

OSAWATOMIE CITY COUNCIL

AGENDA

June 12, 2025

6:00 p.m. | Memorial Hall | 411 11th Street

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Invocation
5. Consent Agenda
 - Consent Agenda items will be acted upon by one motion unless a Council member requests an item be removed for discussion and separate action.*
 - A. June 12, 2025 Agenda
 - B. May 22, 2025 Meeting Minutes
 - C. Pay Application(s)
 - Pro Design Contractors – Northland Interceptor - \$50,542.04
 - BG Consultants – Water Treatment Plant Design - \$13,980.00
 - BG Consultants – Water Distribution Design - \$51,856.00
 - BG Consultants – Northland Interceptor Sewer - \$3,013.00
 - BG Consultants – City Engineer (CMAR Procurement) - \$10,976.00
 - BG Consultants – KDOT/TA – John Brown & Levee Loop - \$3,900.00
 - BG Consultants – Golf Course Clubhouse Design - \$4,364.00
 - D. Special Event Permit(s)
 - Midwest Endurance Race Company – Ultrapaalooza – September 26-28, 2025
 - E. Comments from the Public
 - Citizen participation will be limited to 5 minutes. Stand & be recognized by the Mayor.*
6. Public Hearing
7. Presentations, Proclamations, and Appointments
 - A. Appointment – Mariah Curtis – Arts Commission
8. Unfinished Business
 - A. Resolution 1309 – 6th Street Acceptance of Final Completion & Release of Retention
 - B. Resolution 1311 – Accepting Proposal for 500/510 Main and Authorizing Negotiations
9. New Business
 - A. Resolution 1312 – Approving change to Aetna for Employee Health Insurance
10. Council Report
11. Mayor's Report
12. City Manager & Staff Report
 - A. Update on Water Treatment Plant Design and CMAR Procurement Process
13. Adjourn

NEXT REGULAR MEETING – June 26, 2025

OSAWATOMIE CITY COUNCIL
AGENDA

June 26, 2025

6:00 p.m. | Memorial Hall | 411 11th Street

1. Call to Order
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5. Consent Agenda
 - Consent Agenda items will be acted upon by one motion unless a Council member requests an item be removed for discussion and separate action.*
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 - D. Special Event Permit(s)
6. Comments from the Public
 - Citizen participation will be limited to 5 minutes. Stand & be recognized by the Mayor.*
7. Public Hearing
8. Presentations, Proclamations, and Appointments
9. Unfinished Business
 - A. Charter Ordinance 23 – Revisions to Charter Ordinance 10 - Transient Guest Tax Regulations
10. New Business
 - A. Resolution ____ - 2026 Budget Policy
 - B. Resolution ____ - 2025 RNR Notice to County Clerk for 2026 Budget
11. Council Report
12. Mayor's Report
13. City Manager & Staff Report
14. Adjourn

NEXT REGULAR MEETING – July 10, 2025

Osawatomie, Kansas. **May 22, 2025.** The Council Meeting was held at Memorial Hall located at 411 11th Street. Pro Tem Mayor Lawrence Dickinson called the meeting to order at 6:00 p.m. Council members present were: Schasteen, Diehm, Dickinson, Henness, and Filipin. Mayor Hampson and council members Macek, Bratton and Caldwell were absent. City Staff present at the meeting were: City Manager Bret Glendening, Deputy City Manager Michele Silsbee. and City Clerk Tammy Seamands. Members of the public were: John Wastlund, Eunice Mollett and GW Weld.

INVOCATION. – Pastor John Wastlund, The Well Wesleyan Church

CONSENT AGENDA. Approval of May 22, 2025 Agenda, May 22, 2025 Council Minutes, Special Event Permit - Dale & Jo's Fireworks Stand Permit and Special Event Permit – Eddie's Fireworks Stand Permit. **Motion** made by Schasteen, seconded by Filipin to approve the consent agenda as presented. Yeas: All.

COMMENTS FROM THE PUBLIC. – None.

PUBLIC HEARINGS. – Pastor John Wastlund – Next month the New Day Church is going to start sharing our facility at The Well Wesleyan Church. I have been involved with the first responders for several years. The accident that they worked a few weeks ago was horrific. I would appreciate each of you reaching out to the first responders and letting them know how much you appreciate them.

PRESENTATIONS, PROCLAMATIONS AND APPOINTMENTS.

FOUR KIDS FOR KRITTERS TNR PRESENTATION – Eunice Mollett presented an update on the Osawatomie TNR program saying that they have trapped and fixed 34 animals since starting in August 2024.

WEST ELEMENTARY LOFTS PRESENTATION – GW Weld stated that they had applied for low-income housing tax credits to help close the gap with the building budget but has learned that they were not awarded those credits. The state has decided to stop funding that program next year so they will not be able to reapply for those credits. There is still a federal program but they were really needing both the federal and state program together to close the gap on this project. They are working hard to try to find other sources to close the gap and are working with city staff to try to figure out what the next steps are.

UNFINISHED BUSINESS. – None.

NEW BUSINESS

RESOLUTION 1310- AUTHORIZING REPAIRS FOR DRAINAGE AT 13TH & MAIN – Two 30-inch corrugated metal culverts under Main Street between Brown Circle Drive and 14th Street have been identified as structurally failing. These culverts serve as a primary stormwater conveyance system for the area and must be replaced to maintain drainage and roadway safety. These failures are causing the roadway to sag and cones have been placed to alert residents of the potential road hazard.

City staff have developed two feasible replacement options.: Option 1: Install a concrete box culvert with capacity equivalent to the existing metal pipes. Option 2: Install two round reinforced concrete pipes that match the current hydraulic capacity.

Both options will require the relocation of an existing waterline to complete the installation.

Due to the nature of the replacement, Main St between Brown Circle Drive and 14th St will need to be closed to complete the project. This closure is estimated to take no longer than a week.

Motion made by Schasteen, seconded by Diehm to approve Resolution 1310 –Authorizing the replacement of failing culverts under Main Street between Brown Circle Drive and 14th Street with Option 1: Install a concrete box culvert with capacity equivalent to the existing metal pipes.
Yeas: All.

CHARTER ORDINANCE ____ - REVISIONS TO TRANSIENT GUEST TAX RULES
(No Action) -Municipalities in Kansas are afforded great latitude to adopt legislation that best suits its needs and not be constrained by “one size fits all” statutes passed by the legislature and as is the nature of municipal business in states where Dillon’s Rule is prevails.

This charter ordinance amends an existing charter ordinance (charter #10) which was adopted in October 2006. That charter exempted the city from the transient guest tax (TGT) statutes (K.S.A. 12-1692 et seq). One of the sections that the city’s charter ordinance from 2006 did not modify was the duration of stay. State statute and our charter ordinance states that individuals who reside in a covered structure, defined as: “a hotel, motel or tourist court containing more than two bedrooms furnished for the accommodation of ‘transient guests’” for more than 28 days are not charged the transient guest tax. This amendment to charter ordinance 10 seeks to remove the 28-day cap and clarify that TGT is applicable to any individual who resides in any structure containing more than 2 rooms rented for this purpose for any duration. It also clarifies TGT is applicable to short-term rental properties (i.e. VRBO’s, AirBNB, etc.).

There is no action sought on this item as we are still working through details with the Department of Revenue

EXECUTIVE SESSION – None.

COUNCIL REPORTS

Kevin Schasteen ~ Alumni is this weekend.

Lawrence Dickinson ~ The John Brown Jamboree starts June 19th. The planning committee invited us to be a part of the parade.

MAYOR’S REPORT – None.

CITY MANAGER & STAFF REPORTS.

Bret Glendening ~ We ordered more candy for the parade at the request of the council.

The Memorial Hall Restoration Bids are due back next week from contractors. The Miami County Community Foundation are willing to match twenty percent of the donations that the Memorial Hall Restoration committee can raise between September 15th and October 15th up to \$20,000. We will have someone sitting with Alumni at events over the weekend to show them what the plans are for the building and where we are at.

Earlier this week Michele, Terry and myself along with our engineers sat through interviews of four contractors that submitted statements of qualifications. We had four really good submissions. We will shortlist to three and then issue an RFP hopefully next week.

I will be out of town starting June 10-19th. Michele will be acting city manager while I am gone.

Michele Silsbee ~ Hopefully you have seen public works out sprucing up the community. We did some restriping and getting ready for the levee inspections.

OTHER DISCUSSION/MOTIONS.

Motion made by Schasteen, seconded by Diehm to adjourn. Yeas: All. The mayor declared the meeting adjourned at 06:44 p.m.

/s/ Tammy Seamands
Tammy Seamands, City Clerk

Contractor's Application for Payment

Owner: <u>City of Osawatomie</u> Engineer: <u>BG Consultants, Inc.</u> Contractor: <u>Pro Design Contractors</u> Project: <u>Northland Interceptor Sewer Improvements</u> Contract: <u>Northland Interceptor Sewer Improvements</u>	Owner's Project No.: _____ Engineer's Project No.: <u>23-1404L</u> Contractor's Project No.: <u>92543</u>																								
Application No.: <u>1</u> Application Date: <u>5/29/2025</u>																									
Application Period: From <u>5/1/2025</u> to <u>5/31/2025</u>																									
<table style="width: 100%; border-collapse: collapse;"><tr><td style="width: 70%;">1. Original Contract Price</td><td style="width: 30%; text-align: right;">\$ 1,769,018.88</td></tr><tr><td>2. Net change by Change Orders</td><td style="text-align: right;">\$ -</td></tr><tr><td>3. Current Contract Price (Line 1 + Line 2)</td><td style="text-align: right;">\$ 1,769,018.88</td></tr><tr><td>4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)</td><td style="text-align: right;">\$ 53,202.15</td></tr><tr><td>5. Retainage</td><td></td></tr><tr><td> a. <u>5%</u> X \$ <u>53,202.15</u> Work Completed</td><td style="text-align: right;">\$ 2,660.11</td></tr><tr><td> b. _____ X \$ - Stored Materials</td><td style="text-align: right;">\$ -</td></tr><tr><td> c. Total Retainage (Line 5.a + Line 5.b)</td><td style="text-align: right;">\$ 2,660.11</td></tr><tr><td>6. Amount eligible to date (Line 4 - Line 5.c)</td><td style="text-align: right;">\$ 50,542.04</td></tr><tr><td>7. Less previous payments (Line 6 from prior application)</td><td></td></tr><tr><td>8. Amount due this application</td><td style="text-align: right;">\$ 50,542.04</td></tr><tr><td>9. Balance to finish, including retainage (Line 3 - Line 4)</td><td style="text-align: right;">\$ 1,715,816.73</td></tr></table>		1. Original Contract Price	\$ 1,769,018.88	2. Net change by Change Orders	\$ -	3. Current Contract Price (Line 1 + Line 2)	\$ 1,769,018.88	4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$ 53,202.15	5. Retainage		a. <u>5%</u> X \$ <u>53,202.15</u> Work Completed	\$ 2,660.11	b. _____ X \$ - Stored Materials	\$ -	c. Total Retainage (Line 5.a + Line 5.b)	\$ 2,660.11	6. Amount eligible to date (Line 4 - Line 5.c)	\$ 50,542.04	7. Less previous payments (Line 6 from prior application)		8. Amount due this application	\$ 50,542.04	9. Balance to finish, including retainage (Line 3 - Line 4)	\$ 1,715,816.73
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Contractor's Certification The undersigned Contractor certifies, to the best of its knowledge, the following: (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment; (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.																									
Contractor: <u>Pro Design Contractors, LLC</u> Signature: <u>Cafford Stahl</u> Date: <u>5/29/2025</u>																									
Recommended by Engineer By: <u>[Signature]</u> Title: <u>Project Manager</u> Date: <u>06-03-2025</u>	Approved by Owner By: _____ Title: _____ Date: _____																								
Approved by Funding Agency By: _____ Title: _____ Date: _____	By: _____ Title: _____ Date: _____																								

Progress Estimate - Unit Price Work
Contractor's Application for Payment

Owner:	City of Osawatomie						Owner's Project No.:				
Engineer:	BG Consultants, Inc.						Engineer's Project No.:	23-1404L			
Contractor:	Pro Design Contractors, LLC						Contractor's Project No.:	92543			
Project:	Northland Interceptor Sewer Improvements										
Contract:	Northland Interceptor Sewer Improvements										

Application No.:	1	Application Period:	From	05/01/25	to	05/31/25	Application Date:	05/29/25			
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A	B	C	D	E	F	G	H	I	J	K	L
Bid Item No.	Description	Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)
						Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)				
Original Contract											
1	Contractor Construction Staking	1.00	L.S.	17,600.00	17,600.00	0.25	4,400.00		4,400.00	25%	13,200.00
2	Mobilization	1.00	L.S.	80,000.00	80,000.00	0.31	25,000.00		25,000.00	31%	55,000.00
3	Clearing & Grubbing	1.00	L.S.	56,820.00	56,820.00	0.25	14,205.00		14,205.00	25%	42,615.00
4	Demolition & Removal	1.00	L.S.	1,500.00	1,500.00		-		-	0%	1,500.00
5	8" Force Main (PVC)(SDR 21)(In Place)	803.00	L.F.	61.39	49,296.17		-		-	0%	49,296.17
6	8" Force Main (PVC RJIB)(HDD)(In Place)	207.00	L.F.	261.30	54,089.10		-		-	0%	54,089.10
7	8" Force Main (PVC RJIB)(In Place)	700.00	L.F.	43.26	30,282.00		-		-	0%	30,282.00
8	18" Sanitary Sewer (PVC)(PS115)(In Place)	2,489.00	L.F.	195.36	486,251.04		-		-	0%	486,251.04
9	18" Sanitary Sewer (PVC RJIB)(PS 115)(In Place)	65.00	L.F.	204.00	13,260.00		-		-	0%	13,260.00
10	Std. Manhole (0'-6' Deep)(4' Dia.)	4.00	EA	6,771.00	27,084.00		-		-	0%	27,084.00
11	Std. Manhole w/Bolted Lid (0'-6' Deep)(4' Dia.)	4.00	EA	7,283.00	29,132.00		-		-	0%	29,132.00
12	Extra Depth (4' Dia.)	73.50	V.F.	199.00	14,626.50		-		-	0%	14,626.50
13	Wetwell (LS #001)(10' Dia.)	1.00	L.S.	182,765.00	182,765.00		-		-	0%	182,765.00
14	Wetwell (LS #002)(10' Dia.)	1.00	L.S.	178,176.00	178,176.00		-		-	0%	178,176.00
15	8"x11.25 Degree MJ Bend	4.00	EA	1,400.00	5,600.00		-		-	0%	5,600.00
16	8"x22.5 Degree MJ Bend	3.00	EA	1,400.00	4,200.00		-		-	0%	4,200.00
17	8"x45 Degree MJ Bend	1.00	EA	1,400.00	1,400.00		-		-	0%	1,400.00
18	8" Plug	2.00	EA	1,000.00	2,000.00		-		-	0%	2,000.00
19	Connect to Existing Force Main	1.00	EA	4,000.00	4,000.00		-		-	0%	4,000.00
20	30" Steel Casing (In Place)(Boring)	65.00	L.F.	1,416.58	92,077.70		-		-	0%	92,077.70
21	14" Casing (HDPE)(In Place)(Boring)	680.00	L.F.	502.15	341,462.00		-		-	0%	341,462.00
22	30"x19" Entrance Pipe (RCPHE)	50.80	L.F.	161.42	8,200.14		-		-	0%	8,200.14
23	30"x19" Entrance Pipe (RCHE)	2.00	EA	2,000.00	4,000.00		-		-	0%	4,000.00
24	Excavation & Compaction for Access Road	1.00	L.S.	18,500.00	18,500.00		-		-	0%	18,500.00
25	Concrete Surfacing (8")(4K Reinf.)(KCMMB)	91.60	S.Y.	172.49	15,800.08		-		-	0%	15,800.08
26	Storm Water Pollution Prevention	1.00	L.S.	9,500.00	9,500.00		-		-	0%	9,500.00
27	Temporary Gravel Entrance Pad	1.00	EA	4,000.00	4,000.00	1.00	4,000.00		4,000.00	100%	-
28	Silt Fence	665.00	L.F.	5.71	3,797.15	665.00	3,797.15		3,797.15	100%	-
29	Rock Ditch Check	4.00	EA	900.00	3,600.00	2.00	1,800.00		1,800.00	50%	1,800.00
30	Seed, Fertilize and Mulch	1.00	L.S.	30,000.00	30,000.00		-		-	0%	30,000.00
					-		-		-		-
Original Contract Totals					\$ 1,769,018.88		\$ 53,202.15	\$ -	\$ 53,202.15	3%	\$ 1,715,816.73

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Osawatomie							Owner's Project No.:			
Engineer:	BG Consultants, Inc.							Engineer's Project No.:	23-1404L		
Contractor:	Pro Design Contractors, LLC							Contractor's Project No.:	92543		
Project:	Northland Interceptor Sewer Improvements										
Contract:	Northland Interceptor Sewer Improvements										

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A	B	C	D	E	F	G	H	I	J	K	L		
Bid Item No.	Description	Contract Information				Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)		
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)						
Change Orders													
					-		-		-		-		
					-		-		-		-		
					-		-		-		-		
Change Order Totals					\$	-		\$	-	\$	-		
Original Contract and Change Orders													
Project Totals					\$	1,769,018.88		\$	53,202.15	\$	-		
									\$	53,202.15	3%	\$	1,715,816.73

* **by email only** *

City of Osawatometie
Attn: Bret Glendening, Deputy City Manager
439 Main Street
Osawatometie, KS 66064

June 5, 2025

INVOICE #16

Re: 2023 Osawatometie WTP Improvements
Osawatometie, Kansas

BG Project No. 22-1194L

-----**Invoice for Consulting Services**-----

This Invoice is for services performed during the month of May 2025 as follows:

Basic Services	Lump Sum Amount	% Complete Progress	Subtotal
Preliminary Design.....	\$ 1,075,328.00	70.60%	\$ 759,182.00
Final Design.....	\$ 915,000.00	0.00%	\$ -
Bidding.....	\$ 46,000.00	0.00%	\$ -
Construction Phase.....	\$ 590,000.00	0.00%	\$ -
Post-Construction.....	\$ 28,000.00	0.00%	\$ -
Subtotal #1 =			\$ 759,182.00

Resident Project Representative (RPR)

RPR Services (Not to Exceed).....	\$ 1,058,400.00		
Engineer IV.....	0.0 hrs @ \$ 144.00 /hr	\$	-
Engineer II.....	0.0 hrs @ \$ 130.00 /hr	\$	-
Senior Construction Observer.....	0.0 hrs @ \$ 120.00 /hr	\$	-
Certified Construction Observer.....	0.0 hrs @ \$ 103.00 /hr	\$	-
Subtotal #2 =			\$ -
Total Construction Observation Services Billed Thru this Invoice.....			\$ -
Contract Value of Construction Observation Services Remaining.....			\$ 1,058,400.00

Total Amount of Services Complete (Subtotals #1 + #2).....	\$ 759,182.00
Less Previous Amount Billed (Thru Invoices: #15).....	\$ 745,202.00
Total Amount Owed this Invoice.....	\$ 13,980.00
Plus Previous Invoices Unpaid (<i>none</i>).....	\$ -
Total Amount Owed to Date.....	\$ 13,980.00

TOTAL AMOUNT DUE THIS INVOICE	\$ 13,980.00
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For questions, please contact me at 785-537-7448 or brian.foster@bgcons.com.

Sincerely,



Brian J. Foster
Project Manager

* **by email only** *

City of Osawatometie
 Attn: Bret Glendening, Deputy City Manager
 439 Main Street
 Osawatometie, KS 66064

June 5, 2025

INVOICE #23

Re: 2023 Osawatometie Water Distribution Improvements
 Osawatometie, Kansas

BG Project No. 22-1195L

-----**Invoice for Consulting Services**-----

This Invoice is for services performed during the month of May 2025 as follows:

Basic Services	Lump Sum Amount	% Complete Progress	Subtotal
Preliminary Design.....	\$ 650,000.00	90.00%	\$ 585,000.00
Final Design.....	\$ 535,000.00	32.00%	\$ 171,200.00
Bidding.....	\$ 50,000.00	20.00%	\$ 10,000.00
Construction Phase.....	\$ 250,000.00	10.99%	\$ 27,480.00
Post-Construction.....	\$ 23,000.00	0.00%	\$ -
			\$ 793,680.00

Resident Project Representative (RPR)

RPR Services (Not to Exceed).....	\$ 1,051,920.00		
Engineer IV.....	0.0 hrs @ \$ 144.00 /hr	\$	-
Engineer II.....	0.0 hrs @ \$ 130.00 /hr	\$	-
Senior Construction Observer.....	0.0 hrs @ \$ 120.00 /hr	\$	-
Certified Construction Observer.....	0.0 hrs @ \$ 103.00 /hr	\$	-
	Subtotal #2 =	\$	-
Total Construction Observation Services Billed Thru this Invoice.....		\$	-
Contract Value of Construction Observation Services Remaining.....		\$	1,051,920.00

Total Amount of Services Complete (Subtotals #1 + #2).....	\$ 793,680.00
Less Previous Amount Billed (Thru Invoices: #22).....	\$ 741,824.00
Total Amount Owed this Invoice.....	\$ 51,856.00
Plus Previous Invoices Unpaid (<i>none</i>).....	\$ -
Total Amount Owed to Date.....	\$ 51,856.00

TOTAL AMOUNT DUE THIS INVOICE	\$ 51,856.00
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For questions, please contact me at 785-537-7448 or brian.foster@bgcons.com.

Sincerely,



Brian J. Foster
 Vice President

* **by email only** *

City of Osawatomie
Attn: Bret Glendening, City Manager
439 Main Street
Osawatomie, KS 66064

June 6, 2025

INVOICE #20

Re: John Brown and South Levee Loop
Osawatomie, Kansas

BG Project No. 23-1109L

-----**Invoice for Consulting Services**-----

This Invoice is for services performed during the month of May 2025 as follows:

	Lump Sum Amount	% Complete	Subtotal
<u>Design Phase Services</u>			
Design Services (Lump Sum Fee).....	\$ 247,200.00	81.23%	\$ 200,812.50
Property Acquisition Services (Lump Sum Fee).....	\$ 26,000.00	65.00%	\$ 16,900.00
		Subtotal #1 =	\$ 217,712.50
Professional Services Billed this Invoice.....			\$ 3,900.00
Total Professional Services Billed Thru this Invoice.....			\$ 217,712.50
Contract Value of Professional Services Remaining.....			\$ 55,487.50

Reimbursable Expenses

N/A.....	\$ -
	Subtotal #2 =
	\$ -
Total Reimbursable Expenses Billed Thru this Invoice.....	\$ 1.00

Total Amount of Services Complete (Subtotals #1 + #2).....	\$ 3,900.00
Less Previous Amount Billed (Thru Invoices: #19).....	\$ -
Total Amount Owed this Invoice.....	\$ 3,900.00
Plus Previous Invoices Unpaid (<i>none</i>).....	\$ -
Total Amount Owed to Date.....	\$ 3,900.00

TOTAL AMOUNT DUE THIS INVOICE	\$ 3,900.00
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For questions, please contact me at 785-749-4474 or diane.rosebaugh@bgcons.com.

Sincerely,



Diane Rosebaugh, P.E.
Project Manager | Associate Principal



BG CONSULTANTS

ENGINEERS · ARCHITECTS · SURVEYORS

INVOICE

June 3, 2025

City of Osawatomie
Attn: Bret Glendening
439 Main Street
Osawatomie, KS 66064

Re: Northland Interceptor Sewer Improvements
Osawatomie, Kansas
23-1404L

-----Invoice for Consulting Services-----

This invoice is for services which were performed during the month of May 2025 as follows:

<u>Contract Amount - Design, Property Acquisition, and Bid Phases</u>	\$146,000.00
100% of Project Complete	\$146,000.00

-Previous Invoices: \$146,000.00

Subtotal: \$0.00

Construction Phase Services (Hourly)

Principal III	11.5	hrs @	\$262.00	per hour	\$3,013.00
Subtotal:					\$3,013.00

Construction Phase Services Billed to Date: \$3,013.00

<u>SA#1 - Phase 2 Concept, Easements</u>	\$5,400.00
100% of Project Complete	\$5,400.00

-Previous Invoices: \$5,400.00

Subtotal: \$0.00

<u>SA#2 - Flag Sewer Alignment</u>	\$3,600.00
100% of Project Complete	\$3,600.00

-Previous Invoices: \$3,600.00

Subtotal: \$0.00

Total Amount Due: \$3,013.00

Sincerely,

BG CONSULTANTS, INC.

David J. Hamby, P.E., CFM
Principal



BG CONSULTANTS

ENGINEERS · ARCHITECTS · SURVEYORS

June 5, 2025

City of Osawatomie
c/o Bret Glendening, City Manager
439 Main Street
Osawatomie, KS 66064

Re: City Engineering Duties
25-1022L

-----Invoice for Consulting Services-----

This invoice is for services which were performed through the month of **May** as follows:

Development Review

WTP CMAR Procurement

PRINCIPAL (Foster)	18	hrs @	\$215.00	per hour	\$3,870.00
ASSOCIATE (A. Mills)	34	hrs @	\$209.00	per hour	\$7,106.00
INTERN ENGINEER/ARCHITECT II (Johnson)	0	hrs @	\$139.00	per hour	\$0.00

Subtotal: \$10,976.00

Total Amount Due \$10,976.00

Sincerely,

BG CONSULTANTS, INC.

Brian P. Kingsley, P.E.
Principal



BG CONSULTANTS
ENGINEERS · ARCHITECTS · SURVEYORS

MONTHLY INVOICE

Attn: Brett Glendening, City Manager
bglendening@osawatomeks.org

Bill To: City of Osawatomeie
439 Main Street

Arch Invoice No	3
Invoice Date	6/4/2025
Arch Project No	251166
Client Project No	0
Please Remit By	7/4/2025
Payment Terms (days)	30
Balance Due	\$4,364.00

Re: **Municipal Golf Course Clubhouse and Cart Barn Improvements**

Invoice for Professional Services

Description

This Invoice is for professional architectural and engineering services performed as follows:

Preliminary Architectural Report	\$4,200.00
Topographic and Utility Surveying Services	\$8,000.00
Architectural and Engineering Services	\$150,908.00
Construction Administration	\$37,728.00
Fee Summary	\$200,836.00
Total Services Previously Invoiced	\$6,400.00
Total Expenses Previously Invoiced	\$0.00
Current Services Fees	\$4,364.00
Current Expenses	\$0.00
Pre-Payment Applied	\$0.00
Total Due (Current Invoice-Outstanding)	\$4,364.00
Remaining Contract Balance	\$190,072.00

Invoice Total **\$4,364.00**

We appreciate the opportunity to be of service. Please make payments to BG Consultants, Inc.

Thank you.

Issued: BG Consultants, Inc.

By: Clint Hibbs AIA, Principal

Professional Services Rendered

Position	Hours	Rate	Amount (\$)
Engineer/Architect V	0.00	\$198.00	\$0.00
Engineer/Architect IV	0.00	\$173.00	\$0.00
Engineer/Architect III	0.00	\$162.00	\$0.00
Engineer/Architect II	0.00	\$146.00	\$0.00
Engineer/Architect I	0.00	\$125.00	\$0.00
Graduate Engineer/Architect IV	0.00	\$151.00	\$0.00
Graduate Engineer/Architect III	0.00	\$141.00	\$0.00
Graduate Engineer/Architect II	0.00	\$131.00	\$0.00
Graduate Engineer/Architect I	0.00	\$112.00	\$0.00
Technician IV	0.00	\$129.00	\$0.00
Technician III	0.00	\$119.00	\$0.00
Technician II	0.00	\$101.00	\$0.00
Technician I	0.00	\$88.00	\$0.00
Technician	0.00	\$61.00	\$0.00
Senior Construction Observer	0.00	\$117.00	\$0.00
Certified Construction Observer	0.00	\$105.00	\$0.00
Construction Observer	0.00	\$94.00	\$0.00
Senior Project Surveyor	0.00	\$196.00	\$0.00
Project Surveyor	0.00	\$146.00	\$0.00
Assistant Project Surveyor	0.00	\$123.00	\$0.00
Field Supervisor	0.00	\$113.00	\$0.00
Field Surveyor II	0.00	\$83.00	\$0.00
Field Surveyor I	0.00	\$70.00	\$0.00

Hourly Subtotal	\$0.00
Fixed Fee Subtotal	\$4,364.00

Percentage Complete:	5.36%
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Services & Expenses Rendered This Invoice:	\$4,364.00
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Expenses

Expense Category	Qty	Rate	
Mileage	0.00	\$0.5750	\$0.00

Project Expenses This Invoice	\$0.00
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Osawatomie
KANSAS

439 Main Street | P.O. Box 37
Osawatomie, KS 66064
(913) 755-2146

SPECIAL EVENTS PERMIT APPLICATION for MILE ZERO TRAILHEAD

Office Use Only
Date Record

Submitted _____

Tourism Approved _____

KDWP Approved _____
(If Applicable)

Council Approved _____

1. NAME OF APPLICANT AND/OR ORGANIZATION

2. CONTACT PHONE NO., ADDRESS, AND EMAIL

3. TYPE OF SPECIAL EVENT APPLICANT IS APPLYING FOR (RACE, FUNDRAISER WALK, BIKE EVENT, ETC.)

4. REQUESTING ACCESS TO

ELECTRIC HOOKUP

WATER HOOKUP

TABLE/CHAIR/TENT STORAGE BOX

5. WILL EVENT REQUIRE ACCESS TO STATE PORTION OF
FLINT HILLS TRAIL? YES NO

IF YES, HAS A STATE PERMIT BEEN COMPLETED AND
APPROVED? YES NO

6. DATE(S) AND TIME(S) FOR PERMIT, INCLUDING SET UP AND TEAR DOWN:

7. ENTRY TO EVENT: FEE YES ____ NO ____

PUBLIC ____ OR PRIVATE ____

8. TRAFFIC OR POLICE ASSISTANCE REQUESTED?

YES NO

IF YES, TIMEFRAME AND NUMBER OF OFFICERS REQUESTED _____

9. # OF EXPECTED
ATTENDEES: _____

10. WILL ALCOHOL OR CMB FOR PERSONAL CONSUMPTION BE ALLOWED AT THE EVENT? YES ____ NO ____

WILL CMB BE SOLD AT THE EVENT? YES ____ NO ____

WILL THERE BE AN ENTRY FEE TO THE AREA WHERE CMB IS PROVIDED BY A THIRD PARTY? YES ____ NO ____

IF YES TO ANY OF THE ABOVE, APPLICANT DATE OF BIRTH IS REQUIRED _____

11. APPLICANT AGREES TO ABIDE BY THE ATTACHED RULES OF CONDUCT AND OPERATIONS POLICY FOR THE
DURATION OF THEIR EVENT, OR RISKS PENALTY AND FORFEITURE OF ANY DEPOSITS YES NO

12. IS THERE LIABILITY INSURANCE COVERAGE FOR THE EVENT YES NO

IF YES, NAME OF INSURANCE COMPANY, AGENT _____

AMOUNT OF COVERAGE: _____

STATEMENT OF APPLICANT

I HAVE REVIEWED THIS APPLICATION COMPLETELY AND EVERYTHING CONTAINED HEREIN IS TRUE AND CORRECT. I AGREE TO HOLD THE CITY OF OSAWATOMIE HARMLESS FROM AND AGAINST ANY LOSS, COST OR DAMAGE OF ANY NATURE ARISING OUT OF ANY ACTION OR CLAIM AGAINST THE CITY OF OSAWATOMIE OR ITS EMPLOYEES, IN CONNECTION WITH THE EVENT. I ACKNOWLEDGE THAT I HAVE RECEIVED A COPY OF ALL ORDINANCES AND ATTACHMENTS AND I FULLY UNDERSTAND THAT I WILL BE HELD RESPONSIBLE FOR ANY VIOLATIONS OF STATE LAWS, CITY OF OSAWATOMIE ORDINANCES, AND ANY RESTRICTIONS OR REQUIREMENTS ASSOCIATED WITH THIS PERMIT AT THE LOCATION AND TIME SPECIFIED ON THIS PERMIT.

SIGNATURE _____ DATE _____

PERMIT APPLICATION: APPROVED _____ DENIED _____

DECISION BY: _____ DATE OF DECISION: _____

COMMENTS: _____

(one application per committee)

Name: Mariah Curtis

Physical Address: 30039 W 383rd St

Mailing Address (if different): _____

City, State, Zip: Osawatomie, KS, 66064

Cell: 9132358594 Work: _____ E-Mail: mariahgcurtis@gmail.com

Place of Employment: SelectQuote Position: Revenue Commission Manager

Product or services rendered by employer: Insurance

Brief description of job duties/responsibilities: Manage direct reports, review and reconcile commissions statements, revenue tracking and analysis, data feed processing, hiring new headcount, implement process changes and standardization of procedures.

Spouse's place of employment: _____ Position: _____

Product or Service rendered by spouse's employer: _____

Committee, Board, Commission, Task Force or other position to which you wish to be appointed:

Open to all appointment possibilities.

Why do you wish to serve in this position? I would like to be more involved within my community. I have had the opportunity to experience the biking trail and have enjoyed the activities within the city and would like to do my part to contribute and help with growth and development ideas and planning.

Have you served on any other board, committee, commission or in an elected position with the City? If yes, please state your experience as a member: No.

Do you or your spouse have any monetary interest, direct or indirect, in any pending or incomplete transaction or contract to which the City is, or is to be, a party? If yes, please explain: No.

By signing below, I understand that the above information I have voluntarily provided is to be used solely for the purpose of the background check. I do hereby affirm that I am currently a registered voter in the city of Osawatomie, Kansas. I reside in Ward No. _____.

Signature

05/03/2025

Date

PLEASE RETURN TO CITY OFFICES

439 Main Street

PO Box 37, Osawatomie, KS 66064

info@osawatomieks.org

---- OFFICE USE ONLY ----			
Received: _____	Council Approval Date: _____	Letter of Approval: _____	
Scanned: _____	Term Expiration Date: _____	Letter of Non- Approval: _____	



ACTION ITEM SUMMARY	Item Number:	9.A.
Resolution 1309	Date:	May 15, 2025
Deputy City Manager	From:	Michele Silsbee

RE: Acceptance of work on 6th Street and Authorizing Release of Retention

RECOMMENDATION: That the city council accept the work and approve final payment and approve Res. 1309.

DETAILS: The original contract value for this project was: \$6,259,845.33. The council has approved two change previous change orders to this project totaling \$5,205.99. There is a third change order in the amount of \$6,525.01 for additional asphalt, making the final contract value is: \$6,271,576.33.

Staff recommends accepting the project as completed and authorizing final payment and release of the remaining retention in the amount of: \$376,349.83.

Additional information including the final change order will be distributed on Monday.

RESOLUTION NO. 1309

**A RESOLUTION ACCEPTING COMPLETED WORK ON 6th STREET
AND AUTHORIZING THE RELEASE OF RETENTION**

WHEREAS, the council approved a property tax rate increase from 63.236 to 80.000 mills for the 2022 fiscal year by Resolution 918; and

WHEREAS, the citizens of Osawatomie also voted in favor of a ½ cent sales tax also dedicated to street projects; and

WHEREAS, the City Council approved Resolution 931 which contracted with BG Consultants for the design of 6th Street.; and

WHEREAS, the Governing Body, by Resolution 1175, awarded the contract to reconstruct 6th Street to Killough Construction from Ottawa, Kansas.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF OSAWATOMIE, KANSAS:

SECTION ONE: The Governing Body hereby accepts the work performed by Killough Construction for 6th Street.

SECTION TWO: The Governing Body hereby approves the final payment and release of retention in the amount of \$376,349.83 and issuance of the certificate of final completion upon completion of the final punch list items.

PASSED AND APPROVED by the Governing Body of the City of Osawatomie, Kansas, this 12th day of June, 2025, a majority voting in favor of.

APPROVED and signed by the Mayor.

Nick Hampson, Mayor

(SEAL)

ATTEST:

Tammy Seamands, City Clerk

Contractor's Application for Payment

Owner: <u>City of Osawatomie</u>	Owner's Project No.: <u>22-1139L</u>
Engineer: <u>BG Consultants, Inc.</u>	Engineer's Project No.: <u>22-1139L</u>
Contractor: <u>Killough Construction, Inc.</u>	Contractor's Project No.: <u>22403</u>
Project: <u>2022/2023 Street Improvements 6th St. (Lincoln to Kelly)</u>	
Contract: <u>2022/2023 Street Improvements 6th St. (Lincoln to Kelly)</u>	
Application No.: <u>14</u>	Application Date: <u>4/30/2025</u>
Application Period: <u>From</u> <u>4/1/2025</u> <u>to</u> <u>4/30/2025</u>	

1. Original Contract Price	\$ 6,259,845.33
2. Net change by Change Orders	\$ 11,731.00
3. Current Contract Price (Line 1 + Line 2)	\$ 6,271,576.33
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$ 6,271,576.33
5. Retainage	
a. <u>0%</u> X <u>\$ 6,271,576.33</u> Work Completed	\$ -
b. <u>5%</u> X <u>\$ -</u> Stored Materials	\$ -
c. Total Retainage (Line 5.a + Line 5.b)	\$ -
6. Amount eligible to date (Line 4 - Line 5.c)	\$ 6,271,576.33
7. Less previous payments (Line 6 from prior application)	\$ 5,895,226.50
8. Amount due this application	\$ 376,349.83
9. Balance to finish, including retainage (Line 3 - Line 4)	\$ -

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: <u>Killough Construction Inc.</u>	
Signature: <u>[Signature]</u>	Date: <u>6-9-2025</u>

Recommended by Engineer	Approved by Owner
By: <u>Dane Foxbaugh</u>	By: _____
Title: <u>Project Manager</u>	Title: _____
Date: <u>6/9/25</u>	Date: _____
Approved by Funding Agency	
By: _____	By: _____
Title: _____	Title: _____
Date: _____	Date: _____

Progress Estimate - Unit Price Work
Contractor's Application for Payment

Owner:	City of Osawatomie	Owner's Project No.:	22-1139L
Engineer:	BG Consultants, Inc.	Engineer's Project No.:	22-1139L
Contractor:	Killough Construction, Inc.	Contractor's Project No.:	22403
Project:	2022/2023 Street Improvements 6th St. (Lincoln to Kelly)		
Contract:	2022/2023 Street Improvements 6th St. (Lincoln to Kelly)		

Application No.: 14		Application Period:		From	01/18/25	to	02/24/25	Application Date: 02/24/25			
A	B	C	D	E	F	G	H	I	J	K	L
Bid Item No.	Description	Item Quantity	Contract Information			Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)
			Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)				
BASE BID		Original Contract									
1	CONTRACTOR CONSTRUCTION STAKING	1	LUMP SUM	35,000.00	35,000.00	1.00	35,000.00		35,000.00	100%	-
2	MOBILIZATION	1	LUMP SUM	340,921.00	340,921.00	1.00	340,921.00		340,921.00	100%	-
3	TRAFFIC CONTROL	1	LUMP SUM	118,000.00	118,000.00	1.00	118,000.00		118,000.00	100%	-
4	STORM WATER POLLUTION PREVENTION	1	LUMP SUM	6,000.00	6,000.00	1.00	6,000.00		6,000.00	100%	-
5	TEMPORARY SEEDING	-	LUMP SUM	4,000.00	-	-	-		-		-
6	SEEDING, FERTILIZING AND MULCHING	1	LUMP SUM	6,000.00	6,000.00	1.00	6,000.00		6,000.00	100%	-
7	CLEARING AND GRUBBING	1	LUMP SUM	27,540.00	27,540.00	1.00	27,540.00		27,540.00	100%	-
8	REMOVAL OF EXISTING STRUCTURES	1	LUMP SUM	7,570.00	7,570.00	1.00	7,570.00		7,570.00	100%	-
9	TRAFFIC SIGNAL WIRING RELOCATION (PACIFIC AND 6TH)	0.35	LUMP SUM	18,700.00	6,545.00	0.35	6,545.00		6,545.00	100%	-
10	TRAFFIC SIGNAL WIRING RELOCATION (MAIN AND 6TH)	0.35	LUMP SUM	18,700.00	6,545.00	0.35	6,545.00		6,545.00	100%	-
11	FORCEMAIN RELOCATION (2")	1	EACH	7,420.00	7,420.00	1.00	7,420.00		7,420.00	100%	-
12	COMMON EXCAVATION (URB)	7,272	CU. YDS.	26.58	193,289.76	7,272.00	193,289.76		193,289.76	100%	-
13	ROCK EXCAVATION	4,792	CU. YDS.	30.00	143,760.00	4,792.00	143,760.00		143,760.00	100%	-
14	COMPACTION OF EARTHWORK (TYPE B)(MR-90)	962	CU. YDS.	6.50	6,253.00	962.00	6,253.00		6,253.00	100%	-
15	AGGREGATE BASE (AB-3)(6")	5,451	SQ. YDS.	12.00	65,412.00	5,451.00	65,412.00		65,412.00	100%	-
16	CONCRETE PAVEMENT (6" UNIFORM)(AE)(KCMMB 4K MIX)	1,011	SQ. YDS.	77.30	78,150.30	1,011.00	78,150.30		78,150.30	100%	-
17	CONCRETE PAVEMENT (8" UNIFORM)(AE)(KCMMB 4K MIX)	4,429	SQ. YDS.	85.40	378,236.60	4,429.00	378,236.60		378,236.60	100%	-
18	CONCRETE PAVEMENT (8" UNIFORM)(AE)(NRD)(KCMMB 4K MIX)	641	SQ. YDS.	93.30	59,805.30	641.00	59,805.30		59,805.30	100%	-
19	CONCRETE PAVEMENT (EXP. AGG.)(6")(AE)(KCMMB 4K MIX)	139	SQ. YDS.	133.90	18,612.10	139.00	18,612.10		18,612.10	100%	-
20	MILLING (2")	-	SQ. YDS.	15.00	-	-	-		-		-
21	HMA - COMMERCIAL GRADE (CLASS A)(BASE COURSE)	144	TONS	145.00	20,880.00	144.00	20,880.00		20,880.00	100%	-
22	HMA - COMMERCIAL GRADE (CLASS A)(SURFACE COURSE)	48	TONS	145.00	6,960.00	48.00	6,960.00		6,960.00	100%	-
23	FENCE (CHAIN LINK)(REMOVAL AND RESETTING)	-	LIN. FT.	60.00	-	-	-		-		-
24	SIDEWALK CONSTRUCTION (4")(AE)(KCMMB 4K MIX)	2,971	SQ. YDS.	54.73	162,602.83	2,971.00	162,602.83		162,602.83	100%	-
25	SIDEWALK CONSTRUCTION (6")(AE)(KCMMB 4K MIX)	2,131	SQ. YDS.	66.78	142,308.18	2,131.00	142,308.18		142,308.18	100%	-
26	SIDEWALK RAMP (KCMMB 4K MIX)	648	SQ. YDS.	162.41	105,241.68	648.00	105,241.68		105,241.68	100%	-
27	INTEGRAL SIDEWALK RETAINING WALL (VARIABLE HEIGHT)(AE)(KCMMB 4K MIX)	-	SQ. YDS.	352.00	-	-	-		-		-
28	INTEGRAL SIDEWALK CURB (VARIABLE HEIGHT)(AE)(KCMMB 4K MIX)	368	LIN. FT.	27.00	9,936.00	368.00	9,936.00		9,936.00	100%	-
29	CONCRETE (GRADE 3.0)(AE)	2.0	CU. YDS.	1,305.00	2,610.00	2.00	2,610.00		2,610.00	100%	-
30	REINFORCING STEEL (GRADE 60)	50	LBS.	2.00	100.00	50.00	100.00		100.00	100%	-
31	HANDRAIL (METAL-GALVANIZED)	-	LIN. FT.	232.00	-	-	-		-		-
32	ADJUSTMENT OF MANHOLES	3	EACH	1,500.00	4,500.00	3.00	4,500.00		4,500.00	100%	-
33	INLET (CURB)(SETBACK)(5X4)	16	EACH	6,278.00	100,448.00	16.00	100,448.00		100,448.00	100%	-
34	INLET (CURB)(SETBACK)(5X5)	8	EACH	6,935.00	55,480.00	8.00	55,480.00		55,480.00	100%	-
35	INLET (CURB)(SETBACK)(5X6)	7	EACH	7,030.00	49,210.00	7.00	49,210.00		49,210.00	100%	-
36	INLET (CURB)(SETBACK)(6X4)	1	EACH	14,000.00	14,000.00	1.00	14,000.00		14,000.00	100%	-
37	INLET (CURB)(SETBACK)(7X6)	1	EACH	7,610.00	7,610.00	1.00	7,610.00		7,610.00	100%	-
38	INLET (CURB)(SETBACK)(10X4)	18	EACH	8,100.00	145,800.00	18.00	145,800.00		145,800.00	100%	-
39	MANHOLE (4')(TYPE II)	1	EACH	5,450.00	5,450.00	1.00	5,450.00		5,450.00	100%	-
40	MANHOLE (5')(TYPE II)	3	EACH	7,110.00	21,330.00	3.00	21,330.00		21,330.00	100%	-
41	END SECTION (12")(RC)	1	EACH	800.00	800.00	1.00	800.00		800.00	100%	-
42	END SECTION (4.0 SQ. FT.)(RCHE)	8	EACH	1,400.00	11,200.00	8.00	11,200.00		11,200.00	100%	-
43	END SECTION (7.0 SQ. FT.)(RCHE)	1	EACH	2,150.00	2,150.00	1.00	2,150.00		2,150.00	100%	-
44	FLOWABLE FILL (LOW STRENGTH)	617.00	CU. YDS.	150.00	92,550.00	617.00	92,550.00		92,550.00	100%	-
45	SLOPE PROTECTION (RIPRAP STONE)(LIGHT STONE)(100 LB)	83	CU. YDS.	70.00	5,810.00	83.00	5,810.00		5,810.00	100%	-
46	STORM SEWER (12")(HDPE,RCP)	143	LIN. FT.	89.20	12,755.60	143.00	12,755.60		12,755.60	100%	-

Progress Estimate - Unit Price Work
Contractor's Application for Payment

Owner:	City of Osawatomie	Owner's Project No.:	22-1139L
Engineer:	BG Consultants, Inc.	Engineer's Project No.:	22-1139L
Contractor:	Killough Construction, Inc.	Contractor's Project No.:	22403
Project:	2022/2023 Street Improvements 6th St. (Lincoln to Kelly)		
Contract:	2022/2023 Street Improvements 6th St. (Lincoln to Kelly)		

Application No.: 14		Application Period: From 01/18/25 to 02/24/25		Application Date: 02/24/25							
A	B	C	D	E	F	G	H	I	J	K	L
Bid Item No.	Description	Contract Information				Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)				
47	STORM SEWER (12") (RCP)	43	LIN. FT.	109.00	4,687.00	43.00	4,687.00		4,687.00	100%	-
48	STORM SEWER (18") (HDPE, RCP)	26	LIN. FT.	104.19	2,708.94	26.00	2,708.94		2,708.94	100%	-
49	STORM SEWER (18") (RCP)	487	LIN. FT.	104.35	50,818.45	487.00	50,818.45		50,818.45	100%	-
50	STORM SEWER (24") (HDPE, RCP)	445	LIN. FT.	104.68	46,582.60	445.00	46,582.60		46,582.60	100%	-
51	STORM SEWER (24") (RCP)	211	LIN. FT.	113.83	24,018.13	211.00	24,018.13		24,018.13	100%	-
52	STORM SEWER (1.5 SQ. FT.) (RCPHE)	645	LIN. FT.	126.61	81,663.45	645.00	81,663.45		81,663.45	100%	-
53	STORM SEWER (2.0 SQ. FT.) (RCPHE)	759	LIN. FT.	145.38	110,343.42	759.00	110,343.42		110,343.42	100%	-
54	STORM SEWER (4.0 SQ. FT.) (RCPHE)	1,249	LIN. FT.	165.95	207,271.55	1,249.00	207,271.55		207,271.55	100%	-
55	STORM SEWER (5.0 SQ. FT.) (RCPHE)	152	LIN. FT.	164.15	24,950.80	152.00	24,950.80		24,950.80	100%	-
56	STORM SEWER (6.0 SQ. FT.) (RCPHE)	285	LIN. FT.	200.65	57,185.25	285.00	57,185.25		57,185.25	100%	-
57	STORM SEWER (7.0 SQ. FT.) (RCPHE)	588	LIN. FT.	200.21	117,723.48	588.00	117,723.48		117,723.48	100%	-
58	CROSS ROAD PIPE (4.0 SQ. FT.) (RCPHE)	220	LIN. FT.	165.95	36,509.00	220.00	36,509.00		36,509.00	100%	-
59	MANHOLE (SANITARY SEWER) (4')	1	EACH	12,200.00	12,200.00	1.00	12,200.00		12,200.00	100%	-
60	SANITARY SEWER (8") (PVC)	24	LIN. FT.	210.00	5,040.00	24.00	5,040.00		5,040.00	100%	-
61	PAVEMENT MARKING (MULTI-COMPONENT) (WHITE) (4")	101	LIN. FT.	1.55	156.55	101	156.55		156.55	100%	-
62	PAVEMENT MARKING (MULTI-COMPONENT) (WHITE) (6")	517	LIN. FT.	2.00	1,034.00	517	1,034.00		1,034.00	100%	-
63	PAVEMENT MARKING (MULTI-COMPONENT) (YELLOW) (4")	7,663	LIN. FT.	1.50	11,494.50	7,663	11,494.50		11,494.50	100%	-
64	PAVEMENT MARKING (INTERSECTION GRADE) (WHITE) (24")	1,010	LIN. FT.	22.00	22,220.00	1,010	22,220.00		22,220.00	100%	-
65	PAVEMENT MARKING SYMBOL (INTERSECTION GRADE) (WHITE) (LEFT ARROW)	8	EACH	250.00	2,000.00	8	2,000.00		2,000.00	100%	-
66	PAVEMENT MARKING SYMBOL (INTERSECTION GRADE) (WHITE) (SHARROW)	17	EACH	350.00	5,950.00	17	5,950.00		5,950.00	100%	-
67	SIGN (FLAT SHEET) (HIGH PERFORMANCE)	138	SQ. FT.	30.00	4,154.70	138	4,154.70		4,154.70	100%	-
68	SIGN POST (1-3/4" PERFORATED SQUARE STEEL TUBE)	290	LIN. FT.	13.50	3,915.00	290	3,915.00		3,915.00	100%	-
69	SIGN POST FOOTING (1-3/4" PERFORATED SQUARE STEEL TUBE)	35	EACH	75.00	2,625.00	35	2,625.00		2,625.00	100%	-
70	12" C-900 (IN PLACE)	1,829	LIN. FT.	220.00	402,380.00	1,829.00	402,380.00		402,380.00	100%	-
71	8" C-900 (IN PLACE)	2,770	LIN. FT.	135.00	373,950.00	2,770.00	373,950.00	-	373,950.00	100%	-
72	6" C-900 (IN PLACE)	101	LIN. FT.	130.00	13,130.00	101.00	13,130.00		13,130.00	100%	-
73	4" C-900 (IN PLACE)	110	LIN. FT.	75.00	8,250.00	110.00	8,250.00		8,250.00	100%	-
74	2" RJ WATERLINE (DIRECTIONAL BORE)	462	LIN. FT.	45.00	20,790.00	462.00	20,790.00		20,790.00	100%	-
75	2" RJ YELOMINE (DIRECTIONAL BORE)	55	LIN. FT.	80.00	4,400.00	55.00	4,400.00		4,400.00	100%	-
76	2" SERVICE LINE (IN PLACE)	109	LIN. FT.	80.00	8,720.00	109.00	8,720.00		8,720.00	100%	-
77	1" SERVICE LINE (IN PLACE)	29	LIN. FT.	75.00	2,175.00	29.00	2,175.00		2,175.00	100%	-
78	3/4" SERVICE LINE (IN PLACE)	713	LIN. FT.	49.00	34,937.00	713.00	34,937.00		34,937.00	100%	-
79	3/4" SERVICE LINE (DIRECTIONAL BORE)	664	LIN. FT.	52.00	34,528.00	664.00	34,528.00		34,528.00	100%	-
80	2" STANDARD SERVICE ASSEMBLY	2	EACH	2,900.00	5,800.00	2.00	5,800.00		5,800.00	100%	-
81	1" STANDARD SERVICE ASSEMBLY	4	EACH	1,040.00	4,160.00	4.00	4,160.00		4,160.00	100%	-
82	5/8" STANDARD SERVICE ASSEMBLY	52	EACH	1,020.00	53,040.00	52.00	53,040.00		53,040.00	100%	-
83	2" TAP	3	EACH	1,540.00	4,620.00	3.00	4,620.00		4,620.00	100%	-
84	12" GATE VALVE W/ BOX	6	EACH	4,320.00	25,920.00	6.00	25,920.00		25,920.00	100%	-
85	8" GATE VALVE W/ BOX	11	EACH	2,250.00	24,750.00	11.00	24,750.00		24,750.00	100%	-
86	6" GATE VALVE W/ BOX	3	EACH	1,900.00	5,700.00	3.00	5,700.00	-	5,700.00	100%	-
87	4" GATE VALVE W/ BOX	2	EACH	1,650.00	3,300.00	2.00	3,300.00		3,300.00	100%	-
88	2" GATE VALVE W/ BOX	3	EACH	1,220.00	3,660.00	3.00	3,660.00		3,660.00	100%	-
89	CONNECT TO EXISTING WATERLINE	11	EACH	3,630.00	39,930.00	11.00	39,930.00		39,930.00	100%	-
90	CONNECT TO EXISTING WATERLINE FIRELINE	3	EACH	6,280.00	18,840.00	3.00	18,840.00		18,840.00	100%	-
91	5 1/4" FIRE HYDRANT SETTING	10	EACH	4,210.00	42,100.00	10.00	42,100.00	-	42,100.00	100%	-
92	TEMPORARY BOLLARD SET	-	EACH	2,000.00	-	-	-		-		-
93	REMOVE AND REPLACE SURFACING (CONCRETE)	256	SQ. YDS.	105.00	26,880.00	256.00	26,880.00		26,880.00	100%	-
94	REMOVE AND REPLACE SURFACING (FLOWABLE FILL)	462	CU. YDS.	180.00	83,160.00	462.00	83,160.00		83,160.00	100%	-

Progress Estimate - Unit Price Work
Contractor's Application for Payment

Owner: City of Osawatomie
Engineer: BG Consultants, Inc.
Contractor: Killough Construction, Inc.
Project: 2022/2023 Street Improvements 6th St. (Lincoln to Kelly)
Contract: 2022/2023 Street Improvements 6th St. (Lincoln to Kelly)

Owner's Project No.: 22-1139L
Engineer's Project No.: 22-1139L
Contractor's Project No.: 22403

Application No.: 14		Application Period:		From	01/18/25	to	02/24/25	Application Date: 02/24/25			
A	B	C	D	E	F	G	H	I	J	K	L
Bid Item No.	Description	Contract Information				Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)				
95	REMOVE AND REPLACE CURB AND GUTTER	17	LIN. FT.	55.00	935.00	17.00	935.00		935.00	100%	-
96	REMOVE AND REPLACE SURFACING (GRAVEL)	9	SQ. YDS.	100.00	900.00	9.00	900.00		900.00	100%	-
97	REMOVE AND REPLACE SURFACING (TEMPORARY SURFACING)	1,575	SQ. YDS.	35.00	55,125.00	1,575.00	55,125.00		55,125.00	100%	-
BID ALTERNATE NO. 1											
1	CONCRETE PAVEMENT (8" UNIFORM)(AE)(NRDJ)(KCMMB 4K MIX)	13,446	SQ. YDS.	81.60	1,097,193.60	13,446.00	1,097,193.60		1,097,193.60	100%	-
2	CURB AND GUTTER, COMBINED (AE)(8")	9,334.5	LIN. FT.	22.35	208,626.08	9,334.50	208,626.08		208,626.08	100%	-
3	CURB AND GUTTER, COMBINED (AE)(SPECIAL)(8")	108	LIN. FT.	22.35	2,413.80	108.00	2,413.80		2,413.80	100%	-
4	AGGREGATE BASE (AB-3)(6")	16,564	SQ. YDS.	11.00	182,204.00	16,564.00	182,204.00		182,204.00	100%	-
5	COMPACTION OF EARTHWORK (TYPE AA)(MR-0-5)	3,654	CU. YDS.	6.50	23,751.00	3,654.00	23,751.00		23,751.00	100%	-
ADD ALTERNATE NO. 1											
1	6TH STREET DRAINAGE DITCH	1,740	LIN. FT.	30.00	52,200.00	1,740.00	52,200.00		52,200.00	100%	-
ADD ALTERNATE NO. 2											
1	CONCRETE (GRADE 3.0)(AE)	-	CU. YDS.	6,500.00	-	-	-		-		-
2	REINFORCING STEEL (GRADE 60)	-	LBS.	2.00	-	-	-		-		-
3	HANDRAIL (METAL-GALVANIZED)	-	LIN. FT.	232.00	-	-	-		-		-
Original Contract Totals					\$ 6,188,512.65		\$ 6,188,512.65	\$ -	\$ 6,188,512.65	100%	\$ -

Progress Estimate - Unit Price Work
Contractor's Application for Payment

Owner:	City of Osawatomie	Owner's Project No.:	22-1139L
Engineer:	BG Consultants, Inc.	Engineer's Project No.:	22-1139L
Contractor:	Killough Construction, Inc.	Contractor's Project No.:	22403
Project:	2022/2023 Street Improvements 6th St. (Lincoln to Kelly)		
Contract:	2022/2023 Street Improvements 6th St. (Lincoln to Kelly)		

Application No.: 14		Application Period:		From	01/18/25	to	02/24/25	Application Date:				02/24/25				
A	B	C	D	E	F	G	H	I	J	K	L					
Bid Item No.	Description	Contract Information				Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)					
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)									
Change Orders																
	FENCE (EQUIPBID)(REMOVAL AND INSTALL)	760	L.F.	30.00	22,800.00	760.00	22,800.00		22,800.00	100%	-					
	FENCE (REMOVE AND REPLACE)	1	LUMP SUM	8,630.00	8,630.00	1.00	8,630.00		8,630.00	100%	-					
	6TH STREET DRAINAGE	1	LUMP SUM	27,475.00	27,475.00	1.00	27,475.00		27,475.00	100%	-					
	3" ROCK FOR STABILIZATION	237.46	TON	35.00	8,311.10	237.46	8,311.10		8,311.10	100%	-					
	HANDRAIL (METAL-GALVANIZED)	1	LUMP SUM	3,584.00	3,584.00	1.00	3,584.00		3,584.00	100%	-					
	TEMPORARY PAVEMENT MARKINGS	1	LUMP SUM	5,303.58	5,303.58	1.00	5,303.58		5,303.58	100%	-					
	EXTRA TRAFFIC CONTROL SIGNS (US-169)	1	LUMP SUM	2,400.00	2,400.00	1.00	2,400.00		2,400.00	100%	-					
	EXTRA STRUCTURE REMOVAL	1	LUMP SUM	4,560.00	4,560.00	1.00	4,560.00		4,560.00	100%	-					
Change Order Totals					\$	83,063.68		\$	83,063.68	\$	-	\$	83,063.68	100%	\$	-
Original Contract and Change Orders																
Project Totals					\$	6,271,576.33		\$	6,271,576.33	\$	-	\$	6,271,576.33	100%	\$	-

Stored Materials Summary
Contractor's Application for Payment

Owner:	City of Osawatomie						Owner's Project No.:	22-1139L				
Engineer:	BG Consultants, Inc.						Engineer's Project No.:	22-1139L				
Contractor:	Killough Construction, Inc.						Contractor's Project No.:	22403				
Project:	2022/2023 Street Improvements 6th St. (Lincoln to Kelly)											
Contract:	2022/2023 Street Improvements 6th St. (Lincoln to Kelly)											

Application No.:	14		Application Period:	From	04/01/25	to	04/30/25	Application Date:	04/30/25			
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A	B	C	D	E	F	G	H	I	J	K	L	M			
Item No. (Lump Sum Tab) or Bid Item No. (Unit Price Tab)	Supplier Invoice No.	Submittal No. (with Specification Section No.)	Description of Materials or Equipment Stored	Storage Location	Application No. When Materials Placed in Storage	Materials Stored			Incorporated in Work			Materials Remaining in Storage (I-L) (\$)			
						Previous Amount Stored (\$)	Amount Stored this Period (\$)	Amount Stored to Date (G+H) (\$)	Amount Previously Incorporated in the Work (\$)	Amount Incorporated in the Work this Period (\$)	Total Amount Incorporated in the Work (J+K) (\$)				
71	6311114		8" Stargrip w/Gasket	Connex	1	3,832.50		3,832.50	3,832.50	-	3,832.50	-			
71	6316270		8" DR18 Pipe	Multiple	1	37,340.40		37,340.40	37,340.40	-	37,340.40	-			
85	6311114		8" MJ Gate Valve	Connex	1	8,310.00		8,310.00	8,310.00	-	8,310.00	-			
86	6311114		6" MJ Gate Valve	Connex	1	5,250.00		5,250.00	5,250.00	-	5,250.00	-			
91	6311114		Hydrant Parts and Units	Connex	1	10,794.18		10,794.18	10,794.18	-	10,794.18	-			
								-			-	-			
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Totals						\$	65,527.08	\$	-	\$	65,527.08	\$	65,527.08	\$	-



ACTION ITEM SUMMARY	Item Number:	9.B.
Resolution 1311	Date:	June 2, 2025
City Manager	From:	Bret Glendening

RE: Accepting the proposal from USFP & Tessere Architecture for 500 & 510 Main.

RECOMMENDATION: Approve Resolution 1311

DETAILS: City staff requested sealed qualifications from qualified developers for the Redevelopment of 500 and 510 Main Street.

City staff received one proposal from a team comprised of: US Federal Properties, Tessere Architecture, and Atlas Consulting.

City staff met with representatives of US Federal Properties and Tessere prior to the closing of the RFP period and believe the team is committed to making this project work. Their plan, upon completion of the construction period is to have the first floor of each building be committed to retail space with apartments on the second floor. Additionally, they have offered to pay \$50,000 for both buildings at closing, which will occur in June of 2026, after all necessary approvals have been issued to the development team.

This resolution awards the sale and development of the property to the development team and authorizes the city manager to negotiate a development agreement with the responding parties.

RESOLUTION NO. 1311

A RESOLUTION AWARDED THE REDEVELOPMENT OF 500 & 510 MAIN TO US FEDERAL PROPERTIES, TESSERE & ATLAS CONSULTING (DOWTOWN LIVING LLC) CONTINGENT UPON THE EXECUTION OF A MUTUALLY AGREEABLE DEVELOPMENT AGREEMENT

WHEREAS, the City of Osawatomie has established five goals for the community including “Economic Development”; and

WHEREAS, the City of Osawatomie previously authorized the issuance of an RFP for the redevelopment of 500 and 510 Main; and

WHEREAS, the City of Osawatomie received one qualified proposal, has reviewed that proposal, and interviewed the firm(s) involved in submitting that proposal; and

WHEREAS, city staff is satisfied that the development team of US Federal Properties, Tessere and Atlas Consulting can manage the project efficiently and effectively to meet the goals of the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF OSAWATOMIE, KANSAS:

SECTION ONE: The City Council hereby awards the redevelopment of 500 & 510 Main to the development team of US Federal Properties, Tessere and Atlas Consulting.

SECTION TWO: The City Council directs the City Manager to negotiate and finalize a development agreement with the developers and upon finalizing the development agreement, bring the agreement back to the City Council for final review and approval.

PASSED AND APPROVED by the Governing Body of the City of Osawatomie, Kansas, this 12th day of June, 2025, a majority voting in favor of.

APPROVED and signed by the Mayor.

Nick Hampson, Mayor

(SEAL)

ATTEST:

Tammy Seamands, City Clerk



Redevelopment and Purchase of City Owned Buildings
City of Osawatomie, Kansas
Request for Proposals
Respondent: US Federal Properties
May 29, 2025



d

5/29/2025

Bret Glendenning
City Manager
City of Osawatomie
509 5th St
Osawatomie, KS 66064

Re: RFP Response for the Redevelopment and Purchase of City Owned Buildings.

Dear Mr. Glendenning

We appreciate the opportunity to submit our response to the City of Osawatomie's Request for Proposal regarding the acquisition and redevelopment of two historic buildings located at 500 and 510 Main Street.

Our team believes we offer a unique range of services that will ensure a successful redevelopment project, and one that the City of Osawatomie will be proud of. US Federal Properties brings a proven track record in acquisition of existing buildings plus ground up development opportunities. We have deep experience in working with governmental agencies to maximize the under-utilized value of their assets.

In addition, our team appreciates the City's vision of focusing on redeveloping its downtown. Principals of our development team have individually or collectively have invested a considerable amount of time and capital on numerous downtown oriented projects over the years because we feel a strong downtown area is key to a City's long term prosperity.

We are confident that our technical expertise, commitment to sustainability, and collaborative approach make us a strong partner for this initiative. Enclosed is our comprehensive proposal in response to the RFP, including our qualifications, approach, team, and cost structure.

Thank you for considering our proposal. We look forward to the opportunity to contribute to the City's continued growth and development.

Sincerely,



Mike Belew
Executive Vice-President
US Federal Properties, LLC
mbelew@usfpco.com
(816) 645-8963

COMPANY HISTORY

US Federal Properties, LLC (USFP). Dan Carr and Rick Baier founded US Federal Properties, LLC (USFP) 22-years ago. Kevin Kelly joined in 2010 with Mike Belew joining in 2012. Principals of USFP have more than 120-years of combined experience in real estate development

RFP EXPERIENCE/CASE STUDY

NORTHLAND INNOVATION CAMPUS



In February 2014, Principals of USFP responded to an RFP issued by the City of Gladstone for developers for the Northland Innovation Center project. USFP was awarded the project later that year, and began construction on a 90,000 SF Class “A” office building in the Spring of 2015. The public/private partnership involved Principals of USFP, as owner and developer; the City of Gladstone who owned the land and approved Chapter 100 bond financing, which secured property tax abatement for the project for 20 years; North Kansas City Schools, who along with City leadership conceived the idea for the project and became the anchor tenant, occupying 60,000 square feet; and Northwest Missouri State University occupies 18,000 square feet.

The Northland Innovation Center not only represents a major redevelopment project for the City of Gladstone, but is home to a unique learning environment with K-12 and higher education all under one roof. Construction began in the spring of 2015, and was completed by the summer of 2016, ahead of the fall semester.

LIBERTY TRIANGLE



Dan Carr and Rick Baier, Founders of USFP were selected over several national teams to develop, lease, own and manage this prime Liberty, Missouri retail location. The developer's scope of services included financing, site zoning, acquisition, coordination of all architectural and engineering activities, plus input as to the Tax Increment Financing for the overall project.

PROJECT APPROACH-Osawatomie redevelopment plan.

Our team will develop a Preservation Plan is to document the history of the building and evaluate the current conditions of the overall structures. This investigation will include the building envelope, internal systems, and the overall site to develop a detailed development plan on how to redevelop the current structures for the highest and best use. Based on our recent dealings with the State Historic Preservation Office (SHPO) of Kansas, we understand the process of is required and more importantly, what is essential to garner support from SHPO to ensure the historic preservation process to occur in an orderly manner.

PROJECT OBJECTIVES

- Redevelop two viable but under-utilized downtown assets
- Promote quality housing options that include functionality and walkability
- Thoughtful design to complement the rest of downtown.
- Provide gathering places and outdoor spaces for all local patrons
- Encourage historic preservation throughout the community.

DEVELOPMENT TEAM

- US Federal Properties, LLC (Developer)
- Downtown Living, LLC (Owner)
- Architectural Design (Tessere)
- Civil Engineering (Atlas Consulting)

PROJECT PROPOSAL

- Downtown Living, LLC (to be formed entity) to acquire 500 Main St and 510 Main St from the City of Osawatomie.
- Purchase Price
 - 500 Main St- \$45,000
 - 510 Main St- \$5,000
- Closing Date- 30-days post the receipt of all government approvals.
- Redevelop both assets simultaneously. Development Plan below.

DEVELOPMENT PLAN

500 Main Street

- Mix-Use
- 12,000 sf
 - 1st Floor-Retail
 - 2nd Floor- Residential

510 Main Street

- Mix-Use
- 8,300 sf
 - 1st Floor-Retail
 - 2nd Floor- Residential

PROJECT TIMELINE

- Receive Notice of Preferred Proposal- 7/7/2025
- Finalization of Development Agreements and required approvals – 9/30/2025
- Due-Diligence Tasks Completed- 10/30/2025
- Historic Registry Process/Approvals- 3/31/2026
- Local City Entitlements/Approvals- 6/1/2026
- Closing- 6/15/2026
- Ground Breaking- 7/1/2026

PROPOSED PUBLIC INCENTIVES

- Reinvestment Housing Incentive District (RHID)
- Community Improvement District (CID)

PROJECT BUDGET- Very High Level (includes 500 Main St & 510 Main St.)

Building Acquisition Cost-	\$50,000
Construction Costs	\$2,480,000
Soft Costs & Contingency	\$766,768
<u>Financing Costs</u>	<u>\$294,714</u>
Total Costs	\$3,591.481

FINANCING CAPITAL STACK (very-high level)

Federal Historic Tax Credits (net after syndication)	\$485.299
State Historic Tax Credits (net after syndication)	\$1,078.288
Construction Loan	\$1,795,740
<u>Owner's Equity</u>	<u>\$232,153</u>
Total Capital Stack	\$3,591,481



TESSERE

HOSPITALITY

DESIGNING MEMORABLE DESTINATIONS

In the bustling world of hospitality, TESSERE's Hospitality division is the stage for a harmonious fusion of comfort and collaboration. Our team is comprised of seasoned professionals boasting extensive experience with a variety of clients and brands. This wealth of expertise has not only shaped our diverse range of projects but has also fostered a network of professional partnerships bound by a collective commitment to quality. Ready and eager to contribute their skills to your project, our team has navigated through the intricacies of full-service boutique hotels to the adaptability of prototypes designed for various location types, ensuring that our experience is as diverse as your dreams.

From concept to construction, we immerse ourselves in your project, providing a personalized level of service. Our expertise lies in generating ideas, optimizing site usage, ensuring code compliance, and strategically phasing project development. With centrally located offices, we are just a short flight away from almost any city, enabling us to offer high-quality designs at a competitive fee. Our approach empowers project owners to make faster, better-informed decisions during the design phase, maximizing and safeguarding their project budget.



CHAZ PRUNTE

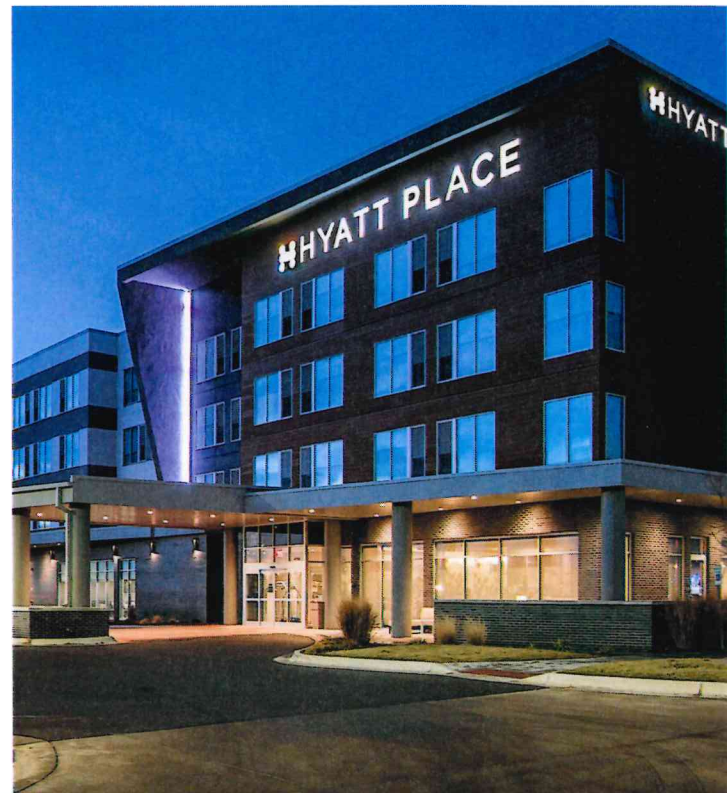
chaz.prunte@tessere.com

OUR STATS

48
LICENSED
STATES

30+
YEARS OF
EXPERIENCE

100%
EMPLOYEE-
OWNED



SAMPLE OUR PORTFOLIO



MULTIFAMILY - CRESTVIEW APARTMENTS WICHITA, KS

These apartments are in three separate, 3-story buildings with a detached clubhouse, outdoor pool, grill area, playground, dog park and open car ports. The 1,918-square-foot clubhouse has a fitness area, kitchenette and a room for guests to reserve. The 28-unit building is 16,700 square feet, the 30-unit building is 16,200 square feet, and the 36-unit building is 19,680 square feet. Even though this project's budget is tight, these low-priced apartments have nice finishes including granite counters, glass-front cabinets, and washer/dryer hookups.

HOTELS - HYATT PLACE WICHITA, KS

The newest prototype (3.0 version 1.1) for the Hyatt Place brand opened four months ahead of schedule on the Innovation Campus at Wichita State University. This 60,000-square-foot design build project allows future students, alumni, visiting athletic teams, business travelers and the public to stay on campus within walking distance to University sporting venues, campus housing, retail and strategic partnership corporations that now call the new Innovation Campus home. The hotel contains 106 units on four floors and features amenities including an indoor swimming pool, fitness center, and covered outdoor patio.

STUDENT HOUSING - CENTENNIAL HALL KCKCC, KANSAS CITY, KS

Working with Kansas City Kansas Community College, our design-build team constructed a new student housing complex to increase the quality of living for students on the west side of campus. The new housing features four stories with 73 apartment units that include 260 sleeping rooms with walkout apartment options in the basement. Among the amenities included are a multi-media lounge with eGaming, laundry facilities, various study rooms and spaces.

PROJECT TYPES

- Prototype Development
- Renovation
- Expansion
- Historic Preservation





ACTION ITEM SUMMARY	Item Number:	10.A
	Date:	June 5, 2025
City Manager	From:	Bret Glendening

RE: Resolution 1312 – Health Insurance Renewal -- 2025

RECOMMENDATION: That the City Council approve Resolution 1312 authorizing a change in the city's health insurance provider from Blue Cross to Aetna, with an effective date of July 1, 2025.

DETAILS: In 2022, we moved from a fully insured insurance plan to an administrative services only (ASO), self-insured plan. This was done out of necessity as we were facing a renewal premium of nearly a \$1,000,000.

Over the course of the last two years, we have had high risks leave our plan, we have had employees find other options. We currently still have however, 30+ employees who take the city's insurance and we have really performed well on the self-insured plan.

At renewal, BCBS has not been competitive, which is why we are looking to move. Currently, between medical, dental, vision and life insurance that the city offers, Total cost is \$359,300. To leave all plans the same, BCBS wants to renew us at \$451,000, a 26% increase. They have also offered a fully insured option at a 14% decrease to \$308,400.

Aetna will not offer an ASO/Self Insured option because we do not have enough employees on our plan. So the closest they can get to that is a level funded arrangement which is a cross between fully insured and self-insured. They are also offering a \$13,000 credit to start out with. That plan, along with all of the bolt on coverages (dental, vision, life) costs \$285,200...a 21% decrease over what we are paying now.

RESOLUTION NO. 1312

**A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH
AETNA FOR PROVISION OF MEDICAL INSURANCE ON BEHALF OF CITY EMPLOYEES
CONSISTENT WITH A JULY 1, 2025 RENEWAL DATE**

WHEREAS, the City of Osawatomie as an employer provides health insurance to its employees;
and

WHEREAS, the city's experience rating for medical insurance has improved dramatically over
the last two (2) years; and

WHEREAS, the city has received an offer of an improved level of coverage at a reduced price
from Aetna and the city wishes switch insurance providers to capitalize on the cost savings for the
2025/2026 policy year.

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY
OF OSAWATOMIE, KANSAS:**

SECTION ONE: The Governing Body authorizes the Mayor and/or City Manager to execute
the insurance coverage agreements with Aetna to be the provider of record for the 2025/2026 policy year
which renews on July 1, 2025.

PASSED AND APPROVED by the Governing Body of the City of Osawatomie, Kansas this
12th day of June 2025, a majority being in favor thereof.

APPROVED AND SIGNED by the Mayor.

Nick Hampson, Mayor

(SEAL)

ATTEST:

Tammy Seamands, City Clerk



CITY OF OSAWATOMIE

CITY MANAGER'S REPORT

June 12, 2025

2026 Budget:

Our calendar indicates that this agenda should have the 2026 budget policies resolution. As I will not be present at this council meeting, I am moving the consideration of the budget policy resolution to the June 26th meeting. We will also have on that agenda, the required resolution notifying the county clerk of our intentions with staying or exceeding the revenue neutral rate.

BASE Grant Interceptor Sewer Progress:

Locates have been called in by Pro Design Construction. Clearing activities have begun and surveying has taken place.

500/510 Main – Negotiated Sale:

We received one bid for the sale of 500/510 Main. The parties submitting the proposal are: US Federal Properties as developer, Tessere as architect and Atlas Consulting as engineer. They have offered a mixed-use development for both 500 and 510 Main with the first floor of each building being retail and the second floors being residential apartments. Based on their proposed project schedule, a groundbreaking could occur as early as July 1, 2026. This assumes the buildings are able to be placed on the state and federal historic tax registries, the creation of a community improvement district and/or an RHID. On this agenda is a resolution accepting the proposal and authorizing the City Manager to negotiate a development agreement with the proposing parties.

Hickory Valley and Indian Ridge RFPs:

These RFP's have been completed and issued as of May 1. Bids are scheduled to be due on June 27, 2025. There are 17 bidders on both bidders' lists.

Condemnations – Round 1, 2025:

Three structures remain for demolition. One property is currently being appealed to Miami County District Court and the other two are pending the outcome of asbestos tests.

Condemnations – Round 2, 2025:

We have additional properties that really need to be condemned. We are working to try and address them administratively, but there is a chance some of these will need to end in condemnation. A couple of these structures may be occupied. I really hope it does not come to that and that our nuisance officer can help find them another housing option. There is a trailer on 18th Street that is starting to separate. There is a trailer at 11th and Walnut Ave. that is also starting to come apart. I know it's difficult to condemn properties at times, even when they are vacant so occupied structures are even more difficult. But, this is really a life safety issue not just for those who may be living in these structures, but at times, for those living next to them.

Water Treatment Plant Status:

We have issued RFPs to three firms that provided statements of qualifications. The current deadline for submittal of proposals is July 10. Keep in mind, that this RFP will identify the lowest responsible bidder to provide the CMAR services and not the construction cost of the water treatment plant. That cost, defined as the “Guaranteed Maximum Price” will not be set until we are nearly complete with the design of the plant.

2025 Street Improvements:

I am still working with our financial advisor on developing the plan to build the next round of full depth replacement streets. I will also advise the council when we have executed the design contract for these same streets. As a reminder, they are: 4th Street from Parker to Chestnut; Pacific from 6th to 4th; Chestnut from 6th to 4th; 5th Street from the alley behind City Hall to Chestnut; and 1st Street from the N. Levee to Main Street.

5th Street Terrace RHID:

Contracts for the public infrastructure project with Killough Construction have been signed. July 14th is the stated start date for construction of the public infrastructure. Killough Construction has provided all of their submittals for review and approval by the engineer, Lamp Rynearson. Once approval has been issued, materials will be ordered, which is an obvious and necessary prerequisite to construction starting. The contract deadline for completion is October 1.

KDOT Transportation Alternatives Grant:

We have had to revisit the portion of this project that runs past the water treatment plant. When the new plant is constructed, part of the trail will be inaccessible, and due to the federal requirements, these pathways must be accessible to the public for a minimum of 10 years or else we could be forced to return dollars associated with the closed portions.

AMI Meter Update:

Installation of the new water meters has begun and will continue throughout the summer. Our goal is to have all residential meters installed by the end of the year.

Library Updates:

The Library Board has been presented with the Phase II expansion plans from 2010. They have been tasked with determining what the needs of the library are and how those needs can be met with an expansion of the existing facility. I have explained to them that we will need to engage an architect to evaluate options for a Phase II Library Expansion project. That architect will likely be the same architect that assisted us in 2010. Because those reports still exist in City Hall, I expect the cost to be fairly minimal. This is really an update of those plans from 2010 that will include the needs of the library today, as defined by the Library Board.

2025 Golf Course Clubhouse Replacement Project:

Our assumed annual debt payments of ~\$140,000 (\$122,000 if design is paid for up front and with cash on hand) is contingent on receiving a \$650,000 CDBG Grant. At the April 24th meeting, we will need to have a public hearing to apply for the CDBG grant. With the changed process, our application will be made in the first round (May 2025). We also have the opportunity to submit a

pre-application packet and receive feedback. We will do this as well and utilize the feedback to adjust the application to hopefully increase our chances of being awarded the grant.

Hawkins Grant – Memorial Hall:

We received no bids for work at Memorial Hall. The committee and I will continue to work with local contractors for this work. The city will most likely need to serve as general contractor for this work. While not ideal, it will save us some money.