

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

Wednesday, September 17, 2025 5:30 p.m.

The governing body met in regular session September 17, 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, and Finance Director Amber Farha.

Visitors: Russell Gagnon, Aaron Wachsnicht, Alice Bachand, Tim Beims, Jordan Budreau, Gina Rasure, Dennis Hoth, Brenda Gilliland, Doug Hutchinson, Brett Denham. Staff present: Bruno Rehbein, Building Inspector; Chris Atkins, Parks & Recreation Director; Brent Gering, Police Chief; Jeremy Arnold, Utilities 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 Hutchinson moved to approve the agenda. Commissioner Wentz seconded. Motion carried.

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

Constitution Week Proclamation

The USD 333 4th grade class was in attendance, and recited the Preamble to the US Constitution. The Mayor read the proclamation, and declared September 17-23 as Constitution Week.

PUBLIC COMMENTS

None.

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

Community Activities Center

On September 3, the city commission directed staff to pursue reducing the cost of construction to the facility, and determine costs associated with making the gym space KSHSAA-compliant.

Estimates were received on each module in order to determine the importance of each to move forward.

Large B2B Community Center Plan	\$8.9M
(two gyms with seating for 250 each, multipurpose room, space for tot lot)	
Site Improvements	\$1.0M
Total Base B2B Project (Construction Only)	\$9.9M
Add / Alt No. 1 – Add Dedicated Pickleball Courts	\$1.2M
Add / Alt No 2 – Add Elevated Walking Track	\$0.7M
Add / Alt No 2 – Add Tot Lot Jungle Gym Equipment	\$0.3M
Add / Alt No. 4 – Add KSHSAA-Compliant Gyms	\$3.9M
(two gyms with seating for 500 each, +HVAC, +Locker Rooms, + Restrooms, +Lobby Space)	
Furniture, Fixtures, Equipment	\$0.3M
Owner Contingency	\$0.3M
Design Fees (6%-8%)	Depends on Add / Alts Selected

After discussion, it was decided the additional costs to make the space KSHSAA-compliant were too costly. The agreed-upon design is estimated at \$13.824 million, which includes the pickleball courts, tot lot and elevated track.

ACTION AGENDA *(Action Expected)*

Minutes of September 3, 2025 Meeting

Commissioner Hutchinson moved to approve the minutes of September 3, 2025. Commissioner Hasch seconded. Motion carried.

Appropriation Ordinance #17

Commissioner Wentz moved to approve appropriation ordinance #17. Commissioner Hutchinson seconded. Motion carried.

Resolution 2025-2211 – Support for Housing Tax Credit Application

There was presented to the City Commission a Resolution supporting a housing tax credit application for TransEquity Development.

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. 2025-2211, was signed and approved by the Mayor and attested by the Clerk.

REPORTS

Manager’s Report

Amy Lange said staff is preparing for Fall Fest.

Staff Reports

John Christensen said Fire Prevention Week is October 6-11. There will be a pancake feed on October 12.

Bruno discussed the demo report that was placed in the packet. He updated the commission on certain commercial buildings in need of repair.

Brent Gering said the department is educating the public on campers parked on city streets. He reminded them of Cops & Cones on September 26. They will be putting flyers on vehicles downtown notifying owners to move off the street during Fall Fest.

Stacey Smith stated that the FEMA project from January 2024 is nearly complete, with the check of \$42,851.07 being received. The damage was from water mains breaking due to extreme cold.

Mayor/Commissioner Comments & Reports

None.

ADJOURN

There being no further business, at 6:38 p.m. it was moved and seconded to adjourn.



/s/ Stacey Smith
City Clerk