

## **CITY OF OSAGE CITY**

### **COUNCIL MEETING**

**February 9, 2021**

**ROLL CALL:** Now on this 9th day of February, 2021 the Governing Body of the City of Osage City, Kansas, met at the Osage City Council Chamber in said City. The following members being present and participating to wit were: Council President: Dale Schwieger. Council Members: Cathryn Houghton, Jim Peterson, Bruce Schoepflin, Karey Heiserman, Mike Gilliland, Sharon Larson and Jeanette Swarts. Mayor Becky Brewer excused. City Attorney Rick Godderz excused. Officials present: Rodney Willis, City Manager; Katie Hodge, City Treasurer; Terri Fultz, City Clerk; Kris Kline, Director of Utilities and Corey Linton, Parks & Recreation Director. Others present: Rose Mary Saunders, Ben Moore and Gary Rush. Others present through online services: Nathan Willis, Beverly Drew and Anne Willis.

#### **APPROVAL OF THE AGENDA:**

*Motion made by Schoepflin, second by Heiserman to approve the amended agenda. The motion was declared carried.*

**RECOGNITION OF VISTORS:** None

#### **APPROVAL OF THE CONSENT AGENDA:**

##### **1. Approval of January 26, 2021 Regular Meeting Minutes.**

*Motion made by Swarts, second by Schoepflin to approve the Consent Agenda. The motion was declared carried.*

#### **BUSINESS BEFORE THE COUNCIL:**

- 1. Public Hearing for the Small Cities Community Development Block Grant for Downtown Commercial Rehabilitation application in the amount of \$250,000.00 for the Star Block Building located at 520-522 Market Street. Specific repairs with estimated project costs are \$486,811.00 with the CDBG grant request for \$250,000.00 of the specific repairs – Rose Mary Saunders, Grant Administrator, Ranson Financial of Wichita; Ben Moore, Architect of Ben Moore Studio in Manhattan; and Nathan Willis, Star Block Owner of Washington DC:**

At 7:02 p.m. Council President Schwieger opened the Public Hearing.

City Manager Rod Willis introduced Rose Mary Saunders and Ben Moore then asked them to speak about the background for the Downtown Commercial Rehabilitation CDBG application for the Star Block Building in the amount of \$250,000.00.

Rose Mary Saunders gave a brief explanation of the process for the grant application. This is an open cycle application submission and ends by December 31, 2021. Rose Mary said that they want to get the application submitted as soon as possible because it has a 30-day review period to get it back her, and if any changes are needed, they can make the changes and resubmit. If CDBG likes the application, someone will come out on site for a visit.

Ben Moore explained that the project will be a complete historical restoration of the building. This restoration will involve bringing some of the original look of the building back. The restoration will include the new roof and the exterior walls stabilization. There will be four Airbnb/apartments on the upper level, one ADA Airbnb/apartment on the lower level, along with two areas in the front spaces of the buildings for commercial use.

There were no comments from the public.

At 7:10 p.m. Council President Schwieger closed the public hearing.

- 2. Approval of Resolution No. 1066 Certifying Legal Authority to apply for the 2021 Kansas Small Cities Community Development Block Grant Program and authorizing the Mayor to sign and submit such an application, in the amount of \$250,000.00 plus the dedication of \$236,811.00 in cash funds toward this project, provided by Star Block Building Owner Nathan Willis:**

*Motion made by Larson, second by Houghton to authorize the Mayor to sign and submit by adopting Resolution No. 1066 Certifying Legal Authority to apply for the 2021 Kansas Small Cities Community Development Block Grant from the Kansas Department of Commerce. The motion was declared carried.*

- 3. Approval of Resolution No. 1067 Declaring the Star Block Building Blighted with respect to the Kansas Small Cities Community Development Block (CDBG) Grant Program:**

*Motion made by Heiserman, second by Schoepflin to adopt Resolution No. 1067 Declaring a Building Blighted with Respect to the Kansas Small Cities Community Development Block Grant (CDBG) Program. The motion was declared carried.*

- 4. Authorize Mayor Brewer to sign and submit the CDBG application documents including the Statement of Assurances and Certifications, Residential Anti-displacement and Relocation Assistance Plan, Determination of Level of Review, and additional documents required by the CDBG application process. CDBG applications require listing Past Efforts to Address Needs of Osage City which is included with the documents:**

City Manager Rod Willis explained there are many documents that will need to be signed in the standard process of the CDBG Application Program and usually the City Council approves the authorization for the Mayor to sign the documents, so each required document doesn't have to come back before the City Council.

*Motion made by Peterson, second by Heiserman to approve authorization for the Mayor to sign and submit the CDBG application and required documents by the CDBG application process. The motion was declared carried.*

- 5. Star Block Updates – The 1883 building was accepted to the Kansas Historic Places Register on November 7, 2020 and the National Register of Historic Places on December 22, 2020, allowing the Star Block Renovation to be eligible for State and Federal Tax Credits; and awarded the Kansas Historical Preservation Grant in the amount of \$90,000.00 on Saturday February 6, 2021. Owner Nathan Willis is applying for the Rural Preservation Grant in the amount of \$50,000.00 due March 1, 2021. Total estimated renovation costs are \$1.1 million:**

City Manager Rod Willis included the Star Block Building updates showing that the building was accepted to both the Kansas Historic Places Register and National Register of Historic Places which allows the renovations to be eligible for State and Federal Tax Credits.

As another resource, Owner Nathan Willis is applying for the Rural Preservation Grant which will be used for exterior building work. Nathan explained that this funding is a special type of funding that States and Localities compete in to receive the Rural Preservation Grant Funds for cities 30,000 and under in population. Timing was great because Kansas did receive funds this year from the Rural Preservation Grant when most years this is not the case.

- 6. Asset LifeCycle cleanup progress since October 13, 2020 City Council meeting with Beverly Drew, Owner of Asset LifeCycle:**

Owner Beverly Drew was present by remote services. Beverly gave an update to what has been done since the last council meeting on October 13, 2020. Beverly explained they have worked to remove and clean up the weeds and over grown trees in the parking lot. Also removed have been recycling waste product in approximately 450,000 pounds. Beverly was asked if there was any idea of when they would start business back up. She explained that there were still problems with finding employees to work.

Council President Schwieger told Beverly that some Council Members have received calls from citizens asking whether there will be any progress made to clean up around the building and in the parking lot, as it doesn't seem like there is any progress being made. Councils request is for Beverly is to keep in touch and keep City staff informed going forward of the cleanup process planned.

- 7. Information – Ecumenical Christian Action Team (ECAT) thank you to the City:**

City Manager Rod Willis provided for informational purposes the ECAT thank you they put in the Osage County Herald Chronicle.

**8. Information – Wayne Jones 100<sup>th</sup> Birthday Congratulations:**

City Manager Rod Willis provided a letter written to congratulate a longstanding citizen of Osage City, Wayne Jones who turned 100 on February 3rd.

**9. Smoke In the Spring planned budget for 2021 event – Parks and Recreation Director Corey Linton:**

Parks & Recreation Director Corey Linton presented the Smoke in the Spring 2021 budget he prepared with projected expenses and revenues. The budget proposal broke down expenses and were titled to help preview it easier. The revenue was based off of an annual average of BBQ Bucks, Team Fees & Sponsors in the amount of \$43,400.00. The Smokin' With Smithfield Grant in the amount of \$3,000.00 was received. There will be a possible new grant from the Turkey Smoke in the amount of \$1,000.00 but has not been awarded yet. With the \$43,000.00 plus the 2 grants comes to a total of \$46,400.00. Also given was a projected revenue from teams, with the new increased team fees it is projected to be \$20,270.00. There are 104 teams that have entered currently and have paid their fees for 2021 with 12 teams on a waiting list. Corey is planning to announce around St. Patrick's Day whether the Taste of Osage City is on for the public for Friday evening. The virus still plays into whether it will be safe to have the public event or not.

Concerns raised by the City Council were the expenses that are projected to be \$72,600.00 and an average revenue of \$46,400.00. There are also concerns that the community was not involved in the event in 2020 and whether the community will be involved in the event this year. City Council asked if there would be a way to reduce some of the expenses.

**10. Every Eminent Domain Disclaimer and Notice of Dismissal against City of Osage City – Attorney Michael J. Coffman of Coffman & Campbell, LLC:**

City Manager Rod Willis explained that there was more research done at the Osage County Court House to see if the City had any easements that would be involved with the claim against the City. There were none found and the City was dismissed from the filed claim.

**11. City Council Mayor and Ward Positions on the November 2, 2021 General Election ballot. Terms expiring are Mayor Rebecca Brewer, Ward 1 – Bruce Scheopflin, Ward 2 – Karey Heiserman, Ward 3 – Jeanette Swarts, Ward 4 – Jim Peterson. All candidates must file with the Osage County Clerk/Election Officer Rhonda Beets by 12:00 noon on Tuesday June 1, 2021:**

City Manager Rod Willis provided the information that this year is an election year for the Mayor and a Council Member from each ward. The filing deadline date is Tuesday June 1, 2021 by 12:00 noon with the Osage County Clerk Election Office.

**12. Preliminary discussion on future direction to continue with Wards 1, 2, 3, 4 or changing to at-large elections due to the difficulty of finding two representatives to serve each ward. The League of Kansas Municipalities (LKM) recommends municipalities using at-large elections for 7,500 and lower populations. Changing to at-large elections requires the question to be presented to Osage County Clerk/Election Officer Rhonda Beets by June 1, 2021 to be placed on the ballot. Also, to be considered is the total number of Board Members on the City Council, since the majority of Kansas Municipalities have 5 elected Board Members representing their citizens:**

City Manager Rod Willis asked the City Council to think about and consider moving to an at-large City Council and also possibly reduce the number of council members.

It was the request of the City Council to have the City Manager gather information from other cities of the same population whether they have wards or at-large and the number of council members.

**13. The Special One-Half Percent Sales Tax for Streets has a ten-year expiration date unless renewed by public vote, so the Sales Tax question will need to be sent to Osage County Clerk/Election Clerk Rhonda Beets by June 1, 2021 to be placed on the ballot – City Treasurer Katie Hodge:**

City Treasurer Katie Hodge explained that the one-half percent sales tax for streets will sunset in April of 2023. This is being brought up because of the way the election falls for putting the question on the ballot with the regular election year. This would not cause extra cost for a special election item. This sales tax has increased the amount of street and sidewalk work the City could do each year.

The City Council agreed that they would like to see the sales tax continue. Council Member Schoepflin asked if Katie could provide numbers prior to 2013 when the sales tax came into effect and how much more this is helping to increase the work that can be done on the city streets.

**14. Information – Huffman Park authorization for City Council decisions on Huffman Park development – Gerald & Linda Huffman Agreement dated August 23, 2009:**

City Manager Rod Willis provided the agreement made between Gerald & Linda Huffman in regards to any future developments to Huffman Park.

**15. Executive Session for Non-Elected Personnel to include City Council, City Attorney, and City Manager:**

*Motion made by Schwieger, second by Schoepflin at 8:19 p.m. to recess to Executive Session for the purpose of discussion for Non-Elected Personnel for a period of 5 minutes to include only the City Council. The motion was declared carried.*

At 8:24 p.m. Council President Schwieger declared the meeting back into open session with no formal action to be taken.

**ADJOURNMENT:** *At the request of Council Member Heiserman at 8:26 p.m., and on her motion, seconded by Council Member Peterson and carried unanimously, the meeting adjourned.*

APPROVED: \_\_\_\_\_ ATTESSED: \_\_\_\_\_  
**Dale Schwieger** **Teresa Fultz**  
**Council President** **City Clerk**