



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

Wednesday, July 2, 2025 5:30 p.m.

The governing body met in regular session July 2, 2025, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Jackson, Hutchinson, Lambertz, and Hasch. Commissioner Wentz attended via Zoom.

Absent: None.

Other Officers: City Manager Amy Lange, City Clerk Stacey Smith, and City Attorney Justin Ferrell.

Visitors: Russell Gagnon, Marcia West, Hannah Gartung, Debra Dean, Alice Bachand, Brett Denham, Brenda Gilliland, Sarah Jeardoe, Karla McMillan, Marylu Fellows, Carmen Johnson, Laurie Deal, David Wiesner, Mary Thoman, Debbie Honeycutt, Kevin Honeycutt, Mike McKenna, Kelci Glover, Chad Buckley, Kaitlin Moore, Joe Jindra, Shelly Horkman, Steve Horkman, Toby Nosker, Patricia Kemle, Jessica Brucken, Krystal Richard, Ted Collins, Nancy Collins, Dean Doolittle, Kim Muff, Greg Conway, Skyler Wise, Landee Thyfault, Aaron Wachsnicht, Marsha Wachsnicht, Tim Beims, Kade Jarvis, Jim Lowell, Jordan Budreau. Staff present: Bruno Rehbein, Building Inspector; Brent Gering, Police Chief; 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

Hannah Gartung stated she has purchased 211 E. 5th St., which is on tonight's agenda for approval of demolition. She asked that the city allow her to get bids and get on the demo program.

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

DAR Proclamation – 250th Anniversary of Declaration of Independence

Mary Thoman of the local DAR chapter presented the proclamation. There will be an old-fashioned celebration at the Broadway Plaza on the 4th. Citizens are encouraged to honor our history from July 4, 2025 to July 4, 2026, the 250th anniversary of the signing of the Declaration of Independence.

ACTION AGENDA (*Action Expected*)

Minutes of June 18, 2025 Meeting

Commissioner Hasch was late, and the meeting started at 5:40 p.m. Commissioner Hutchinson was absent. Commissioner Lambertz moved to approve the minutes of June 18, 2025 as amended. Commissioner Wentz seconded. Motion carried.

Appropriation Ordinance #12

Commissioner Hutchinson moved to approve appropriation ordinance #12. Commissioner Hasch seconded. Motion carried.

Community Activities Center

Discussion of a city-owned community activities center continued. The center as proposed would house two dedicated pickleball courts, two basketball courts, indoor playground for young children, elevated walking track, kitchenette and space for large gatherings, and other multi-use areas. The estimated cost is \$17.8 million if not delayed several years.

Several funding options were discussed. It is anticipated a third would be grants, a third private donations, and a third would be sales tax if passed by the voters. A letter of intent for certain grants must be submitted.

If, after a public hearing, the city proceeds with a sales tax proposal, it must be on this year's ballot in November. The increased sales tax of 1% would begin April 1 and would generate approximately \$1.2 million per year.

Commissioner Lambertz moved to authorize staff to proceed with applications and LOI for grant and loan funding for construction of a community activities center at Rasure Field, and set the public hearing date for August 6, 2025. Commissioner Hutchinson seconded. Motion carried.

Ambulance Bids

John Christensen presented the four bids received for a new ambulance. They were as follows:

VENDOR	BID AMOUNT	EST. DELIVERY DATE
Emergency Services Supply/Osage Ambulance	\$333,784.00	April 2027
Pinnacle Emergency Vehicles	\$351,823.00	June 2026
1st Due Division of Banner Fire Equipment	\$365,491.00	March 2027
1st Due Division of Banner Fire Equipment	\$348,550.00	July 2026

He stated Banner's lower bid and Pinnacle's bid did not meet specs and could not be considered. Pinnacle resubmitted after being notified, and it increased the price by \$2,000. The cabinetry in Pinnacle's is welded aluminum and makes for a far superior interior, but he did not feel it was enough reason with the \$18,000 higher price over the Osage vehicle to consider it.

Commissioner Hutchinson moved to approve the bid from Osage Emergency Services Supply for a new type 1 ambulance for \$333,784.00. Commissioner Hasch seconded. Motion carried.

Ambulance Driver Policy

John Christensen presented an ambulance driver policy which reflects this year's legislation allowing drivers for any EMS call.

Commissioner Hasch moved to approve the Concordia ambulance driver policy allowing ambulance drivers to operate to the full extent of Kansas law. Commissioner Hutchinson seconded. Motion carried.

Demolition Bids for 211 E. 5th and 427 E. 15th

Demo bids were received for the two properties. They were as follows:

	427 E. 15th St.	211 E. 5th St.
Smith Construction	\$10,700	\$14,300
Diehl Enterprises	\$6,500	\$11,500
Dalton Dirt Works	\$5,033	\$11,448
Stark Demolition	\$13,500	\$14,000

Commissioner Lambertz moved to accept the low bid of \$5,033.00 for 427 E. 15th from Dalton Dirt Works for the demolition of structures and removal of blight. Commissioner Hutchinson seconded. Motion carried.

Commissioner Lambertz moved to table action on 211 E. 5th St. until July 16, until the demo program and building permit applications have been completed by the new owner. Commissioner Hasch seconded. Motion carried.

Salt Spreader Purchase

Shane Kisby said the truck currently being used as a salt spreader, a 1995 model, has become unreliable and mechanically unsound. He requested a quote from Master Tech Truck & Equipment for a salt spreader which would adapt to the newest 2024 dump truck, and be able to be removed during the off season.

Commissioner Lambertz moved to approve the quote from Master Tech Truck & Equipment for the purchase and installation of a SaltDogg municipal electric conveyor chain spreader in the amount of \$42,973.00. Commissioner Hutchinson seconded. Motion carried.

REPORTS

Manager's Report

Amy Lange shared the latest "Lady Shirley" paper from Cloud County Tourism, encouraging local attractions. On July 9, the Department of Commerce will be at the Broadway Plaza, and the city will be showcasing the ladder truck, made possible by the KDOC's generous grant. She presented some examples of sales tax ballot questions.

Staff Reports

Chris Atkins shared new magnets showcasing sports programs.

Brent Gering discussed scams being perpetrated on residents, resulting in over \$130,000 loss so far this year. His department will be discussing this issue at the senior center soon, as well as educating the public.

Bruno Rehbein announced his retirement on February 1.

Mayor/Commissioner Comments & Reports

Commissioner Hasch said noon swim at the pool is appreciated by the adults. She discussed the condition of Doster Street.

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, Justin Ferrell, Greg Conway, Skyler Wise, and Landee Thyfault in attendance, and to reconvene in the city commission chamber at 7:20 p.m. Commissioner Wentz seconded. Motion carried by the following vote:

- Aye: Commissioners Jackson, Hutchinson, Lambertz, Hasch, and Wentz.
- Nay: None.
- Time: 6:57 p.m.

The commission reconvened at 7:20 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 and Justin Ferrell in attendance, and to reconvene in the city commission chamber at 7:32 p.m. Commissioner Hasch seconded. Motion carried by the following vote:

- Aye: Commissioners Jackson, Hutchinson, Lambertz, Hasch, and Wentz.
- Nay: None.
- Time: 7:21 p.m.

The commission reconvened at 7:32 p.m.

Mayor Jackson announced there was no binding action taken.

Confidential Business Data (3)

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 7:44 p.m. Commissioner Hasch seconded. Motion carried by the following vote:

- Aye: Commissioners Jackson, Hutchinson, Lambertz, Hasch, and Wentz.
- Nay: None.
- Time: 7:33 p.m.

The commission reconvened at 7:44 p.m.

Mayor Jackson announced there was no binding action taken.

Commissioner Lambertz moved to authorize the city manager to negotiate a development agreement with Greg Conway and bring to the July 16 meeting for approval. Commissioner Hutchinson seconded. Motion carried.

ADJOURN

There being no further business, at 7:45 p.m. it was moved and seconded to adjourn.



/s/ Stacey Smith
City Clerk