

CITY OF OSAGE CITY
COUNCIL MEETING
July 25, 2023

ROLL CALL: Now on this 25th day of July 2023, the Governing Body of the City of Osage City, Kansas, met at the Osage City Council Chamber in said City. The following members being present and participating to wit: Mayor Bruce Schoepflin. Council Members: Cathryn Houghton, Brian Stromgren, Mike Gilliland, Shirley Bausman, Eric Tincher, Sharon Larson, Jeanette Swarts. Excused: Jeff Tice. Officials present: Rod Willis, City Manager; Katie Hodge, Deputy City Manager /City Treasurer; Dale Schwieger, Utilities Director; Sadie Boos, City Clerk. Excused: Rick Godderz, City Attorney. Others: Ross Wheeler, Colby Capital; and Rylie Oswald Al-Awhad, Herald-Chronicle

APPROVAL OF THE AGENDA:

Motion by Tincher, second by Swarts to approve the agenda. The motion was declared carried.

RECOGNITION OF VISITORS: None

APPROVAL OF THE CONSENT AGENDA:

1. Approval of July 11, 2023 Regular Meeting Minutes

Motion by Swarts, second by Stromgren to approve the consent agenda. The motion was declared carried.

BUSINESS BEFORE THE COUNCIL:

1. **Approval for a parking lot variance on the new Dollar General store to be built and located at 111 South Martin Street as recommended by Planning and Zoning following the Public Hearing held July 5, 2023 at 7:00 p.m. The following 14-day protest period ended July 19, 2023 with no objections received.**

Background on the parking lot variance for fewer parking stalls and shorter parking stalls from Zoning Regulations requirements was given by City Manager Rod Willis. Ross Wheeler of Colby Capital was present to answer questions about the parking lot variance for the new Dollar General Store. Council Member Sharon Larson asked Ross Wheeler why Osage City needs two Dollar General stores in town and who owns the existing store. Ross Wheeler replied their retail market study supports a store on the west side due to the volume of highway traffic. Ross Wheeler stated he did not know who owns the existing Dollar General store which is different ownership.

Motion by Tincher, second by Stromgren to approve the parking lot variance for the new Dollar General. Roll call vote: Houghton “Yea”, Stromgren “Yea”, Gilliland “Yea”, Bausman “Yea”, Tincher “Yea”, Larson “Nay”, Swarts “Nay”. The motion was declared carried 5–2.

- 2. Approval for a conditional use permit for a new metal home at 1013 Brant Street to be constructed by Dean Davidson as recommended by Planning and Zoning following the Public Hearing held July 5, 2023 at 7:00 p.m. The following 14-day protest period ended July 19, 2023 with no objections received.**

Motion by Gilliland, second by Houghton to approve the conditional use permit for a new metal home at 1013 Brant Street constructed by Dean Davidson. The motion was declared carried.

- 3. Set a Budget Hearing on August 22, 2023 at 7:00 p.m. for the 2023 natural gas fund amending from the adopted \$1,239,019 expenditures to proposed amended expenditures of \$1,841,819 due to higher natural gas prices in 2023 – Deputy City Manager/City Treasurer Katie Hodge**

Deputy City Manager/City Treasurer Katie Hodge explained the proposed budget amendment results from the large increase in natural gas prices since 2022, when the 2023 annual budget was approved in August of 2022, and the actual 2023 natural gas prices that occurred. The budget amendment will prevent a 2023 budgeted gas fund violation from purchasing gas at the higher prices.

Motion by Larson, second by Houghton, to set the Public Hearing for amending the gas fund on August 22, 2023 at 7:00 p.m. The motion was declared carried.

- 4. Approval of the NCS Ubiquiti UniFi & Enterprise Switches in the amount of \$12,735.48 total for the Network Switch Replacement Project as included in the adopted 2023 Annual Budget – Deputy City Manager/City Treasurer Katie Hodge**

Deputy City Manager/City Treasurer Katie Hodge explained the switches were continuing to update our computer/communication point-to-point systems due to technical support ending on older equipment with continual updates over time being included in annual budgets.

Motion by Tincher, second by Gilliland to approve the NCS Ubiquiti Switches in the amount of \$12,735.48 total.

- 5. Project updates as requested by Council Member Brian Stromgren**

Updates were given on the Flint Hills Trail, Street & Sanitation activities, sewer system progress, nuisance abatement properties. Information item – No action needed.

- 6. Authorize Mayor Schoepflin to sign the letter of understanding of the services to be provided by Jarred, Gilmore & Phillips for the year ended December 31, 2023 annual audit – Deputy City Manager/City Treasurer Katie Hodge**

Motion by Tincher, second by Gilliland to authorize Mayor Schoepflin to sign the letter of understanding of the services to be provided by Jarred, Gilmore & Phillips for the year ended December 31, 2023 annual audit. The motion was declared carried.

- 7. Kansas Municipal Gas Agency (KMGA) Executive Committee authorized consultant WoodRiver Energy (WRE) on a one-year term basis for full requirements supply and operational management with fixed pricing, first of month index pricing or a combination. Each member city can choose the ratio between First of Month (FOM) pricing and Fixed Pricing for the year. Rate examples shown for Osage City are total first of month, total fixed, 50% first of month and 50% fixed price combination – City Manager Rod Willis - Tabled on July 11th to direct city staff to contact KMGA to find out the fixed price ratio to first of month price ratio other cities were choosing. The majority of the cities are going with the default option of 60% fixed price to 40% first of month price for winter months, with less fixed and more first of month in the summer months – Utilities Director Dale Schwieger**

City Manager Rod Willis gave the background on WoodRiver Energy consultant services to provide full requirements gas supply and operational management to KMGA for their member cities. Utilities Director Dale Schwieger explained the majority of the cities are going with the default option of 60% fixed price to 40% first of month price for the winter months, with less fixed and more first of month in the summer months. Information only – No action needed.

- 8. Kansas Department of Health and Environment (KDHE) selection letter from William Carr, Assistant Director, Bureau of Water to apply for a loan of \$100,000 with estimated \$49,000 in loan forgiveness for service line inventory, replacing lead service line, or galvanized service lines downstream of lead components. Every city is required to conduct the lead/copper survey of service lines – Utilities Director Dale Schwieger**

Utilities Director Dale Schwieger explained the KDHE selection letter for Osage City to apply for a \$100,000 loan with \$49,000 estimated loan forgiveness as an option to complete the service line inventory and replacing lead, galvanized and copper service lines. Information only – No action needed.

- 9. Workshop presentation by Jim Kaup on Regulation of the Use of Land by Cities in Kansas is set for Planning & Zoning on Wednesday August 16, 2023 at 7:00 p.m. Jim Kaup is the attorney who prepared a set of zoning and sub-division regulations for Osage City in 2009-2010. City Council Members and City Staff are invited to attend if interested – City Manager Rod Willis**

Information only – No action needed.

- 10. Mayor's Summit Meeting on Thursday July 27, 2023 at 6:30 p.m. hosted by the City of Burlingame at the Burlingame Community Center.**

Information only – No action needed.

ADJOURNMENT:

At the request of Council Member Tincher and on his motion, seconded by Council Member Houghton and carried unanimously, the meeting adjourned.

APPROVED: _____
Bruce E. Schoepflin, Mayor

ATTESTED: _____
Sadie Boos, City Clerk