

Osawatomie, Kansas. **January 9, 2025.** The Council Meeting was held at Memorial Hall located at 411 11th Street. Mayor Nick Hampson called the meeting to order at 6:30 p.m. Council members present were: Schasteen, Macek, Diehm, Dickinson, Henness, Bratton and Filipin. Council member Caldwell was absent. City Staff present at the meeting were: City Manager Bret Glendening, Deputy City Manager Michele Silsbee, City Clerk Tammy Seamands, Golf Course Superintendent Eric Draper and Director of Community Affairs Samantha Moon. Members of the public were: John Wastlund and Jim Elrod.

INVOCATION. – Pastor John Wastlund – The Well Wesleyan Church

CONSENT AGENDA. Approval of January 9, 2025 Agenda and December 26, 2024 Council Meeting Minutes. **Motion** made by Dickinson, seconded by Schasteen to approve the consent agenda as presented. Yeas: All.

COMMENTS FROM THE PUBLIC.

Pastor John Wastlund – I have been on the Ministerial Association for a number of years. Through that time, we have had some funds that we use to help those that are in need in our community. Typically, this time of year there is a tremendous amount of need. I would like to do a shout out to our city because the request for funds has been lower and I believe that it has a lot to do with having the drug dog in town. I also want to thank each one of you for your work.

PUBLIC HEARINGS. -None.

PRESENTATIONS, PROCLAMATIONS AND APPOINTMENTS. – None.

PRESENTATION OF ARCHITECTURAL WORK FOR OGC CLUBHOUSE – Golf Course Superintendent Eric Draper presented the proposed development of an improved clubhouse, event space and golf cart barn. He also presented the public survey results for the proposed changes.

UNFINISHED BUSINESS. – None.

NEW BUSINESS.

RESOLUTION 1270 – AUTHORIZING EXECUTION OF GRDA PPA EXTENSION – Currently, the city receives power from the following sources:

- 1.) GRDA (expires in 2026) – 3 MW
- 2.) SPA (Southwest Power Admin. – Expires in 2034) – .300 MW
- 3.) WAPA (Western Area Power Admin. – Expires 2054) – .843 MW
- 4.) Evergy Solar Array (Expires in 2054) – 4.95 MW

TOTAL CONTRACTED POWER: 9.093

NEW, TOTAL CONTRACTED POWER: 8.593

The new GRDA PPA is a 25-year PPA for 2.5MW. Our maximum daily load is between 10 and 11 MW. Any load in excess of our contracted power purchases will be met with either real time or

day ahead purchases in the integrated marketplace. KMEA performs this function on our behalf, through the Energy Management Project #1 (EMP #1).

The extension of the GRDA PPA agreement will need signed tonight. This commits the city to purchasing the 2.5MW for the next 25 years. As there are several other Kansas municipalities that are also extending their GRDA contracts, the "Appendix A" document does not need to be executed at this time. Once the remaining cities have agreed to their extensions and finalized how much power they will be taking, the Appendix A document will be finalized and we will execute it at that time...likely in mid spring. **Motion** made by Schasteen, seconded by Bratton to approve Resolution 1270 – Authorizing the execution of the power purchase agreement (Grand River Dam Authority Power Supply Project No. 2) between the City of Osawatomie, Kansas and the Kansas Municipal Energy Agency; and making certain covenants and agreements to provide for the payment and security thereof and authorizing certain other documents and actions in connection therewith as presented. Yeas: All.

RESOLUTION 1271 – AMENDING PERSONNEL POLICIES – ADJUSTING PAID HOLIDAYS - The city has historically had a "personal day" that each employee was given at the beginning of each year to use as they see fit. We would like to convert the personal day into an additional day off tied to the Christmas holiday. Most employees take time off around Christmas and this allows us to do away with one last class of paid time off. **Motion** made by Schasteen, seconded by Diehm to approve Resolution 1271 – Amending the City of Osawatomie's comprehensive personnel policies to convert the personal day into a city recognized holiday for Christmas Eve as presented. Yeas: All.

RESOLUTION 1272 – DIRECTING THE NEGOTIATED SALE OF 500 & 510 MAIN - The City Council approved the purchase of 500 and 510 Main through separate motions, but both were purchased in 2022. The price paid for 500 Main was approximately \$78,000 and the price paid for 510 Main was: \$10,200.

Both were purchased with good intentions, but we believe moving the library from its current location to 500 Main is not the most effective use of public tax dollars. 510 Main was purchased solely to protect 500 Main. Shortly after the purchase of 510 Main, the back side of the building failed. The city paid a contractor (approx. \$24,400) to come in and make the remaining building safe. To date, nothing more has happened to either building and we believe it is time to sell these buildings. The city has also spent approximately \$10,000 in engineering studies between the two buildings.

We do not believe we should just list these buildings with a real estate agent and sell them to the first person that comes along. This approach is what has given us the downtown we know today. Mostly absentee landowners, these types of landowners are not vested in the community and we do not believe they have the best interests of Osawatomie at heart. **Motion** made by Macek, seconded by Filipin to approve Resolution 1272 – Directing the city manager to negotiate the sale of 500 and 510 Main Street as presented. Yeas: All.

ORDINANCE 3864 – AMENDING SECTION 1-209 OF THE CITY CODE CONCERNING COUNCIL PAY- The council’s pay, while more symbolic than anything, has not been increased at least since 2006. In fact, when Glendening first arrived in Osawatomie, the council had voted to not be compensated due to the state of the city’s finances at the time. Times have obviously changed. Finances are being managed and infrastructure is being maintained by either replacement or repair as the case may be. Since the council’s pay is established by code, the council must approve any increase in pay by ordinance. We believe an increase in council pay is warranted. **Motion** made by Macek, seconded by Bratton to approve Ordinance 3864 – Amending Chapter 1. Administration, Article 2, Governing Body, pertaining to council pay increasing the monthly stipend for Mayor to \$300 per month and the monthly stipend for council members to \$250 per month as presented. Yeas: All.

EXECUTIVE SESSION – None.

COUNCIL REPORTS

Dale Bratton ~ I had a request from someone that we remove snow from the 500 block of Main after business hours. Do we have an ordinance regarding removing snow from the sidewalks?

Derek Henness ~ I think that we did a pretty good job getting things plowed. Everyone that worked overtime. I appreciate it.

Kenny Diehm ~ Good job on the snow cleanup.

Kevin Schasteen ~ Thank you to the city crews that had to be out there during the storm.

MAYOR’S REPORT

Nick Hampson ~ I will get a report typed up for the city manger’s evaluation. The city crews did an excellent job during the storm. I want to say thank you for the job that they did and the hours that they had to put in.

CITY MANAGER & STAFF REPORTS.

Bret Glendening ~ We are working on getting the CMAR (Construction Manager at Risk) contracts set up for Water Treatment Plant. The contract model has been sent to USDA for approval. Tomorrow, we have a meeting with KDHE to walk through the procurement process. The distribution design process has been restarted and that portion of the project will be a traditional design-bid-build project.

Michele Silsbee ~ Prior to the winter storm, the utilities department made sure that all of our generators were ready to go, tested and made sure that the fuel tanks were full. We had two call outs for electric during the storm. One was a limb on a line and the other a branch came down and pulled a service off of a house. We had a 2” water line leak on Charles that was weather related. Public works had about 290 hours worked since Saturday afternoon. There are still crews on staff right now. The cost estimates for this storm are about \$32,000. An average snow event

usually costs about \$4,000. This was a very large event. It was hard to treat and push with the ice and snow.

OTHER DISCUSSION/MOTIONS.

Motion made by Schasteen, seconded by Bratton to adjourn. Yeas: All. The mayor declared the meeting adjourned at 07:46 p.m.

/s/ Tammy Seamands
Tammy Seamands, City Clerk