

Osawatomie, Kansas. **October 26, 2023.** 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, LaDuex, Bratton, Filipin and Caldwell. Council member Dickinson was absent. City Staff present at the meeting were: City Manager Bret Glendening, City Clerk Tammy Seamands, City Attorney Jeff Deane, Utility Director Terry Upshaw, Public Works Director Michele Silsbee, Assistant to the City Manager Samantha Moon and Codes Enforcement Officer David Ellis. Members of the public were: Derek Henness, Matthew Torkelson, Natalia Cortez-Barb, Joe Beasley and Shay Hanysak.

INVOCATION. – Pastor Joe Beasley, Blessed Hope Church

CONSENT AGENDA. Approval of October 26, 2023 Agenda, October 12th Council Meeting Minutes, Pay Application – BG Consultants – WWTP - \$4,608.00, Pay Application – BG Consultants – Water Distribution Project - \$16,650.00, Pay Application – 2022/2023 Street Improvements - \$5,069.59, Pay Application – KDOT/TA Levee Loop/John Brown Loop - \$57,191.40, 09-2023 Council Report. **Motion** made by LaDuex, seconded by Macek to approve the consent agenda as presented. Yeas: All

COMMENTS FROM THE PUBLIC.

Pastor Joe Beasley – This last year we were able to install a handicap ramp for a lady that was having a hard time getting out of her own home. It was a real joy to do that. We are pleased to be contributing \$50.00 a month to our benevolent fund to help out in the community. We are proud to be a part of this community in every way.

PUBLIC HEARINGS. -None.

PRESENTATIONS, PROCLAMATIONS AND APPOINTMENTS. -None.

UNFINISHED BUSINESS.

RESOLUTION 1177 – ESTABLISHING ECONOMIC DEVELOPMENT POLICIES FOR THE CITY – As was discussed at the September 28, 2023 council meeting, there are property owners that have agreed to be annexed into the City of Osawatomie and we have brought them into the city limits under state statute.

City staff has drafted a set of economic development policies for the council to consider. These policies will guide us as we continue to see growth moving further south into Miami County. Due to this pressure from the north, we need to be prepared with a set of policies and incentives to offer companies that meet the criteria as laid out in the policies the council will ultimately adopt. **Motion** made by Caldwell, seconded by Filipin to approve Resolution 1177 – Adopting economic development policies as presented. Yeas: All.

RESOLUTION 1178 – APPROVING THE DEVELOPMENT AGREEMENT WITH VICTORY CHEVROLET- We have been approached and explored various economic development projects in our community. One of the emerging trends we have seen in other

communities is an effort to both simplify and create transparency in how economic incentives are given.

Local government incentives are based on various state statutes – many of which have been written, rewritten and amended dozens of times. The language in these laws is complex and sometimes specific to just one community. Simply referencing the statute, we feel doesn't add to the transparency needed when discussing economic incentives.

We believe that the approach we should take is similar to what is outlined in the attachment to this AIS – a Memorandum from Gilmore Bell regarding Economic Development Grants (EDGs) or Structured Incentives (SI). We believe this is a far simpler and more transparent approach and one that can be repeated for various types of companies. But for these SIs to be effective and beneficial to the community there needs to be an agreed upon set of policies that outlines, where, when, in what amount and for whom they can be granted. There also needs to be reporting requirements and other terms and conditions that should be considered when a unique situation presents. That is why Resolution 1177 was on the agenda tonight for discussion and future consideration.

In addition, we need to begin finalizing an Economic Development Agreement with Victory Chevrolet. We will be attempting to finalize this agreement within the next 30-days for consideration at the November 9th City Council meeting. **Motion** made by Bratton, seconded by Caldwell to approve Resolution 1178 and the draft economic development agreement presented tonight. Additionally, the final economic development agreement will be presented to the city council after the purchase price of the parcel is added and the final negotiations are complete. Yeas: All.

ORDINANCE 3838 – AMENDING ZONING REGULATIONS TO RESTORE ORIGINAL PLATS - On September 27th, a notice of public hearing was published in the Miami Count Republic. The purpose of the hearing was to consider a change in the zoning regulations text to allow an exception to minimum yard sizes so an individual could make adjustments to property lines to restore the property to the original plat. The public hearing was held on Tuesday, October 24th.

Currently, when properties are combined, they can only be split in conformance with the minimum lot widths (75'). Therefore, if someone had a 100' lot, they would need to acquire an additional 50' if they wanted to build two homes.

Obviously, it is to the city's benefit to allow these properties to be split back up into their original plats from a property tax and utility standpoint. Additionally, being sandwiched between two rivers, we need to be able to maximize the amount of buildable land between these two rivers. **Motion** made by LaDuex, seconded by Schasteen to approve Ordinance 3838 – Amending the zoning regulations for the City of Osawatomie, Kansas and chapter 16, article 2 of the City of Osawatomie Municipal Code as presented. Yeas: All.

RESOLUTION 1181 – ESTABLISHING THE LINE-ITEM BUDGET FOR THE 2024 FISCAL YEAR - On August 24, the city council adopted the 2024 budget which established the dollars to be levied in support of operations for the 2024 Fiscal Year. This was done under Ordinance 3836. As a precursor to determining the 2024 budget, staff compiled proposed budget

amounts for each line item within each fund. Those budget requests were then culled in order to follow the 2024 budget guidance that the council adopted in Resolution 1143.

It should be noted, that these line-item amounts are subject to change, but no amendment will be required at the end of this coming fiscal year unless the total authorized expenditure at the fund level is exceeded. **Motion** made by LaDuex, seconded by Macek to approve Resolution 1181 – Setting the 2024 Fiscal Year Line-Item Budget and Authorizing the expenditure of funds in accordance thereof as presented. Yeas: All.

NEW BUSINESS.

RESOLUTION 1182 – AUTHORIZING MAYOR TO SIGN DESIGN CONTRACT FOR NORTHLAND SEWER (NO ACTION) - Resolution 972 authorized application to the State of Kansas, Dept. of Commerce’s BASE grant program. While that first application was for design costs associated with the new water treatment plant and was not successful, we reapplied to the BASE Grant program for round two with a modified scope to extend sewer service to the Northland property. That application was successful and as was mentioned in Resolution 972, the city’s match requirement for the program was 25%.

The grant amount is for \$1,500,000. The city’s match is \$500,000. Because this extension will benefit not only Osawatomie, but the county as a whole, I will be approaching the county for assistance with this match requirement. Due to the county’s role in getting the Bucyrus community connected to Spring Hill’s wastewater treatment plant, it is my believe that this request should be received favorably.

RESOLUTION 1183 – AUTHORIZING APPLICATION TO KHRC FOR A MODERATE -INCOME HOUSING GRANT - This Resolution continues our search for MIH grant dollars to help fund the overall development of the 5th Street Terrace Addition housing project. The current grant request we are asking the Kansas Housing Resource Center to consider is for \$650,000 (the maximum) would allow for up to 22 homes to be built with the funds. **Motion** made by Macek, seconded by Schasteen to approve Resolution 1183 – Ratifying the city’s application to the moderate-income housing program for the 5th Street Terrace Addition as presented. Yeas: All.

EXECUTIVE SESSION – None.

COUNCIL REPORTS

Dan Macek ~ Do we have any plans on a bicycle/pedestrian overpass over the railroad tracks?

Karen LaDuex ~ Thank you to whoever provided the birthday treats and the birthday card that was signed by everyone that means a lot to me. Thank you to Terry, his crews as well as Michele, Bret and everyone else that has handled this emergency. I thought about you all frequently. I am really glad that you are the people that we have in place to handle these things.

Tammy Filipin ~ I stopped by the Methodist Church to see if they needed anything and someone requested some ice cream so I am going to go and get some for them.

