

Osawatomie, Kansas. **November 10, 2022.** 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: Wright, Macek, Diehm Dickinson, LaDuex, Bratton, Filipin and Caldwell. City Staff present at the meeting were City Manager Mike Scanlon, City Clerk Tammy Seamands, City Attorney Jeff Deane, Assistant to the City Manager Sam Moon, Director of Utilities Terry Upshaw, Public Works Director Michele Silsbee and Business Liaison Kari Bradley. Members of the public were: Derek Henness, Mark Goddard, Paul Davison, Kevin Schasteen and Michael Olsen.

INVOCATION. – Paul Davidson, First Presbyterian Church

CONSENT AGENDA. Approval of November 10th Agenda, October 27th Council Meeting Minutes, November 3rd Special Council Meeting Minutes, Pay Application – Western Consultants - \$2,886.50 – WWTP, Special Event Permit – Miracle on Main Street, Reschedule November 24, 2022 council meeting date to November 17, 2022. **Motion** made by Dickinson, seconded by Wright to approve the consent agenda as presented. Yeas: All.

COMMENTS FROM THE PUBLIC. – Pastor Paul Davidson – First Presbyterian Church will be opening up the sanctuary for prayer times or a quiet place to come. There is not a schedule in place so you will need to keep your eye out for the sign out front.

PUBLIC HEARINGS. – None.

PRESENTATIONS, PROCLAMATIONS AND APPOINTMENTS. – None.

UNFINISHED BUSINESS.

RESOLUTION 1070 – AWARD RFP FOR AUDITING SERVICES – On September 8, 2022 the council directed staff to issue an RFP for auditing services. We received two proposals. One from our current auditor Jarred, Gilmore and Phillips, P.A. and one from Gordon CPA, LLC. **Motion** made by Bratton, seconded by LaDuex to approve Resolution 1070 – Awarding an RFP for auditing services for the City of Osawatomie, Kansas to Jarred, Gilmore and Phillips P.A. as presented. Yeas: All.

RESOLUTION 1071 – CITY HALL ROOF BIDS – Staff requested sealed bids from roofing companies for the repair and recoating of the City Hall and Auditorium roofs. The bids were received from Hensley Coating for \$95,373.70 and Cordray Roofing for \$93,800.00. Staff is recommending that you accept the bid from Hensley Coating because it was felt that Hensley has more commercial roof experience. **Motion** made by LaDuex, seconded by Dickinson to approve Resolution 1071 – Accepting the bid from Hensley Coating for the removal and repair of the roof at city hall and the city auditorium in the amount of \$93,800.00 as presented. Yeas: All.

RESOLUTION 1059 – CONDEMNATION 127 ROHRER HEIGHTS – We have received an irrevocable letter of credit for \$15,000 from Landmark Bank that meets the first condition that was required to avoid condemnation of 127 Rohrer Heights. The next condition is to have all

property taxes for this property current by December 31, 2022. No action is needed on this resolution.

RESOLUTION 1103 – CONDEMNATION OF 1013 CHESTNUT AVENUE – We have received a certificate of deposit from First Option bank in the amount of \$10,000 that works the same as the irrevocable letter of credit that meets the first condition that was required to avoid condemnation of 1013 Chestnut Avenue. The next condition is to have all property taxes for this property current by December 31, 2022. No action is needed on this resolution.

NEW BUSINESS.

RESOLUTION 1048 – LAND SWAP WITH MARK & TAMMY GODDARD– In the early part of September, Mark Goddard approached Bret about the city’s willingness to trade three city properties with him in exchange for full ownership of the gravel road (city owned right of way) that is currently only built as a result of easements that the city has obtained over the course of the years, beginning in 1974. Mark is interested in using the properties to harvest hay off of them. Nothing can be built on these parcels and they are zoned agricultural and the proposed use is permissible under the city’s zoning regulations. **Motion** made by LaDuex, seconded by Dickinson to approve Resolution 1048 – Approving the exchange of land between the City of Osawatomie and Mark & Tammy Goddard as presented. Yeas: All.

RESOLUTION 1067 – IDENTIFYING STREETS FOR 2024 AND 2025 – Streets are assessed yearly and staff has identified some changes for the 2024 and 2025 street replacements. **Motion** made by LaDuex, seconded by Filipin to approve Resolution 1067 –Directing City Staff to follow the street priority plan presented for the 2024 and 2025 calendar years as presented. Yeas: All.

ORDINANCE 3817 – AMENDING SECTION 1-801 – MAIN TRAFFICWAYS – Last year the council considered Charter Ordinance 20 which exempted the City of Osawatomie from certain state statues pertaining to debt issuance and established a CIP program by which bonds could then be issued to finance the purchase. The debt issued under Charter ORD 20 was not subject to our statutory debt limitation of 30% of assessed valuation. Components of that charter expire at the end of 2022. Part of the reason for financing the streets in this manner was the limited amount of “ceiling” we had left in our debt limit. Now that valuation have increased and we have also made bond payments on debt that is subject to that limit, we have freed up enough room we believe to issue bonds as the city has typically done in the past. Ordinance 3817 makes modification to Article 1, Section 1-801 of the Osawatomie City Code by expanding the code to incorporate certain streets slated for replacement in 2024 and 2025. **Motion** made by Lawrence, seconded by Wright to approve Ordinance 3817 – Designating certain additional streets as Main Trafficways and extending portions of existing Main trafficways within the City of Osawatomie, Kansas, under the authority of K.S.A. 12-685 ET SEQ.; for bond financing purposes of the municipal code of the City of Osawatomie of Kansas as presented. Yeas: All.

RESOLUTION 1068 – ACCEPTING THE SEWER RATE STUDY – The last time the city conducted a full rate study of each of its utilities was in 2008. This needs to be performed every 4-5 years to ensure that the rates being charged cover operating expenses, debt service, as

well as put a reasonable amount of funds in reserve for capital improvements. It is also advisable that each utility have sufficient funds on hand to cover six months of operating expenses in the event of an emergency. The sewer fund is in dire need of a rate increase. KMEA recommend six options to structure the rate increase. Staff recommends option three which changes the customer charge and the volumetric charge 50%. **Motion** made by LaDuex, seconded by Filipin to approve Resolution 1068 – Accepting the sewer rate study as presented by the Kansas Municipal Energy Agency and directing city staff to update city fee table accordingly as presented. Yeas: All.

RESOLUTION 1072 – OSAWATOMIE GOLF COURSE CART PURCHASE/FACILITY MASTER PLAN – On March 10, 2022 the City Council approved Resolution 982 for the purchase of new golf carts. As noted at that time there were a supply chain disruption that were going to lead to a 48-52 week wait for new golf carts. As part of that agreement, we allowed for a 5% cost increase over the coming year for these carts. Also, we have looked at the golf cart fleet and planning for its replacement we also began a discussion about our current facilities and the need to replace them. But it's simply not a replacement issue. It's also an issue about future uses that could go beyond simply golf. Could this area (golf course/lake) also serve as a venue for other types of events, weddings concerts, triathlons, kayaking, etc. With that in mind we contact Zingre and Associates to see if they could help us with a facility master plan for our golf course. **Motion** made by Caldwell, seconded by Bratton to approve Resolution 1072 – Updating the proposal of Yamaha (Masek Golf Car Company) and directing the city manager to execute the purchase of fifty (50) golf carts at the Osawatomie Golf Course and directing the city manager to execute an agreement with Zingre and associates for a preliminary design for the golf course facility master plan as presented. Yeas: All.

EXECUTIVE SESSION – None.

COUNCIL REPORTS

Cathy Caldwell ~ We had a tourism committee meeting last Thursday. We discussed a lot of opportunities that we may be looking at for future events. We went through the operating procedures and finished those up. You will see them next week.

Karen LaDuex ~ Mike, Michelle, Kari, Sam and myself went to the citizens advisory meeting at the state hospital today. It was a really good meeting. We had the opportunity to tell everyone there what our city is doing. Our hopes are that they pass that information on to others.

Lawrence Dickinson ~ The community Thanksgiving dinner is November 20th at 5:00 p.m. in the city auditorium. They will be taking donations and I will be helping to serve.

MAYOR'S REPORT – I want to thank Sam, Bret, Kari and Michele for making the trail event a big success we had over 100 Bicyclists and 50 – 60 dignitaries here to celebrate our work – including Congresswoman Sharice Davids and Secretary Loveless with the Kansas Department of Parks and Wildlife.

I believe next Monday's the Annual Chamber Dinner – if you haven't signed up for it and you want to go – it's first come first serve to be at the City Table so get a hold of Sam asap if you want to go.

I want to thank Ed and Mr. Ellis for all their work on these condemnations. Their persistence is paying dividends to our community even if we don't see it right away.

Don't forget we set a meeting for next Thursday the 17th and no meeting on the 24th.

CITY MANAGER & STAFF REPORTS.

Scanlon passed around two plaques that were very similar – the top group of names was presented in Austin, TX when they gave out these awards for Environmental Excellence. Jeff Bender attended on behalf of all of us. There is only one city on the plaques that has two groups – The Osawatomie Trails Taskforce at the top and in corporation with the City of Osawatomie at the bottom. We were the only community that received recognition as both the contributor and the supporter of the Flint Hills Trail. When you win awards what happens is that people think that you are experts. The Sunflower Foundation contacted me and said that they are putting together a Trails Summit Advisory Group. There will only be 10-15 people on this group. They would like for me to represent all of the cities and towns in Kansas.

OTHER DISCUSSION/MOTIONS.

Motion made by LaDuex seconded by Bratton to adjourn. Yeas: All. The mayor declared the meeting adjourned at 7:35 p.m.

/s/ Tammy Seamands
Tammy Seamands, City Clerk