

Osawatomie, Kansas. **June 12, 2025.** The Council Meeting was held at Memorial Hall located at 411 11th Street. Mayor Nick Hampson called the meeting to order at 6:00 p.m. Council members present were: Schasteen, Diehm, Dickinson, Henness, Bratton and Filipin. Council Member Caldwell arrived at 6:06 p.m. Council member Macek was absent. City Staff present at the meeting were: Deputy City Manager Michele Silsbee, Director of Utilities Terry Upshaw and City Clerk Tammy Seamands. City Attorney Jeff Deane arrived at 6:21 p.m. Members of the public were: Dean Inscore, Tyler Vaughan and Father Barry Clayton.

INVOCATION. – Father Barry Clayton, St. Philip Neri Church

CONSENT AGENDA.

- A. June 12, 2025 Agenda
- B. May 22, 2025 Meeting Minutes
- C. Pay Application(s)
 - Pro Design Contractors – Northland Interceptor - \$50,542.04
 - BG Consultants – Water Treatment Plant Design - \$13,980.00
 - BG Consultants – Water Distribution Design - \$51,856.00
 - BG Consultants – Northland Interceptor Sewer - \$3,013.00
 - BG Consultants – City Engineer (CMAR Procurement) - \$10,976.00
 - BG Consultants – KDOT/TA – John Brown & Levee Loop - \$3,900.00
 - BG Consultants – Golf Course Clubhouse Design - \$4,364.00
- D. Special Event Permit(s)
 - Midwest Endurance Race Company – Ultrapalooza – September 26-28, 2025

Motion made Dickinson, seconded by Schasteen to approve the consent agenda as presented.
Yeas: All.

COMMENTS FROM THE PUBLIC. – Father Barry Clayton ~ We are having some visitors down at the St. Philippine Duchesne Memorial Park near Centerville. It is connected to Osawatomie because of the Trail of Death. Every five years they retrace the historical Trail of Death route through Osawatomie down to the park. About a year ago it was hosted here in Osawatomie. I just wanted to mention how important of a moment that was with people passing through here. I am happy to support that in any way that I can. We try to keep that remembrance going down at the park and everyone is welcome to come down and visit. Also, I want to wish everyone a Happy Father's Day.

PUBLIC HEARINGS. – None.

PRESENTATIONS, PROCLAMATIONS AND APPOINTMENTS.

APPOINTMENT – MARIAH CURTIS – ARTS COMMISSION – We will bring this back to the next meeting to discuss.

UNFINISHED BUSINESS.

RESOLUTION 1309 – 6TH STREET ACCEPTANCE OF FINAL COMPLETION & RETENTION - Staff recommends accepting the project as completed and authorizing final payment and release of the remaining retention in the amount of: \$376,349.83. **Motion** made by Schasteen, seconded by Filipin to approve Resolution 1309 -Accepting completed work on 6th Street and authorizing the release of retention as presented. Yeas: All.

RESOLUTION 1311 – ACCEPTING PROPOSAL FOR 500/510 MAIN AND AUTHORIZING NEGOTIATIONS - City staff requested sealed qualifications from qualified developers for the Redevelopment of 500 and 510 Main Street.

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

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

This resolution awards the sale and development of the property to the development team and authorizes the city manager to negotiate a development agreement with the responding parties. **Motion** made by Schasteen, seconded by Caldwell to approve Resolution 1311 – Awarding the redevelopment of 500 & 510 Main to US Federal Properties, Tessere & Atlas Consulting (Downtown Living LLC) contingent upon the execution of a mutually agreeable development agreement as presented. Yeas: All.

NEW BUSINESS

RESOLUTION 1312 – APPROVING CHANGE TO AETNA FOR EMPLOYEE HEALTH INSURANCE – Tyler Vaughan with VaughnFire Solutions discussed the changes in health insurance benefits. In 2022, we moved from a fully insured insurance plan to an administrative service only (ASO), self- insured plan. This was done out of necessity as we were facing a renewal premium of nearly a \$1,000,000.

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

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

Aetna will not offer an ASO/Self Insured option because we do not have enough employees on our plan. So, the closest they can get to that is a level funded arrangement which is a cross between fully insured and self-insured. They are also offering a \$13,000 credit to start out with. That plan, along with all the bolt on coverages (dental, vision, life) costs \$285,200...a 21% decrease over what we are paying now. **Motion** made by Bratton, seconded by Filipin to approve Resolution 1313 –Authorizing the Mayor to enter into a contract with Aetna for provision of medical insurance on behalf of city employees consistent with a July 1, 2025 renewal date as presented. Yeas: All.

EXECUTIVE SESSION – None.

COUNCIL REPORTS

Tammy Filipin ~ I wanted to asked about the RV park. There are mailboxes up and I would like to know the regulations. City Wide garage sales this week.

Dale Bratton ~ A neighbor of mine drives around in an electric wheelchair and gets stuck in places every now and again. He has complained about a spot at 12th & Brown where there are gaps in the sidewalk and when he goes down by the sports complex there is a sidewalk that really slants.

Derek Henness ~ What vehicles are the council going to use for the parade? Where are we at with getting the striping done on Main Street?

Kenny Diehm ~ What time and where are we going to meet for the parade line up?

Kevin Schasteen ~ A big thank you from the Alumni Committee. They were extremely happy the way everything went this year. We heard several compliments. The parade went very smoothly and setting up for the dance went well. A special thank you to Michele and her crew Everything that was asked for was placed where it needed to be.

Saturday at 8:30 there is a volunteer work day at the Asylum Bridge on First Street to cut vines and clear the area where the pump track will go.

MAYOR'S REPORT – None.

CITY MANAGER & STAFF REPORTS.

Michele Silsbee ~ Pillers of the Past is Saturday. Tire Pick up is June 26th. John Brown Parade is June 19th. Juneteenth is a holiday for staff, but public works staff will be working that day.

KSHB will be in town for the parade. They are doing a Juneteenth special and the connection to John Brown.

We had interviews with four companies that submitted their qualifications for the CMAR proposal. We have narrowed it down to three companies that we have requested to submit a full proposal. Those are due July 10th.

OTHER DISCUSSION/MOTIONS.

Motion made by Henness, seconded by Diehm to adjourn. Yeas: All. The mayor declared the meeting adjourned at 06:31 p.m.

/s/ Tammy Seamands
Tammy Seamands, City Clerk