

OSAGE CITY COUNCIL

Regular Meeting

September 23, 2025

7:00 p.m.

City Council Chambers – 221 S. 5th- Osage City, Ks

To join the meeting from your computer, tablet, or smartphone:

<https://tinyurl.com/2ajisms3b>

Meeting ID: 294 718 263 301

Passcode: UT9sw62f

Dial in by phone: 1-872-215-6905

Phone Conference ID: 352 887 245#

I. Routine Business

1. Call to Order
2. Additions or Deletions to the Agenda
3. Approval of the Agenda
4. Recognition of Visitors



II. Consent Agenda

1. Approval of September 9, 2025 Regular Meeting Minutes
2. Approval of Oscar Garcia to join the Tree Board

III. Business Before the Council

1. Approval of Resolution No. 1142 Burn Dates (Action Required)—Katie Hodge, City Manager
2. Discussion about November & December Council Meetings (Action Required)—Katie Hodge, City Manager
3. Approval of Resolution No. 1143 510 N. 6th Public Hearing Date (Action Required)—Katie Hodge, City Manager

IV. Adjournment

Next Ordinance # 1705

Next Resolution # 1144

Next Charter Ordinance # 20



CITY OF OSAGE CITY
COUNCIL MEETING
September 9, 2025

ROLL CALL: Now on this 9th day of September, 2025, the Governing Body of the City of Osage City, Kansas, met at the Osage City Council Chamber in said City at 7:00 p.m. The following members being present and participating to wit: Mayor: Brian Stromgren; Council Members: Kathy Ayers, Shirley Bausman, Mike Gilliland, Mike Handly, Cathryn Houghton, Susan Smith, Jeanette Swarts, and Jeff Tice. City Staff present: Sadie Boos, City Treasurer; Dale Schwieger, Utilities Director; Rick Godderz, City Attorney; Fred Hallowell, Street & Sanitation Superintendent; Katie Hodge, City Manager, Amy Woodward, City Clerk. Others Present: Jeanette Stromgren, Sydney Stromgren, Brett Waggoner.

APPROVAL OF THE AGENDA:

Motion by Smith, second by Handly to approve the agenda. The motion was declared carried (8-0).

RECOGNITION OF VISITORS: None

APPROVAL OF THE CONSENT AGENDA:

1. Approval of August 26th, 2025 Regular Meeting Minutes

Motion by Swarts, second by Ayers to approve the consent agenda with the following amendments:

Modification to the minutes to include an omitted statement on item number four, indicating the motion was declared carried and a correction to the printed agenda to correct a typo regarding the adoption of the 2026 budget rather than the 2025 budget.

The motion was declared carried (8-0).

BUSINESS BEFORE THE COUNCIL:

1. Public Hearing for 2026 Budget – Katie Hodge, City Manager

Mayor Stromgren opened the public hearing at 7:03 p.m.

No Public comments were offered.

Mayor Stromgren closed the public hearing at 7:03 p.m.

2. Adoption of the 2026 Budget – Katie Hodge, City Manager

Motion by Swarts, second by Tice to adopt the City of Osage City's 2026 budget as proposed. The motion was declared carried (8-0).

3. Approval of Library CDBG Project No. 24-PF-015 Contractor Bid – Brett Waggoner, Governmental Assistance Services

Waggoner spoke to Council regarding the award of the CDBG grant for the Library. Bid opening was Friday, September 5th at 11:00 a.m. with 4 contractors submitting bids. The contractor winning the bids was Murray & Sons Construction.

Motion made by Tice, second by Ayers, to approve Murphy & Son's bid in the amount of \$683,100.00 for the Library CDBG Project No. 24-PF-015 and authorize execution of the necessary contract documents to be signed by Mayor.

Tice amended his motion to adjust the Contractor's name to Murray & Son's

The motion was declared carried (8-0).

4. Approval of Governmental Assistance Services to pursue Loan Forgiveness Request for Phase 1 of the Sanitary Sewer Project – Brett Waggoner, Governmental Assistance Services

Waggoner shared with Council the opportunity to apply for loan forgiveness on behalf of the City of Osage City for the Phase 1 KDHE loan. There will be no fees or admin on this grant.

Motion made by Houghton, second by Swarts, to authorize the mayor to sign an affidavit granting Governmental Assistance Services the authority to apply on behalf of the city for loan forgiveness through the Kansas Water Office. The motion was declared carried (8-0).

5. Approval of Excavator Purchase – Sadie Boos, City Treasurer

Boos reviewed with the Council the bid that was received for financing the purchase of the new excavator. She then reviewed with the Council an option to make the purchase using cash instead of leasing, due to funds remaining after the planned purchase of new trucks.

Motion made by Smith, second by Houghton, to reject the Municipal Lease Purchase Bid from First National Bank and use cash from the Equipment Reserve fund not to exceed \$90,632.00. The motion was declared carried (8-0).

6. Approve Resolution No. 1141 Comprehensive Fee Schedule – Katie Hodge, City Manager

Due to changes in the Kansas Department of Revenue’s process for annual Cereal Malt Beverage application renewals, the City Fee is being reduced, as a portion of the fee is no longer passed to KDOR by the City.

Motion made by Bausman, second by Handly to approve Resolution No. 1141 amending the comprehensive fee schedule to establish Cereal Malt Beverage license fees at \$75.00 for On-Premise and \$50.00 for Off-Premise licenses. The motion was declared carried (8-0).

7. Community Input session Overview – Katie Hodge, City Manager.

Hodge reviewed with the Council the feedback received at the Community Input Session regarding downtown revitalization.

ADJOURNMENT: *At the request of Council Member Bausman and on her motion, seconded by Council Member Smith and carried unanimously, the meeting adjourned at 7:38 p.m.*

APPROVED: _____
Brian D. Stromgren, Mayor

ATTESTED: _____
Amy Woodward, City Clerk



Number _____

OFFICIAL USE ONLY

Received _____

CITIZEN BOARD AND COMMISSION EXPRESSION OF INTEREST FORM

Please Indicate with an (X) as many as meet your interests:

- | | |
|---|--|
| <input type="checkbox"/> CITY COUNCIL TERM VACANCY | <input type="checkbox"/> LIBRARY BOARD |
| <input type="checkbox"/> PLANNING AND ZONING COMMITTEE | <input checked="" type="checkbox"/> OSAGE CITY TREE BOARD |
| <input type="checkbox"/> INDUSTRIAL DEVELOPMENT COMMITTEE | <input type="checkbox"/> PARKS AND RECREATION ADVISORY BOARD |
| <input type="checkbox"/> COMMUNITY IMPROVEMENT COMMITTEE | <input type="checkbox"/> PUBLIC BUILDING COMMISSION |
| <input type="checkbox"/> OTHER | |

Specific Project: _____

Special Instructions:

- 1) Please print in black ink or type, if possible. Please do not write on the back of this form; use another sheet of paper if necessary.
- 2) Please return to: City of Osage City, City Clerk's Office, 201 S. 5th Street, P.O. Box 250, Osage City, Kansas 66523.

Please Note: All information provided by you on this form is subject to Kansas Open Public Record Statutes. As public information, it may be requested by news media representatives or discussed in public meetings.

Title Mr. Mrs. Miss Ms. Dr.

Name: Oscar Garcia

Home Address: 317 market st. Osage City Ks. 66523

Number of Years Lived in Osage City: 5 yrs

Telephone (Cell) 909 741-0365 (Business) _____ (Email) _____

Occupation retire Employer _____

Business Address _____

Education (Highest School Year, degrees, etc.) 12th grade

Prior Appointed or Elected Offices Held (if any) NO

Present and Past Community Volunteer Activities: NONE

Why would you like to serve? (Please discuss specific interest, experience and qualification which would make you an effective board member.)

LOVED to work outdoors.

Date: 8/27/25 Signature: Oscar Garcia

This interest form will be kept on file for two (2) years.

CITY OF OSAGE CITY

REQUEST FOR CITY COUNCIL ACTION

DATE
09/23/2025

TIME
7:00 P.M.

AGENDA SECTION NO: III	ORIGINATING DEPARTMENT: Administration	APPROVED FOR AGENDA:
ITEM NO. 1	BY: Katie Hodge, City Manager	BY: KH

ITEM:

Burn Dates

BACKGROUND:

Every fall and spring we set a 3-month controlled burn for our community. We would like to keep the structured time frame of October 1st-December 31st and March 1st-May 31st so our citizens are familiar with the controlled burn timeframe.

FISCAL NOTE:

\$0

COUNCIL ACTION:

1. Approve the Resolution No. 1142 set open burn from October 1st to December 31st
2. Table for later discussion
3. Take no action

STAFF RECOMMENDATION:

Set the controlled burn period for the fall

MOTION:

I move to approve Resolution No. 1142, authorizing the controlled burning of grass, weeds, leaves, waterways, yards, gardens, and fence lines between Tuesday, October 1, 2025, and Tuesday, December 31, 2025, provided all conditions set forth in the resolution are met.

Resolution No. 1142

WHEREAS, the City of Osage City, Kansas has determined that the prevention of fires and the establishment of conditions and parameters for the conduct of a controlled burn are essential to the public safety of the citizens of Osage City; and

WHEREAS, the City of Osage City, Kansas has determined that it is necessary to establish conditions and parameters for the burning of grass, weeds, leaves, small limbs, and small branches to limit the potential for conflagration and misuse; and

NOW THEREFORE BE IT RESOLVED, the City of Osage City, Kansas hereby establishes the following:

The City of Osage City will allow the burning of grass, weeds, leaves, waterways, yards, gardens, and fence lines. This practice shall only be permitted between the days of Tuesday, October 1, 2025 through Tuesday December 31, 2025, provided conditions are favorable; the County does not have a burn ban in place; wind speed is less than or equal to 10 MPH; a water hose is securely fastened to an operable water facet and the length of hose available is sufficient to reach the area where the controlled burn is occurring; no fire is left to be unattended; and no burning is to be performed on or intersect the sidewalks, streets or gutters of the City.

Passed and approved this 23rd day of September, 2025.

Brian Stromgren, Mayor

ATTEST:

Amy Woodward, City Clerk

CITY OF OSAGE CITY

REQUEST FOR CITY COUNCIL ACTION

DATE
09/23/2025

TIME
7:00 P.M.

AGENDA SECTION NO: III	ORIGINATING DEPARTMENT: Administration	APPROVED FOR AGENDA:
ITEM NO. 2	BY: Katie Hodge, City Manager	BY: KH

ITEM:

Discussion on November & December Council Meeting dates

BACKGROUND:

Council dates in November are 11/11 and 11/25

November 11th city offices are closed as it is Veteran's Day. November 25th is Thanksgiving week.

For consideration:

- Cancel the November 11th meeting
- Rescheduled the November 11th meeting to another date in November
- Cancel both the November 11th meeting and November 25th meeting and schedule a November 18th meeting in the middle of the month
- Leave the meeting dates as scheduled

Council dates in December are 12/9 and 12/23

For consideration:

- Cancel the 12/23 council meeting and only have 1 meeting in December which is 12/9
- Reschedule the 12/23 meeting for another date in December
- Leave the meeting dates as scheduled

FISCAL NOTE:

\$0

COUNCIL ACTION:

1. Approve/Take action
2. Table for later discussion
3. Take no action

STAFF RECOMMENDATION:

MOTION:

CITY OF OSAGE CITY

REQUEST FOR CITY COUNCIL ACTION

DATE
09/23/2025

TIME
7:00 P.M.

AGENDA SECTION NO: III	ORIGINATING DEPARTMENT: Administration	APPROVED FOR AGENDA:
ITEM NO. 3	BY: Katie Hodge, City Manager	BY: KH

ITEM:

510 N. 6th Street condemnation

BACKGROUND:

Initially, a public hearing was set for September 23rd. However, I did not calculate the proper time allotment of 30 days that needs to be given between the last publication in the newspaper and the public hearing. Therefore, we need to reset the public hearing to take place in November which will be more than 30 days from the last publication on October 9th.

Nuisance letters were issued in February 2025 to the property owner's surviving spouse at the time, as well as to some of his children (five sons and two daughters). It should be noted that the property owner is now deceased.

The Code Administrator has been in communication with one of the property owner's son for over a year regarding necessary repairs and maintenance to the property; however, minimal to no progress has been made. As a result, it is recommended that the City proceed with the condemnation process.

FISCAL NOTE:

Demo money may be needed to demolish structure(s). The amount is unknown.

COUNCIL ACTION:

1. Approve the Resolution to set a hearing for the owners/lienholders to show cause as to why such structures should not be condemned and ordered repaired or demolished
2. Table for later discussion
3. Take no action

STAFF RECOMMENDATION:

Begin the condemnation process

CITY OF OSAGE CITY

REQUEST FOR CITY COUNCIL ACTION

DATE
09/23/2025

TIME
7:00 P.M.

AGENDA SECTION NO: III	ORIGINATING DEPARTMENT: Administration BY: Katie Hodge, City Manager	APPROVED FOR AGENDA: BY: KH
ITEM NO. 3		

MOTION:

1. I move to approve Resolution No. 1143 Fixing a Time and Place and Providing for Notice of a Hearing before the Governing Body of the City of Osage City, Kansas, on _____, 2025 at 7:00 p.m. in the City Council Room located at 221 S. 5th Street in Osage City, at which time the Owners, and/or any Lienholders of Record and Occupants of the Property and Structure located at: Part of Southeast ¼, Section 23, Township 16, Range 14 Osage County, Kansas, Beginning 100 ft. North of Northeast CORNER INTERSECTION MISSOURI PACIFIC RAIL ROAD AND 6TH STREET; THEN North 150 ft.; East 150 ft.; South 150 ft., West 150 ft.; TO POINT OF BEGINNING, Original Town of Osage City, Kansas commonly known as 510 N. 6th Street, may appear and show cause as to why such structures should not be condemned and ordered repaired or demolished as unsafe, dangerous and unfit for habitation structures

FORM 1 – Statement of Enforcing Officer – As necessary, attachments to the statement should be included.

STATEMENT OF ENFORCEMENT OFFICER

To: The Governing Body of the City of Osage City, Kansas

Re: Statement of Dangerous or Unsafe Structure

Date: **October 14, 2024**

The following described structure is in a dangerous or unsafe condition:

- (a) Description of structure including legal description: S23, T16, Pt SE ¼ Beg 100' N of NE Cor Inter Mo PAC RR and 6th St; Then N 150'; E 150'; S 150'; W 150; to POB**
- (b) Street Address: 510 N 6th St, Osage City, Ks 66523**
- (c) Owner (s) (names & addresses): Malcolm Boren, C/O Andrew Boren, Osage City, KS 66523**
- (d) Owner's Agent, if any (name & address:**
- (e) Occupant (s): none**
- (f) Lienholder (s) of Record (names & addresses):**
- (g) Other "Parties of Interest" (names & addresses:**

The property is found to be dangerous and unsafe because of the following conditions
(Attach such additional schedules, reports or photographs are pertinent):

The property is a single-story residence that is unoccupied. The property is partially maintained, the south side of the property is overgrown. The front of the house (west side) has a large area of siding missing. The entire roof structure is sagging and in need of a complete replacement. The north half of the roof is covered by plastic sheeting indicating the roof leaks. One window on the west side is covered with a blue tarp.

The covered area behind the house needs repaired as the support posts are at multiple different angles and appears to be unsteady.

It is of my opinion that the structure is unlivable and dangerous for human occupation.

The property needs to be repaired to a livable standard or razed and removed.

Attachments (as necessary):

See Photos

RESOLUTION NO. 1143

A RESOLUTION FIXING A TIME AND PLACE AND PROVIDING FOR NOTICE OF A HEARING BEFORE THE GOVERNING BODY OF THE CITY OF OSAGE CITY, KANSAS; AT WHICH TIME THE OWNERS, ANY LIENHOLDERS, OF RECORD AND OCCUPANTS OF THE PROPERTY AND STRUCTURE LOCATED AT:

Part of SE $\frac{1}{4}$ of Sec. 23, Twp. 16, Rg. 14, Osage County, Kansas beginning 100 ft. N of NE COR INTER MO PAC RR AND 6TH STREET; THEN N 150 ft.; E 150 ft.; S 150 ft., W 150 ft.; TO POB, Original Town of Osage City, Kansas, with address of 510 n. 6TH Street, Osage City, Kansas

MAY APPEAR AND SHOW CAUSE WHY SUCH STRUCTURES SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED OR DEMOLISHED AS UNSAFE, DANGEROUS AND UNFIT FOR HABITATION STRUCTURES.

WHEREAS, pursuant to Chapter 10, Buildings and Building Regulations, Article VII, of the City Code of Osage City, Kansas, the governing body of the City has received a report that the structure and property located at 510 N. 6th Street, Osage City, Kansas, is unsafe and the structure is not fit for human habitation and the condition of the premises constitutes a dangerous situation.

NOW, THEREFORE, BE IT RESOLVED that a hearing will be held before the governing body on the _____ day of November, 2025, at 7:00 p.m. at the Municipal Building, Council room, 221 S. Fifth, Osage City, Kansas, at which time the owner, the owner's agent, any lienholder and any occupant of the property and structure located at:

Part of SE $\frac{1}{4}$ of Sec. 23, Twp. 16, Rg. 14, Osage County, Kansas beginning 100 ft. N of NE COR INTER MO PAC RR AND 6TH STREET; THEN N 150 ft.; E 150 ft.; S 150 ft., W 150 ft.; TO POB, Original Town of Osage City, Kansas, with address of 510 n. 6TH Street, Osage City, Kansas

May appear and show cause why such structures should not be condemned as unsafe, dangerous and unfit for habitation structures and ordered repaired or demolished with any costs to the City of

the repairs, improvements or demolition to be assessed against the property.

BE IT FURTHER RESOLVED, that this resolution shall be published once each week for two consecutive weeks and a copy sent certified mail to the landowner, agent, lienholder or occupant.

ADOPTED this 23rd day of September, 2025.

CITY OF OSAGE CITY, KANSAS

By: _____
Brian D. Stromgren, Mayor

ATTEST:

Amy Woodward, City Clerk