

CITY OF OSAGE CITY

COUNCIL MEETING

September 28, 2021

ROLL CALL: Now on this 28th day of September 2021 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 were: Mayor: Becky Brewer. Council Members: Dale Schwieger, Jim Peterson, Bruce Schoepflin, Karey Heiserman and Sharon Larson. Council Members: Mike Gilliland, Cathryn Houghton and Jeanette Swarts were excused. Officials present: Rick Godderz, City Attorney; Rod Willis, City Manager; Katie Hodge, City Treasurer; Terri Fultz, City Clerk and Sadie Boos, Deputy City Clerk. Others present: John Gill, Donna Thompson, John Terry and Eric Tincher

APPROVAL OF THE AGENDA:

Motion made by Schwieger, second by Schoepflin to approve the amended agenda. The motion was declared carried.

RECOGNITION OF VISITORS: None

APPROVAL OF THE CONSENT AGENDA:

- 1. Approval of September 14, 2021 Regular Meeting Minutes.**
- 2. Approval of League of Municipalities (LKM) Voting Delegates as follows: Delegate 1 – Rod Willis, Delegate 2 – Terri Fultz, Alternate 1 – Katie Hodge, Alternate 2 – Sadie Boos.**

Motion made by Heiserman, second by Schwieger to approve the consent agenda. The motion was declared carried.

BUSINESS BEFORE THE COUNCIL:

- 1. Authorize Electric Fund payment of \$239,133.00 for the City of Osage City share of the Grand River Dam Authority (GRDA) extraordinary costs incurred during the February 2021 winter storm event. GRDA supplies 2 MW firm power 24/7 to Osage City. GRDA experienced \$102,338,191.00 extraordinary power costs from natural gas prices in generating for customers. Osage City was able to operate our power plant during the winter storm event resulting in \$346,041.95 KMEA/EMP3 credit to offset the \$239,133.00 GRDA extraordinary costs to Osage City:**

Motion made by Larson, second by Peterson to approve the payment in the amount of \$239,133.00 to KMEA for the Grand River Dam Authority (GRDA) for the costs incurred during the February 2021 extreme weather event and to pay the total in one lump sum payment. The motion was declared carried.

2. Discussion on John Gill request for property access easement across City owned property west of Jones Park:

City Manager Rod Willis gave the recommendation to wait until there is actual planned future development to John Gill's property before any access easement or street development would be considered.

3. Neighborhood Revitalization Plan (NRP) for Osage City:

City Manager Rod Willis made the changes as requested by the City Council. If the presented draft is acceptable it will be presented to the other taxing entities for their comments.

Motion made by Schwieger, second by Larson to approve the Neighborhood Revitalization Plan as drafted with approval to present to the other taxing entities in Osage City and to the Osage County Commission for input. The motion was declared carried.

4. Rural Housing Incentive District (RHID) for Osage City:

City Manager Rod Willis explained that one of the main requirements in order to develop a Rural Housing Incentive District Plan is to do a Housing Need Analysis. This analysis can be done by internal staff or to hire an outside company. Either one is acceptable.

The four bullet point items needed to do the study are: Shortage of quality housing; Shortage is expected to persist; Shortage is a substantial deterrent to future economic growth; and Development of quality housing is dependent on incentives. Once this is done, a Public Hearing would be held for community input. To proceed a Resolution would need to be passed. The Rural Housing Incentive District Plan would then have to be presented to the State and all taxing entities.

It was the general consensus of the City Council to direct staff to find out the cost of an outside company to do the Housing Need Analysis before deciding whether to do it internally or by an outside source.

5. City Manager Updates:

- Today was current Director of Utilities Kris Kline's last day with the City. The position has been advertised in the Osage County Herald Chronical, Osage County Online News and with the Kansas Municipal Utilities along with being on the City's Website.
- The ditch regrading work was done by the Street Department at 524 Lakin Street.
- The Sanitary Sewer System Improvement Project is progressing a little faster due to the area the contractor is working on is not as deep and the ground is more stable.
- KDOL Safety Inspection was done. The results from the inspections at each department were very good, as a few minor safety issues need to be rectified.
- Evergy made a visit today to the future Solar Farm site. A tower service company was on sit to look at where the solar panels would be placed and said there would be no problem in doing the work to develop the Solar Farm. Staff asked if Evergy would consider allowing the City to wait to begin construction until 2025 when the GRDA contract for power will be up. Evergy said that would be allowable to wait.

- Rod would be attending the KMG/KMEA Annual Meeting on Thursday. It will be a virtual meeting this year.
- There will be a Flint Hills Trail meeting with the State on Friday that Rod will attend. It is a virtual meeting.
- The League of Kansas Municipalities Annual Conference will be held of October 9, 10 and 11 in which Rod, Terri and Katie will attend.
- There is news that the Attorney General will be taking bids for a firm to litigate the extreme winter event that occurred in February of this year for the high prices paid for power.

6. Council Member Sharon Larson – Road Overlay work on North 13th Street:

Council Member Schoepflin explained the ripples are extra gravel that will be cleaned off by the street sweeper after being allowed to work into the newly oiled surface for a few days.

7. Set a Public Hearing for October 12, 2021 for Application for CDBG Grant Star Block Building:

Motion made by Schwieger, second by Schoepflin to set a Public Hearing for October 12, 2021 at 7:00 p.m. in the City Council Chamber for the purpose of considering an application to be submitted to the Kansas Department of Commerce for Small Cities Community Development Block Grant Funds for the Star Block Building at 520-522 Market Street. The motion was declared carried.

8. Executive session for financial affairs of second parties to include Mayor and City Council, City Attorney, City Clerk, City Treasurer, and City Manager:

Motion made by Heiserman, second by Larson at 7:47 p.m. to recess to Executive Session for a period of 2 minutes for the purpose of Financial Affairs of Second Parties to include the Mayor, City Council, City Attorney, City Clerk, City Treasurer and City Manager. The motion was declared.

At 7:49 p.m. the Mayor declared the meeting back into open session with no formal action taken.

ADJOURNMENT: *At the request of Council Member Schwieger at 7:52 p.m., and on his motion, seconded by Council Member Heiserman and carried unanimously, the meeting adjourned.*

APPROVED: _____ ATTESTED: _____

Rebecca Brewer
Mayor

Teresa Fultz
City Clerk