

**CITY OF OSAGE CITY**  
**COUNCIL MEETING**  
**November 26, 2024**

**ROLL CALL:** Now on this 26<sup>th</sup> day of November 2024, 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, Brian Stromgren. Council Members: Susan Smith, Mike Gilliland, Shirley Bausman, Mike Handly, Jeanette Swarts, Cathryn Houghton, Jeff Tice, Kathy Ayers. Officials present: Rick Godderz, City Attorney; Katie Hodge, City Manager; Sadie Boos, City Treasurer; Amy Woodward, City Clerk; Dale Schwieger, Utilities Director; Jim Welch, Code Inspector. Others Present: Waldo Margheim, P.E., Burns & McDonnell; Rose Mary Saunders, Ranson Financial; Ronnie & Regina Combs; Colton Jenkins, Applicant for Planning & Zoning Committee.

**APPROVAL OF THE AGENDA:**

*Motion by Tice, second by Handly to approve the agenda. The motion was declared carried (8-0).*

**RECOGNITION OF VISITORS:** Daniel Davis, Osage County Herald-Chronicle; Sharon Larson; Peggy Myers; Merrilee Meisner; Rod Willis (Via Video)

**APPROVAL OF THE CONSENT AGENDA:**

1. Approval of November 12, 2024 Regular Meeting Minutes
2. Approval of Colton Jenkins to join the Planning & Zoning Committee

*Motion by Swarts, second by Tice to approve the consent agenda. The motion was declared carried (8-0).*

Cathryn Houghton welcomed Colton Jenkins as a new member of the Planning & Zoning Committee

**BUSINESS BEFORE THE COUNCIL:**

**1. Phase 2 Sewer Improvement Project-Waldo Margheim, P.E., Burns & McDonnell**

Waldo Margheim reviewed the adjusted bid for the 2023 Sanitary Sewer Improvement Project. Contractor has requested a change order of \$40,000 due to the amount of time that has lapsed between the bid acceptance and KDHE funding the project, which delayed the project start. Asking for approval of notice to proceed.

Margheim then reviewed the East Area Sanitary Sewer Project. While the bid was accepted in August, there was also a delay in KDHE closing the loan for the project. No pricing changes.

Pre-construction meeting is scheduled for Tuesday, December 3<sup>rd</sup> for both projects. Margheim is looking for approval on the notice to proceed to get the projects kicked off.

*Motion by Tice, second by Smith to approve the contract with Infrastructure Solutions, LLC. The motion was declared carried. (8-0).*

*Motion by Gilliland, second by Tice to approve the Notice to Proceed for Infrastructure Solutions, LLC. The motion was declared carried. (8-0)*

*Motion by Smith, second by Bausman to approve the contract with Municipal Pipe Tool, LLC. The motion was declared carried. (8-0).*

*Motion by Houghton, second by Ayers to approve the Notice to Proceed for Municipal Pipe Tool Co., LLC. The motion was declared carried. (8-0).*

**2. Final bills for the Star Block project close out (Action Required)-Rose Mary Saunders, Ranson Financial.**

Rose Mary Saunders reviewed the current status of the Star Block project as it is nearing closure. A punch list is being worked through by the contractor to finalize the project. Saunders recommended Council approve the final estimate but hold the check until the punch list is complete. The final estimate is \$104,667.00, requesting \$47,500 from grant, Nathan Willis will pay the remaining balance \$57,167.00

*Motion by Smith, second by Tice to pay the final estimate of \$104,667.00, of this the grant amount is \$47,500.00 for a balance of \$57,167.00 to be paid by Nathan Willis. The motion was declared carried. (8-0).*

**3. Hearing for 204 Lakin planter in the right-of-way (Action Required)-Ronnie and Regina Combs, Property Owner and Jim Welch, Code Administrator**

Ronnie & Regina Combs, Sharon Larson, Peggy Myers, and Merrilee Meisner addressed Mayor and Council regarding the right-of-way. City Attorney, Rick Godderz advised Mayor and Council Mr. & Mrs. Combs had retained an attorney in the matter, the attorney was not present at the hearing. Godderz advised that neither the City or himself could advise in this matter due to client/attorney privilege.

*No Action Taken*

**4. Approve Ordinance 1693 to repeal Ordinance 1221 United Telephone Franchise fee (Action Required)-Katie Hodge, City Manager**

Katie Hodge, City Manager, explained the reason for repealing Ordinance 1221.

*Motion made by Swarts, second by Tice to approve Ordinance No. 1693 repealing Ordinance No. 1221 granting a franchise to the United Telephone Company of Iowa, dba, UTC of Eastern, Kansas. The motion was declared carried (8-0).*

**5. Stormont Vail Lease Agreement 5-year renewal option (Action Required)-Katie Hodge, City Manager**

Katie Hodge, City Manager, shared Stormont Vail's approval of a lease agreement to extend for another 5 years until December 29, 2029.

*Motion made by Houghton, second by Gilliland to approve the 5-year lease extension with Stormont Vail. The motion was declared carried (8-0).*

**6. Raising the demo reimbursement (Discussion & Potential Action)- Katie Hodge, City Manager**

Katie Hodge, City Manager, shared the proposal to raise the demolition reimbursement agreement, which aligns with the Strategic Plan.

*Motion made by Swarts, second by Gilliland to raise maximum participation amount from \$2,500 to \$5,000 for contracted demolition reimbursements and landfill reimbursements for residential lots. The motion was declared carried (8-0).*

*Motion made by Handly to increase the maximum amount to \$5000 on residential infill lots and the same amount for new construction on commercial infill lots.*

*Handly withdrew his motion.*

*Motion made by Handly to increase the maximum participation amount for new construction on residential infill lots and for new construction on commercial infill lots from \$5,000 to \$10,000.*

*Handly amended his motion to be \$5,000 for residential and \$10,000 for commercial. Second by Ayers. Motion failed.*

*A roll call vote was conducted. Yea: Smith, Ayers, Ney; Houghton, Gilliland, Bausman, Tice, Handly, Swarts. The motion was rejected (2-6).*

*Motion made by Handly, second by Bausman to increase the maximum participation amount for new construction on residential infill lots to \$5,000 for new construction on residential infill lots and \$10,000. The motion was declared carried (8-0).*

*Motion made by Bausman, second by Gilliland to increase the maximum participation amount to \$10,000 for contracted demolition reimbursements and landfill reimbursements for commercial buildings. The motion was declared carried (8-0).*

**7. Approval of a contract with Governmental Assistance Services (G.A.S) apply for the Grid Resilience Grant**

Dale Schwieger, Utilities Director, shared the background for the application of the grants to move electrical utilities unground in areas where the city has minimal access to reconnect services.

*Motion made by Swarts, second by Handly to approve the contract with Governmental Assistance Services not to exceed \$11,300 for completing and submitting grant applications for the Electrical Grid Resilience Grant and the Build Kansas Fund. The motion was declared carried (8-0).*

**8. Potentially cancelling December 10, 2024 regularly scheduled council meeting and re-scheduling to December 17, 2024 at 7 pm due to potential lack of quorum**

Katie Hodge, City Manager, suggested rescheduling the 12/10/24 to 12/17/24 due to potential lack of a quorum due to a school function.

*Motion made by Tice, second by Handly to cancel the December 10, 2024 meeting. The motion was declared carried (8-0).*

*Motion made by Tice, second by Ayers to reschedule the December 10, 2024 meeting to December 17<sup>th</sup>, 2024 at 7 p.m. The motion was declared carried (8-0).*

**9. Cancel the December 24, 2024 regularly scheduled meeting due to the meeting landing on Christmas Eve (Action Required)-Katie Hodge, City Manager**

Katie Hodge, City Manager, discussed with Mayor and Council cancelling the December 24, 2024 meeting due to the date being Christmas Eve.

*Motion made by Smith, second by Houghton to cancel the December 24, 2024 meeting. The motion was declared carried (8-0)*

**10. Add Christmas Eve to the list of holidays for City Employees (Discussion/Potential Action Required)**

Katie Hodge, City Manager, discussed adding Christmas Eve as a holiday. During the previous 10 years the date has been designated as a holiday through annual Council approval.

*Motion made by Smith, second by Gilliland to designate Christmas Eve as a City Staff holiday going forward. The motion was declared carried (8-0)*

**11. Invitation to Chief Fred Nech's retirement party and last day with the City: December 17th at 12 pm**

Information Only

**12. Invitation to the Annual Holiday lunch for the City Employees and Council Members**

Information Only

**ADJOURNMENT:**

*At the request of Council Member Tice and on his motion, seconded by Council Member Handy and carried unanimously, the meeting adjourned.*

APPROVED:

Brian D. Stromgren  
Brian D. Stromgren, Mayor

ATTESTED:

Amy Woodward  
Amy Woodward, City Clerk

