

Osawatomie, Kansas. **February 12, 2015.** The Council meeting was held in Memorial Hall. Mayor Govea called the meeting to order at 6:32 p.m. Council members present were Dickinson, Hampson, Hunter, LaDuex, Maichel and Wright. Absent were Farley and Walmann. Also present were City Manager Cawby, City Attorney Wetzler and City Clerk Elmquist. Visitors were Doug Jenkins, Donna Darner, Shelagh Wright, Ben Wendt, Kenneth Tyson, Blake Madden and Collen Truelsen.

INVOCATION. Pastor Kenneth Tyson, Vineyard of Hope, delivered the invocation.

CONSENT AGENDA. Approval of January 8 Agenda, approval of the minutes of January 8, January 22, and January 29 Council minutes and approval of WWTP Improvements Project Pay App 8. **Motion** made by LaDuex, seconded by Hunter to approve the Consent Agenda as presented. Yeas: All.

Presentations, Comments from the Public:

Pastor Tyson said that his Church has become the Osawatomie office for the Salvation Army. He recently joined the Osawatomie's Ministerial Alliance and wished he had done it sooner. The Church's 12 step Recovery program has increased even more. He is using the Hurts, Habits, and Hang-ups program for those 18 years and older. By working the steps and applying their biblical principles, people begin to grow spiritually and eventually become free from their hurts, habits and hang-ups. He is working on a phase for 14 year olds to 18 years old. They are a bunch of misfits growing out of our dysfunction.

Chamber of Commerce President Donna Darner presented a proposal for a "facelift" to Memorial Hall. The funding, input and some volunteer work would be provided by the Chamber's Board of Directors. Names offered for a design committee were Teri Auten, Donna Darner, Cindy Govea and Shelagh Wright who would work directly with City Manager Cawby and Mayor Govea to finalize the proposed design changes. Darner has talked to Web Hawkins about the proposal and he has given his blessings. His wife Gladys Hawkins was involved with the original restoration of Memorial Hall.

Ben Wendt, 36469 Crescent Hill Road, was disgusted with the Sports Complex. There is no reason it should have taken this long. Building the new concession stand has just started. The Council has no business letting the school district take over the City's Recreation program.

Public Hearings: none

Unfinished Business:

**PLANNING COMMISSION RECOMMENDATION – REZONE DOWNTOWN PERIMETER TO R-2.** The Osawatomie Planning Commission held a public hearing February 27 to consider the rezoning of 412 Brown Avenue from R-1 to R-2 by owner Doug Jenkins. After several public hearings were held, the Council asked the Planning Commission to evaluate a proposal that would rezone the 400 and 500 block areas of Brown and the 400 and 500 blocks of Parker. A hearing was held December 17, 2014 to take comments on a proposal for a downtown perimeter zoning of R-2. After taking testimony the Planning Commission unanimously approved a recommendation to the City Council to rezone the downtown perimeter from R-1 Low Density Residential District to R-2 Medium Density Residential District. **Motion** made by LaDuex, seconded by Maichel to approve the resolution rezoning certain property from R-1 to R-2 amending the zoning map. Yeas: Dickinson, Hampson, LaDuex, Maichel and Wright. Nay: Hunter.

**SHELTER HOUSE FIREPLACES, ROOF AND PROPOSED PATIO LAYOUT.** City Staff recommended that the east fireplace and remaining portion of chimney be preserved by filling the internal void with concrete and placing a capstone above the mantle. Also, the west fireplace and remaining portion of chimney would be removed, and a patio with fire pits or charcoal grills could be constructed off the west end of the Shelter House. City Manager will proceed.

New Business:

**APPOINTMENTS:** none

**RESOLUTION – ELECTION CHANGE OPPOSITION.** **Motion** made by Hunter, seconded by LaDuex to approve the resolution opposing the Kansas State Legislature’s consideration of making municipal elections partisan and moving to the fall of even numbered years. Yeas: All. The Resolution was assigned No. 699.

**PURCHASE OF NEW MOWERS.** Bids were received for the purchase of two new Kubota ZC327 zero turn mowers with 60” commercial decks.

Coleman Equipment Inc.	\$19,644.92
McConnell Machinery Co., Inc.	\$19,292.26
Romans Outdoor Power	\$18,349.00

**Motion** made by LaDuex, seconded by Hunter to approve the purchase of two new Kubota ZC327 mowers from Romans Outdoor Power for \$18,349.00. Yeas: All.

**WAPA ENERGY CONTRACT EXTENSION.** Western Area Power Administration would like to extend agreements, from the current contract ending in 2024, by 30 years to 2054. This creates an opportunity to lock into the cost based rate. The City’s energy consultant Scott Shreve recommends this extension. It was also mentioned to the Power Supply Task Force as something the City should do when it was being proposed. Although there is no formal recommendation from the Task Force, when discussed in theory, there was no dissent in the discussion. **Motion** made by Hunter, seconded by Laduex to approve the resolution authorizing the City Manager, as the authorized KMEA representative, to approve the contract extension. Yeas: All.

**ELECTRIC CAPACITY STUDY PROPOSAL.** The replacement of 2.5 MW of capacity from the BPU Nearman plant will expire at the end of 2015. The Power Supply Task Force decided to not only evaluate the cost of adding generation capacity, but to look at a total capacity of 11.0 MW to allow the City to have sufficient capacity to carry the entire town. The proposal with JEO Consulting Group is \$8,500. The goals are to determine optimum KW size and quantity of generator(s), provide all-inclusive opinion of cost, develop a report for making future capital improvement decisions and evaluate optional site locations of additional generation capacity. The Task Force will then work with EMG on a long-term cost-benefit analysis of building or adding generation vs. purchasing capacity on the open market.

**PRELIMINARY 2014 FINANCIALS.** City Manager Cawby provided a report showing where the funds stood heading into 2015. There was an increase in ending balances in all of the major funds in 2014 except for the Water Fund. The \$84,000 balance reduction from \$206,000 to \$122,000 represented almost \$100,000 in engineering and planning expenses for the Water Line project. The expenses will be reimbursed from temporary notes and eventually a USDA Loan.

Council Reports:

Maichel: Asked when the concession building would be done. All work at the Sports Complex is to be completely done by May 8. The bleacher pads and the plaza will be ready in time for the home baseball/softball games that start at the end of March. The Ozone did the sign up for indoor soccer and will be doing the sign up for baseball/softball. At the Ozone, teachers will be representing different parts of baseball and softball.

Mayor’s Report:

Attended the League’s City Hall day at the State Capitol.

Sent out evaluations to the Council. They need to be returned by February 19.

The Recreation program transition has continued to proceed because School Superintendent Gary

French and City Manager Cawby continue to work on the matter.

Last year's Governing Body Scholarship was not handed out since the recipient didn't go to school.

City Manager's Report:

*Projects:*

**Sports Complex.** The pad for the concession building was poured this week. Rain permitting, pouring bleacher pads will start. Sidewalks, bleacher pads and some sod work should be done by the first High School home games in March.

**Sewer Plant Project.** The HVAC work was completed at the sewer plant. However, one of the original parts for the grit chamber in the head works does not fit the existing hole. When the equipment was bid, the seller said no modifications were needed. To get the project completed and the bypass removed Midland Construction will make the necessary modification at a cost of about \$4,000 and two days of work. The plant can then go online. The City will negotiate with the equipment provider, Smith & Loveless, on this matter.

**Summer Project Financing.** Staff met with Financial Advisor Dave Arteberry to discuss the temporary notes needed for the street and water line projects this summer. The plan is that the water line project will be part of a USDA loan-grant and the streets will be a general obligation bond for the amount over the \$400,000 CDBG grant. Hopefully, these temporary notes will lineup with the USDA loan and the current temporary notes for the Police buildings, new Council-Court Room and for street planning. By timing these correctly there should one permanent bond issuance of around \$1.6 million.

**Golf Course Clubhouse Renovations.** The ceiling joists in the older part of the building were replaced, new recessed lighting was put in, and a new counter and texturized ceiling are almost finished. The Golf Association has put in numerous hours of volunteer work making the improvements. The relatively small unexpected expenses will drastically improve the experience for both members and guests.

*Issues:*

**Revolving Loan Program.** He is in the process of rewriting the Revolving Loan Program for the City. The Department of Commerce audited the program and noted that the City's materials and loan guidelines were out of date. They also noted loans have not been issued in over 10 years. In order to keep the money, the plan is being updated and materials and staff is getting other program reports up to date. Hopes to have the plan ready to present to the Economic and Community Development Committee sometime in the next 30 days and then to the Council.

**Recreation Commission.** The School Recreation Commission issue is on to the April ballot. Currently, the Ozone is operating the soccer program and also doing the planning for the operation of baseball/softball season. If the measure passes, there will some final negotiation on the transition of operating expenses. If it is not passed, the City will need to create an arrangement with the Ozone to take back over the operation of baseball/softball for 2015 and look for an interim Recreation Director for the City.

**Public Education.** Staff is very close to having an updated Neighborhood Revitalization Program brochure to let citizens know about the property tax rebate program. A FAQ sheet on building permits is being developed that will be posted on the City's website and available in City offices. The City Attorney and he started an informational brochure on easements and what are land owners' and easement holders' responsibilities in the arrangement.

**Nuisances.** After Nuisance Officer Kyle Glass was hired in October 2014, he issued 38

notifications for 26 junk vehicle violations and 22 trash, debris or weed violations through the end of the year. Of these, 33 were resolved and the 3 tickets issued are still pending. In 2015, 36 new notifications for 11 junk vehicle violations and 31 trash, debris or weed violations have been issued to date. One ticket was issued and 16 notifications are pending action, with only one of those carried over from 2014.

**EXECUTIVE SESSION** – none

OTHER DISCUSSION/MOTIONS: none

At 8:41 p.m. **motion** made by Hunter, seconded by Maichel to adjourn. Yeas: All.

*/s/ Ann Elmquist*

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Ann Elmquist, City Clerk