

CITY OF OSAGE CITY
COUNCIL MEETING
November 28, 2023

ROLL CALL: Now on this 28th day of November 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, Jeff Tice, Eric Tincher and Jeanette Swarts. Excused: Sharon Larson. Officials present: Rick Godderz, City Attorney; Rod Willis, City Manager; Katie Hodge, Deputy City Manager /City Treasurer; and Dale Schwieger, Utilities Director. Excused: Sadie Boos, City Clerk. Others: Fred Hallowell, Fred Nech.

APPROVAL OF THE AGENDA:

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

RECOGNITION OF VISITORS: None

APPROVAL OF THE CONSENT AGENDA:

1. Approval of November 14, 2023 Regular Meeting Minutes

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

BUSINESS BEFORE THE COUNCIL:

1. **Approval of Rush Truck Center quote of \$182,490.00 to order a 2025 International HV507 SFA Truck which includes the American Equipment Company quote amount of \$83,311.00 for the 10' Warren Model WXL-10 Stainless Steel Dump Package, RV Plug, Monroe Front Snow Plow, and Warren Model EAC2400 salt spreader. Order date to completion for delivery could take up to 18 months – Streets and Sanitation Superintendent Fred Hallowell**

Streets and Sanitation Superintendent Fred Hallowell gave background on ordering the truck due to waiting period and equipment specifications to fit the needs of the Street Department. Discussion was held on purchasing a new truck versus a used truck and waiting until a later year to purchase a truck. The truck is being ordered through Source Well for delivery to Rush Truck Center for mounting the Dump Bed.

Motion by Gilliland, second by Houghton to approve the Rush Truck Center quote of \$182,490.00 to order a 2025 International HV507 SFA Truck and 10' Warren Model WXL-10 Stainless Steel Dump Bed Package. The motion was declared carried.

2. **Approval of NCS Replacement Server Project – Police Department in the amount of \$10,257.00 total for a Power Edge T350 Server at \$6,732.00 plus labor of \$3,525.00 to replace the current server with a crashed memory bank – Chief of Police Fred Nech**

Chief of Police Fred Nech explained the failing condition of the current server and the financial options of hosting Police Department files in the cloud at \$100,000 for ten years compared to keeping Police Department files in-house at \$10,257 with the purchase of a server that should last for ten years.

Motion by Tincher, second by Tice to approve the NCS Replacement Server Project for the Police Department in the amount of \$10,257.00 total. The motion was declared carried.

3. Authorize Mayor Schoepflin to execute the First Amendment to the Renewable Power Purchase Agreement between the City of Osage City and Evergy Kansas Central, Inc for the 1.75 MW Solar Project – Lindsay Freeman of Evergy Energy Partners

City Manager Rod Willis gave background on Evergy and the City agreeing to wait until 2024 to build the Solar Farm to save on extra electrical energy purchases for two years from the original build date. In addition, technology has advanced the efficiency of current solar panels and equipment compared to prior years, thus the 1.75 MW compared to the original 1.70 MW output. Production Tax Credits are now available to Evergy instead of Investment Tax Credits, plus the date needs to be changed to 2024.

Motion by Stromgren, second by Tice to authorize Mayor Schoepflin to execute the First Amendment to the Renewable Power Purchase Agreement between City of Osage City, Kansas and Evergy Kansas Central, Inc. The motion was declared carried.

4. Surveying and Mapping (SAM, LLC) Utility Mapping Project letter for locating utilities with global positioning system (GPS) equipment – Utilities Director Dale Schwieger

Utilities Director Dale Schwieger explained the SAM surveyors for the GPS on the utilities started today in the neighborhoods of Osage City. The trucks are marked with SAM logos.

5. Mayor and City Council is invited to the employee Annual Holiday Lunch on Friday December 15, 2023 from 12:00 p.m. to 1:30 p.m. at the Community Building. Please RSVP to Sadie Boos by Tuesday December 5, 2023 – City Clerk Sadie Boos

Information item only.

6. Kansas Department of Commerce Community Development Block Grant (CDBG) Memo on the Low-to-Moderate Income (LMI) Survey completed in 2023 met the CDBG requirements and the project activities meet the national objective of benefit to low-to-moderate income persons. The survey documented LMI of 62.76% benefit to low-to-moderate income – CDBG Specialist Timothy Parks

Information item confirming the LMI Survey performed by Governmental Assistance Services (GAS) for the City of Osage City meets the CDBG requirements and the project activities meet the national objective of benefit to low-to-moderate income persons.

7. Discussion on maintenance of properties regarding environmental nuisance issues not covered by existing nuisance and condemnation ordinances, i.e. inability to condemn properties still structurally sound, but inhabitable due to interior conditions that are addressed in the International Property Maintenance Code. Tabled October 24, 2023 – Code Administrator Jim Welch

Further discussion of the environmental nuisance issues on properties was held with the major hurdle being the ability of small communities to enforce noncompliance by landlords or by owners not having the financial ability to make the needed repairs to their property.

Motion by Stromgren, second by Houghton to not adopt maintenance of properties code for Osage City. Houghton “Yea”, Stromgren “Yea”, Bausman “Yea”, Tice “Yea”, Swarts “Yea”, Gilliland “Nay”, Tincher “Nay”. The motion was declared carried 6 to 2. Council Member Eric Tincher requested his “Nay” vote be reflected in the minutes from not hearing input from Code Administrator Jim Welch due to his absence.

8. Gas Operating Personnel’s Liaison With Other Public Officials is Thursday December 14, 2023 at 7:00 p.m. in the City Council room – Utilities Director Dale Schwieger

Utilities Director Dale Schwieger explained the Gas Operating Personnel’s Liaison Meeting is a requirement of operating a gas system within the City of Osage City.

9. Project Updates

Flint Hills Trail has the majority of concrete poured in place, but still lacking some drainage tubes at intersections with wet weather delaying the project temporarily. Landscape plantings are completed along the route.

Airport application for runway resurfacing and runway lighting is proceeding with Kirkham-Michael virtual meeting on needed details with Katie Hodge and Rod Willis.

Star Block Building received Kansas Historical approval on the window redesign submitted by Ben Moore Studio, so the windows can now be ordered to move the project forward.

10. Executive session for confidential data relating to financial affairs of second parties to include Mayor and City Council, City Attorney, Deputy City Manager/City Treasurer, Utilities Director, City Clerk and City Manager

Motion by Tincher, second by Gilliland to enter into executive session for confidential data relating to financial affairs of second parties for 5 minutes to include Mayor and City Council, City Attorney, Deputy City Manager/City Treasurer, Utilities Director and City Manager. The motion was declared carried.

Mayor Schoepflin declared the meeting in executive session at 7:56 p.m. Mayor Schoepflin declared the meeting back in open session at 8:01 p.m. with action to be taken.

Motion by Gilliland, second by Houghton to authorize payment of \$8,187.06 to Spencer Stromgren Lawncare for unpaid sub-contractor labor for Utility Solutions on the sewer project.

The motion was declared carried with Council Member Stromgren abstaining due to relationship.

ADJOURNMENT:

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

APPROVED: _____
Bruce E. Schoepflin, Mayor

ATTESTED: _____
Sadie Boos, City Clerk