



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

Wednesday, July 16, 2025 5:30 p.m.

The governing body met in regular session July 16, 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, and City Attorney Justin Ferrell.

Visitors: Russell Gagnon, Jason Johnson, Brett Denham, Hannah Gartung, Amber Knoettgen, Jessica LeDuc, Eric Gilliland, Jordan Budreau, Neil Phillips, Greg Conway, Landee Thyfault, Caesar Wood, Aaron Wachsnicht, Bruce Clark, Henry Fletcher. Staff present: Bruno Rehbein, Building Inspector; Chris Atkins, Parks & Recreation Director; 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 Lambertz moved to approve the agenda. Commissioner Hutchinson seconded. Motion carried.

PUBLIC COMMENTS

None.

PUBLIC HEARING

Public Hearing for 425 W. 9th St.

Mayor Jackson opened the public hearing.

Bruno Rehbein said the property has been dilapidated for many years. The trailer house and clearing of the lot would need to be done, but the garage could be saved. He recommended zero days in order to go out for bids.

Mayor Jackson closed the public hearing.

ACTION AGENDA (*Action Expected*)

Resolution 2025-2205 – Condemnation of 425 W. 9th St.

There was presented to the City Commission a Resolution on condemnation of 429 W. 9th 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. 2025-2205, was signed and approved by the Mayor and attested by the Clerk.

2024 Audit Presentation

Neil Phillips, of Jarred, Gilmore & Phillips, presented the audit. No material weaknesses or significant deficiencies were identified.

The City received \$2.4 million in federal dollars.

An “agreed upon procedures” was required for the Housing Authority grant at completion, and Mr. Phillips stated no issues were found.

Commissioner Hutchinson moved to accept the audit and authorize the city manager to sign the management representation letter. Commissioner Wentz seconded. Motion carried.

Ground Lease for CCCC Baseball Locker Room Facility

Funds have been raised, and the college wishes to build a locker room facility at the sports complex. The building will belong to the college, on City land.

Commissioner Hutchinson moved to approve the ground lease agreement with Cloud County Community College at the sports complex for the purpose of constructing a new locker room facility to be owned and used by the Cloud baseball program. Commissioner Lambertz seconded. Motion carried.

Minutes of July 2, 2025 Meeting

Commissioner Lambertz moved to approve the minutes of July 2, 2025. Commissioner Hasch seconded. Motion carried.

Appropriation Ordinance #13

Commissioner Wentz moved to approve appropriation ordinance #13. Commissioner Hasch seconded. Motion carried.

Mill & Overlay Project – 11th St. & Highland Drive

Jason Johnson stated the one bid received for the project came in higher than the engineer’s estimate.

The contractor did not plan to start the project until next April.

It was recommended that the bid be rejected. It is possible the price would be more favorable if rebid with other projects planned to take place next year.

Commissioner Hutchinson moved to reject the bid from Hall Brothers, in order to bid again at a later date. Commissioner Lambertz seconded. Motion carried.

Demo Program Application for 211 E. 5th St.

The new owner of the property has applied to enter into the demo program. This property has already been condemned by the City, due to a fire in February. Bids were solicited, with three being obtained. The City’s responsibility is a max of \$4,000.

Commissioner Hasch moved to accept the fire-damaged structure at 211 E. 5th St. into the demo program and authorize the city manager to sign the contract with the owner based on the lowest bid of \$8,250 from Iron Valley Construction. Commissioner Wentz seconded. Motion carried.

REPORTS

Manager’s Report

Amy Lange discussed the Department of Commerce’s visit last week, with the City showcasing the new ladder truck. The pre-application for the community activities center was submitted. The county fair is going on this week.

Staff Reports

John Christensen said Rita Goodwin, who was instrumental in bringing in the traveling wall recently, presented the department with \$25,000 from donations for the wall. A SCBA compressor will be purchased with some of the funds.

Chris Atkins said over 5,000 attendees were here yesterday for baseball tournaments.

Mayor/Commissioner Comments & Reports

Commissioner Hutchinson praised the college for raising funds for the locker room. She thanked Amber for the audit. She mentioned home projects in full swing around town. She stated it’s been noticed that young people have been seen driving golf carts around town.

EXECUTIVE SESSION

Confidential Business Data (1)

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 6:38 p.m. Commissioner Hasch seconded. Motion carried by the following vote:

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

Nay: None.

Time: 6:26 p.m.

The commission reconvened at 6:38 p.m.

Mayor Jackson announced there was no binding action taken.

Confidential Business Data (2)

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, Justin Ferrell, Greg Conway, and Landee Thyfault in attendance, and to reconvene in the city commission chamber at 6:50 p.m. Commissioner Wentz seconded. Motion carried by the following vote:

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

Nay: None.

Time: 6:40 p.m.

The commission reconvened at 6:50 p.m.

Mayor Jackson announced there was no binding action taken.

ADJOURN

There being no further business, at 6:51 p.m. it was moved and seconded to adjourn.



/s/ Stacey Smith
City Clerk