

## CITY OF OSAGE CITY

### COUNCIL MEETING

July 27, 2021

**ROLL CALL:** Now on this 27th day of July 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 and Director of Utilities, Kris Kline. Others present: Shannon Kimball.

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

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

**RECOGNITION OF VISITORS:** None

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

##### **1. Approval of July 13, 2021 Regular Meeting Minutes.**

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

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

##### **1. Discussion and direction to proceed on adopting 2021 Amendments to Kansas Liquor Laws passed in House Bill 2137 by the State Legislature in regards to Local Ordinance No. 1465 approved June 12, 2007 – City Clerk Terri Fultz:**

*Motion made by Schwieger, second by Peterson to direct the City Attorney to draft an ordinance to incorporate the 2021 Amendments to the Kansas Liquor Laws, allowing Expanded Sunday Sales for Retail Liquor Stores and Cereal Malt Beverage Retailers to begin as early as 9 a.m. in cities or counties where Sunday sales have been authorized. Roll call vote: Swarts-Nay, Larson-Nay, Gilliland-Yea, Schwieger-Yea, Heiserman-Yea, Schoepflin-Yea, Peterson-Yea and Houghton- Nay. Vote 5 Yea and 3 Nay. The motion was declared carried*

##### **2. Airport Project Updates – City Manager Rod Willis:**

City Manager Rod Willis gave a brief update about the GIS Airport Survey July 26, 27 and 28 by Kirkham-Michael for the Airport Layout Plan. This is a requirement by the FAA Airport Grant for the Airport Master Plan.

Also provided was an overhead view of the proposed Hawkeye Helicopter hanger location as part of the FAA clearance and requirements.

**3. Discussion on Rural Housing Incentive District changes in Kansas Senate Bill 90 expanding eligibility for apartments in downtown district upper floors to alleviate housing shortages – City Manager Rod Willis:**

City Manager Rod Willis explained there has been a change in the legislation so now the second story of a downtown area can now be designated as a rural housing area. The Rural Housing Incentive District (RHID) program is intended to encourage the development and renovation of housing in rural Cities and Counties providing a financing tool to address housing shortages within their communities. A City or County within Kansas must define a redevelopment district. The district would be based on the Housing Needs Analysis (HNA) that would have to be provided. There are permitted uses for RHID reimbursements such as certain land acquisition costs, payment of relocation assistance, site preparation, sanitary and storm sewers and lift stations, drainage conduits, channels, and levees, street grading, paving, curbs, and gutters, street lighting, underground public and limited private utilities, sidewalks, water mains and extensions.

It was a general consensus of the City Council to have staff pursue this rural development housing incentive program.

**4. Discussion on the Neighborhood Revitalization Program (NRP) for the C-3 downtown district – Shannon Kimball of Amenities of Design located at 526 Market Street:**

Shannon Kimball of Amenities of Design is in the process of purchasing 526 Market Street. He explained that he would be asking for guidance as to what the next steps would be to add it to the National Historical Registry and claim eligibility to apply for grants for the renovation of the building. His thoughts to the possibilities of second-floor living spaces and to restore the ground floor level as an event space.

Mr. Kimball acknowledged that the Neighborhood Revitalization Plan through Osage County has expired but asked if that would be something the City Council would entertain in reintroducing for Osage City.

It was the general consensus of the City Council to have staff look into developing a Neighborhood Revitalization Plan.

**5. CDBG 2021 Commercial Rehabilitation Grant Application response letter regarding the Star Block building at 520 Market Street owned by Nathan Willis:**

City Manager Rod Willis explained the response letter received for the CDBG 2021 Commercial Rehabilitation Grant Application. The Star Block building was not accepted to receive the CDBG Grant. The grant applications are scored as they come in and were awarded to the top four applications that came in. The Star Block application was the fifth application received.

Nathan will apply again for the CDBG 2022 Commercial Rehabilitation Grant if the City Council is still interested in him applying again. It was the general consensus of the City Council to approve the reapplication of the CDBG Commercial Rehabilitation Grant. The application will be submitted January 3, 2022.

**6. Sewer Project Update – Utility Director Kris Kline:**

Utility Director Kris Kline gave a brief update on Phase 2 & Phase 3 Sanitary Sewer Project. There was a progress meeting on July 9<sup>th</sup> in which the contractor said that Phase 2 is 26% and Phase 3 is at 22% complete. All the point repairs are complete.

**7. Update on the Electric Distribution Department – Council Member Dale Schwieger:**

Council Member Dale Schwieger asked how the Electric Distribution Department was doing with being short-staffed.

Utility Director Kris Kline said that the department is back to having three full-time employees and one intern. The intern will be leaving and going back to school in the first part of August. The City is still advertising on the City Webpage, but not paying to advertise in the newspaper for the 4<sup>th</sup> full-time apprentice or journeyman lineman position. The position will stay open until filled.

**ADJOURNMENT:** *At the request of Council Member Schwieger at 8:27 p.m., and on his motion, seconded by Council Member Heiserman and carried unanimously, the meeting adjourned.*

APPROVED: \_\_\_\_\_ ATTESTED: \_\_\_\_\_  
**Rebecca Brewer** **Teresa Fultz**  
**Mayor** **City Clerk**