

Osawatomie, Kansas. **February 10, 2022.** The Council Meeting was held at the Memorial Hall located at 411 11<sup>th</sup> Street. Mayor Nick Hampson called the meeting to order at 6:30 p.m. Council members present were Wright, Macek, Bratton, LaDuex, Dickinson, Diehm, Filipin and Caldwell. City Staff present at the meeting were City Manager Mike Scanlon, Deputy City Manager Bret Glendening, City Clerk Tammy Seamands, Assistant to the City Manager Samantha Moon, and City Attorney Richard Wetzler. Members of the public were: Kari Bradley, Ron Smith, Teri Auten, Alex Castillo, Kevin Schasteen and Dale Koontz.

**INVOCATION.** – Ron Smith, 1<sup>st</sup> Christian Church

**CONSENT AGENDA.** Approval of February 10<sup>th</sup> Agenda, January 27<sup>th</sup> Council Minutes, Pay Application – Western Consultants - \$2,384.50 -WWTP Improvements, Pay Application – BG Consultants - \$4,900.00 WWTP Improvements, Pay Application - \$4,875.00 – Brown Street Improvements (16<sup>th</sup> to 18<sup>th</sup> St). **Motion** made by LaDuex, seconded by Wright to approve the consent agenda as presented. Yeas: All.

**COMMENTS FROM THE PUBLIC.** – None

**PUBLIC HEARINGS.** – None

**PRESENTATIONS, PROCLAMATIONS AND APPOINTMENTS.**

RESOLUTION 964 – COUNCIL PRESIDENT ELECTIONS – CITY COUNCIL PRESIDENT – Mayor Hampson asked for nominations for the City Council President. LaDuex and Dickinson were nominated. Council then used a ballot to vote for the nominees. City Clerk Seamands collected the ballots and with the help of Mayor Hampson tallied the votes. The winner of the election was Lawrence Dickinson. **Motion** made by Dickinson, seconded by Wright to approve Resolution 964 – Recognizing the election of Lawrence Dickinson to fill the role of Osawatomie City Council President as presented. Yeas: All. Dickinson abstained due to conflict of interest.

RESOLUTION 965 – INTERVIEW AND SELECTION OF TOURISM COMMITTEE MEMBERS – Scanlon asked council if they wanted to proceed with a tourism committee and if they wanted the committee to start immediately or to wait a year. The consensus was to continue with the tourism committee and for the committee to begin immediately. **Motion** made by Bratton, seconded by Wright to approve Resolution 965 – Directing the establishment of a nominating committee to fill the positions on the city’s tourism committee as presented. Yeas: All.

ELECTION OF CITY COUNCIL LIASON TO THE TOURISM COMMITTEE – Mayor Hampson asked for nominations for the City Council Liaison to the Tourism Committee. Caldwell and Macek were nominated. Council then used a ballot to vote for the nominees. City Clerk Seamands collected the ballots and with the help of Mayor Hampson tallied the votes. The winner of the election was Cathy Caldwell.

**UNFINISHED BUSINESS.** – None.

## NEW BUSINESS.

RESOLUTION 966 — DIRECTING THE CITY MANAGER TO FINALIZE THE PURCHASE OF REAL PROPERTY AT 500 MAIN STREET (PARCEL ID# 1711102019022000) – In an executive session the city council directed the city manager to negotiate the purchase of the property located at 500 Main St. (Masonic Lodge). One of the requirements set in all property purchases is that the price paid by the city does not exceed 85% of a private property appraisal or 90% of the current county appraised value. If the purchase does the city manager is required to describe why the additional amount is appropriate and justified. In this case the proposed purchase amount is \$9,888 below the target number. It is also believed that a private appraisal will yield a number greater than \$94,320 and that number is less what we paid will be written into the contract as a donation of property to the City. That donation can then be treated as a match for any future grants we might apply for on the building at 500 Main St. **Motion** made by LaDuex, seconded by Filipin to approve Resolution 966 – Directing the city manager to continue with the purchase of real at 500 Main Street hereby identified by Miami County as parcel id's (1711102019022000) as presented. Yeas: All.

RESOLUTION 967 – RESOLUTION DIRECTING THE CITY MANAGER TO FINALIZE THE PURCHASE OF REAL PROPERTY AT 510 MAIN STREET (PARCEL ID# 1711102019021000) – In an executive session the city council directed the city manager to negotiate the purchase of the property located at 510 Main St. (Old Country Store). In this case, the proposed purchase amount is \$5,437 above our target number – so a justification is in order. 1. The current owner is asking only what they paid for the property. Did they pay too much given its condition? Yes. 2. Do we believe the current owner has the capacity to complete the rehabilitation of the building? No, to verify the amount we had an estimate provided to us by Legacy Contractors, LLC. That estimate was for \$486,412.00. 3. The property is currently at a point in which it could fail and fall down and damage surrounding structures. How do we know this? The city had an Engineering Inspection performed by Norton and Schmidt on November 9, 2021. That inspection determined that the north wall was unstable and could fail and the city needed to close off that portion of the alley. **Motion** made by Caldwell, seconded by Filipin to approve Resolution 967 – Directing the city manager to continue with the purchase of real at 510 Main Street hereby identified by Miami County as parcel id's (1711102019021000) as presented. Yeas: All.

RESOLUTION 968 – RESOLUTION AMENDING THE PROPERTY PURCHASED UNDER RESOLUTION 937 AND DIRECTING THE CITY MANAGER TO MAKE AVAILABLE AN EQUIVALENT AMOUNT OF PROPERTY ON CITY OWNED LAND (PARCEL ID # 1493200000001000) TO THE WEST OF (PARCEL ID # 1493200000009000) – It was discovered after approval of Resolution 937 and upon completing the purchase documents that a portion of land extended down from the residential property along the west side of Old Bethel Church Road that was part of the “originating parcel” that wrapped the single-family residence. We contacted the County to see if this parcel of land could be easily excluded. We learned that the process of separating and recording could take up to six months or longer to achieve. We notified the current owners of this development and we proposed a “land swap” of

an equivalent area of land. The owners indicated early on that they did not want to lose any acreage of the farm field that had been separated from the parcel. The only cost associated with this item is a survey of City property in calculating the area we are swapping for. **Motion** made by Dickinson, seconded by LaDuex to approve Resolution 968 – Directing the city manager and amending resolution 937 to include a property swap with the City of Osawatomie, KS as presented. Yeas: All.

RESOLUTION 969 – RESOLUTION DIRECTING THE CITY MANAGER TO WORK WITH THE OWNERS AND POTENTIAL OWNERS OF 558 MAIN ST. AND 525 MAIN ST. ON THE DECLARATION OF “BUILDING BLIGHT” TO MAKE THE PROPERTIES AVAILABLE FOR THE KANSAS SMALL CITIES COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) COMMERCIAL REHABILITATION PROGRAM – In order to qualify for the CDBG Commercial Rehabilitation Program a property has to be declared blighted by the city council. This resolution directs the city manager to undertake the studies and work necessary to make the properties at 558 and 525 Main Street eligible and to present to the city council on February 17, 2022 a Blight Resolution for consideration. **Motion** made by Macek, seconded by Bratton to approve Resolution 969 – Directing the city manager to work with business and property owners for the submission of buildings at 558 and 525 Main for a commercial rehabilitation project as presented. Yeas: All

RESOLUTION 970 – DIRECTING THE CITY MANAGER TO FINALIZE THE CONTRACT WITH GOVERNMENTAL ASSISTANCE SERVICES (GAS) FOR ADMINISTRATION AND APPLICATION ASSISTANCE FOR THE KANSAS SMALL CITIES COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) COMMERCIAL REHABILITATION PROGRAM. – **Motion** made by Macek, seconded by Bratton to approve Resolution 970 – Directing the city manager to sign an agreement with Governmental Assistance Services for a CDBG Grant for a commercial rehabilitation project. Yeas: All.

## COUNCIL REPORTS

Lawrence Dickinson ~ Reminder of the Osawatomie Legislative Breakfast on this Saturday morning at 7:00 a.m. at the Osawatomie High School Auditorium.

Karen LaDuex ~ Thanked the council for allowing her to serve as council president for several terms. She really enjoyed that job. Also, congratulations to Lawrence Dickinson on his election of council president.

Dale Bratton ~ Attended the grand opening of the Elevate Sports Academy. He thinks it will be a good asset to the city.

Dan Macek ~ Apologized to Mike and the council. This is a very emotional topic for his family. Not to take away from the others on the Lights on the Lake Committee but for his wife and himself the Lights on the Lake is so much of their life that it is hard for them to hear that the community wants the John Brown Jamboree back. He thinks that the tourism committee will be a great thing.

**MAYOR'S REPORT** – Thank you to all of the City Councilmembers that have agreed to step up and help serve and work with our committees and selections – there is a lot of work to be done and I appreciate your willingness to help. Thank you to the Police Department for all the work they are doing to help control the problems generated by the Country Vintage Inn. I want to recognize Tammy – in the short time that I've been mayor I have come to realize how valuable she is. I am still new to being Mayor so if there are things that you think I can improve on or do to help the meetings run better, please tell me.

**CITY MANAGER & STAFF REPORTS.** – Scanlon updated the council on the grants that Bret and himself are working on.

**EXECUTIVE SESSION.** - None

**OTHER DISCUSSION/MOTIONS.**

**Motion** made by LaDuex, seconded by Dickinson to adjourn the meeting of February 10th and reconvene next Thursday, February 17<sup>th</sup> at 6:30 p.m. at Memorial Hall to continue the business of the City Council per Section 1-203-c of the Code of the City of Osawatomie, KS. Yeas: All.

The mayor declared the meeting adjourned at 7:55 p.m. to reconvene on Thursday, February 17<sup>th</sup> at 6:30 p.m. at Memorial Hall.

*/s/ Tammy Seamands*  
Tammy Seamands, City Clerk