

## **CITY OF OSAGE CITY**

### **COUNCIL MEETING**

**May 25, 2021**

**ROLL CALL:** Now on this 25th day of May 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: Mayor: Becky Brewer. Council Members: Cathryn Houghton, Jim Peterson, Bruce Schoepflin, Karey Heiserman, Dale Schwieger, Mike Gilliland, Sharon Larson and Jeanette Swarts. Officials present: Rick Godderz, City Attorney; Rod Willis, City Manager; Katie Hodge, City Treasurer; Terri Fultz, City Clerk; Sadie Boos, Deputy City Clerk; Director of Utilities, Kris Kline; Electric Distribution Supervisor, Eric Heiserman; Street and Sanitation Superintendent, Fred Hallowell; Assistant Chief of Police, Eric Loquist; Police Officer, Dena Dougherty and Parks & Facilities Superintendent, Gary Thompson. Others present: Joel and Cynthia Ruiz-Pineda, Eric Tincher, Kathy Webster and Tanyea Bingham.

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

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

**RECOGNITION OF VISITORS:** None

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

- 1. Approval of May 11, 2021 Regular Meeting Minutes.**
- 2. Appointment of Jeanette Swarts and Todd Peterson to the Industrial Development Committee as recommended at the May 19, 2021 monthly meeting.**
- 3. Appointment of Mike Pallesi to the Park Board as recommended by the Parks and Recreation Advisory Board.**

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

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

- 1. Public Hearing for Condemnation of Property and Structures at Dodds & Martin Addition, Tract in Block 9, beginning 221.25 feet West of Southeast Corner of said Block 9, thence West 104 feet, thence North 185 feet, thence East 104 feet, thence South 185 feet to point of beginning, Lot Width 104.0 feet, Lot Depth 185.0 feet, in the City of Osage City, Osage County, Kansas, commonly known as 626 Prospect Street, Osage City, Kansas, at which time the owners, the owner's agent, any lienholder and any occupant of the property and structures 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. Owners of record are Joel Ruiz-Pineda and Cynthia A. Ruiz-Pineda. Public Hearing is continued from the May 11, 2021 City Council meeting due to Joel Ruiz-Pineda's request for a translator:**

Mayor, Brewer at 7:03 p.m. opened the Public Hearing to receive comments.

Mayor, Brewer at 7:07 p.m. closed the Public Hearing after receiving comments from the property owners of 626 Prospect Street, Joel and Cynthia Ruiz-Pineda.

**2. City Council direction to proceed following the Condemnation Public Hearing on Property and Structures at 626 Prospect Street:**

*Motion made by Schwieger, second by Peterson to direct the City Attorney to draft a resolution finding that the structure located at Dodds & Martin Addition, Tract in Block 9, beginning 221.25 feet West of Southeast Corner of said Block 9, thence West 104 feet, thence North 185 feet, thence East 104 feet, thence South 185 feet to point of beginning, Lot Width 104.0 feet, Lot Depth 185.0 feet, in the City of Osage City, Osage County, Kansas, commonly known as 626 Prospect Street, Osage City, Kansas, to be repaired or removed and the premises made safe and secure. The motion was declared carried.*

**3. Approval of Resolution No. 1073 Finding that the Structure Located on Lots 27, 29 and E1/2 Lot 31 in Block 17, in the Original Town of Osage City, Osage County, Kansas, commonly known as 107 Market, is Unsafe or Dangerous and Directing the Structure to be Repaired or Removed and the Premises Made Safe and Secure. Owner of record is Richard David Pickens and Public Hearing was conducted May 11, 2021:**

*Motion made by Schwieger, second by Schoepflin to adopt Resolution No. 1073 Finding that the Structure Located on Lots 27, 29 and E1/2 Lot 31 in Block 17, in the Original Town of Osage City, Osage County, Kansas, commonly known as 107 Market, is unsafe or dangerous and directing the structure to be repaired or removed and the premises made safe and secure. The motion was declared carried.*

**4. Approval of Ordinance No. 1656 Providing for the Vacating of Water Street Located between California Street and South City Limits and between and adjacent to Lots 1-8 on the East and Lots 9-14 on the West Block B of Superior Coal and Mining Company's Addition to the City of Osage City, Osage County, Kansas, as unanimously recommended by Planning and Zoning Committee following the Public Hearing held April 21, 2021:**

City Manager Rod Willis gave some background for Vacating Water Street in the past. This is the second time a petition to vacate Water Street came before the Planning and Zoning Committee.

This petition was presented to the Planning and Zoning Commission by a property owner at 515 S Martin, Kimberly J. Conner, to vacate Water Street. The Planning and

Zoning Committee held a Public Hearing on April 21, 2021. Notice of Public Hearing was sent out to all owners of record of real property located within 200 feet of the area proposed to be altered for regulations of a city, and to all owners of record of real property located within 1,000 feet of the area proposed to be altered for regulations of the county. Reply forms received back were all in favor of vacating Water Street with the exception of one property owner that was against the vacation.

*Motion made by Larson, second by Gilliland to adopt Ordinance No. 1656 Providing for the Vacating of Water Street Located between California Street and South City Limits and between and adjacent to Lots 1-8 on the East and Lots 9-14 on the West Block B of Superior Coal and Mining Company's Addition to the City of Osage City, Osage County, Kansas. Houghton-Yay, Peterson-Yay, Schoepflin-Nay, Heiserman-Yay, Schwieger-Yay, Gilliland-Yay, Larson-Yay and Swarts-Nay. The motion was declared carried.*

**5. Tree Board Updates – Kathy Webster, President:**

President of the Tree Board, Kathy Webster presented the award plaque for Osage City Tree Board for being Tree City USA for 30 years. Kathy also gave an update of the current activity the Tree Board has planned for this year.

**6. Demolition Derby permission to hold the event on Friday July 9, 2021 following the same requirements for location, entries, liability insurance coverages, security, etc. as last year's event at the Fair – Requested by Tony Horne, Event Organizer:**

*Motion made by Schwieger, second by Heiserman to grant permission for the Fair Board to hold the Demolition Derby Friday July 9, 2021 with the Event Organizer being Tony Horne. The motion was declared carried.*

**7. Flint Hills Trail updated Project Schedule from Lisa Roth at KDOT:**

City Manager Rod Willis provided the City Council with a KDOT Project Schedule with the items to be completed and deadline completion dates. The date currently scheduled to advertise for bids is August 23, 2021.

**8. Airport Improvement Program (AIP) Grant offer in the amount of \$334,000.00 approved by FAA on May 21, 2021 which requires City Council authorization for the city manager and city attorney to sign the Grant Agreement:**

*Motion made by Schwieger, second by Houghton to authorize the City Attorney and City Manager to sign the Airport Improvement Program (AIP) Grant in the amount of \$334,000.00. The motion was declared carried.*

## **9. Capital Improvement Projects (CIP) for 2022 Budget – Department Heads and City Treasurer Katie Hodge:**

City Treasurer Katie Hodge explained the 2022 Capital Improvement Project (CIP) to the City Council. The estimated carry over from 2021 is \$819,992 plus transfers of \$350,000 totals \$1,170,492 revenue. The Water Tower Maintenance payment in the amount of \$53,350, the Flint Hills Trail Project in the amount of \$125,000, the SCADA System payment in the amount of \$10,000 totaling \$188,350 in payments, plus \$600,000 carryover reserve for 2022 directed by City Council would be deducted from the \$1,170,492 revenue, leaving \$382,142 remaining to spend on CIP Projects in 2022.

The remaining amount of \$382,142 to be used on the CIP Projects below:

### **Administration Projects**

- \$11,771 Carpet for Clerk's Office and Utility Director's Office
- \$22,846 Carpet for Santa Fe Depot Meeting Room

### **Street Department Projects**

- \$85,000 Chip & Seal
- \$70,000 Skim patching
- \$13,000 Crack Seal
- \$20,000 Sidewalks
- \$3,500 Street marker sign replacement
- \$5,000 Crosswalk Thermo Paint
- \$25,000 Asphalt Alley behind Theel's

### **Parks & Recreation**

- \$4,500 Laser Ball Fields
- \$10,000 Shelter House Rebuild Santa Fe Park
- \$22,000 Slurry Seal Medical Arts Parking Lot
- \$18,000 Slurry Seal Pool Parking Lot
- \$4,500 Roof Replacement 2 buildings (Scout's)

### **Electric Department Projects**

- \$25,000 Transformer Replacement for Dual Voltage

### **Water Department Projects**

- \$20,000 SCADA System add-on Casey's Lift Station
- \$5,000 GIS Mapping System (\$6,666 Year 2)

### **Gas Department Projects**

- \$5,000 GIS Mapping System (\$6,666 Year 2)
- \$8,000 Gas Meter ERT's

### **Sewer Department Projects**

- \$5,000 GIS Mapping System (\$6,666 Year 2)

**10. Executive Session for Attorney-Client matters to include Mayor and City Council, City Attorney, City Treasurer, City Clerk, Utilities Director, and City Manager:**

*Motion made by Schwieger, second by Schoepflin at 8:33 p.m. to recess to Executive Session for a period of 10 minutes for the purpose of Attorney-Client matters to include Mayor, City Council, City Attorney, City Treasurer, City Clerk, Utility Director and City Manager. The motion was declared carried.*

At 8:53 p.m. Mayor Brewer declared the meeting back into open session.

*Motion made Swarts, second by Schwieger for the City to proceed with the process to clean up the property of Asset LifeCycle. The motion was declared carried.*

**ADJOURNMENT:** *At the request of Council Member Schwieger at 8:57 p.m., and on his motion, seconded by Council Member Schoepflin and carried unanimously, the meeting adjourned.*

APPROVED: \_\_\_\_\_ ATTESTED: \_\_\_\_\_

**Becky Brewer**  
**Mayor**

**Teresa Fultz**  
**City Clerk**