

# OSAGE CITY COUNCIL

Regular Meeting

October 14, 2025

7:00 p.m.

City Council Chambers – 221 S. 5<sup>th</sup>- Osage City, Ks

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

<https://tinyurl.com/2ajsms3b>

**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 23, 2025 Regular Meeting Minutes

**III. Business Before the Council**

1. Approval of a construction contract for the Libray's addition (Action Required)—Brett Waggoner, Governmental Assistance Services Grant Specialist
2. Approval of Task Order No. 5 for engineer-owner for Phase II Sanitary Sewer Improvements (Action Required)—Katie Hodge, City Manager
3. Approval of Task Order No. 6 for engineer-owner for Phase III Sanitary Sewer Improvements (Action Required)—Katie Hodge, City Manager
4. Approval of Preliminary Application of the Planned Unit Development (PUD) Overlay District for the Huffman II, Block 1 project (Action Required)—Joseph Thomas, Heartland Design+Build
5. Approval of Preliminary Application of the Planned Unit Development (PUD) Overlay District for the Osage Legacy Project at 13<sup>th</sup> & Brant Street (Action Required)—Joseph Thomas, Heartland Design+Build
6. Review of an amendment Article No. 2 and Article No. 15 of the Planning and Zoning Regulations related to outside storage requirements for Industrial Zoned areas within the city limits (Discussion)—Katie Hodge, City Manager

**IV. Adjournment**

Next Ordinance # 1709

Next Resolution # 1144

Next Charter Ordinance # 20



**CITY OF OSAGE CITY**  
**COUNCIL MEETING**  
**September 23, 2025**

**ROLL CALL:** Now on this 23rd 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, via Teams Meeting. City Staff present: Sadie Boos, City Treasurer; Rick Godderz, City Attorney; Katie Hodge, City Manager, Amy Woodward, City Clerk. Excused: Dale Schwieger, Utilities Director.  
Others Present: None

**APPROVAL OF THE AGENDA:**

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

**RECOGNITION OF VISITORS:** None

**APPROVAL OF THE CONSENT AGENDA:**

1. Approval of September 9<sup>th</sup>, 2025 Regular Meeting Minutes

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

**BUSINESS BEFORE THE COUNCIL:**

1. **Approval of Resolution No. 1142 Burn Dates – Katie Hodge, City Manager**

*Motion by Smith, second by Ayers 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 resolutions are met. The motion was declared carried (8-0).*

2. **Discussion about November & December Council Meetings – Katie Hodge, City Manager**

Hodge discussed with Council, due to November & December holidays, rescheduling City Council meetings for each month.

*Motion by Swarts, second by Houghton to Cancel both the November 11<sup>th</sup> meeting and the November 25<sup>th</sup> meeting and schedule a November 18<sup>th</sup> meeting in the middle of the month. The motion was declared carried (8-0).*

*Motion by Swarts, second by Ayers to cancel the December 23<sup>rd</sup> council meeting and only hold one meeting in December which is December 9<sup>th</sup>. The motion was declared carried (8-0).*

**3. Approval of Resolution No. 1143 510 N 6<sup>th</sup> Public Hearing Date – Katie Hodge, City Manager**

Hodge review with Council the date available after publication plus the required 30 day wait period following publication to hold the public hearing.

*Motion made by Ayers, second by Handly, 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 November, 18<sup>th</sup> 2025, at 7:00 p.m. in the City Council Room located at 1221 S 5<sup>th</sup> Street in Osage City, at which time the Owners, and/or and Lienholders of Record and Occupants of the Property and Structure located at: Part of Southeast ¼, Section 23, Township 15, Range 14 Osage County, Kansas, Beginning 100ft. North of Northeast CORNER INTERSECTION MISSOURI PACIFIC RAIL ROAD AND 6<sup>TH</sup> STREET; THEN North 150ft, East 150ft; South 150 ft; West 150 ft; TO POINT OF BEGINNING, Original Town of Osage City, Kansas commonly known as 510 N. 6<sup>th</sup> 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. The motion was declared carried (8-0).*

**4. Discussion on Brownsfield Grant Application & 619 Market St. – Katie Hodge, City Manager**

Hodge discussed with Council a requirement that another entity apply on behalf of the City for the Brownsfield Grant.

*Motion made by Houghton, second by Handly, to authorize the City Manager to draft a letter requesting Osage County to apply on behalf of the city for the Brownsfield Grant. The motion was declared carried (8-0).*

**ADJOURNMENT:** *At the request of Council Member Smith and on her motion, seconded by Council Member Bausman and carried unanimously, the meeting adjourned at 7:20 p.m.*

APPROVED: \_\_\_\_\_  
Brian D. Stromgren, Mayor

ATTESTED: \_\_\_\_\_  
Amy Woodward, City Clerk

# CITY OF OSAGE CITY

REQUEST FOR CITY COUNCIL ACTION

DATE  
10/14/2025

TIME  
7:00 P.M.

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

**ITEM:**

CDBG project--Library Addition—construction contract

**BACKGROUND:**

The Osage City Public Library and its architect are prepared to award the construction contract for the library's CDBG-funded project. Although the interlocal agreement designates the library as financially responsible, CDBG regulations require that the construction contract be executed between the City, as the official CDBG grantee, and the contractor.

As of the preparation of this packet, the construction contract has not yet been received by the City Manager. Documents will be distributed when received.

**FISCAL NOTE:**

**COUNCIL ACTION:**

1. Approve the construction contract
2. Reject the construction contract
3. Table for a later discussion

**STAFF RECOMMENDATION:**

Approve the construction contract

**MOTION:**

# CITY OF OSAGE CITY

REQUEST FOR CITY COUNCIL ACTION

DATE  
10/14/2025

TIME  
7:00 P.M.

AGENDA SECTION NO: III	ORIGINATING DEPARTMENT: ADMIN	APPROVED FOR AGENDA:
ITEM NO. 2	BY: Sadie Boos, City Treasurer	BY: Katie Hodge

**ITEM:**

Approval of Amendment #1 to Task Order #5 for engineer-owner agreement for Phase 2 Sanitary Sewer Improvements (construction phase services).

**BACKGROUND:**

Task Order No 5 was originally signed April 13, 2021 between Burns & McDonnell Engineering Company and the City of Osage City for Phase 2 Sanitary Sewer Improvements (construction phase services). In July 2022, Osage City issued a termination letter to the Contractor responsible for the construction of Phase 2 Sanitary Sewer Improvements. At the request of Osage City, Burns & McDonnell Engineering assisted in the following tasks.

1. Assisted with existing construction contract termination & surety company negotiation
2. Identifying & re-packaging the uncompleted construction work into a new set of Contract Documents known as 2023 Sanitary Sewer Improvements
3. Assisting with obtaining & reviewing construction proposals for the 2023 Sanitary Sewer Improvements project.

**FISCAL NOTE:**

Original Contract Amount: \$128,800.00  
Additional Hours           + \$ 83,343.13  
New Contract Amount     = \$212,143.13

Increase will be covered through the Sewer Improvement Fund.

**COUNCIL ACTION:**

- 1) Approve Amendment No. 1 to Task Order No. 5

**STAFF RECOMMENDATION:**

**MOTION:**

I move to approve Amendment No. 1 to Task Order No. 5 not to exceed \$212,143.13 and authorize the Mayor to execute the agreement



**AMENDMENT TO TASK ORDER NO. 05  
FOR ENGINEER-OWNER AGREEMENT  
Phase 2 Sanitary Sewer Improvements (Construction Phase Services)**

**AMENDMENT No. 01**

**Date: October 14, 2025**

**THIS AMENDMENT** modifies Task Order No. 05 dated April 13, 2021 made by and between **Burns & McDonnell Engineering Company, Inc.**, (hereinafter called ENGINEER), and the City of Osage City, Kansas (hereinafter called OWNER) for the following Project: Phase 2 Sanitary Sewer Improvements (Construction Phase Services). For good and valuable consideration, the sufficiency of which is acknowledged, the parties agree to make the following changes to their Task Order.

1. The parties agree that the ENGINEER's Scope of Services is amended as follows:

In July 2022, the OWNER issued a termination letter to the Contractor responsible for constructing the Phase 2 Sanitary Sewer Improvements and Phase 3 Sanitary Sewer Improvements projects. At the request of the OWNER, the ENGINEER assisted the OWNER by: a) assisting with existing construction contract termination and surety company negotiation, b) identifying and repackaging the uncompleted construction work into a new set of Contract Documents referred to as the 2023 Sanitary Sewer Improvements, and c) assisting with obtaining and reviewing construction proposals for the 2023 Sanitary Sewer Improvements project.

As a result, insert the following Scope tasks at the end of Exhibit 1 Scope of Services:

**V. PHASE 2 SANITARY SEWER IMPROVEMENTS TERMINATION AND REPACKAGING**

- A. Perform site visit to document construction completion and identify uncompleted construction work.
- B. Prepare preliminary Contract Drawings incorporating uncompleted work from the Phase 2 Sanitary Sewer Improvements project into the 2023 Sanitary Sewer Improvements project.
- C. Produce Contract Specifications that consist of the OWNER's standard bidding documents and requirements, general contract provisions, RPR duties and responsibilities, Supplementary Conditions, Special Conditions, and Technical Specifications. Contract Specifications shall incorporate uncompleted work from the Phase 2 Sanitary Sewer Improvements project into the 2023 Sanitary Sewer Improvements project.
- D. Assist the OWNER in establishing a proposal opening date and coordinate distribution of Contract Documents to selected contractors.
- E. Advise OWNER of and document any inquiries prior to the proposal opening from contractors, subcontractors, and suppliers.
- F. Prepare addendum to the Contract Documents and distribute to contractors selected to propose on the project.
- G. Schedule and conduct a pre-bid conference. Prepare agenda and meeting minutes.
- H. Assist the OWNER in reviewing the bids for completeness and accuracy. Create the bid tabulation.
- I. Consult with, advise, and submit a written report to the OWNER on the responsibility and responsiveness of contractors.
- J. Prepare for, arrange, and attend meetings, conference calls, and City Council meetings with the OWNER, Contractor's Surety Company and representatives, and Kansas Department of Health and Environment to discuss existing construction contract termination, surety company settlement and tender agreement negotiation, and preparation of new Contract Documents to complete the uncompleted construction work.
- K. Assist the OWNER in responding to inquiries and information requests from the Contractor's Surety Company and representatives and Kansas Department of Health and Environment.

2. The following adjustments are made to the ENGINEER's compensation:  
Increase the Not-to-Exceed Cap of \$128,800.00 to \$212,143.13 (an increase of \$83,343.13).

3. Other changes to the Task Order, if any, are stated below:  
None.

4. The terms of this AMENDMENT supersede any contrary terms of the Task Order. This AMENDMENT will be deemed a part of, and be subject to, all other terms and conditions of the Task Order. Except as modified above, the Task Order will remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this AMENDMENT the day and year first written above.

**THIS AGREEMENT CONTAINS A BINDING ARBITRATION PROVISION, WHICH MAY BE ENFORCED BY THE PARTIES.**

**OWNER: City of Osage City, Kansas**

**ENGINEER: Burns & McDonnell Engineering Company, Inc.**

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

# CITY OF OSAGE CITY

REQUEST FOR CITY COUNCIL ACTION

DATE  
10/14/2025

TIME  
7:00 P.M.

AGENDA SECTION NO: III	ORIGINATING DEPARTMENT: ADMIN	APPROVED FOR AGENDA:
ITEM NO. 3	BY: Sadie Boos, City Treasurer	BY: Katie Hodge

**ITEM:**

Approval of Amendment #1 to Task Order #6 for engineer-owner agreement for Phase 3 Sanitary Sewer Improvements (construction phase services).

**BACKGROUND:**

Task Order No 6 was originally signed April 13, 2021 between Burns & McDonnell Engineering Company and the City of Osage City for Phase 3 Sanitary Sewer Improvements (construction phase services). In July 2022 Osage City issued a termination letter to the Contractor responsible for the construction of Phase 3 Sanitary Sewer Improvements. At the request of Osage City, Burns & McDonnell Engineering assisted in the following tasks;

1. Assisted with existing construction contract termination & surety company negotiation
2. Identifying & re-packaging the uncompleted construction work into a new set of Contract Documents known as 2023 Sanitary Sewer Improvements
3. Assisting with obtaining & reviewing construction proposals for the 2023 Sanitary Sewer Improvements project.

**FISCAL NOTE:**

Original Contract Amount: \$184,100.00  
Additional Hours + \$ 16,582.66  
New Contract Amount = \$200,682.66

Increase will be covered through the Sewer Improvement Fund.

**COUNCIL ACTION:**

- 1) Approve Amendment No. 1 to Task Order No. 6

**STAFF RECOMMENDATION:**

Approve Task Order No. 6

**STAFF RECOMMENDATION:**

I move to approve Amendment No. 1 to Task Order No. 6 not to exceed \$200,682.66 authorize the Mayor to execute the agreement



**AMENDMENT TO TASK ORDER NO. 06  
FOR ENGINEER-OWNER AGREEMENT  
Phase 3 Sanitary Sewer Improvements (Construction Phase Services)**

**AMENDMENT No. 01**

**Date: October 14, 2025**

**THIS AMENDMENT** modifies Task Order No. 06 dated April 13, 2021 made by and between **Burns & McDonnell Engineering Company, Inc.**, (hereinafter called ENGINEER), and the City of Osage City, Kansas (hereinafter called OWNER) for the following Project: Phase 2 Sanitary Sewer Improvements (Construction Phase Services). For good and valuable consideration, the sufficiency of which is acknowledged, the parties agree to make the following changes to their Task Order.

1. The parties agree that the ENGINEER's Scope of Services is amended as follows:

In July 2022, the OWNER issued a termination letter to the Contractor responsible for constructing the Phase 2 Sanitary Sewer Improvements and Phase 3 Sanitary Sewer Improvements projects. At the request of the OWNER, the ENGINEER assisted the OWNER by: a) assisting with existing construction contract termination and surety company negotiation, b) identifying and repackaging the uncompleted construction work into a new set of Contract Documents referred to as the 2023 Sanitary Sewer Improvements, and c) assisting with obtaining and reviewing construction proposals for the 2023 Sanitary Sewer Improvements project.

As a result, insert the following Scope tasks at the end of Exhibit 1 Scope of Services:

**V. PHASE 3 SANITARY SEWER IMPROVEMENTS TERMINATION AND REPACKAGING**

- A. Perform site visit to document construction completion and identify uncompleted construction work.
- B. Prepare preliminary Contract Drawings incorporating uncompleted work from the Phase 3 Sanitary Sewer Improvements project into the 2023 Sanitary Sewer Improvements project.
- C. Produce Contract Specifications that consist of the OWNER's standard bidding documents and requirements, general contract provisions, RPR duties and responsibilities, Supplementary Conditions, Special Conditions, and Technical Specifications. Contract Specifications shall incorporate uncompleted work from the Phase 3 Sanitary Sewer Improvements project into the 2023 Sanitary Sewer Improvements project.
- D. Prepare for, arrange, and attend meetings, conference calls, and City Council meetings with the OWNER, Contractor's Surety Company and representatives, and Kansas Department of Health and Environment to discuss existing construction contract termination, surety company settlement and tender agreement negotiation, and preparation of new Contract Documents to complete the uncompleted construction work.
- E. Assist the OWNER in responding to inquiries and information requests from the Contractor's Surety Company and representatives and Kansas Department of Health and Environment.
- F. Assist the OWNER and Contractor's Surety Company in coordination with the Contractor's primary subcontractor to complete portions of the Phase 3 Sanitary Sewer Improvements project.

2. The following adjustments are made to the ENGINEER's compensation:  
Increase the Not-to-Exceed Cap of \$184,100.00 to \$200,682.66 (an increase of \$16,582.66).

3. Other changes to the Task Order, if any, are stated below:  
None.

4. The terms of this AMENDMENT supersede any contrary terms of the Task Order. This AMENDMENT will be deemed a part of, and be subject to, all other terms and conditions of the Task Order. Except as modified above, the Task Order will remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this AMENDMENT the day and year first written above.

**THIS AGREEMENT CONTAINS A BINDING ARBITRATION PROVISION, WHICH MAY BE ENFORCED BY THE PARTIES.**

**OWNER: City of Osage City, Kansas**

**ENGINEER: Burns & McDonnell Engineering Company, Inc.**

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

# CITY OF OSAGE CITY

REQUEST FOR CITY COUNCIL ACTION

DATE  
10/14/2025

TIME  
7:00 P.M.

AGENDA SECTION NO: III	ORIGINATING DEPARTMENT: ADMIN	APPROVED FOR AGENDA:
ITEM NO. 4 & 5	BY: Katie Hode, City Manager	BY: Katie Hodge

**ITEM:**

Planned Unit Development (PUD) Overlay District preliminary applications for housing projects Huffman II, Block 1 (Huffman Addition) and Osage Legacy (13<sup>th</sup> & Brant).

**BACKGROUND:**

These housing projects are funded through the Kansas Department of Commerce's Moderate-Income Housing (MIH) Grant Program. The contractor for both projects is Joseph Thomas of Heartland Design + Build.

Mr. Thomas is requesting approval of a Planned Unit Development (PUD) Overlay District, as outlined in Chapter 16 of the Osage City Planning and Zoning Regulations. This approval is a procedural requirement to allow the subdivision of a single lot into multiple lots. Under the City's regulations, a lot may be divided into two lots through the lot split process, while the minor plat process permits subdivision of a lot into up to five lots. To subdivide a lot into more than five lots, a PUD Overlay District is the only allowable mechanism.

The Planning and Zoning Committee held a public hearing for both housing projects on September 24th. Reply forms were distributed to all property owners within 200 feet of the proposed project sites to solicit feedback; copies of these responses are included in this packet. The Committee voted to approve both preliminary applications and recommended that they be forwarded to the Governing Body for review and consideration. The minutes of the Planning and Zoning Committee meeting are also included in this packet for reference.

Per the Planning Zoning Regulations, if the governing body approves the preliminary plan(s), it shall pas an ordinance designating the tract with an overlay of the planned unit development and so order the official zoning map be amended.

**FISCAL NOTE:**

# CITY OF OSAGE CITY

REQUEST FOR CITY COUNCIL ACTION

DATE  
10/14/2025

TIME  
7:00 P.M.

AGENDA SECTION NO: III	ORIGINATING DEPARTMENT: ADMIN	APPROVED FOR AGENDA:
ITEM NO. 4 & 5	BY: Katie Hode, City Manager	BY: Katie Hodge

**COUNCIL ACTION:**

1. Approve the Planned Unit Development (PUD) Overlay District preliminary application for housing project Huffman II, Block 1 (Huffman Addition) and authorize the submission of the final development plan or plans
2. Approve the Planned Unit Development (PUD) Overlay District preliminary application for housing project Osage Legacy (13<sup>th</sup> & Brant) and authorize the submission of the final development plan or plans
3. Reject one or both preliminary applications
4. Recommend modifications of one or both preliminary plans to be included in the final plan
5. Table for a later discussion

**STAFF RECOMMENDATION:**

**MOTION:**

I move to approve the Planned Unit Development (PUD) Overlay District preliminary application for housing project Huffman II, Block 1 (Huffman Addition) and authorize the submission of the final development plan or plans, request the City Attorney draw up an ordinance designating the tract with an overlay of the planned unit development, and order the official zoning map to be amended

I move to approve the Planned Unit Development (PUD) Overlay District preliminary application for housing project Osage Legacy (13<sup>th</sup> & Brant) and authorize the submission of the final development plan or plans, request the City Attorney draw up an ordinance designating the tract with an overlay of the planned unit development, and order the official zoning map to be amended

# City of Osage City, Kansas

## Planned Unit Development (PUD) – Preliminary Plan Application

(Per Article 16, Section 16-5 (501) Zoning & Subdivision Regulations)

### Project Information

Project Name: Huffman II, Block 1	
Applicant / Agent Name: Heartland Design Build, LLC	
Mailing Address: 1104 W 19th Street Ottawa, KS 66067	
Phone: 785-565-3236	Email: HeartlandDB@gmail.com
Property Owner(s): Heartland Property Development, LLC	
Mailing Address: 1104 W 19th Street Ottawa, KS 66067	
Phone: 785-565-3236	Email: HeartlandDB@gmail.com

### Application Statement

- I understand that this PUD application will be processed in the same manner as a rezoning request, including notice, public hearing advertisement, protest procedures, and adoption.
- If lots are to be platted for sale, I understand that this preliminary plan shall also be considered a preliminary subdivision plat.

### Required Preliminary Development Plan Information

- Contours at 2-foot intervals
- General location, size, and use of all proposed structures with setbacks shown OR individual lot design with lot/block/easements/public ROW
- Points of ingress/egress, driveways, parking lots, parking spaces, service areas
- All streets adjoining property with existing ROW width
- All proposed public/private streets, required/proposed sidewalks, pedestrian ways
- Areas for public open space with planned facilities noted
- Intensity of use for each space
- Location of natural features (ponds, tree clusters, etc.)
- Location and type of all required/proposed screening

### Additional Documentation

- Full legal description of PUD boundaries
- Vicinity map (showing streets and land uses within 1,000 ft)
- Statement describing care/maintenance of common areas
- If non-governmental entity will own/operate common areas – include articles of incorporation & bylaws
- Phasing schedule (time & sequence for final approval of each section if multi-year)

### Development Standards & Modifications

List requested deviations from standard zoning requirements:

Requested Deviation: Maximum lot depth of residential lots shall not exceed three and one-half (3.5) times the lot width. Article 4-401(c) standard is 2 1/2.

### Infrastructure & Utilities

Water: Utilize Existing
Sanitary Sewer: Utilize Existing
Stormwater: Utilize Existing

**Public Open Space & Amenities** N/A

**Phasing & Implementation**

Phase 1: 6 Home Construction	Start: May 2025	Completion: Aug 2026
Phase 2: N/A	Start:	Completion:
Additional Phases: N/A		

**Pre-Application Meeting**

Date: N/A	Staff Contact: N/A
Summary of feedback: N/A	

**Attachments Checklist**

- Site Plan (per Article 16-5 (501))
- Legal Description
- Vicinity Map (1,000 ft radius)
- ~~Infrastructure Plan~~
- ~~Ownership/Maintenance Statement & Bylaws~~
- Phasing Schedule
- ~~Traffic Study (if required)~~
- ~~Environmental/Natural Features Map~~
- ~~Screening/Landscaping Plan~~

**Authorization & Signatures**

Owner's Signature: <i>Joseph J. Thum</i>	Date: 08/18/2025
Applicant/Agent Signature: <i>Joseph J. Thum</i>	Date: 08/18/2025

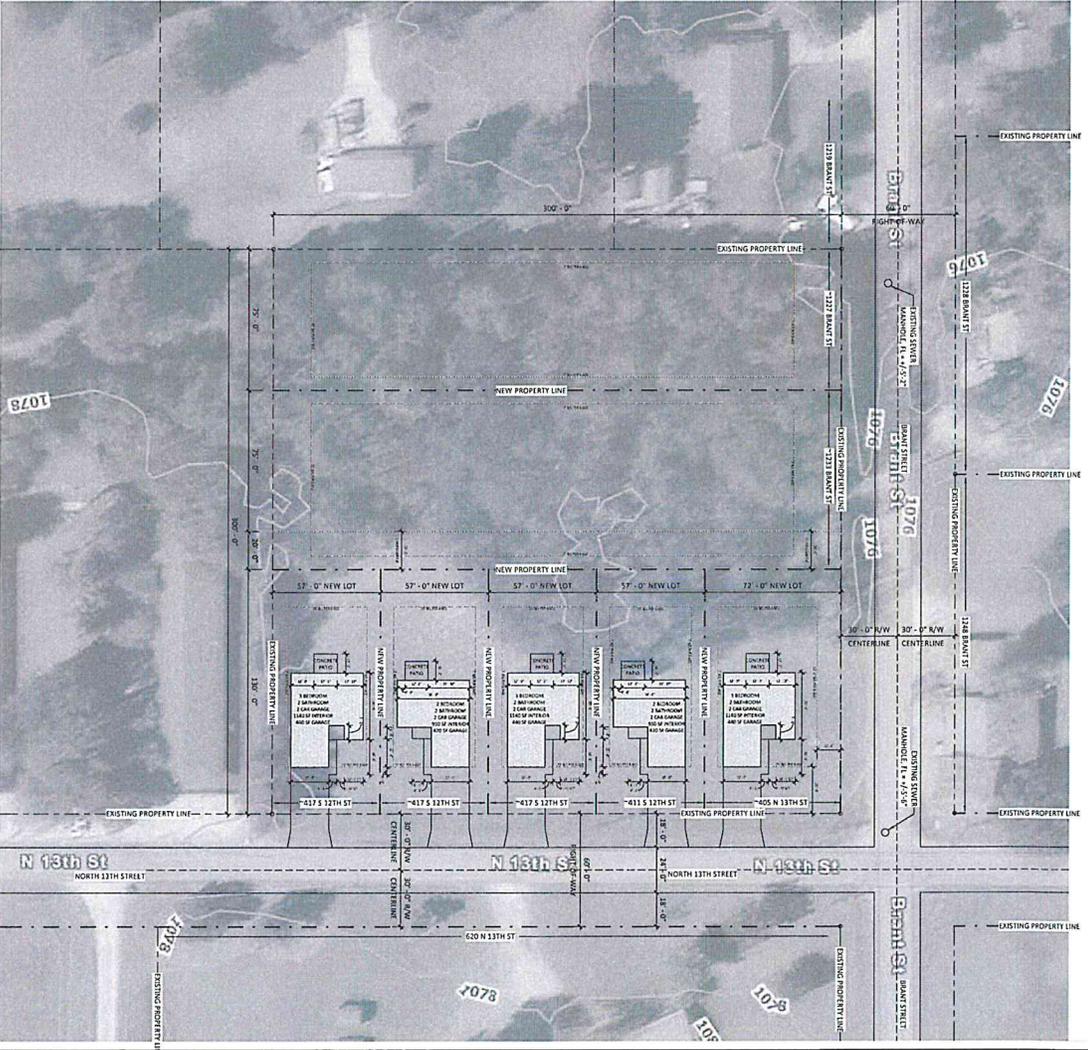


VICINITY MAP  
1" = 32' 0"

Osage City Legacy Addition, a Replat of The North  
1/2 of Lot 5, in Osage Land and Mining Company's  
Addition to Osage City, according to the recorded  
plat thereof, in Osage County, Kansas

PUD DESCRIPTION

2



OSAGE CITY LEGACY SITE PLAN (13TH & BRANT)

1

**OSAGE CITY LEGACY**  
Planned Unit Development  
13th & Brant  
Osage City, KS 66523

General Contractor:  
Heartland Design Build, LLC  
Ottawa, KS  
Heartlanddesignbuild.com  
Heartlanddb@gnmlk.com

PROJECT NO: 2025-PUD2  
DATE: AUGUST 19, 2025  
SHEET NO: 1  
SHEET TOTAL: 1  
SITE PLAN  
PUD-1  
PRELIMINARY APP

# City of Osage City, Kansas

## Planned Unit Development (PUD) – Preliminary Plan Application

(Per Article 16, Section 16-5 (501) Zoning & Subdivision Regulations)

### Project Information

Project Name: Osage City Legacy	
Applicant / Agent Name: Heartland Design Build, LLC	
Mailing Address: 1104 W 19th Street Ottawa, KS 66067	
Phone: 785-565-3236	Email: HeartlandDB@gmail.com
Property Owner(s): Heartland Property Development, LLC	
Mailing Address: 1104 W 19th Street Ottawa, KS 66067	
Phone: 785-565-3236	Email: HeartlandDB@gmail.com

### Application Statement

- I understand that this PUD application will be processed in the same manner as a rezoning request, including notice, public hearing advertisement, protest procedures, and adoption.
- If lots are to be platted for sale, I understand that this preliminary plan shall also be considered a preliminary subdivision plat.

### Required Preliminary Development Plan Information

- Contours at 2-foot intervals
- General location, size, and use of all proposed structures with setbacks shown OR individual lot design with lot/block/easements/public ROW
- Points of ingress/egress, driveways, parking lots, parking spaces, service areas
- All streets adjoining property with existing ROW width
- All proposed public/private streets, required/proposed sidewalks, pedestrian ways
- Areas for public open space with planned facilities noted
- Intensity of use for each space
- Location of natural features (ponds, tree clusters, etc.)
- Location and type of all required/proposed screening

### Additional Documentation

- Full legal description of PUD boundaries
- Vicinity map (showing streets and land uses within 1,000 ft)
- Statement describing care/maintenance of common areas
- If non-governmental entity will own/operate common areas – include articles of incorporation & bylaws
- Phasing schedule (time & sequence for final approval of each section if multi-year)

### Development Standards & Modifications

List requested deviations from standard zoning requirements:

Requested Deviation: Maximum lot depth of residential lots shall not exceed three and one-half (3.5) times the lot width. Article 4-401(c) standard is 2 1/2.

### Infrastructure & Utilities

Water: Utilize Existing
Sanitary Sewer: Utilize Existing
Stormwater: Utilize Existing

**Public Open Space & Amenities** N/A

**Phasing & Implementation**

Phase 1: 5 Rental Home Construction	Start: Nov 2025	Completion: July 2026
Phase 2: 2 New Home Construction	Start: TBD	Completion: TBD
Additional Phases: N/A		

**Pre-Application Meeting**

Date: N/A	Staff Contact: N/A
Summary of feedback: N/A	

**Attachments Checklist**

- Site Plan (per Article 16-5 (501))
- Legal Description
- Vicinity Map (1,000 ft radius)
- ~~Infrastructure Plan~~
- ~~Ownership/Maintenance Statement & Bylaws~~
- Phasing Schedule
- ~~Traffic Study (if required)~~
- ~~Environmental/Natural Features Map~~
- ~~Screening/Landscaping Plan~~

**Authorization & Signatures**

Owner's Signature: <i>Joseph J. Thum</i>	Date: 08/19/2025
Applicant/Agent Signature: <i>Joseph J. Thum</i>	Date: 08/19/2025



**PLANNING AND ZONING COMMISSION  
OSAGE CITY, KANSAS  
MINUTES  
September 24, 2025**

**ROLL CALL:** Now on this 24<sup>th</sup> day of September 2025 the Planning and Zoning Commission met at 7:00 p.m. at the City Council Chambers in said City, the following members being present and participating to wit, Commissioners: Casey Mussatto, Loren DeBaun, Teresa Nell, Gail Lohmeyer, Maurice Koch, Colton Jenkins, and Colton Williams. Officials present: City Manager Katie Hodge, City Treasurer Sadie Boos, Utility Director Dale Schwieger, City Clerk Amy Woodward, and Planning and Zoning Clerk Lindsay Bandy. Others present: Joseph Thomas. Brenda Dorsey, Brian Stromgren, Michael VanNice, J Kennedy, and Stephanie Kennedy.

**APPROVAL OF THE CONSENT AGENDA:**

**1. Approval of August 20, 2025, Regular Meeting Minutes**

*Motion made by Nell, second by Lohmeyer to approve the consent agenda.  
The motion was declared carried (7-0).*

**REGULAR BUSINESS:**

**1. Public Hearing for Planned Unit Development (PUD) Overlay District for Huffman II, Block 1 project- Joseph Thomas, Heartland Design + Build.**

Chairman Mussatto called the public hearing to order at 7:08pm. Letters were sent to 11 property owners with 3 replies sent back, 1 in favor and 2 opposed. Joseph Thomas with Heartland Design + Build gave an overview of the project and the reason for filing the Planned Unit Development Application. Property owners J Kennedy & Stephanie Kennedy spoke against the Planned Unit Development project, while property owner Michael VanNice voiced concerns about whether the rentals would be affordable for the incomes that are offered in this area. Mussatto closed the public hearing at 7:35pm.

**2. Public Hearing for Planned Unit Development (PUD) Overlay District for Osage City Legacy project (13<sup>th</sup> & Brant)- Joseph Thomas, Heartland Build + Design.**

Chairman Mussatto called the public hearing to order at 7:36pm. Letters were sent to 13 property owners with 4 replies sent back, 2 in favor and 2 opposed. Joseph Thomas with Heartland Design + Build gave an overview of the project and the reason for filing the Planned Unit Development Application. Property owner Brenda Dorsey spoke against the Planned Unit Development project voicing concerns of low-income housing and safety issues. Joseph Thomas respectfully addressed that the homes would be moderate income housing, not low- income housing. Mussatto closed the public hearing at 7:47pm.

**3. Consideration of approval or denial of the Planned Unit Development (PUD) Overlay District for the Huffman II, Block 1 project.**

*Motion by Koch, second by Nell to recommend to the City Council to approve the Preliminary Planned Unit Development Application for Joseph Thomas with Heartland Build + Design for the Huffman II, Block 1 project. The motion was declared carried (5-1) with Mussatto recusing himself due to a conflict of interest and DeBaun dissenting.*

**4. Consideration of approval or denial of the Planned Unit Development (PUD) Overlay District for the Osage City Legacy Project.**

*Motion by Koch, second by Lohmeyer to recommend to the City Council to approve the Preliminary Planned Unit Development Application for Joseph Thomas with Heartland Build + Design for the Osage City Legacy project. The motion was declared carried (6-0) with Mussatto recusing himself due to a conflict of interest.*

**5. Article 15 Industrial Districts**  
**a. Storage Definition Discussion**

City Manager Katie Hodge discussed the new language for the outside storage definition and the storage requirements in the Industrial Districts.

*Motion made by DeBaun, second by Williams to approve the addition of an Outside Storage definition to be added to Article 2 Section 2-3 Definitions and add section 15-9 15.901 Outside Storage Requirements to Article 15 outlining the City's requirements for storing materials outside. The motion was declared carried (7-0).*

**ADJOURN:** *Motion made by Jenkins, second by DeBaun to adjourn. The motion was declared carried (7-0).*

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
**Casey Mussatto, Chairman** **Amy Woodward, City Clerk**

**This 15<sup>th</sup> day of October 2025**

(SEAL)

Property Address: Osage City Legacy (Southwest corner of 13<sup>th</sup> & Brant Street)

Members of the public are always encouraged to attend Public Hearings and make their opinions known. The basic purpose of this form is to make it easy for people who will not be able to attend the Public Hearing to express their opinions.

COPY

Please follow these instructions:

1. Mark the box which best expresses your opinion about this request.
2. Add comments that will explain your position. Attach additional pages or a letter if necessary.
3. Sign and date the form at the bottom.
4. Return by the date listed below. Mail back to: PO Box 250, Osage City, KS 66523, or Email to lbandy@osagecity.com.

<input checked="" type="checkbox"/> IN FAVOR	<input type="checkbox"/> OPPOSED	<input type="checkbox"/> UNSURE
--	----------------------------------	---------------------------------

Reasons and/or Comments:

---

---

---

---

---

---

---

---

Lindsay Bandy  
 Signature of Owner or Authorized Representative

9/18/25  
 Date

\_\_\_\_\_  
 Signature of Owner or Authorized Representative

\_\_\_\_\_  
 Date

In order to have your comments included in the meeting, please return this form to City Hall by:

**4:00 PM on September 18, 2025**

*If you have any questions, please contact the Osage City Planning & Zoning Clerk, Lindsay Bandy at 785-528-3714.*

Date Received: \_\_\_\_\_

Property Address: Osage City Legacy (Southwest corner of 13<sup>th</sup> & Brant Street)

Members of the public are always encouraged to attend Public Hearings and make their opinions known. The basic purpose of this form is to make it easy for people who will not be able to attend the Public Hearing to express their opinions.

Please follow these instructions:

1. Mark the box which best expresses your opinion about this request.
2. Add comments that will explain your position. Attach additional pages or a letter if necessary.
3. Sign and date the form at the bottom.
4. Return by the date listed below. Mail back to: PO Box 250, Osage City, KS 66523, or Email to lbandy@osagecity.com.

<input checked="" type="checkbox"/> IN FAVOR <input type="checkbox"/> OPPOSED <input type="checkbox"/> UNSURE
---

Reasons and/or Comments:

---



---



---



---



---



---

*Dean Dambler*

Signature of Owner or Authorized Representative

*9-18-25*

Date

Signature of Owner or Authorized Representative

Date

In order to have your comments included in the meeting, please return this form to City Hall by:

**4:00 PM on September 18, 2025**

*If you have any questions, please contact the Osage City Planning & Zoning Clerk, Lindsay Bandy at 785-528-3714.*

Date Received: \_\_\_\_\_

Property Address: Osage City Legacy (Southwest corner of 13<sup>th</sup> & Brant Street)

Members of the public are always encouraged to attend Public Hearings and make their opinions known. The basic purpose of this form is to make it easy for people who will not be able to attend the Public Hearing to express their opinions.

Please follow these instructions:

1. Mark the box which best expresses your opinion about this request.
2. Add comments that will explain your position. Attach additional pages or a letter if necessary.
3. Sign and date the form at the bottom.
4. Return by the date listed below. Mail back to: PO Box 250, Osage City, KS 66523, or Email to lbandy@osagecity.com.

<input type="checkbox"/> IN FAVOR	<input checked="" type="checkbox"/> OPPOSED	<input type="checkbox"/> UNSURE
-----------------------------------	---	---------------------------------

Reasons and/or Comments:

*I live across the road from the proposed property. I was never told nor letter of intent. I believe there is too much traffic and housing issues for another "project". There has been sewer issues in the neighborhood for decades. More housing will compound this issue.*

*Brenda Dore*  
 \_\_\_\_\_  
 Signature of Owner or Authorized Representative

*9-18-2025*  
 \_\_\_\_\_  
 Date

Signature of Owner or Authorized Representative

Date

In order to have your comments included in the meeting, please return this form to City Hall by:

**4:00 PM on September 18, 2025**

*If you have any questions, please contact the Osage City Planning & Zoning Clerk, Lindsay Bandy at 785-528-3714.*

Date Received: 9/18/2025

CA

Property Address: Osage City Legacy (Southwest corner of 13<sup>th</sup> & Brant Street)

Members of the public are always encouraged to attend Public Hearings and make their opinions known. The basic purpose of this form is to make it easy for people who will not be able to attend the Public Hearing to express their opinions.

Please follow these instructions:

1. Mark the box which best expresses your opinion about this request.
2. Add comments that will explain your position. Attach additional pages or a letter if necessary.
3. Sign and date the form at the bottom.
4. Return by the date listed below. Mail back to: PO Box 250, Osage City, KS 66523, or Email to lbandy@osagecity.com.

<input type="checkbox"/> IN FAVOR <input checked="" type="checkbox"/> OPPOSED <input type="checkbox"/> UNSURE
---

Reasons and/or Comments:

Rental property, TAX needs to go down due TO PUTTING UNITS TO close to my property. I plan on nice homes for my property. rentals will devalue my property. Social problems, people in out doing bad things. They will need storm shelters. NO UNITS have them.

Thomas G Howell  
 Signature of Owner or Authorized Representative

9-18-25  
 Date

Signature of Owner or Authorized Representative

Date

In order to have your comments included in the meeting, please return this form to City Hall by:

**4:00 PM on September 18, 2025**

If you have any questions, please contact the Osage City Planning & Zoning Clerk, Lindsay Bandy at 785-528-3714.

Date Received: 9/18/25

Property Address: Huffman II, Block 1, Lots 1-4

Members of the public are always encouraged to attend Public Hearings and make their opinions known. The basic purpose of this form is to make it easy for people who will not be able to attend the Public Hearing to express their opinions.

Please follow these instructions:

1. Mark the box which best expresses your opinion about this request.
2. Add comments that will explain your position. Attach additional pages or a letter if necessary.
3. Sign and date the form at the bottom.
4. Return by the date listed below. Mail back to: PO Box 250, Osage City, KS 66523, or Email to lbandy@osagecity.com.

IN FAVOR   
  OPPOSED   
  UNSURE

Reasons and/or Comments:

- 1) Weakens protections that preserve our property's character and stability, and may set precedent for future development.
- 2) Increases traffic and safety concerns, potential parking overflow.
- 3) Increases noise pollution (lawnmowers, animals, parties, etc.)
- 4) Reduced privacy with more people, windows, porches, and cars
- 5) Strain on utilities with more houses which may increase our costs, reduce service quality, or require more maintenance

Katrina Bellinger  
 Signature of Owner or Authorized Representative

9/17/25  
 Date

BACK →

[Signature]  
 Signature of Owner or Authorized Representative

9/17/25  
 Date

In order to have your comments included in the meeting, please return this form to City Hall by:

**4:00 PM on September 18, 2025**

If you have any questions, please contact the Osage City Planning & Zoning Clerk, Lindsay Bandy at 785-528-3714.

Date Received: 9/18/2025

- 6) Negative impact on our property value, lower curb appeal, may look overdeveloped
- 7) Construction disruptions - more dust, more debris, more machinery, longer disruption
- 8) Stormwater runoff/drainage - negative impact with increased concrete/roof coverage where drainage could worsen, create standing water, and increase flooding risk

# CITY OF OSAGE CITY

REQUEST FOR CITY COUNCIL ACTION

DATE  
10/14/2025

TIME  
7:00 P.M.

AGENDA SECTION NO: III	ORIGINATING DEPARTMENT: ADMIN	APPROVED FOR AGENDA:
ITEM NO. 6	BY: Katie Hode, City Manager	BY: Katie Hodge

**ITEM:**

Article 15 Industrial Districts—Storage Definition Discussion

**BACKGROUND:**

Please review Article 2 Rules, Interpretations, and Definitions page 2-19 for the added storage definition

Please review Article 15 Industrial Districts (I-1 and I-2) page 15-5 for the added storage requirements.

The City Attorney has reviewed and approved the “Outside Storage” definition and requirements that I proposed.

**FISCAL NOTE:**

**COUNCIL ACTION:**

Storage definition discussion

**STAFF RECOMMENDATION:**

Discussion only tonight with action at a later council meeting to provide time for reflection on the storage definition and possible requirements

**MOTION:**

I move to approve the amendment to the Osage City Planning and Zoning Regulations to include the addition of an “Outside Storage” definition under **Article 2, Section 2-3: Definitions**, and to add **Section 15-9, 15.901: “Outside Storage Requirements”** under **Article 15**, establishing the City’s standards and requirements for the storage of materials outdoors.

## Article 2

**Motor vehicle storage yard.** A building or premises where operable, inoperable, abandoned, wrecked or junked vehicles are stored while awaiting final disposition.

**Nonconforming lot of record.** A lot, whether with or without improvements, which is part of a recorded subdivision or a parcel of land, the deed to which was recorded prior to the adoption of subdivision regulations and neither said lot nor parcel complies with the lot width or area requirements for any permitted uses in the district in which it is located. See also **Lot of record**.

**Nonconforming structure.** An existing structure which does not comply with the lot coverage, height or yard requirements which are applicable to new structures in the zoning district in which it is located.

**Nonconforming use.** An existing use of a structure or of land which does not comply with the use regulations applicable to new uses in the zoning district in which it is located.

**Nursing homes, retirement homes or convalescent homes.** A building operated by an institution or agency licensed by the State of Kansas for the reception, board, care or treatment of three (3) or more unrelated individuals, but not including facilities for the care and treatment of mental illness, or alcohol or narcotics addiction.

Outside Storage means the placement, keeping, or staging of materials, products, equipment, machinery, vehicles, or supplies in an unenclosed area on a parcel zoned for industrial use within the city limits of Osage City. This includes, but is not limited to:

- Construction materials and equipment
- Raw or processed materials (e.g., gravel, mulch, scrap)
- Trailers, shipping containers, and machinery
- Finished products awaiting transport or use

**Overlay district.** A district which acts in conjunction with the underlying base zoning district.

**Owner.** Any person, agent, firm or corporation having a legal or equitable interest in the property.

**Package liquor store.** An establishment in which alcoholic beverages are sold for consumption off the premises.

## **Section 15-9 – Outside Storage Requirements**

### **15-901 Purpose and Intent.**

The purpose of this Section is to establish standards for the placement, maintenance, and screening of outside storage in industrial zoning districts to protect public health, safety, and welfare; maintain the visual quality of the community; and prevent adverse impacts on adjacent properties.

### **15-902 Definition.**

For the purposes of this Section, *Outside Storage* shall mean the placement, keeping, or staging of materials, products, equipment, machinery, vehicles, or supplies in an unenclosed area on a parcel zoned for industrial use within the corporate limits of Osage City.

Outside storage includes, but is not limited to, the following:

- a. Construction materials and equipment;
- b. Raw or processed materials, including but not limited to gravel, mulch, and scrap;
- c. Trailers, shipping containers, and machinery;
- d. Finished products awaiting transport or use.

### **15-903 Applicability.**

The provisions of this Section shall apply to all properties in industrial zoning districts where outside storage is maintained, whether temporary or permanent.

### **15-904 Standards.**

- a. **Accessory Use.** Outside storage shall be clearly incidental and accessory to a principal industrial use located on the same property.
- b. **Location.** Outside storage shall be located to the side or rear of the principal structure. Such storage shall not encroach into any required front yard setback unless expressly approved through the site plan review process.
- c. **Screening.** All outside storage areas shall be screened from public rights-of-way and from adjacent non-industrial zoning districts by a solid fence, wall, or year-round vegetative buffer, each not less than six (6) feet in height.
- d. **Containment of Loose Materials.** Loose materials, including but not limited to soil, gravel, mulch, scrap, or other particulate matter, shall be stored in bins, covered bins, or otherwise securely confined to prevent wind dispersion, runoff, or scattering onto adjacent properties or public rights-of-way.
- e. **Maintenance.** Outside storage areas shall be maintained in a clean, orderly condition, free of debris, weeds, or any condition that constitutes a public nuisance or health hazard.
- f. **Hazardous Materials.** Any hazardous or regulated substances shall be stored in compliance with all applicable federal, state, and local laws and regulations, including containment and spill prevention requirements.

### **15-905 Enforcement.**

Failure to comply with the provisions of this Section shall constitute a violation of the

Osage City Zoning Regulations and shall be subject to the enforcement procedures and penalties provided in **Article 28 – Enforcement, Violation, and Penalty** of this Code.

## **Section 15-9 – Outside Storage Requirements**

### **15-901 Purpose and Intent.**

The purpose of this Section is to establish standards for the placement, maintenance, and screening of outside storage in industrial zoning districts to protect public health, safety, and welfare; maintain the visual quality of the community; and prevent adverse impacts on adjacent properties.

### **15-902 Definition.**

For the purposes of this Section, *Outside Storage* shall mean the placement, keeping, or staging of materials, products, equipment, machinery, vehicles, or supplies in an unenclosed area on a parcel zoned for industrial use within the corporate limits of Osage City.

Outside storage includes, but is not limited to, the following:

- a. Construction materials and equipment;
- b. Raw or processed materials, including but not limited to gravel, mulch, and scrap;
- c. Trailers, shipping containers, and machinery;
- d. Finished products awaiting transport or use.

### **15-903 Applicability.**

The provisions of this Section shall apply to all properties in industrial zoning districts where outside storage is maintained, whether temporary or permanent.

### **15-904 Standards.**

- a. **Accessory Use.** Outside storage shall be clearly incidental and accessory to a principal industrial use located on the same property.
- b. **Location.** Outside storage shall be located to the side or rear of the principal structure. Such storage shall not encroach into any required front yard setback unless expressly approved through the site plan review process.
- c. **Screening.** All outside storage areas shall be screened from public rights-of-way and from adjacent non-industrial zoning districts by a solid fence, wall, or year-round vegetative buffer, each not less than six (6) feet in height.
- d. **Containment of Loose Materials.** Loose materials, including but not limited to soil, gravel, mulch, scrap, or other particulate matter, shall be stored in bins, covered bins, or otherwise securely confined to prevent wind dispersion, runoff, or scattering onto adjacent properties or public rights-of-way.
- e. **Maintenance.** Outside storage areas shall be maintained in a clean, orderly condition, free of debris, weeds, or any condition that constitutes a public nuisance or health hazard.
- f. **Hazardous Materials.** Any hazardous or regulated substances shall be stored in compliance with all applicable federal, state, and local laws and regulations, including containment and spill prevention requirements.

### **15-905 Enforcement.**

Failure to comply with the provisions of this Section shall constitute a violation of the

Osage City Zoning Regulations and shall be subject to the enforcement procedures and penalties provided in **Article 28 – Enforcement, Violation, and Penalty** of this Code.

# Fund Status Report

# City of Osage City

Report Selection Criteria: Selected Fund Type: ALL  
 Include Encumbrances? NO  
 Include Pri Yr Liabilities? NO  
 Printed in Alpha by Fund Name? NO  
 Exclude Additional Cash? NO  
 Include Pending Cash? NO

Fiscal Year: 2025 From Date: 1/1/2025  
 From Period: 1 Thru Date: 9/30/2025  
 To Period: 9 Option: Date Range  
 Exclude Transfers Breakdown? NO

## Selected Funds :

	Beginning Balance	Receipts	Disbursements	Transfers	Ending Balance
<b>General Fund (01)</b>					
010 - General Fund	\$3,334,339.66	\$1,997,855.72	(\$2,306,432.67)	(\$139,665.98)	\$2,886,096.73
011 - Special Sfty Equipment	\$68,984.68	\$45,523.65	(\$39,144.93)	\$6,700.00	\$82,063.40
012 - Library Fund	\$0.00	\$190,088.49	(\$190,088.49)	\$0.00	\$0.00
014 - Airport Fund	\$371,970.20	\$666,102.38	(\$198,370.56)	\$0.00	\$839,702.02
016 - Bond & Interest Fund	\$205,098.82	\$135,398.43	(\$420,362.50)	\$214,601.31	\$134,736.06
021 - Electric Fund	\$4,965,264.93	\$2,776,314.39	(\$2,010,382.20)	(\$476,711.00)	\$5,254,486.12
023 - Water Fund	\$3,103,835.29	\$1,076,431.08	(\$427,948.98)	(\$276,783.62)	\$3,475,533.77
025 - Gas Fund	\$1,343,088.89	\$1,216,821.95	(\$838,689.05)	(\$101,939.72)	\$1,619,282.07
027 - Sewer Fund	\$747,726.42	\$398,309.67	(\$428,361.61)	(\$47,250.00)	\$670,424.48
029 - Sanitation Fund	\$663,923.64	\$389,712.32	(\$293,669.22)	(\$50,375.09)	\$709,591.65
031 - Special Highway	\$13,045.45	\$55,928.31	\$0.00	(\$57,007.53)	\$11,966.23
032 - Alcohol Safety Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
033 - Special Parks & Rec	\$47,667.00	\$7,097.65	\$0.00	\$0.00	\$54,764.65
034 - Special Enf. Trust	\$495.85	\$0.17	\$0.00	\$0.00	\$496.02
035 - Fire Insurance Proceeds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
038 - Energy Efficiency	\$6,087.07	\$1,759.35	(\$1,719.38)	\$0.00	\$6,127.04
043 - Pool Cip	\$1,473,907.29	\$0.00	\$0.00	\$228,824.88	\$1,702,732.17
050 - Capital Improvement	\$757,024.54	\$85,440.00	(\$242,869.00)	\$386,062.37	\$985,657.91
055 - Equipment Reserve	\$435,037.21	\$0.00	(\$384,806.01)	\$148,250.00	\$198,481.20
071 - LIEAP Liability	\$172,965.61	\$28,729.44	(\$559.79)	\$0.00	\$201,135.26
072 - Utility Deposits	\$86,799.18	\$28,035.00	(\$25,390.00)	\$0.00	\$89,444.18
073 - Court Bond Fund	\$2,318.00	\$4,250.00	(\$5,750.00)	\$0.00	\$818.00
080 - Sewer Improvement	\$1,128,870.65	\$2,502,527.43	(\$3,113,635.47)	\$0.00	\$517,762.61
081 - Water Improvement	\$100,000.00	\$0.00	\$0.00	\$74,999.97	\$174,999.97
082 - Public Bldg Commission	\$113,435.35	\$23,120.38	\$0.00	\$0.00	\$136,555.73
083 - Street Improvement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

# Fund Status Report

# City of Osage City

Report Selection Criteria:  
 Selected Fund Type: ALL  
 Include Encumbrances? NO  
 Include Pri Yr Liabilities? NO  
 Printed in Alpha by Fund Name? NO  
 Exclude Additional Cash? NO  
 Include Pending Cash? NO

Fiscal Year: 2025  
 From Date: 1/1/2025  
 From Period: 1  
 Thru Date: 9/30/2025  
 To Period: 9  
 Option: Date Range  
 Exclude Transfers Breakdown? NO

**Selected Funds :**

	Beginning Balance	Receipts	Disbursements	Transfers	Ending Balance
084 - Sewer Reserve	\$95,000.00	\$0.00	\$0.00	\$18,749.97	\$113,749.97
086 - Electric Improvement	\$956,400.64	\$3,218,092.25	(\$1,249,741.73)	\$75,001.00	\$2,999,752.16
090 - Golf Course	\$8,626.92	\$3,000.00	\$0.00	\$0.00	\$11,626.92
091 - Huffman Park Tree Donations	\$1,437.68	\$0.00	\$0.00	\$0.00	\$1,437.68
092 - CDBG	\$0.00	\$2,500.00	(\$2,702.80)	\$0.00	(\$202.80)
093 - MIH	\$0.00	\$49,456.56	(\$46,000.00)	(\$3,456.56)	\$0.00
094 - ARPA	\$11,195.40	\$0.00	(\$11,195.40)	\$0.00	\$0.00
099 - Clearing Fund	\$11,936.23	\$144,097.46	(\$146,657.83)	\$0.00	\$9,375.86
996 - Misc Accounts Receivable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
997 - Write Offs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
998 - Long Term Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
999 - Accounts Receivable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>* Fund Type Total *</b>	<b>\$20,226,482.60</b>	<b>\$15,046,592.08</b>	<b>(\$12,384,477.62)</b>	<b>\$0.00</b>	<b>\$22,888,597.06</b>
<b>* Report Total *</b>	<b>\$20,226,482.60</b>	<b>\$15,046,592.08</b>	<b>(\$12,384,477.62)</b>	<b>\$0.00</b>	<b>\$22,888,597.06</b>