

Osawatomie, Kansas. **November 30, 2023.** The Council Meeting was held at 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: Schasteen, Macek, Diehm, Dickinson, LaDuex, Bratton and Filipin. Council member Cathy Caldwell was absent. City Staff present at the meeting were: City Manager Bret Glendening, City Clerk Tammy Seamands, City Attorney Jeff Deane and Public Works Director Michele Silsbee. Members of the public were: Derek Henness Hyun Ju Gil and Michelle Chester.

**INVOCATION.** – Pastor Hyun Ju Gil, Osawatomie First United Methodist Church

**CONSENT AGENDA.** Approval of November 30, 2023 Agenda, November 9<sup>th</sup> Council Meeting Minutes, Pay Application – BG Consultants –\$520.00 - Street Improvements, Pay Application – BG Consultants - \$3,435.00 – Water Distribution Improvements, Pay Application – KDOT – \$37,485.00 - TA Levee & John Brown Loops, Pay Application – BG Consultants - \$1,157.00 – WWTP Improvements, Special Event Permit – Brad Ziegler KC Running Company – Mile Zero Trailhead, 10-23 Council Report. **Motion** made by LaDuex, seconded by Dickinson to approve the consent agenda as presented. Yeas: All

**COMMENTS FROM THE PUBLIC.**

Pastor Hyun Ju Gil – We have a Christmas concert on December 16<sup>th</sup> at 2:00 PM at the Osawatomie First United Methodist Church. We also have a Christmas evening service at 11:00 p.m. and everyone is welcome.

**PUBLIC HEARINGS.** -None.

**PRESENTATIONS, PROCLAMATIONS AND APPOINTMENTS.** – None.

**UNFINISHED BUSINESS.**

**RESOLUTION 1187 –AUTHORIZING SALE OF 904 CHESTNUT, LOTS 15-18 -**  
With the recently modified text to the city’s zoning regulations making, it easier to split lots into their original plats, we are able to ensure that we adhere to the natural development patterns that have existing in Osawatomie as a railroad community.

The property at 904 Chestnut is one such example. The city was able to purchase this property, confirm title work, demolish a home that was already on the condemnation list this year and clean the property up, and survey the property. The cost to the city was \$4,250/lot and there are 4 lots.

A single-family or multi-family residence shall be built to the 2018 International Residential Code standards within 12 months of conveyance of the property to Buyer or the land will revert back to the City of Osawatomie.

Prior to conveyance of the described property, Buyer shall demonstrate to the reasonable satisfaction of the City Manager or his/her designees, that he/she has adequate financial means in

place or committed to ensure that the construction of the residence on the property can be commenced and completed according to the time line established by this resolution. All utilities shall be installed (electric, water, wastewater, and gas as applicable). Should Buyer fail to comply with the terms of the agreement, Buyer agrees to give the Seller a Quit Claim Deed reverting the property back to the Seller, Buyer releases any further claim or interest in property including any partial construction. No refund of monies will be given if the Buyer fails to comply with any terms of the agreement.

The RFP was posted on the city web site for all to see. City Staff received 3 bids for the 4 lots at 904 Chestnut. The bidders and bids were as follows:

SSGK, LLC dba Wright Way Homes - \$1,500/lot  
Elite Windows and Siding LLC - \$3,000/lot  
Joseph Canfield – JDC Remodeling, LLC - \$4,000/lot

Assuming an 1,800 square foot single family residence will be built on each lot, with an estimated value of \$200,000/per lot, this nets the city an additional \$7,176/year in property taxes (\$1,794/home). Add in utilities at an average cost of \$250/month per home (\$1,000 total) and you have an additional \$12,000/year in utility revenue as well. **Motion** made by Bratton, seconded by Filipin to approve Resolution 1187 –Selling Lots 15, 16, 17 and 18 in block 1 of Robert’s second addition in the City of Osawatomie, formerly known as 904 Chestnut as presented. Yeas: All.

RESOLUTION 1188 – AUTHORIZING ASSISTANCE PACKAGE FOR BUSINESSES ALONG 6<sup>TH</sup> STREET – (No action) At the November 9th council meeting we started a discussing the possibility of creating a 6th Street Business Assistance Program to provide some aid to businesses during the reconstruction of 6th Street. I’ve worked with Janet McRae, the Economic Development Director for Miami County as well as the Director of the Osawatomie Chamber of Commerce, Jennifer Williams.

Essentially, there are three pieces to the program:

- 1.) Wayfinding signage (construction orange with black lettering) directing people to the businesses on 6th Street as well as letting the public know that the businesses are still open. Signage expenses are expected to be around \$500.
- 2.) A monthly drawing for a prize of up to a \$100 value (similar to the Miracle on Main Street boxes we do during the holiday season). This is one prize per month. Businesses along 6th Street must be patronized with a minimum of \$10 spent at the business before qualifying to enter the drawing. Maximum cost will be \$1,200.
- 3.) Partial utility reimbursements. Businesses must apply for and demonstrate a need. The application process won’t be overly burdensome. We are merely wanting to determine that there is a true need as opposed to basic desire to get most of a utility bill reimbursed. The AVERAGE per month for every business along 6th Street is ~ \$26,000/month and on an annual basis, it is approximately \$295,000. If every business applied, if every

business was eligible, and every business was impacted based on the definition of “impacted” that is in the resolution, this would be the cost. I believe a rough assumption of the total impact taking into account that not every business will qualify and not every business will be impacted for the duration of the project, we could safely assume that this will cost the city roughly \$100,000.

**RESOLUTION 1189 – AUTHORIZING THE MAYOR TO EXECUTE GIA FOR SOLAR ARRAY** - In October of 2021, the city began discussions with KMEA and Evergy Energy Partners (non-regulated subsidiary of Evergy Kansas Central) about the feasibility of constructing a solar array on city owned property across 335th from the Osawatomie State Hospital. From those discussions, it was determined that partnering with Evergy was a more cost-effective way to diversify our electric portfolio into more renewable energy sources.

The intent was to pool our needs with the needs of other KMEA members, which is what we did, albeit not with as many cities as we initially thought, but at no additional cost to the city or its electric customers. So, in January of 2022, the city entered into a solar development agreement and shortly thereafter in February, we entered into a power purchase agreement (PPA) with Evergy.

Since that time, the council has also approved a resolution to purchase the transformers for the small substation that would need to be built as part of our obligation under the development agreement and PPA. You may remember that our obligation started at the high side of transformer(s) and included any support steel, switches, and other materials. Evergy’s obligation ended at the low voltage side of the transformer.

This agreement allows the interconnection of the solar array to the Osawatomie distribution system.

There will be a second GIA that we need to sign in the first quarter of next year. This GIA will allow us to push our behind the meter generation out to the grid and sell into the integrated marketplace. **Motion** made by Dickinson, seconded by Schasteen to approve Resolution 1189 – Authorizing the execution of a generation interconnection agreement with Every Kansas Central, Inc. as presented. Yeas: All.

**RESOLUTION 1191- ACCEPTING CHANGES TO CITY COUNCIL POLICY 109 (FOOD TRUCK POLICY)** - Updates focus on the relocation of mobile food vendors to the developing “Hub” space, currently known publicly as “Main Street Plaza.” This community plaza space is designed to become a destination for members of the public and has been recently updated to include electric pedestals, outdoor seating, and a renovated pedestrian-friendly base of crushed stone. Future developments will continue to enhance the space and make it more inviting and encourage multiple uses.

Moving mobile food vendors from the 5th and Main intersection to the downtown location also improves visitor safety and removes the need for pedestrians to cross busy intersections or stand in an active parking lot while visiting a mobile food vendor.

Other amendments take into consideration location and timing of mobile vendors when nearby brick-and-mortar restaurants in the community. **Motion** made by Schasteen, seconded by LaDuex to approve Resolution 1191 – Directing the City Manager to implement certain changes to City Council Policy No. 109 – Food Truck Policy as presented. Yeas: All.

### **NEW BUSINESS.**

**RESOLUTION 1190 – TEMPORARY CHANGE TO PLANNING COMMISSION MEETING TIME** - This resolution would change the starting time of the planning commission meetings to 5:00 pm through July 2024 as they begin the process of an update the future land use map, comprehensive plan, zoning regulations and subdivision regulations. **Motion** made by LaDuex, seconded by Bratton to approve Resolution 1190 – Concurring with the Osawatomie Planning Commission on setting the meeting time for the planning commission to 5:00 pm through July 2024 as presented. Yeas: All.

**RESOLUTION 1192 – CHANGES TO CITY OF OSAWATOMIE EMPLOYEE HANDBOOK/PERSONNEL POLICY-LONGEVITY ELIGIBILITY** – The City of Osawatomie Employee Handbook is updated as necessary to reflect best practices. One needed update is the clarification on which employees are eligible for annual longevity payments. The current language is vague and could be interpreted in multiple ways. Changes to the section will create much greater transparency and continuity in policy, and allows the organization to better recognize employees for their years of service.

Financial Impact:

2022 TOTAL	\$	8,150.00
2023 TOTAL W/OUT		
FIRE	\$	8,625.00
2023 TOTAL W/ FIRE	\$	12,800.00

Longevity payouts in November 2022 were tabulated for full-time and regular part-time staff only. It was the first year that part-time staff members were included. Administration decided to add fire department employees into the tabulations for 2023. **Motion** made by Bratton, seconded by Filipin to approve Resolution 1192 – Directing the city manager to update the City of Osawatomie Employee Handbook section regarding employee longevity eligibility as presented. Yeas: All.

**EXECUTIVE SESSION** – None.

### **COUNCIL REPORTS**

Karen LaDuex ~ I attended the Mayor's Tree lighting and the tree is gorgeous. It was a very nice event.

Kevin Schasteen ~ Thank you to everyone that helped Pride to spruce up Main Stret for the holidays.

**MAYOR'S REPORT** - The Christmas tree does look nice. Ground Guys did a good job.

#### **CITY MANAGER & STAFF REPORTS.**

Bret Glendening ~ I am working on the budget amendment. The budget hearing will be set for December 28<sup>th</sup>. Council will also need to start thinking about an executive session to do my six months evaluation.

Michele Silsbee ~ gave an update on the street repairs. Don't forget to RSVP for the City Christmas party that will be held on December 16<sup>th</sup> at the Elks.

#### **OTHER DISCUSSION/MOTIONS.**

**Motion** made by Macek, seconded by Schasteen to adjourn. Yeas: All. The mayor declared the meeting adjourned at 07:20 p.m.

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