



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

Wednesday, June 17, 2026 5:30 p.m.

The governing body met in regular session June 17, 2026, at 5:30 p.m. in the City Commission Room at City Hall, with the following members being present: Commissioners Jackson, Lambertz, Hutchinson, Hasch, and Wentz.

Absent: None.

Other Officers: City Manager Amy Lange, City Attorney Justin Ferrell, and Finance Director Amber Farha.

Visitors: Russell Gagnon, Caleb Lausen, Stacey Smith, Sheila Jackson, Mike Cleveland, Jesse Pounds, Melissa Swenson, Janet Pearson, Julia Galm, Doug Hutchinson, Tim Beims, Dennis Hoth, Steven Conner, Michael Miller, David Vignery, Rick Barrett. Staff present: Jeremy Arnold, Utilities Director; Brent Gering, Police Chief; John Christensen, Fire Chief; Shane Kisby, Public Works Director; Tim Jessup, Building Inspector; Chris Atkins, Parks & Recreation Director.

There being a quorum present, Mayor Hutchinson 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 Wentz seconded. Motion carried.

PUBLIC COMMENTS

None.

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

Cloud Village Budget Request

Sheila Jackson discussed the completion of re-amortizing the loan that was scheduled to mature in 2028. This was done at 5% interest rate for 20 years to allow for Cloud Village to remain low income until 2046.

She requested \$7,200 to supplement day to day expenses, the same as in past years.

CloudCorp Budget Request

Tim Beims presented the CloudCorp request. He discussed a new level of funding that has been created with corporate donors, with two secured so far. He also hit on some of the accomplishments and objectives for the year.

CloudCorp requested \$73,000, the same funding as last year.

Brown Grand Theatre Budget Request & Report

Executive director Melissa Swenson introduced the board members in attendance. She gave information on all that has been accomplished over the last five years, since she became the executive director. First, she stated that the budget has grown 376% over that time. She also stated they brought in over 10,000 people in the last year. According to Americans for the Arts, the Brown Grand has a nearly \$400,000 economic impact in Concordia each year.

The Brown Grand is requesting \$5,000 for general operations funding for 2027.

PUBLIC HEARING

Establishing a Reinvestment Housing Incentive District – 11th Street Duplexes

Mayor Hutchinson opened the public hearing.

Among other business, in accordance with Resolution No. 2026-2229 published on June 4, 2026, in the Concordia Blade-Empire, a public hearing was held by the governing body related to the proposed establishment of a Reinvestment Housing Incentive District within the City and adopting a plan for the development of housing in such District. At the hearing, the project proposed for the District was identified and explained. Following the presentation, all interested persons were afforded an opportunity to present their views on the establishment of the District and the proposed project.

Mayor Hutchinson closed the public hearing.

ACTION AGENDA *(Action Expected)*

Ordinance 2026-3244 Establishing a Reinvestment Housing Incentive District

Following the close of the public hearing, there was presented to the governing body an Ordinance entitled:

AN ORDINANCE OF THE GOVERNING BODY OF THE CITY OF CONCORDIA, KANSAS ESTABLISHING A REINVESTMENT HOUSING INCENTIVE DISTRICT WITHIN THE CITY AND ADOPTING A PLAN FOR THE DEVELOPMENT OF HOUSING AND PUBLIC FACILITIES IN SUCH DISTRICT, AND MAKING CERTAIN FINDINGS IN CONJUNCTION THEREWITH THE 11TH STREET DUPLEXES REINVESTMENT HOUSING INCENTIVE DISTRICT

Commissioner Jackson moved that the ordinance be passed. The motion was seconded by Commissioner Hasch. The ordinance was duly read and considered, and upon being put, the motion for the passage of the ordinance was carried by the vote of the governing body as follows:

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

Nay: None.

The Mayor declared the ordinance duly passed and the ordinance was duly numbered Ordinance No. 2026-3244, and signed by the Mayor and attested by the City Clerk, and was directed to be published one time in the official City newspaper.

Minutes of June 3, 2026 Meeting

Commissioner Lambertz moved to approve the minutes of June 3, 2026. Commissioner Wentz seconded. Motion carried.

Appropriation Ordinance #11

Commissioner Jackson moved to approve appropriation ordinance #11. Commissioner Wentz seconded. Motion carried.

Airport Advisory Board Appointments

Two positions will expire in July. Two expressions of interest were received. The board recommended reappointing current board member Brian Donovan, and to appoint new board member Brandon Brundridge.

Commissioner Lambertz moved to appoint Brian Donovan and Brandon Brundridge to the airport advisory board. Commissioner Hasch seconded. Motion carried.

REPORTS

Manager's Report

Amy Lange shared that we closed on 1103 St. Joseph Circle today. City Clerk preliminary interviews were held this week and final interviews will be next week. The Frank Carlson Library is holding their 50-year celebration on Saturday, June 27th at 1pm and all are invited to attend.

Staff Reports

Brent Gering reported that he will be bringing an e-bike and e-scooter ordinance to the next commission meeting for consideration. This has been a hot topic on social media and in the public recently.

John Christensen stated that they have completed the Fire 2 class with all full-time employees passing. An inspector class was started June 1 and should be completed in August.

Tim Jessup apologized on his delay in completing nuisances. There are some out now with more coming soon.

Mayor/Commissioner Comments & Reports

Commissioner Wentz asked about the status of the downtown improvement project we awarded at the old Meg's Grooming building on 6th Street. Tim Jessup shared that he had seen some demolition work inside the building about a month ago, but hadn't heard much on the project since then. She then asked about the status of the condemned building on 6th Street. Tim said that there hasn't been much progress, but the owner has retained a lawyer and the public hearing is set for July 15th. Last, she asked how much extra it cost the city when the jail was closed. Police Chief Gering said they tried to long form individuals instead of taking them directly to jail when it was possible. He did not think there was much extra cost.

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, Justin Ferrell, Tim Beims and Jesse Pounds in attendance, and to reconvene in the city commission chamber at 6:35 p.m. Commissioner Wentz seconded. Motion carried by the following vote:

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

Nay: None.

Time: 6:18 p.m.

The commission reconvened at 6:35 p.m.

Mayor Hutchinson announced there was no binding action taken.

City Manager Lange explained the Development Agreement between the City, County and Sunflower Electric Power Corporation for development of Lots 12, 13 & 14 in Concordia Industrial Park. This agreement results in a commitment from the City for design, construction administration, construction observation, and construction of water and sanitary sewer, while the County is committing to build a new street and storm sewer improvements. These public infrastructure improvements will provide for future development of several lots within the Concordia Industrial Park in addition to the three lots intended for development by Sunflower Electric.

Commissioner Lambertz moved to authorize the mayor to sign the Development Agreement with the Cloud County Commission and Sunflower Electric Power Corporation. Commissioner Hasch seconded. Motion carried.

Attorney-Client Privilege

Commissioner Jackson moved that the City Commission recess into executive session consultation with an attorney for information deemed privileged in the attorney-client relationship exception, K.S.A. 75-4319 (b)(2) with Amy Lange and Justin Ferrell in attendance, and to reconvene in the city commission chamber at 6:47 p.m. Commissioner Wentz seconded. Motion carried by the following vote:

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

Nay: None.

Time 6:37 p.m.

The commission reconvened at 6:47 p.m.

Mayor Hutchinson announced there was no binding action taken.

Non-Elected Personnel

Commissioner Lambertz moved that the City Commission recess into executive session to discuss employment/personnel issues pursuant to the non-elected personnel matter exception, K.S.A. 75-4319 (b)(1) with Amy Lange and Justin Ferrell in attendance, and to reconvene in the city commission chamber at 7:00 p.m. Commissioner Hasch seconded. Motion carried by the following vote:

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

Nay: None.

Time 6:48 p.m.

The commission reconvened at 7:01 p.m.

Mayor Hutchinson announced there was no binding action taken.

ADJOURN

There being no further business, at 7:01 p.m. it was moved and seconded to adjourn.



/s/ Amber Farha
Deputy City Clerk