



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

Wednesday, June 3, 2026 5:30 p.m.

The governing body met in regular session June 3, 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 and City Attorney Justin Ferrell.

Visitors: Russell Gagnon, Caleb Lausen, Jordan Budreau, Julie Willoughby, Melissa Swenson. Staff present: Jeremy Arnold, Utilities Director; Brent Gering, Police Chief; John Christensen, Fire Chief; Shane Kisby, Public Works Director.

There being a quorum present, Mayor Hutchinson called the meeting to order.

There was no invocation. The Pledge of Allegiance was recited.

APPROVAL OF AGENDA

Commissioner Lambertz moved to approve the agenda. Commissioner Hasch 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.

ACTION AGENDA *(Action Expected)*

Minutes of May 20, 2026 Meeting

Commissioner Wentz moved to approve the minutes of May 20, 2026. Commissioner Lambertz seconded. Motion carried.

Appropriation Ordinance #10

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

Resolution 2026-2235 – Return of Proceeds

There was presented to the City Commission a Resolution determining the structure at 311 W. 2nd to be safe and secure, and to return insurance proceeds in the amount of \$10,570.95.

Thereupon, on motion of Commissioner Lambertz, seconded by Commissioner Wentz, the Resolution was adopted by the following roll call vote:

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

Nay: None.

Thereupon, the Mayor declared said Resolution passed and the Resolution was then duly numbered Resolution No. 2026-2235, was signed and approved by the Mayor and attested by the Clerk.

Sale of Real Estate – Gift to O'Connor Animal Shelter

The City received a gift of real estate in Republic County in January 2025 for the benefit of the O'Connor Animal Shelter. This property has been through probate court and is now authorized to be sold. The neighboring property owners would like to purchase it at full appraised value.

Commissioner Hasch moved to approve the sale of the real estate gifted to the O'Connor Animal Shelter and authorize the Mayor to sign the Beneficiary Acknowledgement, Consent and Approval of Sale of Real Estate document. Commissioner Wentz seconded. Motion carried.

Brown Grand Windows

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. This bid was rejected.

The City budgeted \$50,000 in CIP for this project, with a local match for grant funding. Grant applications were denied. On March 30, 2026 the City received approval for participation in the State Rehabilitation Tax Credit Program for \$100,000 for this project. The City would be responsible to secure a buyer for the tax credits, which are estimated at \$0.90 to \$0.95 / dollar. The City would then receive 40% of the tax credits purchased, or approximately \$36,000 to \$38,000.

A reduced-scope project for completion of 17 windows at a cost of \$150,000 is being proposed. Funding would be \$92,450 from CIP, \$38,000 State Rehabilitation Tax Credit Program and \$19,550 from General Fund reserves.

Commissioner Hasch moved to approve the reduced-scope quote of \$150,000 from Sprowls Construction & Restoration, LLC pending the successful sale of the State Rehabilitation Tax Credits. Commissioner Wentz seconded. Motion carried.

Federal Funds Exchange for 2026

The City's banked federal funds stand at \$73,801.09. By exchanging these funds at the state level, the City would receive \$66,420.98. Shane Kisby provided a list of projects for which the funds could be used.

Commissioner Lambertz moved to authorize the Mayor to sign the request to exchange federal funds in the amount of \$73,801.09, and to apply for reimbursement of \$66,420.98. Commissioner Jackson seconded. Motion carried.

REPORTS

Manager's Report

Amy Lange shared that she had Kansas League of Municipalities meetings coming up as well as the next Coffee Connection that will be held next Friday, June 12th beginning at 7:30am at the OCCK office.

Staff Reports

Shane Kisby gave an update on the tree damage cleanup, stating that all sections are complete with the exception of section 4 that would be started Thursday, June 4th. He explained that there have been several machine issues during the cleanup and thanked City staff as well as Cloud County Road & Bridge for donating equipment and personnel to help with the cleanup efforts. As of today, they had hauled off 465 loads of brush and had invested 745 man hours. Once this cleanup is complete, the streets department will be back to regular maintenance and working on removal and replacement of the planter boxes downtown, to be completed by the end of August. He gave an update on the 7th & Doster and 11th & Highland Drive street projects. Both sites have been milled off and the 11th Street site is set to be paved on June 15th. He also stated that parts were received and repairs made on the 6th and Lincoln pedestrian crossing signals.

Mayor/Commissioner Comments & Reports

Commissioner Wentz thanked city crews for their work on the limb cleanup.

Commissioner Hasch expressed her gratitude that the city pool is open.

ADJOURN

There being no further business, at 5:54 p.m. it was moved and seconded to adjourn.



/s/ Amber Farha
Deputy City Clerk