolution 2025-2204 – Condemnation of 427 E. 15th St.

There was presented to the City Commission a Resolution for condemnation of 427 E. 15th St.

Thereupon, on motion of Commissioner Lambertz, seconded by Commissioner Hutchinson, 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. 2025-2204, was signed and approved by the Mayor and attested by the Clerk.

Minutes of May 21, 2025 Meeting

Commissioner Hutchinson moved to approve the minutes of May 21, 2025. Commissioner Wentz seconded. Motion carried.

Appropriation Ordinance #10

Commissioner Wentz moved to approve appropriation ordinance #10. Commissioner Hasch seconded. Motion carried.

Brown Grand Theatre Window Restoration Bid

The City solicited bids for repair and restoration of the north facing windows at the theatre. Due to the building being on the Historical registry, the scope of work must be and was approved by the State Historic Preservation Office. Only one bid was received from the office's pre-approved contractors, of \$262,421.50 from Sprowls Construction and Restoration Services.

The City budgeted \$50,000 in CIP for this project, with a local match for grant funding. Grant applications were denied. Discussion with Sprowls provided minimal repairs for closer to the budgeted amount. The contractor could also replace just one window at a time. Amy Lange provided other suggestions on how to fund this project.

A question was asked what the benefits are to being registered with the SHPO and whether we could explore logical alternatives to continue maintaining the building. The commissioners asked to discuss possible solutions at a future meeting.

Commissioner Lambertz moved to reject the bid from Sprowls to gather more information. Commissioner Hutchinson seconded. Motion carried.

FAA Grant Agreement – Box Hangar

The City was able to construct the large box hangar capable of housing larger aircraft. Much of the funding was from the FAA. Remaining construction costs will be paid at 95% from FAA, totaling \$108,000, with a local match of \$5,685.

Commissioner Hasch moved to authorize the city manager to sign the grant agreement with the FAA in the amount of \$108,000. Commissioner Hutchinson seconded. Motion carried.

Request for Ambulance Bids

John Christensen has investigated new ambulances and associated costs. A minimum wait time 1 ½ years would mean the first out medic unit as well as the transfer medic unit will have over 100,000 miles. He explained the difference between a Type 1 and Type 3 ambulance, with Type 1 being a truck chassis and Type 3 being a van chassis. He recommended the heavier suspension and larger cab space of the Type 1 model. A new Type 1 will run about \$350,000.00, with a 2-3 year build time.

Commissioner Wentz moved to approve going out for bids for a new type 1 ambulance. Commissioner Hasch seconded. Motion carried.

REPORTS

Manager's Report

Amy Lange gave an update on summer programs. She reminded everyone of the traveling veteran's tribute wall coming to town tomorrow morning throughout the weekend. Citywide garage sales are this weekend,

as well as a swim meet. She will be attending a League governing body meeting in Garden City the rest of the week.

Staff Reports

Brent Gering discussed parking and transportation for the wall. He announced that three police officers have been hired, at which point the department will be fully staffed.

Mayor/Commissioner Comments & Reports

Commissioner Wentz asked for an update on the fire-damaged house on 5th St.

EXECUTIVE SESSION

Confidential Business Data

Commissioner Lambertz moved that the City Commission recess into executive session to discuss confidential business data or trade secrets of a business, K.S.A. 75-4319 (b)(4) with Amy Lange and Justin Ferrell in attendance, and to reconvene in the city commission chamber at 6:55 p.m. Commissioner Hutchinson seconded. Motion carried by the following vote:

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

Nay: None.

Time: 6:41 p.m.

The commission reconvened at 6:55 p.m.

ADJOURN

There being no further business, at 6:56 p.m. it was moved and seconded to adjourn.



/s/ Stacey Smith
City Clerk