

OSAWATOMIE CITY COUNCIL

AGENDA

July 23rd, 2020

6:30 p.m., Memorial Hall

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. July 23rd Agenda
 - B. Special Session Meeting Minutes – July 3rd, 2020
 - C. Meeting Minutes – July 9th, 2020
 - D. Pay Application – BG Consultants - \$1,800.00 – Wastewater Treatment Facility
 - E. Pay Application – BG Consultants - \$3,200.00 – Wastewater Treatment Facility
 - F. Pay Application – Hall’s Bobcat Service - \$96.19 – Bulk Water
 - G. Register Report 2020-06
6. Comments from the Public

Citizen participation will be limited to 5 minutes. Stand & be recognized by the Mayor.
7. Presentations, Proclamations, and Appointments
8. Unfinished Business
9. New Business
 - A. Resolution 804 – Directing staff to prepare and produce a series of rental property regulations, including rental inspections
 - B. Resolution 805 – Directing the City Manager to collect, execute, purchase and report all COVID-19 costs related to the City’s current and ongoing response to the COVID-19 pandemic
 - C. Resolution 806 – Directing the City Manager to negotiate and enter into a preliminary agreement for consideration of a set of solar powered projects benefiting the City of Osawatomie and the surrounding community
10. Council Report
11. Mayor’s Report
12. City Manager & Staff Report
13. Executive Session
14. Other Discussion/Motions
15. Adjourn

NEXT REGULAR MEETING – August 13th, 2020

Osawatomie, Kansas. **July 9, 2020.** The Council Meeting was held at Memorial Hall. Mayor L. Mark Govea called the meeting to order at 6:30 p.m. Council members present were LaDuex, Macek, Diehm, Hampson, Dickinson, Walmann, Wright and Caldwell. City Staff present at the meeting were: City Manager Michael Scanlon, City Clerk Tammy Seamands, Assistant to the City Manager Samantha Moon, City Attorney Richard Wetzler, Police Chief David Stuteville, Assistant Police Chief William Bradshaw, Building Inspector Ed Beaudry, Public Safety Officer Scott Polster, and Public Safety Officer Nina Coleman. Members of the public present were Shelagh Wright, Teresa Seichepine, Roy Seichepine, Donna Darner, Dustin Brinkerhoff, Jacki Newcomb, Derek Henness, Wayne Ova, Mark Wilson, Chris Cooley, Stacy Haley, Kimi Wilson, George Pretz, Hitomi Lamirande, Kari Bradley, Dennis Davey, John Irby, Josh Barnett, Mike Peace, Barbara Blakly, Danny West, Ben Wendt and Rene Pfatzgraff

INVOCATION. Wayne Ova, Faith Baptist

CONSENT AGENDA. Approval of the July 9th Agenda; June 25th Council Minutes, Pay Application – Hall’s Bobcat Service - \$12,784.91 and Pay Application – Tyler Tech - \$9,586.50. **Motion** made by LaDuex, seconded by Dickinson to Approve the consent agenda without the Pay Application – Hall’s Bobcat Service - \$12,784.91 and to discuss unfinished business before the budget presentation. Yeas: All. **Motion** made by LaDuex, seconded by Dickinson to approve the Hall’s Bobcat Service - \$12,784.91, Yeas: All. Hampson abstained due to conflict of interest.

COMMENTS FROM THE PUBLIC. – Reverend Wayne Ova said like everyone else they are just trying to survive the Covid-19. Ova has made himself available to get groceries for the elderly.

PUBLIC HEARINGS. - None

UNFINISHED BUSINESS.

DISCUSSION OF ORDINANCE 3783 – RELATING TO EXECUTIVE ORDER 20-52 OF THE GOVERNOR OF KANSAS AND RESOLUTION R20-07-002 OF THE MIAMI COUNTY COMMISSION RESCINDING THE GOVERNOR’S EXECUTIVE ORDER. Members of the public was allowed to speak their thoughts and opinions regarding this issue. The following individuals spoke regarding Face Masks and Ordinance 3783: Teresa Seichepine, Jacki Newcomb, Donna Darner, Dennis Davey, Kimi Wilson, John Irby, Josh Barnett, Barbara Blakley, Chris Cooley, Ben Wendt, and Roy Seichepine.

ORDINANCE 3783 – REQUIRING THE WEARING OF MASKS OR OTHER FACE COVERINGS IN PUBLIC SPACES - **Motion** made by LaDuex, seconded by Walmann to approve Ordinance 3783 requiring the wearing of masks or other face coverings in public spaces. Yeas: (4) Walmann, LaDuex, Dickinson, Diehm. Nays: (4) Wright, Macek, Hampson and Caldwell. Mark Govea casted the tie breaking vote of Yea making the final vote Yeas: 5 Nays: 4

PRESENTATIONS & PROCLAMATIONS.

BUDGET PRESENTATION – CHAMBER OF COMMERCE – Hitomi Lamirande presented the Osawatomie Chamber of Commerce annual report and introduced Kari Bradley as the new Chamber Executive Director.

NEW BUSINESS.

RESOLUTION NO. 800 – ADOPTING CITY COUNCIL POLICY 102 - EXPENDITURE AUTHORIZATION

RESOLUTION NO. 801 – ADOPTING CITY COUNCIL POLICY 103 – FUNERAL GIFTS AND MEMORIALS

RESOLUTION NO. 802 – ADOPTING CITY COUNCIL POLICY 104 – TAX INCREMENT FINANCING POLICY – **Motion** made by LaDuex, seconded by Dickinson to approve Resolution No. 800 Adopting City Council Policy 102 – Expenditure Authorization, Resolution No. 801 – Adopting City Council Policy 103 – Funeral Gifts and Memorials and Resolution No. 802 – Adopting City Council Policy 104 – Tax Increment Financing Policy. Yeas: All.

RESOLUTION NO. 803 – DECLARING OSAWATOMIE, KANSAS TO BE AN OFFICIAL ENTRANT IN THE PRIDE PROGRAM FOR THE YEAR OF 2020.- **Motion** made by Hampson, seconded by Macek to approve Resolution No. 803-Declaring Osawatomie, Kansas to be an official entrant in the Pride Program for the Year of 2020. Yeas: All

COUNCIL REPORTS.

Dan Macek ~ almost finished with the pavers at the Lake Shelter House. They just need to be sealed.

Jeff Walmann ~ in about a week there should be a sign at the zero-mile marker at the trail that resembles the entrance sign at the John Brown Park. The pavers look great at the Shelter House.

Karen LaDuex ~ wanted to thank the Macek's and Danny West for the work done at the Lake Shelter House.

Lawrence Dickinson ~ the pavers look good at the Lake Shelter House and so do the front steps and sidewalk at City Hall.

Kenny Diehm ~ thought the pavers looked good.

Nick Hampson ~ thanked Macek for his work at the Lake Shelter House.

Cathy Caldwell ~ thought that the pavers looked awesome.

MAYOR'S REPORT ~ thanked the Macek's for their hard work on laying the pavers over the 4th of July weekend.

CITY MANAGER & STAFF REPORTS.

Mike Scanlon ~ thanked Miami County Commission for their professionalism and great knowledge and for always being available to help. George Pretz said the same thing regarding Mike Scanlon.

The Tax Increment Financing Policy that was passed this evening will allow staff to ask for financial information from developers.

Staff will soon be issuing an RFP for a financial advisor.

Staff will attend a KIAC meeting next week to present the Waste Water Treatment Plant repairs and rehabilitation and to request funding for the project.

Working with Marc on planning sustainable places. Miami County sent a letter of support for the application.

Working on a USDA grant for purchase of a piece of property that we will create a trail through.

Smart Money has been allocated to Miami County. Miami County has sent out a survey that is really important to help allocate the 6.8 million dollars that has been allocated.

EXECUTIVE SESSION. None.

OTHER DISCUSSION/MOTIONS.

Motion made by Hampson, seconded by Macek to adjourn. Yeas: All. Mayor declared the meeting adjourned at 8:37 p.m.

/s/ Tammy Seamands
Tammy Seamands, City Clerk

INVOICE NO. 1

Mike Scanlon, City Manager
City of Osawatomie, Kansas
439 Main Street
Osawatomie, KS 66064

06.05.20

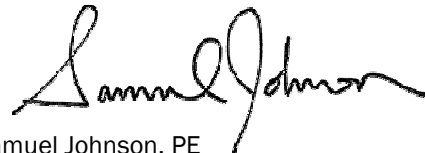
RE: UV Disinfection Preliminary Engineering Report
BG Project No. 20-1226L

The following statement reflects the amount due for professional services related to the above referenced project for the prior month:

Preliminary Engineering Report (Lump Sum)	\$	5,000.00	
Work Performed to Date	\$	1,800.00	36.0%
Work Previously Billed	\$	<u> -</u>	
Total Amount Due	\$	1,800.00	

If you have any questions regarding this statement please contact me at (785) 537-7448 ext. 1119 or my personal cell phone (785) 410-1309

Sincerely,



Samuel Johnson, PE
Principal

INVOICE NO. 2

Mike Scanlon, City Manager
City of Osawatomie, Kansas
439 Main Street
Osawatomie, KS 66064

07.07.20

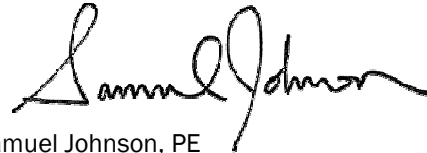
RE: UV Disinfection Preliminary Engineering Report
BG Project No. 20-1226L

The following statement reflects the amount due for professional services related to the above referenced project for the prior month:

Preliminary Engineering Report (Lump Sum)	\$	5,000.00	
Work Performed to Date	\$	5,000.00	100.0%
Work Previously Billed	\$	<u>1,800.00</u>	
Total Amount Due	\$	3,200.00	

If you have any questions regarding this statement please contact me at (785) 537-7448 ext. 1119 or my personal cell phone (785) 410-1309

Sincerely,



Samuel Johnson, PE
Principal

Hall's Bobcat Service

607 Mulberry Ave.
Osawatomie, KS 66064

Invoice

Date	Invoice #
7/17/2020	4782

Division of E & H Properties, Inc.

Bill To
City of Osawatomie 439 Main Street Osawatomie, Ks 66064

Excavation - Residential & Commercial
Rock Yard - Landscape & Supplies (located 607 Mulberry, Osawatomie)

Customer Phone

(913) 755-2146

Office Hours: Mon.-Fri. 8-5 Sat. 8-Noon
Office Phone #: 1-913-245-4089

<u>Your Residential or Commercial Contractor!</u>		P.O. No.	Terms	Project
			Net 10 days	
Description	Qty	U/M	Rate	Amount
Bulk Water used on parking lot	1		96.19	96.19
Please make check payable to: Hall's Bobcat Service			Sales Tax (0.0%)	\$0.00
Term: Cash - Accounts not paid within 10 days of the date invoiced are subject to a 1.5% monthly finance charge.			Total	\$96.19
email: hallsbobcatservice@gmail.com			Payments/Credits	\$0.00
THANK YOU FOR YOUR BUSINESS			Balance Due	\$96.19

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_		
NON-DEPARTMENTAL	GENERAL OPERATING	CITY OF OSAWATOMIE	FLEX SPENDING CARDS	786.32		
			FLEX SPENDING CARDS	786.32		
		KANSAS DEPT OF REVENUE	KS WITHHOLDINGS	2,486.09		
			KS WITHHOLDINGS	2,436.55		
		GUARDIAN	INSURANCE PAYABLE	153.52		
			INSURANCE PAYABLE	156.48		
			CRITICAL ILL INS PAYABLE	134.55		
			CRITICAL ILL INS PAYABLE	135.13		
			DISABILITY INSURANCE	130.46		
			DISABILITY INSURANCE	131.20		
			DENTAL INSURANCE	299.95		
			DENTAL INSURANCE	303.98		
			EMPLOYEE LIFE INSURANCE	205.11		
			EMPLOYEE LIFE INSURANCE	205.63		
			VISION INSURANCE	58.86		
			VISION INSURANCE	59.74		
			HUMANA INSURANCE CO.	MEDICAL INSURANCE	1,004.21	
		MEDICAL INSURANCE		988.59		
		MEDICAL INSURANCE		1,269.61		
		MEDICAL INSURANCE		1,281.67		
		MEDICAL INSURANCE		1,570.86		
		MEDICAL INSURANCE		1,668.54		
		KANSAS PAYMENT CENTER	CHILD SUPPORT	303.71		
			CHILD SUPPORT	306.43		
			CHILD SUPPORT	399.35		
			CHILD SUPPORT	399.35		
			CHILD SUPPORT	66.76		
		MISSISSIPPI DEPARTMENT OF HUMAN SERVIC	CHILD SUPPORT	66.76		
			CHILD SUPPORT	66.76		
		KPERs	KPERs 2	925.15		
			KPERs 2	1,053.32		
			KPERs	19.11		
			KPERs	2,736.31		
			KPERs	2,745.66		
		VANTAGEPOINT TRANSFER	ICMA	330.00		
			ICMA	345.70		
		EFTPS	FEDERAL WITHHOLDINGS	5,695.42		
			FEDERAL WITHHOLDINGS	5,620.39		
			SOCIAL SECURITY WITHHOLDIN	4,135.53		
			SOCIAL SECURITY WITHHOLDIN	4,360.92		
			MEDICARE WITHHOLINGS	967.20		
		OSAWATOMIE GOLF COURSE	MEDICARE WITHHOLINGS	1,019.99		
			GOLF MEMBERSHIP	54.76		
					TOTAL:	47,805.19
		ADMINISTRATION	GENERAL OPERATING	CITY OF OSAWATOMIE	CITY UTILITY BILLS	531.81
					NAVRAT'S OFFICE PRODUCTS INC	COPY PAPER
				ICMA	M SCANLON MEMBERSHIP	798.00
FIRST OPTION BANK	WEBSITE BACKUP & UPDATES			8.95		
	WEBSITE HOSTING			45.00		
IT MEMBERSHIP & DUES	125.00					
SOFTWARE PDF-X CHANGE	343.98					
CARD STOCK METER READER	12.95					
B HURT 40TH ANNIVERSARY LU	79.68					
GLASS FOR CITY MAN DESK	173.78					
BUDGET WORKSHOP	150.00					
AUDT. SHEET METAL	650.00					

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
		FIRST PLACE TROPHIES LARRY E. HOOVE	PLASTIC PLATE CITY MANAGER	17.00
		KANSAS GAS SERVICE	GAS SERVICES	113.24
		MIAMI LUMBER INC.	WAFERBOARD, STD BRT, CORD	40.89
			WAFERBOARD, STD BRT, CORD	15.32
			WAFERBOARD, STD BRT, CORD	24.99
		UNEMPLOYMENT INS. SERVICE	ANNUAL SERVICE FEES	200.00
		WAL-MART COMMUNITY BRC	WATER BOTTLE, SPOON, CUTLE	19.88
			DOWNTOWN FLOWERS	354.13
		QUILL CORPORATION	SCISSORS, BINDERS, CLIPS,	77.49
			EPSON RIBBON	22.75
			STAMP FOR CODES	29.72
			BINDERS & HANGING FOLDERS	95.52
		BACK HOME NURSERY LLC	11" RED IMPATIENTS BASKETS	26.00
		ACE PEST CONTROL LLC GARY COOPER	PEST CONTROL	135.00
		NPG NEWSPAPERS INC	SENIOR SPONSERS	155.00
			LEGAL ADV	76.40
			ORDIN & HEARING	288.80
		PITNEY BOWES INC.	POSTAGE METER LEASE	189.50
		JARRED GILMORE & PHILLIPS PA	2020 AUDIT	1,850.00
		TALLEY, DEBBIE	MH CUSTODIAN JUNE 2020	375.00
		WASTE MANAGEMENT	REFUSE	17.80
			YARD WASTE DUMPSTER	794.30
		MIDWEST PUBLIC RISK	PROPERTY & LIABILITY 20-21	153,204.51
		PALACE HARDWARE	TOOL BIN, 3-1/2 PH-G	25.43
			4" PVC	9.70
			S/018400-24 40	5.39
		KWIKOM COMMUNICATIONS	INTERNET/PHONE	1,627.32
		VANTAGEPOINT TRANSFER	ICMA	18.75
			ICMA	18.75
		CENTURYLINK	LONG DISTANCE	16.25
			PHONE SERVICES - LONG DIST	16.25
		CENTURYLINK	SERVICES	50.24
			PHONE SERVICES	51.40
		RICOH USA, INC.	COPIES	97.94
		RICOH USA, INC.	COPIER LEASE	260.47
			COPIER LEASE	260.47
		RICOH USA, INC.	COPIER LEASE	128.31
		REDISHRED KANSAS INC.	SHREDDING SERVICE	30.00
			SHREDDING SERVICE	30.00
		VALENTINE, ROBIN L	MUNICIPAL SERVICES	150.00
		WETZLER, RICHARD S	CITY ATTORNEY	1,209.94
		EVERGY	ELECTRIC SERVICES	18.14
		GORDON & ASSOCIATES	CITY BUILDING INSPECTION	6,831.50
		**PAYROLL EXPENSES	6/01/2020 - 6/30/2020	33,981.69
			TOTAL:	206,079.83
CODES ENFORCEMENT	GENERAL OPERATING	OSAWATOMIE PET CLINIC	ANIMAL EXAM	30.00
		RURAL WATER DIST. #1	WATER SERVICES	16.92
			WATER SERVICES	32.97
		TRI-COUNTY ICE CO INC	CAR WASH TOKENS	36.00
		INTERNATIONAL CODE COUNCIL	PROPERTY MAINT CLASS	64.50
		MISCELLANEOUS SMITH CENTER WATER DEP	HANDHELD FOR METERING	320.70
		ACE PEST CONTROL LLC GARY COOPER	PEST CONTROL	45.00
		ROMANS OUTDOOR POWER	COLLAR, PIN, O RING	5.32
		ADVANCED ENVIRONMENTAL	ASBESTOS INSPECTIONS	1,200.00
		WEX BANK	FUEL	171.66

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
		VERIZON WIRELESS	INTERNET/PHONE	212.14
		KWIKOM COMMUNICATIONS	INTERNET/PHONE	78.48
		KASPER AUTO PARTS	HOOD SUPPORT	32.29
			HOOD SUPPORT LIFT	32.29-
			HOOD SUPPORT LIFT	47.48
		VANTAGEPOINT TRANSFER	ICMA	32.50
			ICMA	31.44
		EVERGY	ELECTRIC SERVICES	411.51
		**PAYROLL EXPENSES	6/01/2020 - 6/30/2020	10,214.92_
			TOTAL:	12,951.54
POLICE	GENERAL OPERATING	CITY OF OSAWATOMIE	CITY UTILITY BILLS	658.80
		NAVRAT'S OFFICE PRODUCTS INC	COPY PAPER	199.50
		O'REILLY AUTO PARTS	WIN REG ASSY	81.17
		FIRST OPTION BANK	FLUSH LEVER & ULTRA FLAPPE	9.84
			UNIFORM POLICE BARS	35.00
			DOUBLE PLATE	38.19
			DESKTOP COMPUTER	745.00
			TRASH BAGS	41.28
			OD COMPUTER HARDWARE	66.52
		AMATEUR SPORTS PROMOTION	OSAWATOMIE HS SPORTS SCHED	110.00
		KANSAS GAS SERVICE	GAS SERVICES	34.00
		LOUISBURG FORD SALES INC.	TUBE ASSY	84.58
		TRI-COUNTY ICE CO INC	CAR WASH TOKENS	67.00
		AMERICAN LAW ENFORCEMENT RADAR AND TRA	ACI STALKER, KUSTON FALCON	240.00
		GALL'S INC	WOMENS TACLITE PRO PANT	55.44
		MISCELLANEOUS KANSAS TURNPIKE AUTHOR	KANSAS TURNPIKE AUTHORITY:	19.88
		ACE PEST CONTROL LLC GARY COOPER	PEST CONTROL	80.00
		REJIS COMMISSION	LEWEB SUBSCRIPTION & ACCES	36.85
			LEWEB SUBSCRIPTION & ACCES	125.00
			SUPPORT	67.50
			LEWEB SUBSCRIPTION & ACCES	36.85
			LEWEB SUBSCRIPTION & ACCES	125.00
			SUPPORT & SERVICE	225.00
			LEWEB SUBSC & ACCESS	36.85
			LEWEB SUBSC & ACCESS	125.00
		T.A.C. GARAGE DOOR CO. TRAVIS A CALDER	NEW TORSION SPRINGS 16X8 S	220.00
		WEX BANK	FUEL	1,007.67
		VERIZON WIRELESS	INTERNET/PHONE	80.04
		OPTIV SECURITY INC	RSA SECURITY - KEY FOB	101.68
		WASTE MANAGEMENT	REFUSE - POLICE	19.71
		PALACE HARDWARE	BRACKETS	3.12
		KWIKOM COMMUNICATIONS	INTERNET/PHONE	374.21
		KASPER AUTO PARTS	SERVICE CHARGE 05/31/20	2.23
			PLATINUM FILTER KIT	57.76
			BRAKE ROTOR	126.92-
			HOSE ASSEMBLY	65.58
			HOSE ASSEMBLY	93.08
			ELECTRICAL CONNECTOR	0.80-
			BRAKE ROTOR & PADS	153.07
			WIPER BLADES	31.74
			LAMP HEADLIGHT	18.48
		VANTAGEPOINT TRANSFER	ICMA	31.25
			ICMA	31.25
		CENTURYLINK	LONG DISTANCE	16.25
			PHONE SERVICES - LONG DIST	16.25

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		CENTURYLINK	SERVICES	66.17
			PHONE SERVICES	66.17
		RICOH USA, INC.	COPIES	6.09
		RICOH USA, INC.	COPIER LEASE	214.43
		REDISHRED KANSAS INC.	SHREDDING SERVICE	30.00
			SHREDDING SERVICE	30.00
		BARCODES LLC	POLYPRO 3000T LABELS	213.98
		**PAYROLL EXPENSES	6/01/2020 - 6/30/2020	59,618.49
			TOTAL:	65,785.23
CABIN	GENERAL OPERATING	CITY OF OSAWATOMIE	CITY UTILITY BILLS	141.12
		KANSAS GAS SERVICE	GAS SERVICES	79.11
		ACE PEST CONTROL LLC GARY COOPER	PEST CONTROL	45.00
		KWIKOM COMMUNICATIONS	INTERNET/PHONE	181.91
		**PAYROLL EXPENSES	6/01/2020 - 6/30/2020	2,244.80
			TOTAL:	2,691.94
STREETS & ALLEYS	GENERAL OPERATING	CITY OF OSAWATOMIE	CITY UTILITY BILLS	2.85
			CITY UTILITY BILLS	194.12
			CITY UTILITY BILLS	1.60
			CITY UTILITY BILLS	333.83
		FAMILY CENTER FARM & HOME	FUEL LINE PARTS	13.64
			FLAGS MARKING SM ENGINE PA	78.91
			RATCHET STRAPS	20.00
		KANSAS GAS SERVICE	GAS SERVICES	58.57
		AMERICAN EQUIPMENT CO.	STEEL ARM, FLANGE, BUSHING	262.90
		TRI-COUNTY ICE CO INC	CAR WASH TOKENS	39.00
		WAL-MART COMMUNITY BRC	WATER BOTTLE, SPOON, CUTLE	4.86
		INLAND TRUCK PARTS CO.	WIRE REPAIRS - ST. SWEEPER	994.49
		VAN KEPPEL COMPANY	ROLLER	611.34
		LOGAN CONTRACTORS SUPPLY INC	SONOTUBE (LF)	31.17
		PRAXAIR DISTRIBUTION INC	GLASSES = SMOKE MIRROR	74.94
		KEY EQUIPMENT & SUPPLY CO.	RK SW - DIRT SHOE RUNNER	205.75
			AIR FILTER	69.87
		WEX BANK	FUEL	332.09
		WASTE MANAGEMENT	REFUSE	69.67
		MIDWEST PUBLIC RISK	DEDUCTIBLE -STREET SWEEP	1,000.00
		KWIKOM COMMUNICATIONS	INTERNET/PHONE	56.74
		MFA OIL COMPANY	FUEL	69.61
		KASPER AUTO PARTS	FLASHER ELECTRONICS	16.55
			FUEL FILTER	44.45
			SPARK PLUG	119.30
			AIR CONDITIONING PARTS	26.97
		E. EDWARDS, INC.	WORK SHIRTS	340.90
		**PAYROLL EXPENSES	6/01/2020 - 6/30/2020	7,441.63
			TOTAL:	12,515.75
PARKS & CEMETERIES	GENERAL OPERATING	BREWER'S AUTOMOTIVE REPAIR INC	SP-35 LAWN MOWER BATTERY	45.95
			INTERSTATE BATTERY	45.95
		CITY OF OSAWATOMIE	CITY UTILITY BILLS	2.85
			CITY UTILITY BILLS	194.12
			CITY UTILITY BILLS	43.82
		FIRST OPTION BANK	CLEANING SUPPLIES	11.95
		KANSAS CITY WILBERT SI FUNERAL SERVIC	GRAVE OPENNINGS 366,406,57	1,798.38
		FAMILY CENTER FARM & HOME	TRIMMER HEAD	138.20
			CAULK CONCRETE CRACK FILL	26.94

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TRIMMER LINE & ENGINE PART	157.89
			FLAGS MARKING SM ENGINE PA	9.95
		RURAL WATER DIST. #1	WATER SERVICES	16.92
		VIKING INDUSTRIAL SUPPLY	TRASH BAGS & HAND SOAP	295.40
		TRI-COUNTY ICE CO INC	CAR WASH TOKENS	23.00
		WAL-MART COMMUNITY BRC	WATER BOTTLE, SPOON, CUTLE	4.86
		QUILL CORPORATION	TOILET PAPER JUMBO ROLL	71.26
		WINPRO SOLUTIONS INC	ART PREM ROLL TWL	209.26
		PRAXAIR DISTRIBUTION INC	ACETYLENE #4 VOLUME	318.64
		R & J TRUCKING	TRUCKING	220.00
		MADDEN RENTAL LLOYD MADDEN	TOILET RENTAL	260.00
		ROMANS OUTDOOR POWER	FILTER, CARTRIDGE	72.96
			COLLAR, PIN, O RING	25.44
			WASHER, P	1.96
		WEX BANK	FUEL	408.07
		WASTE MANAGEMENT	REFUSE	69.68
			CEMETERY REFUSE	105.00
		PALACE HARDWARE	MISC PARTS	1.99
			PLUG IN	2.99
			CAULKING	5.99
		KWIKOM COMMUNICATIONS	INTERNET/PHONE	56.74
		MFA OIL COMPANY	FUEL	310.52
		KASPER AUTO PARTS	SCREW EXTRACTOR KIT	10.99
			MOBIL 1 15W50 6X1 QT	28.95
			HD DRILL BIT	2.21
			INJECTOR CARE 12 OZ	17.94
			HOSE FITTINGS	88.94
			SOCKET ADAPTERS	8.95
			LAMP	12.90
		EVERGY	ELECTRIC SERVICES	18.14
		**PAYROLL EXPENSES	6/01/2020 - 6/30/2020	19,027.71
			TOTAL:	24,173.41
FIRE	GENERAL OPERATING	CITY OF OSAWATOMIE	CITY UTILITY BILLS	439.62
		FIRST OPTION BANK	EDGESWITCH ES-48-750	989.00
			SHIPPING	15.18
		KANSAS GAS SERVICE	GAS SERVICES	56.61
		PROTECTIVE EQUIP. TESTING LAB.	RUBBER GLOVES	166.73
		ACE PEST CONTROL LLC GARY COOPER	PEST CONTROL	62.50
		APPLIED MAINTENANCE SUPPLIES	PK1 SQWINCH KWIK ASST	420.06
		CONRAD FIRE EQUIPMENT INC	Q45 REAR TURN SIGNAL LENSE	275.87
		WASTE MANAGEMENT	REFUSE	278.71
		KWIKOM COMMUNICATIONS	INTERNET/PHONE	148.48
		VANTAGEPOINT TRANSFER	ICMA	4.98
		**PAYROLL EXPENSES	6/01/2020 - 6/30/2020	2,376.40
			TOTAL:	5,234.14
MUNICIPAL COURT	GENERAL OPERATING	FIRST OPTION BANK	ZOOM FOR COURT	143.33
		MIAMI COUNTY MEDICAL CENTER	INMATE HEALTHCARE	415.96
		NICHOLSON DASENBROCK & HARTLEY LC	ATTORNEY FEE'S	1,500.00
		WELLPATH LLC	INMATE HEALTHCARE	18.00
		LAW OFFICE OF SHEILA M.SCHULTZ	MUNICIPAL COURT JUNE 2020	2,060.00
			MUNICIPAL COURT JULY 2020	2,060.00
		RICOH USA, INC.	COPIES	80.16
		VALENTINE, ROBIN L	MUNICIPAL SERVICES - COURT	953.28
		WETZLER, RICHARD S	CITY PROSECUTORS	50.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
		**PAYROLL EXPENSES	6/01/2020 - 6/30/2020	2,824.00_
			TOTAL:	10,104.73
LEVEES & STORMWATER	GENERAL OPERATING	CITY OF OSAWATOMIE	CITY UTILITY BILLS	7.50
		MFA OIL COMPANY	FUEL	176.20_
			TOTAL:	183.70
LIBRARY	GENERAL OPERATING	C & G MERCHANTS SUPPLY	TOWEL TORK & KLEENEX	113.49
		CITY OF OSAWATOMIE	CITY UTILITY BILLS	143.19
		FIRST OPTION BANK	STAFF LUNCH	49.95
			BOOKS	12.99
			BOOKS	13.99
			BOOKS	17.68
			BOOKS	19.38
			BOOKS	45.79
			BOOKS	11.59
			BOOKS	16.73
			BOOK	8.70
			CLEANING SUPPLIES	80.22
			BOOKS	142.13
			BOOKS	40.04
			DVDS	41.91
			DVDS	76.69
			BOOKS	57.27
			BOOKS	120.77
			BOOKS	15.99
			BOOKS	22.63
			BOOKS	26.95
			BOOKS	34.77
		HANES FLORIST , HANAYA LLC	B PLUMBER DISH GARDEN	40.42
		KANSAS GAS SERVICE	GAS SERVICES	40.49
		BAKER & TAYLOR	BOOKS	179.74
			BOOKS	307.88
			BOOKS	164.59
			BOOKS	86.92
			BOOKS	157.64
		NEKLS	LENOVO LAPTOP, DVD, OFFICE	954.49
		WAL-MART COMMUNITY BRC	DVDS	49.88
		DEMCO INC	CD 2 RING ALBUM 38-48 WHIT	115.32
			BOOK COVERS	55.86
		ACE PEST CONTROL LLC GARY COOPER	PEST CONTROL	45.00
		WASTE MANAGEMENT	REFUSE	61.68
		MIDWEST TAPE	DIGITAL MEDIA	89.98
		KWIKOM COMMUNICATIONS	INTERNET/PHONE	257.81
		CENTURYLINK	SERVICES	48.62
			PHONE SERVICES	48.62
		RICOH USA, INC.	COPIES	14.28
			COPIES - LIBRARY	91.49
		RICOH USA, INC.	COPIER LEASE	96.87
		ROMERO, AURORAH	JANITOR SERVICES	60.00
			LIBRARY JANITOR	60.00
			JANITOR SERVICES	60.00
		ASSOCIATION FOR RURAL & SMALL LIBRARIE	MEMBERSHIP	49.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
		**PAYROLL EXPENSES	6/01/2020 - 6/30/2020	7,271.64_
			TOTAL:	11,521.07
NON-DEPARTMENTAL	WATER	KANSAS DEPT OF REVENUE	KS WITHHOLDINGS	253.66
			KS WITHHOLDINGS	231.90
		GUARDIAN	INSURANCE PAYABLE	26.86
			INSURANCE PAYABLE	27.54
			CRITICAL ILL INS PAYABLE	19.28
			CRITICAL ILL INS PAYABLE	18.60
			DISABILITY INSURANCE	33.89
			DISABILITY INSURANCE	32.78
			DENTAL INSURANCE	36.86
			DENTAL INSURANCE	35.18
			EMPLOYEE LIFE INSURANCE	29.15
			EMPLOYEE LIFE INSURANCE	28.37
			VISION INSURANCE	7.22
			VISION INSURANCE	6.86
		HUMANA INSURANCE CO.	MEDICAL INSURANCE	74.14
			MEDICAL INSURANCE	50.45
			MEDICAL INSURANCE	233.06
			MEDICAL INSURANCE	214.97
			MEDICAL INSURANCE	276.53
			MEDICAL INSURANCE	257.53
		KANSAS PAYMENT CENTER	CHILD SUPPORT	31.81
			CHILD SUPPORT	29.90
			CHILD SUPPORT	59.77
			CHILD SUPPORT	59.77
		KPERS	KPERS 2	200.52
			KPERS 2	223.72
			KPERS	180.34
			KPERS	190.94
		EFTPS	FEDERAL WITHHOLDINGS	552.35
			FEDERAL WITHHOLDINGS	506.69
			SOCIAL SECURITY WITHHOLDIN	450.20
			SOCIAL SECURITY WITHHOLDIN	423.13
			MEDICARE WITHHOLINGS	105.28
			MEDICARE WITHHOLINGS	98.96_
			TOTAL:	5,008.21
WATER ADMINISTRATION	WATER	WASTE MANAGEMENT	REFUSE	69.68_
			TOTAL:	69.68
WATER TREATMENT	WATER	CITY OF OSAWATOMIE	CITY UTILITY BILLS	3,171.33
			CITY UTILITY BILLS	86.16
		O'REILLY AUTO PARTS	1 GAL ANTI FREEZE	125.94
		FAMILY CENTER FARM & HOME	TRIMMER LINE, VICE GRIP, B	141.71
		TRI-COUNTY ICE CO INC	CAR WASH TOKENS	15.00
		OIL PATCH PUMP & SUPPLY INC	WASHERS, NUT, HEX	12.78
		ZEP SALES & SERVICE	ZEP CLEANER & ULTRA WIPES	288.99
		PAOLA DO IT BEST HARDWARE	UTILITY BLADE, DUCT TAPE,	172.73
			WINDOW GLASS & STEP STOOL	34.48
			WINDOW GLASS	30.79
		MCMASTER CARR	DOUBLE U JOINT, SINGLE U J	439.47
		USA BLUE BOOK	REPLACE PHOTO CELL KIT	561.89
			8' LUG STYLE BUTTERFLY VAL	414.14
		PACE ANALYTICAL SERVICES INC	ANALYTICAL SERVICES	65.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
		HAWKINS INC	AQUAHAWK 457	2,523.70
			AZONE 15	1,221.00
			AQUA HAWK 347	870.91
			AZONE 15	610.50
			AQUA HAWK 457	3,039.50
			AZONE 15	610.50
			S-300 PUMP 3/8 W	950.00
		VERIZON WIRELESS	INTERNET/PHONE	88.08
		WASTE MANAGEMENT	REFUSE	35.49
		PALACE HARDWARE	MISC PARTS	56.68
			MISC PARTS	3.45
			S/V121 2 X 1.5 Z	6.78
		KWIKOM COMMUNICATIONS	INTERNET/PHONE	79.24
		KPERS	KPERS 2	137.06
			KPERS 2	161.61
			KPERS AFTER	86.53
			KPERS	104.56
			KPERS	94.95
		EFTPS	SOCIAL SECURITY WITHHOLDIN	210.56
			SOCIAL SECURITY WITHHOLDIN	199.15
			MEDICARE WITHHOLINGS	49.25
			MEDICARE WITHHOLINGS	46.58
		LLOYD HAROLD	BACK WASH METER	1,397.70
		**PAYROLL EXPENSES	6/01/2020 - 6/30/2020	7,173.74
			TOTAL:	25,317.93
WATER DISTRIBUTION	WATER	CITY OF OSAWATOMIE	CITY UTILITY BILLS	2.85
			CITY UTILITY BILLS	49.53
		FAMILY CENTER FARM & HOME	MARKING FLAGS	3.98
			SAWSTIHL PARTS	20.10
			RATCHET STRAPS	22.99
		WAL-MART COMMUNITY BRC	WATER BOTTLE, SPOON, CUTLE	4.86
		KANSAS ONE CALL SYSTEM INC	LOCATES	18.40
		USA BLUE BOOK	WIRE STAFF BLUE/GREEN	80.04
		KINCAID READY MIX	SHORT LOAD	422.00
		WEX BANK	FUEL	104.23
		CORE & MAIN LP	4X15 REP CLP	139.15
			2X12-1/2 REP CLP	337.08
			WATER METERS	2,635.00
			MXU	491.04
		KWIKOM COMMUNICATIONS	INTERNET/PHONE	56.74
		MFA OIL COMPANY	FUEL	41.73
		KPERS	KPERS 2	184.12
			KPERS 2	196.73
			KPERS	184.30
			KPERS	210.88
		EFTPS	SOCIAL SECURITY WITHHOLDIN	239.64
			SOCIAL SECURITY WITHHOLDIN	223.99
			MEDICARE WITHHOLINGS	56.04
			MEDICARE WITHHOLINGS	52.39
		E. EDWARDS, INC.	WORK SHIRTS	340.90

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
		**PAYROLL EXPENSES	6/01/2020 - 6/30/2020	8,097.19_
			TOTAL:	14,215.90
NON-DEPARTMENTAL	ELECTRIC	CITY OF OSAWATOMIE	FLEX SPENDING CARDS	20.83
			FLEX SPENDING CARDS	20.83
		KANSAS DEPT OF REVENUE	KS WITHHOLDINGS	446.71
			KS WITHHOLDINGS	504.90
		MISCELLANEOUS	ROBERTSON, KRYSTAL	01-092400-28
			PEOPLES BANK OF SENE	01-131300-03
			STROMAN, SUZANNA	01-163700-09
			GARNER, ANTHONY	01-189900-12
			SHAW, MONIQUE	01-026600-06
			PICKETT, JEANIE	01-080000-15
			WELLS FARGO HOME MOR	01-103100-05
			GOODNIGHT, JEFF	01-182000-38
			REESOR, VIOLET L	01-243000-04
		GUARDIAN	INSURANCE PAYABLE	65.78
			INSURANCE PAYABLE	63.32
			CRITICAL ILL INS PAYABLE	6.37
			CRITICAL ILL INS PAYABLE	6.37
			DENTAL INSURANCE	64.31
			DENTAL INSURANCE	62.86
			EMPLOYEE LIFE INSURANCE	18.79
			EMPLOYEE LIFE INSURANCE	18.79
			VISION INSURANCE	13.57
			VISION INSURANCE	13.25
		HUMANA INSURANCE CO.	MEDICAL INSURANCE	561.87
			MEDICAL INSURANCE	545.08
			MEDICAL INSURANCE	102.34
			MEDICAL INSURANCE	102.34
			MEDICAL INSURANCE	76.04
			MEDICAL INSURANCE	76.04
		KANSAS PAYMENT CENTER	CHILD SUPPORT	59.77
			CHILD SUPPORT	59.77
		KPERS	KPERS 2	7.36
			KPERS 2	245.66
			KPERS 2	260.99
			KPERS	439.42
			KPERS	414.12
		VANTAGEPOINT TRANSFER	ICMA	180.00
			ICMA	164.30
		EFTPS	FEDERAL WITHHOLDINGS	811.01
			FEDERAL WITHHOLDINGS	1,003.62
			SOCIAL SECURITY WITHHOLDIN	644.31
			SOCIAL SECURITY WITHHOLDIN	720.01
			MEDICARE WITHHOLDINGS	150.69
			MEDICARE WITHHOLDINGS	168.40_
			TOTAL:	9,410.24
ELECTRIC ADMINISTRATIO	ELECTRIC	KANSAS DEPT OF REVENUE	SALES TAX	3,173.42
			SALES TAX	3,647.01
			SALES TAX	2,697.73
			SALES TAX PREPAID	308.52
			COMP USE	1,916.27
			SALES TAX	66.23
		UNEMPLOYMENT INS. SERVICE	ANNUAL SERVICE FEES	200.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
		PRIORITY POWER	ENERGY CONSULTING	1,000.00_
			TOTAL:	13,009.18
ELECTRIC PRODUCTION	ELECTRIC	KMEA	ENERGY MANAGEMENT PRO 1	16,493.41
			ENERGY MANAGEMENT PRO 1	8,182.21
			GRDA POWER SUPPLY PROJECT	90,047.43
			SPA HYDRO PROJECT	3,339.82
			WAPA HYDRO POWER SUPPLY	7,691.31
		KANSAS GAS SERVICE	GAS SERVICES	30.76
			GAS SERVICES	87.15
		AT&T	RTU'S 052520	222.67
		CENTURYLINK	RTU'S	236.56
		WEX BANK	FUEL	121.92
		WASTE MANAGEMENT	REFUSE	69.68
			REFUSE	35.49
		KWIKOM COMMUNICATIONS	INTERNET/PHONE	79.24
		KPERS	KPERS 2	137.07
			KPERS 2	161.62
			KPERS	94.94
			KPERS	94.94
		EFTPS	SOCIAL SECURITY WITHHOLDIN	152.82
			SOCIAL SECURITY WITHHOLDIN	132.47
			MEDICARE WITHHOLDINGS	35.73
			MEDICARE WITHHOLDINGS	30.98
		EVERGY	ELECTRIC SERVICES	26.16
			ELECTRIC SERVICES	27.25
		MID-STATES ENERGY WORKS, INC.	replace #4 gen Breaker	2,131.50
		**PAYROLL EXPENSES	6/01/2020 - 6/30/2020	5,011.26_
			TOTAL:	134,674.39
ELECTRIC DISTRIBUTION	ELECTRIC	CITY OF OSAWATOMIE	CITY UTILITY BILLS	132.87
			CITY UTILITY BILLS	49.53
		FIRST OPTION BANK	BIG TEX TRAILER RENTALS	140.95
			BIG TEX TRAILER RENTALS	26.00-
		FAMILY CENTER FARM & HOME	TIE BOWN RATCHETING 1X15 4	15.00
			PATCH MASTER SUN & WEATHER	38.97
		MIAMI LUMBER INC.	CONCRETE PATIO BLOCKS	16.98
		QUALITY TREE SERVICE ALLEN BOYD	TRIMMING TREES	900.00
		ALTEC INDUSTRIES INC	KLONDIKE CLAMP 11" - 20"	318.16
			VOLTAGE DETECTOR KIT	885.40
		KANSAS ONE CALL SYSTEM INC	LOCATES	18.40
		CITY ELECTRICAL SUPPLY COMPANY	3 COUPLING	43.60
			2" PVC SCH40	490.00
		APPLIED MAINTENANCE SUPPLIES	ELECT TAPE - MINI HEAD LAM	385.22
			PK12 HANDWORKS HAND SANITI	93.99
		SITEONE LANDSCAPE SUPPLY	HERBICIDES	273.20
		WEX BANK	FUEL	369.68
		ANIXTER INC	BLT CARRIAGE HDG 3/8 X 6 N	200.00
			CABINET FBRGLS 15KV	825.00
			CABINET FBRGLAS 15KV 200A	825.00
			15KV POLY 100A	826.20
			SQU NUT - EYENUT OVAL, WAS	385.90
			PIN LV 12-1/2 LG NYLON THR	501.00
			INSU POLY 55-3 T-TOP 1"	430.50
			RING HANDI	628.00
			CUTOUT SOLID BLADE	135.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			ELBOW & TERM OUTDOOR	340.74
			ARM D-END 8' FBRGLS	502.94
			ELBOW & CONNECTOR SEAL	225.24
			CONNECT. SEALING PACK	271.00
			WIRE 6CY SOL 25# SPOOL	244.50
			FUSE LINK FITALL	272.50
			POLYCARB WHITE GLOBE	646.20
		PALACE HARDWARE	110160 80# CONCRETE	62.93
			2190BC 532 Z 2	2.70
		KWIKOM COMMUNICATIONS	INTERNET/PHONE	65.17
		MFA OIL COMPANY	FUEL	41.59
		KASPER AUTO PARTS	HYDRAULIC HOSE	60.78
		KPERS	KPERS 2	11.79
			KPERS 2	256.39
			KPERS 2	256.39
			KPERS	608.85
			KPERS	568.33
		VANTAGEPOINT TRANSFER	ICMA	45.00
			ICMA	41.08
		EFTPS	SOCIAL SECURITY WITHHOLDIN	491.48
			SOCIAL SECURITY WITHHOLDIN	587.52
			MEDICARE WITHHOLDINGS	114.94
			MEDICARE WITHHOLDINGS	137.41
		**PAYROLL EXPENSES	6/01/2020 - 6/30/2020	18,470.90
			TOTAL:	33,228.92
NON-DEPARTMENTAL	SEWER	KANSAS DEPT OF REVENUE	KS WITHHOLDINGS	149.23
			KS WITHHOLDINGS	141.18
		GUARDIAN	INSURANCE PAYABLE	26.79
			INSURANCE PAYABLE	25.61
			CRITICAL ILL INS PAYABLE	5.69
			CRITICAL ILL INS PAYABLE	5.79
			DISABILITY INSURANCE	6.38
			DISABILITY INSURANCE	6.75
			DENTAL INSURANCE	17.00
			DENTAL INSURANCE	16.10
			EMPLOYEE LIFE INSURANCE	6.86
			EMPLOYEE LIFE INSURANCE	7.12
			VISION INSURANCE	3.68
			VISION INSURANCE	3.48
		HUMANA INSURANCE CO.	MEDICAL INSURANCE	175.10
			MEDICAL INSURANCE	152.04
			MEDICAL INSURANCE	44.51
			MEDICAL INSURANCE	50.54
			MEDICAL INSURANCE	68.79
			MEDICAL INSURANCE	54.01
		KANSAS PAYMENT CENTER	CHILD SUPPORT	13.40
			CHILD SUPPORT	12.59
		KPERS	KPERS 2	53.93
			KPERS 2	53.09
			KPERS	173.12
			KPERS	184.00
		EFTPS	FEDERAL WITHHOLDINGS	336.03
			FEDERAL WITHHOLDINGS	317.45
			SOCIAL SECURITY WITHHOLDIN	224.14
			SOCIAL SECURITY WITHHOLDIN	214.76

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
			MEDICARE WITHHOLINGS	52.42
			MEDICARE WITHHOLINGS	50.22_
			TOTAL:	2,651.80
SEWER ADMINISTRATION	SEWER	KANSAS ONE CALL SYSTEM INC	LOCATES	18.40
		KWIKOM COMMUNICATIONS	INTERNET/PHONE	143.48
		KPERS	KPERS 2	86.38
			KPERS 2	85.03
			KPERS	277.30
			KPERS	294.68
		EFTPS	SOCIAL SECURITY WITHHOLDIN	224.19
			SOCIAL SECURITY WITHHOLDIN	214.73
			MEDICARE WITHHOLINGS	52.43
			MEDICARE WITHHOLINGS	50.23
		**PAYROLL EXPENSES	6/01/2020 - 6/30/2020	7,690.58_
			TOTAL:	9,137.43
WWTP OPERATIONS	SEWER	CITY OF OSAWATOMIE	CITY UTILITY BILLS	1,239.63
		FAMILY CENTER FARM & HOME	AIR COMPRESSER BELT PRESS	9.98
		TRI-COUNTY ICE CO INC	CAR WASH TOKENS	20.00
		PRAXAIR DISTRIBUTION INC	GLASSES = SMOKE MIRROR	74.93
		PACE ANALYTICAL SERVICES INC	ANALYTICAL SERVICES	395.00
		HAWKINS INC	450 LB DNR	1,094.84
		WEX BANK	FUEL	72.86
		TG TECHNICAL SERVICES	ON-SITE CALIBRATION GAS	225.00
		WASTE MANAGEMENT	SLUDGE HAUL OFF	1,623.02
			REFUSE	70.98
			SLUDGE HAUL OFF	1,584.34
			SLUDGE HAUL OFF	1,505.93
		PALACE HARDWARE	HOSE	3.99_
			TOTAL:	7,920.50
SEWER COLLECTION	SEWER	CITY OF OSAWATOMIE	CITY UTILITY BILLS	2.85
			CITY UTILITY BILLS	49.53
			CITY UTILITY BILLS	550.06
		FIRST OPTION BANK	RUBBER WADDERS	69.99
		KEY EQUIPMENT & SUPPLY CO.	SWIVEL JOINT 1"	441.93_
			TOTAL:	1,114.36
LIBRARY	LIBRARY	FIRST OPTION BANK	PROJECTOR PAPER - FACE MAS	22.98
			SR CRAFT	47.99
			SR CRAFT	44.72
			BOOK	71.88
			VINYL	25.48
			BOOK - SR	67.40
			BOOKS - SR	129.94
			SR - CRAFTS	153.44
			SR - CRAFTS	178.77
			YARD SIGN STAKE	41.98
			SR - BOOKS	21.99
			SR - BOOKS	93.25
			BLACK SHELF	47.99
			SR - BOOKS	143.07
			SR - SEWING	22.95
			SR - STORY WALK	32.95
			SR - STORY WALK	120.06

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
			SR - UTILITY CART	77.17
			SR - COSTUMES	224.02
		NEKLS	SUMMER READING REG FEE	20.00
		TRIGG ELIZABETH	REIMBURSEMENT - SR MATERIA	661.59
		MISCELLANEOUS LOFT ON SIXTH	LOFT ON SIXTH:FUNDRAISER	240.00
FIRE	RURAL FIRE	**PAYROLL EXPENSES	6/01/2020 - 6/30/2020	2,528.35_
			TOTAL:	5,017.97
STREET AND ALLEYS	STREET IMPROVEMENT	CARTER WATERS	ASPHALT EMULSION	152.64
		KILLOUGH CONSTRUCTION INC	PLANT MIX	360.50
			COLD MIX	602.80
		R & J TRUCKING	TRUCKING	286.20
			TRUCKING	551.85
		MID-STATES MATERIALS LLC	3/4 ROCK SCREENED	584.33_
			TOTAL:	2,538.32
NON-DEPARTMENTAL	TOURISM	MISCELLANEOUS EYECARE ASSOCIATES OF	EYECARE ASSOCIATES OF OS:L	100.00
		LANG CHEVROLET	LANG CHEVROLET:LOTL	100.00
		IRON HORSE DENTAL	IRON HORSE DENTAL:LOTL	250.00
		GREAT SOUTHERN BANK	GREAT SOUTHERN BANK:LOTL	100.00_
			TOTAL:	550.00
CABIN	TOURISM	KANSAS GAS SERVICE	GAS SERVICES	38.54
		WINGERT SIGN COMPANY LLC	BILLBOARD SIGN RENTAL	500.00_
			TOTAL:	538.54
FIRE	PUBLIC SAFETY EQUI	MISCELLANEOUS JERRY INGRAM FIRE & RE	JERRY INGRAM FIRE & RES:HE	322.95
		WEIS FIRE & SAFETY EQUIPMENT, LLC.	BUNKER GEAR	7,581.54_
			TOTAL:	7,904.49
NON-DEPARTMENTAL	GOLF COURSE	CITY OF OSAWATOMIE	FLEX SPENDING CARDS	39.00
			FLEX SPENDING CARDS	39.00
		KANSAS DEPT OF REVENUE	KS WITHHOLDINGS	123.77
			KS WITHHOLDINGS	141.11
		MIDWEST DISTRIBUTORS	BEER CHECK	71.10
		CRAWFORD SALES COMPANY	BEER CHECK	114.60
		GUARDIAN	INSURANCE PAYABLE	7.25
			INSURANCE PAYABLE	7.25
			CRITICAL ILL INS PAYABLE	57.32
			CRITICAL ILL INS PAYABLE	57.32
			DISABILITY INSURANCE	5.62
			DISABILITY INSURANCE	5.62
			DENTAL INSURANCE	25.48
			DENTAL INSURANCE	25.48
			EMPLOYEE LIFE INSURANCE	31.07
			EMPLOYEE LIFE INSURANCE	31.07
			VISION INSURANCE	3.67
			VISION INSURANCE	3.67
		HUMANA INSURANCE CO.	MEDICAL INSURANCE	217.02
			MEDICAL INSURANCE	217.02
		KPERS	KPERS	124.09
			KPERS	124.09
		EFTPS	FEDERAL WITHHOLDINGS	197.85
			FEDERAL WITHHOLDINGS	230.78
			SOCIAL SECURITY WITHHOLDIN	275.28
			SOCIAL SECURITY WITHHOLDIN	318.13

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
			MEDICARE WITHHOLINGS	64.38
			MEDICARE WITHHOLINGS	74.40_
			TOTAL:	2,632.44
COURSE OPERATIONS	GOLF COURSE	BREWER'S AUTOMOTIVE REPAIR INC	TIRE REPAIR	9.00
		RMI GOLF CARTS	VOLTAGE REGULATOR	55.54
			CABLE, TIE RODS	87.05
		BEACHNER GRAIN INC	2-4 D AMINE 4# 2.5 GAL	147.50
		RURAL WATER DIST. #1	WATER SERVICES	16.92
			WATER SERVICES	16.92
		OIL PATCH PUMP & SUPPLY INC	CAP PVC, THINNER PVC	41.44
		TURFWERKS	FIELD DECO & VALVE KEY	304.92
			FIELD DECO & VALVE KEY	61.64
			4 RB 212150 PRS SEL CRT U1	186.20
		VAN WALL EQUIPMENT	AUC10646	57.72
		MISCELLANEOUS MONT IDA FARM SHOP	MONT IDA FARM SHOP:BUSHING	136.00
		R & R PRODUCTS INC	BEARINGS & SEALS	287.76
		ACE PEST CONTROL LLC GARY COOPER	PEST CONTROL	62.50
		GOLDEN WEST INDUSTRIAL SUPPLY	CHEM REEL DIAMOND BACKLAP	223.45
		INDUSTRIAL SALES COMPANY INC	PVC PIPE, HLINE, BOLT, GAS	401.85
		MADDEN RENTAL LLOYD MADDEN	TOILET RENTAL	85.00
		APPLIED MAINTENANCE SUPPLIES	BEAR CAT CLEAR & GREY LENS	76.40
		ROMANS OUTDOOR POWER	PARTS	332.50
			JOINT, COVER, CARTRIDGE	332.50
		REINDERS INC	REPLACEMENT BLADE HOLE CUT	102.67
			FLOW FUNG PESTICIDE	339.72
			HERB. BOTTLE - PESTICIDE	141.23
		GREATLIFE LLC	JUNE 2020 MONTHLY CONSULTI	416.00
		MFA OIL COMPANY	MOTOR FUEL	1,206.07
		KASPER AUTO PARTS	BATTERY & CORE DEPOSIT	232.78
			BATTERY	207.56
		EVERGY	ELECTRIC SERVICES	18.14
			ELECTRIC SERVICES	60.52
			ELECTRIC SERVICES	130.56
			ELECTRIC SERVICES	429.02
			ELECTRIC SERVICES	628.41
		**PAYROLL EXPENSES	6/01/2020 - 6/30/2020	8,693.70_
			TOTAL:	15,529.19
CLUB HOUSE	GOLF COURSE	FIRST OPTION BANK	WATER	20.90
		KANSAS DEPT OF REVENUE	SALES TAX	177.34
			SALES TAX	212.81
			SALES TAX	922.19
		CASCADE SUBSCRIPTION SERV. INC	GOLF WEEK, DIGEST, & TIPS	798.00
		MIDWEST DISTRIBUTORS	BEER	109.75
			BEER	65.85
			BEER	131.70
			BEER	186.10
		WAL-MART COMMUNITY BRC	BEER	63.44
			BEER	50.94
			WATER	17.94
			BEER	62.94
			CANDY & CHIPS	178.82
			PAPER TOWEL & TISSUES	48.16
			PAPER TOWEL & TISSUES	38.06
			12C CARAFE	14.92

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
			FOOD	6.04
			FOOD	15.80
		CRAWFORD SALES COMPANY	BEER	279.25
			BEER	208.85
			BEER	302.70
			BEER	341.65
		DISH NETWORK	SERVICES - DISH NETWORK	124.04
		NPG NEWSPAPERS INC	SENIOR SPONSORS	50.00
		WILSON SPORTING GOODS	PRO SHOP GRIP SOFT	200.44
		WASTE MANAGEMENT	REFUSE	112.56
		KWIKOM COMMUNICATIONS	INTERNET/PHONE	53.48
		HEARTLAND COCA COLA BOTTLING COMPANY	CORE SPA SPORTS DRINKS SOD	107.95
			CORE SPA & SPORTS DRINK	106.00
			CORE SPA, COKE, SPORTS DRI	106.00
			CORE SPA, DT DR PEP, SPORT	132.11
		CENTURYLINK	SERVICES	232.67
			PHONE SERVICES	232.67
		**PAYROLL EXPENSES	6/01/2020 - 6/30/2020	1,462.00_
			TOTAL:	7,174.07
PROPERTIES & MAINTENAN CIP - GENERAL		KINCAID READY MIX	SHORT LOAD	515.25_
			TOTAL:	515.25
FIRE	CIP - GENERAL	FAMILY CENTER FARM & HOME	PLUMBING PIPE PVC	459.04
			PVC PIPE	22.47
			ADAPTER, VALVE, ELBOW, BUS	99.61
			STATION REMODEL	13.72
			PRIMER & ELBOW	13.97
		MIAMI LUMBER INC.	PVC PIPE, CEMENT, CONNECTO	256.58
		REEVES WIEDEMAN COMPANY	ROOF FLASHING, TRAP, TEE,	340.95
		PAOLA DO IT BEST HARDWARE	VENT ELBOW & PVC PIPE	27.25
		PALACE HARDWARE	2" = PVC, TEE W/P	38.90_
			TOTAL:	1,272.49
PARKS & CEMETERIES	CIP - SPECIAL PROJ	HALL'S BOBCAT SERVICE	TRAIL IMPROVEMENTS	2,276.22
			TRAIL IMPROVEMENT	6,076.62_
			TOTAL:	8,352.84
NON-DEPARTMENTAL	EMPLOYEE BENEFITS	GUARDIAN	ADJUSTMENT TO MATCH PAYROL	369.64
			DENTAL INSURANCE	888.21
			DENTAL INSURANCE	906.91
			VISION INSURANCE	173.26
			VISION INSURANCE	177.34
		HUMANA INSURANCE CO.	ADJUSTMENT TO MATCH PAYROL	6,081.16
			MEDICAL INSURANCE	3,458.04
			MEDICAL INSURANCE	3,458.04
			MEDICAL INSURANCE	2,524.89
			MEDICAL INSURANCE	2,524.89
			MEDICAL INSURANCE	2,558.66
			MEDICAL INSURANCE	2,721.24
		KPERS	KPERS - 04/24/20 CORRECTIO	990.55
			PENALTY - LATE CHARGES	53.74
			KPERS 2	1,481.76
			KPERS 2	1,687.08
			KPERS AFTER	130.87
			KPERS	30.61

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
			KPERS	4,581.37
			KPERS	4,596.41
		EFTPS	SOCIAL SECURITY WITHHOLDIN	4,410.77
			SOCIAL SECURITY WITHHOLDIN	4,679.09
			MEDICARE WITHHOLINGS	1,031.58
			MEDICARE WITHHOLINGS	1,094.38
		SURENCY LIFE & HEALTH	HRA BILL ADJUSTMENT - FEB	202.50
			HRA / FSA JUNE 2020	283.50_
			TOTAL:	51,096.49
ADMINISTRATION	TECHNOLOGY FUND -	TYLER TECHNOLOGIES INC	MOBILE SERVICE ORDERS	195.00_
			TOTAL:	195.00
POLICE	TECHNOLOGY FUND -	TYLER TECHNOLOGIES INC	VEHICLE CRADLE	412.00
			BRAZOS ECITATION MAINT	1,136.22_
			TOTAL:	1,548.22

===== FUND TOTALS =====

01	GENERAL OPERATING	399,046.53
02	WATER	44,611.72
03	ELECTRIC	190,322.73
04	SEWER	20,824.09
06	LIBRARY	2,489.62
08	RURAL FIRE	2,528.35
12	STREET IMPROVEMENTS	2,538.32
13	TOURISM	1,088.54
14	PUBLIC SAFETY EQUIPMENT	7,904.49
18	GOLF COURSE	25,335.70
21	CIP - GENERAL	1,787.74
29	CIP - SPECIAL PROJECTS	8,352.84
31	EMPLOYEE BENEFITS	51,096.49
35	TECHNOLOGY FUND - CIP	1,743.22

	GRAND TOTAL:	759,670.38

SELECTION CRITERIA

SELECTION OPTIONS

VENDOR SET: 01-OSAWATOMIE KS
VENDOR: All
CLASSIFICATION: All
BANK CODE: All
ITEM DATE: 0/00/0000 THRU 99/99/9999
ITEM AMOUNT: 99,999,999.00CR THRU 99,999,999.00
GL POST DATE: 6/01/2020 THRU 6/30/2020
CHECK DATE: 0/00/0000 THRU 99/99/9999

PAYROLL SELECTION

PAYROLL EXPENSES: YES
EXPENSE TYPE: GROSS
CHECK DATE: 6/01/2020 THRU 6/30/2020

PRINT OPTIONS

PRINT DATE: None
SEQUENCE: By Department
DESCRIPTION: Distribution
GL ACCTS: NO
REPORT TITLE: C O U N C I L R E P O R T 2020-JUNE
SIGNATURE LINES: 0

PACKET OPTIONS

INCLUDE REFUNDS: YES
INCLUDE OPEN ITEM:NO



City of Osawatomie

ACTION ITEM SUMMARY	Item Number:	9.A
	Date:	July 17, 2020
City Manager	From:	Mike Scanlon

RE: Resolution 804 – Directing staff to prepare and produce a series of rental property regulations, including rental inspections.

RECOMMENDATION: That the City Council approve Resolution 804 – Directing staff to prepare and produce a series of rental property regulations, including rental inspections.

DETAILS: What is being recommended is that the City take an active role in the regulation of rental property. What is being introduced in this resolution would be a new Article that would be added to Chapter 7 of the City’s Municipal Code.

We’ve attached what we are calling our **UNDER CONSIDERATION** draft of these new regulations. We’ve tried to both identify the areas of concerns we’ve heard from the tenants of rental property while also weighing the impacts it will have on the landlords. The most important questions we would like the City Council to discuss at the meeting are the “Equity Issue” around fees/licenses and how should we present the inspection information to the community. The questions to be considered tonight are,

1. Is this a program that should be funded by the owners of rental property?
2. Is this a program that should be funded in part by the general taxes of the community?
3. Is this a program that should be funded in total by the general taxes of the community?

Understand that once we start this program all of this information is publicly available – so how transparent should we be in providing information to the public? Which then leads to these types of questions,

1. Should we create a “STAR” list? This would be a list of landlords that maintain their property and should be identified as such. This becomes the preferred list of landlords for people wanting to rent in our community. Or
2. Should we publicly identify those property owners that continue to fail inspections? This becomes a page on our website that details failed inspections. Or
3. Should we simply have a data base that assigns an exterior/interior score and places it on an interactive map by address and we leave it to the tenant/community to look up the scores?

Our hope with this program is that it will help achieve an overriding goal that’s been identified in the community, which is “Please clean up our City”

Related Statute / City Ordinances	
Line Item Code/Description	N/A
Available Budget:	N/A

CITY OF OSAWATOMIE RESIDENTIAL RENTAL PROPERTY CODE

PURPOSE.

- (A) This Article shall be known as the City's "Residential Rental Property Code."
(B) The Governing Body finds that, in order to advance the health, safety, and welfare of the residents of the City of Osawatomie, Kansas, it is necessary to regulate certain activities, including the Long-term Renting or Letting of Dwelling Units on Residential Rental Property within the City.

DEFINITIONS.

The following words, terms, and phrases, when used in this Article, shall, except where the context clearly indicates otherwise, have the following meanings:

- (A) "**Code Official**" shall mean the Code Enforcement Officer, anyone fulfilling the duties of the Code Enforcement Officer on either a temporary or permanent basis, or any designee of the City Manager, the Director of the Department of Planning and Development Services, or the Code Enforcement Officer.
(B) "**Dwelling Unit**" shall mean one room, or a suite of two or more rooms, designed for or used for living and sleeping purposes and having only one kitchen.
(C) "**Let**" shall mean to provide or to offer for possession or Occupancy a Dwelling Unit to a Tenant for no consideration.
(D) "**Licensee**" shall mean any Owner or Person licensed by the City under this Article to Rent or Let a Dwelling Unit, on a Long-term basis, on Residential Rental Property.
(E) "**Long-term**" shall mean a period of time that is equal to or greater than (30) days in length.
(F) "**Major Reconstruction**" shall mean a renovation in which four or more Primary Building Systems of a building or structure undergo at least a 50% replacement within a twelve-month period. For the purposes of this definition, Primary Building System shall mean: (1) HVAC; (2) electrical; (3) interior walls and/or external structural walls and windows; (4) roofs and ceilings; (5) plumbing; and (6) foundation and foundation walls.
(G) "**New Construction**" shall mean any building or structure built entirely new, including foundation, walls, and all other components of a building or structure.
(H) "**Occupancy**" or "**Occupy**" shall mean residing or sleeping at a Dwelling Unit the majority of a person's time.
(I) "**Owner**" shall mean the individual or individual(s), natural or corporate, in possession of lawful title to real property. As used in this Article, Owner may also include any authorized agent of the possessor of lawful title to real property. For the purposes of this Article, the term "Owner" may be used interchangeably with the terms "Person" and "Licensee."
(J) "**Person**" shall mean any natural person, business association, or business entity, including but not limited to corporation, partnership, limited liability company, sole proprietorship, political subdivision of the State or other governmental entity, public or private agency, utility, or any other legal entity, or any successor or assign of any of the foregoing. Also, for the purposes of this Article, the term "Person" may be used interchangeably with the terms "Owner" and "Licensee."
(K) "**Premises**" shall mean a lot or contiguous lots under common ownership, together with all buildings, structures, and appurtenances existing thereon.

- (L) "**Qualified Vacant Dwelling Unit**" shall mean any Dwelling Unit that, at the time of inspection, is not occupied by a Tenant or any other person and has not previously been inspected by the Code Official.
- (M) "**Re-inspection**" shall mean any subsequent inspection conducted for the purpose of verifying that any violations reported during any inspection have been remediated.
- (N) "**Rent**" shall mean to provide or to offer, for possession or Occupancy, a Dwelling Unit to a Tenant for consideration, pursuant to a written, oral, or implied agreement.
- (O) "**Rental License**" shall mean any license issued by the City under this Article for the Renting or Letting, on a Long-term basis, of a Dwelling Unit on Residential Rental Property within the City.
- (P) "**Resident Agent**" shall mean any Person, appointed by an Owner, who shall be responsible for compliance with this Article and who shall have the authority, *inter alia*, to take certain actions and to receive communications, service of process, summons, notices, and other legal process in behalf of the Owner.
- (Q) "**Residential Rental Property**" shall mean any Premises having one or more Dwelling Units that are Rented or Let to one or more Tenants.
- (R) "**Short-term**" shall mean a period of time that is less than thirty (30) days in length.
- (S) "**Tenant**" shall mean any natural person who Occupies a Dwelling Unit, other than the Owner, the Owner's immediate family (related by blood, marriage, or adoption), or any natural person residing with the Owner.

RENTAL LICENSE REQUIRED.

- (A) No Owner or Person shall Rent or Let to a Tenant, on a long-term basis, whether or not for consideration, a Dwelling Unit located on Residential Rental Property within the City, unless otherwise exempted by this Article, without first (i) obtaining from the Department of Planning and Development Services a Rental License for each Dwelling Unit (ii) having a current, valid Rental License for that Dwelling Unit.
- (B) In the case of multiple Owners of any Dwelling Unit subject to this Article, it shall be sufficient for any one of the Owners to have obtained a Rental License for the Dwelling Unit.

RENTAL LICENSE FEES.

All Owners obtaining a Rental License under this Article shall pay an annual Rental License Fee of \$100.00. The Rental License Fee shall be due at the time of application or renewal. The Rental License Fee shall not be prorated or refunded upon denial or revocation of a Rental License.

(B) Recognizing that the costs to the City of registering and licensing multiple Dwelling Units of an Owner decrease on a per unit basis as the number of Dwelling Units increases, the City shall assess Rental License Fees under this Article according to the following schedule:

- (1) \$100.00 Rental license per dwelling unit

RENTAL LICENSE APPLICATION.

Application for a Rental License shall be made to the Department of Development Services on a form provided by the Department for that purpose and substantially similar to the form attached as Appendix A to the Regulations, as promulgated by the Governing Body. In addition, the Owner shall complete the application in full, in writing, and shall provide the following information:

(A) The address(es) of the Dwelling Unit(s).

(B) The Owner's name, address, telephone number, cellular telephone number, and e-mail address, as applicable.

(C) (1) If the Owner has a local address, within forty miles of the City, then he or she MAY appoint a person or management company, also within forty miles of the City, to serve as his or her Resident Agent by checking the appropriate box and by providing the name, company name, if any, address, e-mail address, if any, and telephone number of the Resident Agent. Any Resident Agent appointed by the Owner shall have actual authority to receive communications, service of process, summons, notices, and other legal process in behalf of the Owner.

(2) If the Owner does not have a local address, within fifty miles of the City, then he or she MUST appoint a person or management company, located within forty miles of the City, to serve as his or her Resident Agent by checking the appropriate box and by providing the name, company name, if any, address, e-mail

address, if any, and telephone number of the Resident Agent. Any Resident Agent appointed by the Owner shall have actual authority to receive communications, service of process, summons, notices, and other legal process in behalf of the Owner.

(D) A statement as to whether the Dwelling Unit is affordable rental housing or other subsidized housing and, if so, the date of its most recent inspection.

(E) The Owner's or Resident Agent's signature and the date of the application. In order for the City to accept a Resident Agent's signature, the application must be accompanied by the Owner's written, notarized authorization granting the Resident Agent actual authority to sign documents and to act in behalf of the Owner for the purposes of this Article.

RENTAL LICENSE ISSUANCE; DENIAL.

(A) The Code Official shall review each application for a Rental License. Within thirty (30) days of the application, the Code Official shall approve the application and shall issue to the Owner a Rental License, unless:

(1) The application is incomplete; or

(2) The application is determined to be fraudulent, to include a material misrepresentation, or to contain a false statement.

(B) If the application is determined to be deficient because it is incomplete, including the failure to pay the Rental License Fee and any Inspection Fee, the Code Official shall give notice to the Owner and permit the Owner fourteen (14) days therefrom within which to provide a completed application.

(C) If the application is denied), or the Owner has failed to complete the application within the fourteen-day period, then the Code Official shall deny the application by giving Notice of Denial to the Owner or any Resident Agent. Notice of Denial shall be in writing, shall be mailed to the Owner or any Resident Agent, shall inform the Owner of the reason for denial with specificity, including all documentation supporting any allegation of fraud or material misrepresentation, and shall state that the Owner has fourteen (14) days from the date of the Notice of Denial in which to file with the Department of Planning and Development Services any written Notice of Appeal.

(D) The Code Official shall maintain a copy of the Notice of Denial in his or her files. with the Department of Planning and Development Services any written Notice of Appeal.

RENTAL LICENSE APPEARANCE; MAINTENANCE

(A) The Rental License shall be on official City of Osawatomie, Planning and Development Services, letterhead and shall include the Rental License number, the name of the Licensee, the address of the Dwelling Unit, and the expiration date of the Rental License.

(B) The Rental License shall be maintained by the Licensee on the Premises, if possible, or at the Licensee's principal place of business, and shall be made available, upon request, to any Tenant of the Dwelling Unit or to the Code Official.

RENTAL LICENSE DURATION.

Unless revoked in the interim, the Rental License shall be valid from the time that it is issued until midnight of its next Expiration Date, which shall be in accordance with the following schedule:

Registration Name Begins With:

Expiration Date:

- A, B - January 31
- C, D - February 28
- E, F - March 31
- G, H - April 30
- I, J - May 31
- K, L - June 30
- M, N - July 31
- O, P, Q - August 31
- R, S - September 30
- T, U - October 31
- V, W - November 30
- X, Y, Z - December 31

RENTAL LICENSE RENEWAL.

In order to retain a Rental License for a Dwelling Unit, the Licensee must renew the Rental License on an annual basis. At least four weeks before a Rental License expires, the Code Official will mail to a Licensee or any Resident Agent a renewal Notice. To renew a Rental License, the Licensee must, BEFORE the Expiration Date set forth on the Rental License:

- (a) remit to the City the appropriate Rental License Fee and any Inspection Fee that may be due.
- (b) return the renewal stub to the Department of Development Services; and (c) the Licensee's Dwelling Unit(s) must have, unless otherwise exempted by this Article, have passed its (or their) most recent inspection.

INSPECTIONS.

1. Unless otherwise exempted by the terms of this Article, all Residential Rental Property shall be inspected by the Code Official, on approximately a bi-annual cycle, according to a schedule established by the Director of the Department of Planning and Development Services, or his or her designee. If a Residential Rental Property is scheduled to be inspected during the ensuing year, then the Code Official, or his or her designee, shall notify the Owner/Licensee at the time of licensing or at the time of renewal. It shall be the obligation of the Owner/Licensee to pay the Inspection Fee at the time of application or renewal. It shall also be the obligation of the Owner/Licensee to contact the Department of Planning and Development Services during the month of licensing or renewal to schedule an inspection of any Qualified Vacant Dwelling Unit and to coordinate with the Code Official the time of inspection of any occupied Dwelling Unit. Failure to schedule and to complete an inspection shall be grounds for revocation of a Rental License or denial of a Renewal Rental License.
2. No Owner/Licensee shall be penalized where any inspection or reinspection is delayed or does not occur as the result of the actions of any Tenant.
3. The Owner/Licensee has no legal obligation to obtain from any Tenant, on behalf of the City, consent for the City to perform any inspection or re-inspection.
4. Any person serving as a Code Official and charged with inspecting Residential Rental Property shall, within two (2) years of being employed by the City, be accredited by the International Code Council and shall have received training to inspect Residential Rental Property in accordance with this Article.
5. In the year in which an Owner/Licensee's licensed Dwelling Units are scheduled for inspection, the Code Official shall inspect 10%, rounded up to the next whole number, not to exceed fifteen (15), of the total Dwelling Units licensed by the Owner/Licensee, that are not otherwise exempt from inspection hereunder.
6. If more than five (5) violations per Dwelling Unit are discovered on any Premises or in Dwelling Units inspected, then the Code Official may, upon not less than seventy-two (72) hours prior written notice, inspect an additional 10%, rounded up to the next whole number, not to exceed fifteen (15), of the total Dwelling Units licensed by the Owner/Licensee. The cost for any additional inspections shall be the same as the Inspection Fee established and shall be assessed to the Owner/Licensee.
7. If the Code Official finds recurring (identical) violations during the inspection of similarly-designed Dwelling Units of the same structure or apartment complex, then the Code Official shall make a reasonable effort to develop with the Owner/Licensee a plan of corrective action, to be approved by the Code Official, to verify that all recurring (identical) violations have been corrected within all similarly-designed Dwelling Units of the same structure or apartment complex, even if the number of violations found in any one similarly-designed Dwelling Unit does not exceed five (5) violations. If the Owner/Licensee fails to respond to the Code Official's request to provide a plan of corrective action to correct all recurring (identical) violations or the plan of corrective action is disapproved, then the Code Official shall require all other similarly designed Dwelling Units of the same structure or apartment complex to be inspected. A Notice of Violation shall be issued when additional violations are verified. The cost of additional inspections shall be the same as the Inspection Fee established and shall be assessed to the Owner/Licensee.

8. Residential Rental Property that qualifies as New Construction or as Major Reconstruction, as those terms are defined in this Article, shall be exempt from inspection for a period not to exceed six (6) years commencing on the date the Residential Rental Property passes its final building inspection. However, Residential Rental Property that qualifies as New Construction and Major Reconstruction completion of the construction or renovation, register each Dwelling Unit and obtain a Rental License for each Dwelling Unit in accordance with this Article.
9. It is the policy of the Governing Body that the Code Official make a reasonable effort to minimize any inconvenience caused to Tenants by inspections. To that end, the Code Official shall make a reasonable effort to prioritize the inspection of Qualified Vacant Dwelling Units, as identified by the Owner/Licensee prior to any inspection of Dwelling Units licensed by the Owner/Licensee.

INSPECTION FEES; ADMINISTRATIVE FEES.

(A) Except as may otherwise be provided, the Inspection Fee shall be \$10.00 per Dwelling Unit inspected. The Inspection Fee shall be remitted to the City ONLY in the year that the Dwelling Unit is scheduled for inspection. The Inspection Fee shall be paid at the same time as the Rental License Fee or Renewal License Fee.

(B) Any Owner/Licensee that fails to appear for a scheduled inspection or re-inspection or any Owner/Licensee that refuses consent at a scheduled inspection shall be charged an Administrative Fee of \$50.00 per Dwelling Unit that was scheduled for inspection. A scheduled inspection or reinspection may be rescheduled with no less than seven (7) days' prior notice to the Code Official. There shall be no fee or penalty assessed to any Owner/Licensee if any inspection or re-inspection is rescheduled within that seven-day period or is rescheduled due solely to the actions of any Tenant.

PENALTY FOR FAILURE TO ADMIT FOR INSPECTION?

(C) Any subsequent re-inspection, required after the initial re-inspection, shall be charged a Re-inspection Fee of \$10.00 per Dwelling Unit re-inspected. The Re-inspection Fee shall not apply to any re-inspection that is necessitated solely by the actions of any Tenant.

INCENTIVE.

As an incentive to Licensees, if the Code Official reports no more than five (5) violations, **(pending the severity)** per Dwelling Unit on any Premises and in Dwelling Units inspected, then all Residential Rental Property licensed by that Licensee shall be exempt from inspection for a period of four (4) calendar years. (Such exemption shall not apply to any inspection made as the result of a complaint within that exempted period). Any Dwelling Unit or Residential Rental Property found to have more than five (5) violations, shall not qualify the Licensee for this incentive.

RIGHT OF ENTRY.

Absent exigent circumstances, whenever it is necessary to make an inspection or to enforce any provisions of this Article, or whenever the Code Official has reasonable suspicion that there exists in any Dwelling Unit or on any Residential Rental Property subject to this Article, any condition or violation that makes such Dwelling Unit or Residential Rental Property unsafe, dangerous, hazardous, or a public nuisance, the Code Official shall have the right, after giving seventy-two (72) hours' written notice to the Licensee, to enter the Premises or any Dwelling Unit thereon, at all reasonable times to inspect the same or to perform any duty imposed by this Article, provided that such entry is made in accordance with the law. At the time of inspection, if the Dwelling Unit or Residential Rental Property is occupied, then the Code Official shall first attempt to make contact with the Tenant, present proper credentials, and request entry. If the Dwelling Unit or Residential Rental Property is unoccupied, the Code Official is unable make contact with the Tenant, or the Code Official is denied consent to enter, then the Code Official shall have the right to seek entry by way of an administrative search warrant or by any other lawful means.

VIOLATIONS.

The following, if found during any inspection of a Dwelling Unit or Premises under this Article, shall be deemed a violation of this Article: We conduct an exterior inspection of all residential rental properties every other year, or more often if warranted. Our staff generally does these in the spring. Our inspection checklist includes:

There exist large patches (or multiple areas) of fungus -- that is most likely mold -- on walls, ceilings, or floors.

Required handrails or guards for interior stairs, structurally unsound.

Plumbing fixtures are not safely connected to the water supply; or required plumbing traps are not properly installed.

The water service line is not functioning properly because it is broken, leaking, or simply not delivering water.

The water heater is not operational or is missing temperature and pressure relief valves or, if such are installed, the temperature and pressure relief valves are damaged or leaking, or have spring loaded operating mechanisms that are sticking or obstructed. The tank does not have a drip pan, and does not have any tip over protection.

Gas-fired furnaces, water heaters, solid fuel-burning appliances, or gas-fired or electric clothes dryers are not properly vented or safely installed, or lack safety controls.

Combustion "makeup" air and minimum clearance requirements are not satisfied for gas furnaces or water heaters; or minimum clearance requirements are not satisfied for solid fuel-burning appliances.

Heating facilities are not operable, safe, or capable of maintaining temperatures of 68° Fahrenheit in habitable rooms.

Improper fusing, improper wiring or installation, deterioration, or damage, the electrical system constitutes a hazard to occupants, the Dwelling Unit, or the structure.

The electrical wiring is exposed, frayed, or otherwise unsafe as defined by the City Code. Ground Fault Circuit Interrupter (GFCI) receptacle outlets are not provided in every bathroom and at kitchen countertops, and at least one grounded type or GGFCI protected receptacle outlet is not provided in any laundry area.

Receptacle outlets are missing appropriate faceplate covers.

Any exterior electrical panel is missing required ports or covers.

Required emergency escape/rescue windows are missing, fail to meet the minimum requirements for clear opening, height, or width, exceed the maximum finished sill distance above the floor, or are inoperable from the inside without the use of keys or tools.

Required smoke detectors for the Dwelling Unit are missing or inoperable.

Any structure containing that fails to provide, one portable fire extinguisher, that is less than one year old or that has been serviced within the past year.

Any damage to the floor decking causing sagging, creaking, spongy feeling, any excessive sloping of the floor

Any accessory structure, including but not limited to garages, carports, or sheds, is deteriorated or leaning to such an extent that it is in imminent danger of collapse.

Damaged and or rotting siding, chipping or unmaintained paint on the exterior of the dwelling. Siding and exterior walls: You must maintain all exterior surfaces in good condition. You must repair any peeling, flaking or chipped paint in excess of 25 percent on one side of the home or on any one component (door, garage door, window trim, etc.). Siding and masonry joints should be weather resistant and water tight, and metal surfaces should be coated to prevent rust.

Address posted: Single-family, duplexes and townhomes must have house numbers a minimum of 4 inches tall, on a contrasting background. These numbers must be over the garage door or to the side of the garage door and fronting the designated street. Apartments must have 4-inch numbers.

Weeds and tall grass: The weeds/grass on your property.

Blight and health hazards: Your property must be free of conditions that constitute health and safety hazards, create a blighting effect or adversely affect neighboring properties value.

Fences: If walls and fences are present, they must be made of high-quality materials, be maintained in good condition and be compatible with other building materials on your property.

Trash and debris: All trash must be stored in a container behind the building line or in the garage.

Parking: Parking is not allowed on the grass. You may not block access by other vehicles to the driveways or dedicated parking areas and garages.

Inoperable vehicles: You may store inoperable vehicles only in the garage or other enclosed buildings.

Boats, RVs and trailers: You must park your recreational vehicles in your side or rear yard, behind the building line and screened from view.

Outdoor storage: The following items may not be stored outside: appliances, furniture, items not manufactured for outdoor use, items in disrepair and accumulations of yard waste.

Garages and sheds: They must be maintained, structurally sound and in good repair. This includes being free from missing boards, broken doors and glass or other conditions that would allow animals to seek shelter.

Stairs, decks, porches and balconies and handrails: All should be maintained structurally sound, in good repair and with proper anchorage and support.

Foundation: Foundation walls should not have open cracks or breaks and should be kept in good condition to prevent rodents and other pests.

Roof, drains and gutters: All should be in good repair and free from obstructions. Roof and flashing should be sound and not admit rain.

There are defects affecting the structural integrity and safety of any chimney, such that it poses an imminent danger.

Windows are defective, including but not limited to missing window frames, sashes, or panes, such that the interior of the structure is exposed to the elements.

Exterior doors are missing, will not close, or have inoperable locks.

Openable windows within six (6) feet of grade are missing locks or have inoperable locks.

The sanitary sewer service line is not functioning because it has backed up, collapsed, or otherwise failed.

In cases where strict compliance with the foregoing standards are not possible, or where there are other practical difficulties limiting compliance, the Code Official shall have the authority and the discretion, where possible, to grant alternate compliance so long as such alternate compliance does not compromise or otherwise diminish health, life, or fire safety requirements. The details of any action granting such alternate compliance shall be recorded by the Code Official and shall be maintained in his or her files.

OCCUPANCY LIMITS.

(A) Unless otherwise exempted by an approved site plan or except as may otherwise be provided, occupancy limits for Dwelling Units in each zoning district are those established by the City Code.

(1) For the purposes of this Section, (A) children of a Tenant are not included in the Occupancy count and

(B) a person shall be deemed to be living in a Dwelling Unit if he or she resides or sleeps at a Dwelling Unit a majority of that person's time.

(B) Exceeding the Occupancy Limits for a Dwelling Unit shall be deemed a violation of this Article. However, exceeding the Occupancy Limits for a Dwelling Unit that occurs without the Licensee's knowledge shall not be a violation of this Article and shall not affect the Licensee's eligibility for the incentive.

UNDER CONSIDERATION

NOTICE OF VIOLATION.

(A) Any Licensee of Residential Rental Property determined by the Code Official to be the cause of a violation shall be sent a Notice of Violation. The Notice of Violation shall be served on the Licensee or Resident Agent by hand-delivery or by first class mail addressed to the Licensee or any Resident Agent. The Notice of Violation shall state:

- (1) The condition that has caused the alleged Violation(s);
- (2) Whether the Code Official seeks: (1) remediation, and the time that remediation must be completed; (2) to place a Licensee on probation, or to extend a pre-existing probationary period, or (3) to revoke the Rental License; and
- (3) That the Licensee has fourteen (14) days from the date of the Notice of Violation to appeal the Notice of Violation by filing with the Department of Planning and Development Services a written Notice of Appeal.

(B) Any Tenant of Residential Rental Property determined by the Code Official to be the cause of a violation shall be sent a Notice of Violation. The Notice of Violation shall be served on the Tenant by hand-delivery or by first class mail addressed to the Tenant. The Notice of Violation shall state:

- (1) The condition that has caused the alleged Violation(s);
- (2) That, unless exigent circumstances require immediate action, the Tenant shall remediate the alleged Violation(s) within thirty (30) days of the date of the Notice of Violation; and
- (3) That the Tenant has fourteen (14) days from the date of the Notice of Violation to appeal the Notice of Violation by filing with the Department of Planning and Development Services a written Notice of Appeal.

(C) No Notice of Violation served on a Tenant shall affect a Licensee's eligibility for the incentive provided, nor shall it otherwise increase the Licensee's fees and expenses. All such liability shall be the responsibility of the Tenant.

APPEAL.

(A) Any Owner/Licensee or Tenant aggrieved by the action of the Code Official in issuing a Notice of Denial or Notice of Violation shall have the right to appeal that action to the City Manager. Such appeal shall be taken by filing with the Department Development Services a Notice of Appeal within fourteen (14) days of the date of the Notice of Denial or Notice of Violation. The Notice of Appeal shall be in writing and shall set forth in sufficient detail why the Owner/Licensee or Tenant believes that the Notice of Denial or Notice of Violation was issued in error or why the proposed penalty is excessive, inappropriate, or unreasonable. After the Notice of Appeal is filed, the City Manager shall set a time and place for a public hearing. Notice of Hearing shall be given to the Owner/Licensee or Tenant in the same manner as the Notice of Denial or Notice of Violation. To prevail on appeal, the Owner/Licensee or Tenant must prove that it is more probably true than not true that the Notice of Denial or Notice of Violation was issued in error or that the proposed penalty is excessive, inappropriate, or unreasonable. If it fails to take formal action at the public hearing, the City Manager shall, no later than thirty (30) days after the public hearing, issue its final order, which shall be transmitted to the Owner/Licensee, or any Registered Agent, or to the Tenant in the same manner as the Notice of Denial or Notice of Violation.

(B) There shall be a \$25.00 Docketing Fee due and payable at the time that any Notice of Appeal is filed.

(C) The filing of a timely Notice of Appeal shall, absent exigent circumstances, stay any administrative enforcement action under this Article until the City Manager has issued its final order.

(D) The final order of the City Manager shall be the final decision of the City. Any Owner/Licensee or Tenant aggrieved by a final decision of the City Manager shall have the right, in accordance with state law, to appeal that final order to the District Court of Miami County, Kansas.

PROBATION.

The Code Official or, in the case of an appeal from a Notice of Violation, the Building Code Board of Appeals, shall have the authority to place a Rental License on probation. The purpose of probation is to provide the Licensee a reasonable time to remediate any condition or conditions that cause(s) a violation of this Article.

Probation may be conditioned to include reasonable reporting requirements, a reasonable time period to remediate violations, or other reasonable requirements necessary to bring the Residential Rental Property into compliance with the City Code. Failure to successfully complete any and all conditions of probation shall be grounds for revocation of the Rental License, possibly leading to demolition and or abatement.

REVOCAION.

The Code Official or, in the case of an appeal from a Notice of Violation, the City Manager, shall have the authority to revoke a Rental License. In making that determination, the Code Official or the City Manager shall take into account the severity of the alleged violation and all other relevant mitigating and aggravating circumstances, including, but not limited to whether or not the Licensee has had other revocations or convictions under this Article. Any revocation shall be effective, and no Rental License shall be issued for the Dwelling Unit, until the Dwelling Unit is re-inspected by the Code Official and all violations have been remediated.

UNLAWFUL ACTS.

(A) It shall be unlawful for any Person to Rent, or Let to any Tenant, on a Long-term basis, whether or not for consideration, a Dwelling Unit located on Residential Rental Property within the City without first (i) obtaining from the Department of Development Services a Rental License for that Dwelling Unit or without having a current, valid Rental License for that Dwelling Unit,

(B) It shall be unlawful for any person to rent, lease, sublease, or let to a Tenant, on a Long-term basis, any Dwelling Unit located on Residential Rental Property within the City that has one or more of the violations listed. (C) It shall be unlawful for any Licensee to knowingly violate this Article.

(D) It shall be unlawful for any Tenant living in a Dwelling Unit subject to this Article to cause the Dwelling Unit to be in violation of any provision of this Article. For the purposes of this section, "living in a Dwelling Unit" shall mean residing or sleeping at the Dwelling Unit a majority of the person's time.

MUNICIPAL OFFENSE.

Engaging in any of the unlawful acts set forth shall be a separate municipal offense. Any person violating a provision of this Article shall, upon an adjudication of guilt or the entry of a plea of no contest, be subject to a minimum fine of \$500.00 and a maximum fine of \$2,500.00 for each unlawful act. The municipal court judge shall have no authority to suspend all or any portion of the minimum fine for any conviction for any violation of the City Code. The municipal court judge shall also have the authority to order any person, upon adjudication of guilt or the entry of a plea of no contest hereunder, to comply with the terms.

REGULATIONS.

(A) In order to protect the health, safety, and welfare of the community, the Governing Body, shall have the power to promulgate, by resolution, Administrative Regulations governing administration of the Residential Rental Licensing program established by this Article. Any Regulations promulgated in accordance with this Article shall be dated and shall be available for inspection by the public at the City Clerk's Office during reasonable business hours. A Licensee shall receive a copy of the Regulations at the time of the issuance of Rental License(s).

(B) Licensees shall comply with all Regulations promulgated hereunder.

(C) All Regulations promulgated hereunder shall be consistent with the terms of the Article. In the event of any inconsistency or ambiguity, the terms of this Article shall control and supersede the Regulations.

REVIEW OF FEES.

The Governing Body shall, on an annual basis, at its discretion, review the Rental License Fees, Inspection Fees, and Fines established by this Article and shall adjust them as may be necessary to fulfill the goals of this Article and the Governing Body's goal that this program be operated on a revenue-neutral basis. Before increasing the Rental license Fees or Inspection Fees established by this Article, the Governing Body shall first obtain performance audits, financial data, and other quantifiable records, establishing that such increase is necessary to attain its goal of maintaining the program on a revenue-neutral basis.

ANNUAL STATUS REPORT.

The Governing Body hereby directs the Code Official to keep and to maintain adequate financial records, as well as records of licenses issued, inspections, inspection reports, enforcement actions, administrative actions, criminal actions, and other reports related to the administration of the program established by this Article. The Governing Body also directs the Code Official to prepare for its review an annual status report regarding the administration of the program established by this Article. Said status report shall encompass one calendar year and shall be submitted to the Governing Body no later than February 14 of the succeeding year, unless before that date the Governing Body grants a reasonable extension of time to submit the annual status report.

EXEMPTIONS.

The provisions of this Article shall not apply to the following:

(A) Dwelling Units occupied by the Owner or solely by the Owner's immediate family (related by blood, marriage, or adoption).

(B) In the case where the Owner is not a natural person, Dwelling Units occupied by a principal of the Owner.

(C) Bed and Breakfasts, as that term is defined by the City Code, as amended.

(D) Campgrounds, as that term is defined by the City Code, as amended.

(E) Group Homes or Adult Care Homes, as those terms are defined by the City Code, as amended.

(F) Assisted Living, as that term is defined by the City Code, as amended.

(G) Extended Care Facility, Dependent Living Facility, or Nursing Care Facility, as those terms are defined by the City Code, as amended.

(H) Extended Stay Lodging, as that term is defined by the City Code, as amended.

(K) Hotels or motels.

(L) Any structure or building located on Premises owned by the United States of America, the state of Kansas, or Miami County, Kansas.

(M) Any structure or building located on the Premises of any Religious Assembly Use, as that term is defined by the City Code, as amended, except that any Dwelling Units owned by a religious institution, located off the Premises and not part of the Religious Assembly Use shall not be exempt hereunder.

(N) Owners of affordable rental housing, or other housing subsidized by the State or the United States, that is regularly inspected as part of the subsidy program and is being rented, leased, subleased, let, or otherwise being lived in by persons other than the Owner, must register each such Dwelling Unit and obtain a Rental License therefor in accordance with this Article. However, Owners of qualifying Dwelling Units are exempt from paying the Rental License Fee for qualifying Dwelling Units and such Dwelling Units are exempt from Inspections.

SEVERABILITY.

If any section, clause, sentence, or phrase of this ordinance is found to be unconstitutional or is otherwise held invalid by any court of competent jurisdiction, it shall not affect the validity of any remaining parts of this ordinance.

CITY OF OSAWATOMIE, KANSAS

RESOLUTION No. 804

A RESOLUTION DIRECTING STAFF TO PREPARE AND PRODUCE A SERIES OF RENTAL PROPERTY REGULATIONS INCLUDING RENTAL INSPECTIONS.

WHEREAS, the City of Osawatomeie was incorporated in 1883 and over the course of the last 130 years has evolved into a full-service City serving its residents; and

WHEREAS, the City of Osawatomeie as an aging community has over time seen a transition in our residential property from owner-occupied property to investment property managed for income purposes; and

WHEREAS, the management of investment property for income purposes leads some of these owners to invest less in their properties so as to maximize their returns; and

WHEREAS, this reduction in investment can lead to serious code violations that impact the health and safety of the tenant and begins to degrade the neighborhood; and

WHEREAS, this degradation of the neighborhoods then leads to negative community-wide impacts, including unlicensed cars, illegal storage, vegetation violations, and unmaintained exterior structures;

NOW, THEREFORE, be it resolved by the Governing Body of the City of Osawatomeie:

Section 1. The Governing Body directs staff to prepare and produce a series of rental property regulations including rental inspections. As part of these preparations we also direct staff to provide the following:

1. An outreach program to landlords that will allow them to become voluntarily compliant before the program begins on January 1, 2021.
2. An outreach program to tenants that will allow them to participate in helping make properties compliant before the program begins on January 1, 2021.
3. A calendar that outlines public hearing dates for October that will allow public participation in the drafting of a final set of regulations.

Section 2. The Governing Body will on an annual basis review the impacts of the program based on the number of property code violations compared on a Year-to-Year basis and the improvement in the average score (based on scoring) of all registered residential rental property.

PASSED AND APPROVED BY THE GOVERNING BODY OF THE CITY OF OSAWATOMIE on this 23rd day of July, 2020.

L. Mark Govea, Mayor

ATTEST:

Tammy Seamands, City Clerk



City of Osawatomie

ACTION ITEM SUMMARY	Item Number:	9.B
	Date:	July 23, 2020
City Manager	From:	Mike Scanlon

RE: Resolution 805 – A Resolution directing the City Manager to collect, execute, purchase and report all COVID-19 costs related to the City’s current and ongoing response to the COVID-19 pandemic.

RECOMMENDATION: That the City Council approve Resolution 805 – A Resolution directing the City Manager to collect, execute, purchase and report all COVID-19 costs related to the City’s current and ongoing response to the COVID-19 pandemic.

DETAILS: The City has borne considerable expense in responding to the COVID-19 pandemic. Miami County has received \$7 million in Coronavirus Relief Fund (CRF) dollars to help reimburse communities for some of these costs. This resolution memorializes the action of the City to seek reimbursement and directs the City Manager to do so.

Related Statute / City Ordinances	N/A
Line Item Code/Description	N/A
Available Budget:	N/A

CITY OF OSAWATOMIE, KANSAS

RESOLUTION No. 805

A RESOLUTION DIRECTING THE CITY MANAGER TO COLLECT, EXECUTE, PURCHASE AND REPORT ALL COVID-19 COSTS RELATED TO THE CITY'S CURRENT AND ONGOING RESPONSE TO THE COVID-19 PANDEMIC.

WHEREAS, securing the health, safety, and economic well-being of residents of the City of Osawatomie is of the highest priority of the City Council; and

WHEREAS, the United States Departments of Health and Human Services declared a public health emergency for COVID-19 beginning January 27, 2020, with now more than 3,973,370 cases of the illness and more than 143,000 deaths as a result of the illness across the United States; and

WHEREAS, the World Health Organization declared a pandemic on March 11, 2020; and

WHEREAS, a State of Disaster Emergency was proclaimed for the State of Kansas on March 12, 2020; and

WHEREAS, on March 13, 2020, the President of the United States declared the ongoing COVID-19 pandemic of sufficient severity and magnitude to warrant an emergency declaration for all states, tribes, territories, and the District of Columbia pursuant to Section 501 (b) of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42 U.S.C. § 5121-5207 (the "Stafford Act"); and

WHEREAS, on March 13, 2020, the President of the United States pursuant to Sections 201 and 301 of the National Emergencies Act, 50 U.S.C. § 1601, et seq. and consistent with Section 1135 of the Social Security Act, as amended (42 U.S.C. § 1320b-5), declared a national emergency that the COVID-19 outbreak in the United States constitutes a national emergency beginning March 1, 2020; and

WHEREAS, as of this date, in Kansas there have been 24,104 reported positive cases of COVID-19 spread among 103 counties, including 308 deaths; and

WHEREAS, there have been costs borne by the City of Osawatomie that are reimbursable; and

WHEREAS, Miami County, through the Coronavirus Relief Fund (CRF) has \$7 million dollars available for distribution; and

WHEREAS, the Miami County Manager has asked communities in Miami County to collect and submit costs related to the COVID-19 pandemic for consideration of reimbursement,

NOW, THEREFORE, be it resolved by the Governing Body of the City of Osawatomie:

Section 1. The Governing Body hereby directs the City Manager to undertake the actions necessary to collect, execute, purchase and report on expenses and future expenses related to the City’s response to the COVID-19 pandemic.

Section 2. To update the City Council on the progress of these reimbursements based on the current state calendar being used to solicit for and receive payment of the CRF monies.

- July 15 through Aug. 15 – Counties collect receipts for Reimbursement and develop Direct Aid plans
- August 15 – Counties to submit first round Reconciliation with receipts for Reimbursement and Direct Aid plans (March 1 – July 31)
- September 15 – Counties to submit second round of Reconciliation and state recoups unspent and uncommitted funds (August 1 – August 31)
- November 1 – Counties to submit third round of Reconciliation (September 1 – October 15)
- December 1 – Counties to submit fourth round of Reconciliation (October 16 – November 15)
- December 30 – Deadline for funds to have been spent
- February 20, 2021 – Counties to submit fifth and final round of Reconciliation (November 16 – December 30)

PASSED AND APPROVED by the Governing Body of the City of Osawatomie, Kansas, this 23rd day of July, 2020, a majority voting in favor of.

APPROVED and signed by the Mayor.

L. Mark Govea, Mayor

(SEAL)

ATTEST:

Tammy Seamands, City Clerk



City of Osawatomie

ACTION ITEM SUMMARY	Item Number:	9.C
	Date:	July 23, 2020
City Manager	From:	Mike Scanlon

RE: Resolution 806 – A Resolution directing the City Manager to negotiate and enter into a preliminary agreement for consideration of a set of solar powered projects benefiting the City of Osawatomie and the surrounding community.

RECOMMENDATION: That the City Council approve Resolution 806 – A Resolution directing the City Manager to negotiate and enter into a preliminary agreement for consideration of a set of solar powered projects benefiting the City of Osawatomie and the surrounding community.

DETAILS: directs the City Manager to look at a possible Solar Project for the Northland Area and allows me to start negotiating a 90-day agreement to look at the potential. There is a Solar Tax Credit (26% from the Federal Government) that expires at the end of 2020 that a potential solar project could take advantage of. Sotime is of the essence if a project is to be considered (or there’s a loss of another 4% in credits). Here’s a good summary of the current federal program.

What does the federal solar tax credit extension mean for the solar industry?

The federal ITC was originally established by the Energy Policy Act of 2005 and was set to expire at the end of 2007. A series of extensions pushed the expiration date back to the end of 2016, but experts believed that an additional five-year extension would bring the solar industry to its full maturity. Thanks to the spending bill that Congress passed in late December 2015, the tax credit is now available to homeowners in some form through 2021. Here are the specifics:

2016 – 2019: The tax credit remains at **30 percent** of the cost of the system. This means you can still get a major discount off the [price for your solar panel system](#).

2020: Owners of new residential and commercial solar can deduct **26 percent** of the cost of the system from their taxes.

2021: Owners of new residential and commercial solar can deduct **22 percent** of the cost of the system from their taxes.

2022 onwards: Owners of new commercial solar energy systems can deduct **10 percent** of the cost of the system from their taxes. There is no federal credit for residential solar energy systems.

Related Statute / City Ordinances	N/A
Line Item Code/Description	N/A
Available Budget:	N/A

CITY OF OSAWATOMIE, KANSAS

RESOLUTION No. 806

A RESOLUTION DIRECTING THE CITY MANAGER TO NEGOTIATE AND ENTER INTO A PRELIMINARY AGREEMENT FOR CONSIDERATION OF A SET OF SOLAR POWERED PROJECTS BENEFITING THE CITY OF OSAWATOMIE AND THE SURROUNDING COMMUNITY.

WHEREAS, securing the health, safety, and economic well-being of residents of the City of Osawatomie is of the highest priority of the City Council; and

WHEREAS, the City owns a set of properties called “Northland” that were transferred by the State of Kansas to the City for Economic Development purposes; and

WHEREAS, the City has been approached by POW Solar, LLC, a newly formed Texas Limited Liability Company to look at the possible development of a set of solar projects in the community – principal among them the development of a **Baseline Project** which would consist of the following elements; and

- PV Solar
- 3 Megawatt (MW)_{AC}
- 3.9 Megawatt (MW)_{DC}
- Single -Axis Tracker
- Producing 6,800 MWh/year (Year 1)

WHEREAS, there exists a twenty-six (26%) Federal Tax Credit that could make this project attractive to equity investors that is set to expire on December 31, 2020 and makes the consideration of a possible project time sensitive,

NOW, THEREFORE, be it resolved by the Governing Body of the City of Osawatomie:

Section 1. The Governing Body hereby directs the City Manager to undertake the actions necessary to negotiate and enter into a preliminary agreement for the consideration of projects that are listed on Attachment A to this Resolution.

Section 2. To update the City Council on the progress of this project on a monthly basis and to commit no future funds for this project until directed to do so by the City Council in a formal session taking final action on a contract and associated agreements.

PASSED AND APPROVED by the Governing Body of the City of Osawatomie, Kansas, this 23rd day of July, 2020, a majority voting in favor of.

APPROVED and signed by the Mayor.

L. Mark Govea, Mayor

(SEAL)

ATTEST:

Tammy Seamands, City Clerk

ATTACHMENT A

POTENTIAL PROJECTS AND FACILITIES DESIGNATED

UNDER A PRELIMINARY AGREEMENT

Project Grouping	Facilities
City Solar Plant	<p>Approx. 15-25 acres in or near the City of Osawatomie, site to be determined</p> <p>Baseline Project:</p> <ul style="list-style-type: none"> • PV Solar • 3 MW_{AC} • 3.9 MW_{DC} • Single-Axis Tracker • 6,800 MWh/year (Year 1)
Northland Net Zero Microgrid Plant	<p>City/State joint development of 192 acres in proximity of state hospital, to create a solar plus storage net zero microgrid to support further economic development of Northland property prior to 2026</p>
Flint Hills Trail Park	<p>Solar, EV Chargers, Solar shade tables for city park at head of 100-mile rail-to-trail</p>
City Buildings	<p>Key infrastructure buildings within the City of Osawatomie</p>

CITY OF OSAWATOMIE
 YTD TREASURERS REPORT
 AS OF: MAY 31ST, 2020

FUND	BEGINNING CASH BALANCE	Y-T-D REVENUES W/ACCRUAL	Y-T-D EXPENSES W/ACCRUAL	ACCRUAL ENDING CASH BALANCE	NET CHANGE OTHER ASSETS	NET CHANGE LIABILITIES	ENDING CASH BALANCE
01 -GENERAL OPERATING	372,201.09	1,132,721.24	969,312.75	535,609.58	0.00	(107,899.07)	427,710.51
02 -WATER	264,404.21	410,227.55	333,549.30	341,082.46	0.00	(32,561.52)	308,520.94
03 -ELECTRIC	542,929.30	1,490,463.37	1,239,560.37	793,832.30	0.00	(141,094.19)	652,738.11
04 -SEWER	141,028.42	392,599.27	261,615.49	272,012.20	0.00	(10,202.11)	261,810.09
05 -REFUSE	1,000.30	443.56	0.00	1,443.86	0.00	0.00	1,443.86
06 -LIBRARY	103,858.16	14,493.96	2,511.69	115,840.43	0.00	(433.58)	115,406.85
07 -RECREATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00
08 -RURAL FIRE	(5,299.73)	0.00	11,130.04	(16,429.77)	0.00	0.00	(16,429.77)
09 -INDUSTRIAL PROMOTION	62,247.43	45,425.77	7,208.93	100,464.27	0.00	(66,550.00)	33,914.27
10 -REVOLVING LOAN	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11 -SPECIAL PARK & RECREATION	41,502.19	7,215.15	0.00	48,717.34	0.00	0.00	48,717.34
12 -STREET IMPROVEMENTS	204,953.25	60,657.23	173,170.47	92,440.01	0.00	(3,812.54)	88,627.47
13 -TOURISM	58,995.41	27,485.38	4,720.98	81,759.81	0.00	(2,471.32)	79,288.49
14 -PUBLIC SAFETY EQUIPMENT	57,251.96	39,283.55	25,589.50	70,946.01	0.00	(770.48)	70,175.53
15 -SPECIAL 911 REVENUE	9,897.41	0.00	0.00	9,897.41	0.00	0.00	9,897.41
17 -RECREATION EMPLOYEE BENEF	0.00	0.00	0.00	0.00	0.00	0.00	0.00
18 -GOLF COURSE	6,689.51	97,500.38	91,664.01	12,525.88	0.00	(4,736.71)	7,789.17
21 -CIP - GENERAL	155,303.47	34,250.00	44,490.95	145,062.52	0.00	(4,199.08)	140,863.44
22 -CIP -WATER	75,000.00	20,000.00	2,372.81	92,627.19	0.00	0.00	92,627.19
23 -CIP - ELECTRIC	102,222.68	100,016.43	45,570.00	156,669.11	0.00	(77,759.12)	78,909.99
24 -CIP - SEWER	150,392.00	18,750.00	26,023.00	143,119.00	0.00	(9,097.39)	134,021.61
25 -CIP - STREET PROJECT	82,400.50	155,000.00	0.00	237,400.50	0.00	0.00	237,400.50
27 -CIP - GRANTS	3,556.79	0.00	0.00	3,556.79	0.00	0.00	3,556.79
29 -CIP - SPECIAL PROJECTS	31,096.32	120,050.00	76,627.53	74,518.79	0.00	(16,663.05)	57,855.74
31 -EMPLOYEE BENEFITS	252,300.07	340,075.89	310,091.43	282,284.53	0.00	(729.00)	281,555.53
32 -CAFETERIA 125	89,113.40	8,461.50	5,600.83	91,974.07	0.00	0.00	91,974.07
35 -TECHNOLOGY FUND - CIP	35,624.10	12,107.70	60,361.69	(12,629.89)	0.00	0.00	(12,629.89)
41 -BOND & INTEREST	180,405.32	323,433.93	150,793.00	353,046.25	0.00	0.00	353,046.25
43 -ELECTRIC DEBT SERVICE	149,988.47	180,875.00	92,050.00	238,813.47	0.00	0.00	238,813.47
51 -COURT ADSAP	7,401.00	0.00	0.00	7,401.00	0.00	0.00	7,401.00
52 -COURT BONDS	18,877.04	5,842.00	7,190.50	17,528.54	0.00	0.00	17,528.54
53 -FORFEITURES	13,596.85	2,230.00	0.00	15,826.85	0.00	0.00	15,826.85
54 -EVIDENCE LIABILITY	12,899.79	0.00	0.00	12,899.79	0.00	0.00	12,899.79
57 -FIRE INSURANCE PROCEEDS	0.84	0.00	0.00	0.84	0.00	0.00	0.84
93 -CREDIT CARD CLEARING FUND	0.01	7,813.98	0.00	7,813.99	0.00	0.00	7,813.99
95 -CLEARING ACCOUNT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
GRAND TOTAL	3,221,837.56	5,047,422.84	3,941,205.27	4,328,055.13	0.00	(478,979.16)	3,849,075.97

*** END OF REPORT ***

**City of Osawatomie
Year to Date Fund Report
As of May 31, 2020**

	General (1)	Water	Electric	Sewer	Refuse	Library	Rural Fire
Beginning Cash Balances	372,201.09	264,404.21	542,929.30	141,028.42	1,000.30	103,858.16	(5,299.73)
YTD Revenue	1,132,721.24	410,227.55	1,490,463.37	392,599.27	443.56	14,493.96	-
YTD Expense	969,312.75	333,549.30	1,239,560.37	261,615.49	-	2,511.69	11,130.04
Total Increase/ (Decrease)	163,408.49	76,678.25	250,903.00	130,983.78	443.56	11,982.27	(11,130.04)
Ending Cash Balance	535,609.58	341,082.46	793,832.30	272,012.20	1,443.86	115,840.43	(16,429.77)
Budgeted Expenses	2,775,171.00	1,131,959.00	4,042,279.00	896,898.00	430,000.00	110,500.00	77,067.00
Percent of Budget	34.93%	29.47%	30.66%	29.17%	0.00%	2.27%	14.44%
	Industrial (1)	SP&R	Street Imp	Tourism	Pub Safety (1)	Special 911	Golf
Beginning Cash Balances	62,247.43	41,502.19	204,953.25	58,995.41	57,251.96	9,897.41	6,689.51
YTD Revenue	45,425.77	7,215.15	60,657.23	27,485.38	39,283.55	-	97,500.38
YTD Expense	7,208.93	-	173,170.47	4,720.98	25,589.50	-	91,664.01
Total Increase/ (Decrease)	38,216.84	7,215.15	(112,513.24)	22,764.40	13,694.05	-	5,836.37
Ending Cash Balance	100,464.27	48,717.34	92,440.01	81,759.81	70,946.01	9,897.41	12,525.88
Budgeted Expenses	58,050.00	54,345.75	268,820.00	78,744.00	148,765.00	-	316,261.01
Percent of Budget	12.42%	0.00%	64.42%	6.00%	17.20%	0.00%	28.98%

**City of Osawatomie
Year to Date Balance Sheet
As of March 31, 2020**

	CIP-Gen	CIP- Water	CIP-Electric	CIP-Sewer	CIP-Street	CIP-Grants	CIP-Special
Beginning Cash Balances	155,303.47	75,000.00	102,222.68	150,392.00	82,400.50	3,556.79	31,096.32
YTD Revenue	34,250.00	20,000.00	100,016.43	18,750.00	155,000.00	-	120,050.00
YTD Expense	44,490.95	2,372.81	45,570.00	26,023.00	-	-	76,627.53
Total Increase/ (Decrease)	(10,240.95)	17,627.19	54,446.43	(7,273.00)	155,000.00	-	43,422.47
Ending Cash Balance	145,062.52	92,627.19	156,669.11	143,119.00	237,400.50	3,556.79	74,518.79
Budgeted Expenses	140,000.00	70,000.00	85,000.00	2,270,000.00	95,000.00	-	10,000.00
Percent of Budget	31.78%	3.39%	53.61%	1.15%	0.00%	0.00%	766.28%
	EE Benefits (1)	Cafeteria 125	CIP-Tech	Bond & Int (1)	Elec Debt	Court Adasp	Court Bonds
Beginning Cash Balances	252,300.07	89,113.40	35,624.10	180,405.32	149,988.47	7,401.00	18,877.04
YTD Revenue	340,075.89	8,461.50	12,107.70	323,433.93	180,875.00	-	5,842.00
YTD Expense	310,091.43	5,600.83	60,361.69	150,793.00	92,050.00	-	7,190.50
Total Increase/ (Decrease)	29,984.46	2,860.67	(48,253.99)	172,640.93	88,825.00	-	(1,348.50)
Ending Cash Balance	282,284.53	91,974.07	(12,629.89)	353,046.25	238,813.47	7,401.00	17,528.54
Budgeted Expenses	891,920.00	40,000.00	72,038.00	890,451.00	444,100.00	-	26,000.00
Percent of Budget	34.77%	14.00%	83.79%	16.93%	20.73%	0.00%	27.66%

**City of Osawatomie
Year to Date Balance Sheet
As of March 31, 2020**

	Forfeitures	Evidence Liab	Fire Proceeds	CC Clearing	Total
Beginning Cash Balances	13,596.85	12,899.79	0.84	0.01	3,221,837.56
YTD Revenue	2,230.00	-	-	7,813.98	5,047,422.84
YTD Expense	-	-	-	-	3,941,205.27
Total Increase/ (Decrease)	2,230.00	-	-	7,813.98	1,106,217.57
Ending Cash Balance	15,826.85	12,899.79	0.84	7,813.99	4,328,055.13
Budgeted Expenses	-	-	-	-	15,423,368.76
Percent of Budget	0.00%	0.00%	0.00%	0.00%	25.55%

(1) Property tax received from Miami County in January and March.

July 18th, 2020

To: Daniel Macek
Ward II City Council Member
City of Osawatomie, Kansas

From: David Spears
Business Owner – Loft on Sixth, Hanes Florist & Main Street Gifts, Spears Auction Services,
SAS Discount Wines & Spirits, & Spears LLC
President – Sustain 1, Inc. – a 501(c)3 Non-profit

CC: - Mark Govea – Mayor
- Michael Scanlon – City Administrator
- Hitomi Lamirande – Outgoing Chamber of Commerce Director / Business Owner – Hanes
Florist & Main Street Gifts
- City Council Members

Re: Thursday, July 9th, 2020 City Council Public Meeting

Mr. Macek -

It came to my attention that you chose to reference my name in relationship to the Chamber utilizing the venue to host functions like the business coffee, chamber dinner and the holiday festival as well as questioning me serving on the board for the Chamber of Commerce. This occurred last Thursday, July 9th at the public city council meeting in what seemed to be a malicious and slanderous attack not only on myself but the outgoing Chamber Director, Hitomi Lamirande.

First, I would like to thank the Mayor, Mark Govea, and the City Administrator, Mike Scanlon, for reaching out to both myself and Hitomi to apologize for your sad and despicable actions in this public setting that seemed to be designed by you and I am sure encouraged by others within your circle. While it is not their responsibility to apologize for your actions (that is your responsibility alone), it was greatly appreciated to hear from them what a valuable asset the venue is in the community and how thankful they are that we were able to save a business (Hane's Florist) from permanent closure for the good of the town.

Second, I would like to thank various community members that attended the meeting, contacting myself and Hitomi, basically condemning your ridiculous actions and again thanking us for all our efforts within the community.

And third, I would like to thank the city administration for working with me to provide a recorded copy of the meeting minutes. I had requested a copy of the minutes only to discover they had not even recorded your rant into the written minutes (I am sure from embarrassment of such unprofessional behavior). I have forwarded a copy of these recorded minutes to my attorney for review for what I believe is nothing more than slander on your part.

Mr. Macek, I do not know you. I do not think we have ever spoke or met with each other. I have heard many rumors as to why you chose to do this in a public setting, but unlike you, I will keep those to myself because they are just that - rumors.

To respond to your allegation that I somehow profit from hosting events for the Chamber, a good council person would have taken the time to gather the facts before ever speaking in a public forum (probably why you were shut down during the meeting before you embarrassed yourself further).

If you would have taken this time to gather facts, you would have found out that our Nonprofit has opened the venue to all other nonprofits, government entities like the City and Chamber, schools, etc. to host events at this venue. Basically, these types of entities only pay for actual cost like setup, cleaning, linens, etc. We do not profit from these types of events.

To note, we have hosted many successful events and fundraisers at the venue which have included this year the fund raiser for the Library and Rotary to name a few. We have many more plans to host these types of events and fundraisers in the future when we eradicate this unfortunate pandemic that is occurring.

Unfortunately, in my opinion, from being a past council member myself (City of Cherryvale, Kansas), you are not a good council member, yet a petty individual utilizing his position on the council to fulfill your own agenda or the agenda of a few within the community. I encourage you to reassess why you became a council member and if you continue in this capacity, please learn what it truly means to be a good council member to the community.

To start, you need to make a public apology for your pitiful behavior to me, Hitomi, your fellow council members and the community. I look forward to this public apology soon.

I will leave on this note, a good council person will always show the ability to listen respectfully and weigh differing opinion, always gathering facts before speaking. A good council person will always decide what is best for the community rather than what he feels is best based on his family, friends, neighbors, or single group within the community.

I truly hope you will learn and grow from this unfortunate mistake on your part.

Regards,

David Spears

Thank you
for lifting
our kids!

Jammy
Booe

Thank you so much
for your support.
Lore Needham

Bence Haag

City of Osawatomie -

Thank you for your
\$50 donation to the

Osawatomie After Prom!

Jeni Zendenis
Erica
Kresel
Kelley Waller
Gayle Hall

Lisa
Maggie Polley