

CITY OF OSAGE CITY
COUNCIL MEETING
October 14, 2025

ROLL CALL: Now on this 14th day of October, 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, Jeannette Swarts, and Jeff Tice. Excused: Susan Smith City Staff present: Rick Godderz, City Attorney; Katie Hodge, City Manager; Dale Schwieger, Utilities Director; Amy Woodward, City Clerk. Excused: Sadie Boos, City Treasurer.

Others Present: Michael Van Nice, Sue Billings, Stevan Billings, Pete Magarelli, Joseph Thomas.

APPROVAL OF THE AGENDA:

Motion by Swarts, second by Tice to approve the amended agenda for deleting Business Before the Council Action Item No. 1 Approval of a construction contract for the Library's addition. The motion was declared carried (7-0).

RECOGNITION OF VISITORS: None

APPROVAL OF THE CONSENT AGENDA:

1. Approval of September 23rd, 2025 Regular Meeting Minutes

Motion by Swarts, second by Ayers to approve the consent agenda. The motion was declared carried (7-0).

BUSINESS BEFORE THE COUNCIL:

1. Deleted

2. **Approval of Task Order No. 5 for engineer-owner for Phase II Sanitary Sewer Improvements – Katie Hodge, City Manager**

Hodge reviewed the amendment to task order #5 for Phase II Sanitary Sewer Improvement project with Council.

Motion by Houghton, second by Tice to approve Amendment No. 1 to Task Order No. 5 not to exceed \$212,143.13 and authorize the Mayor to execute the agreement. The motion was declared carried (7-0).

3. Approval of task Order No. 6 for engineer-owner for Phase III Sanitary Sewer Improvements – Katie Hodge, City Manager

Hodge reviewed the amendment to task order #6 for Phase II Sanitary Sewer Improvement project with Council.

Motion made by Houghton, second by Ayers, to approve Amendment No. 1 to Task Order No. 6 not to exceed \$200,682.66 and authorize the Mayor to execute the agreement. The motion was declared carried (7-0).

4&5. Approval of Preliminary Application of the Planned Unit Development (PUD) Overlay District for the Osage Legacy Project at 13th & Brant Street – Joseph Thomas, Heartland Design+Build.

Hodge reviewed with council the background of the projects, and reason why the topic is here in Council tonight.

Thomas shared the background of the MIH grant award and the desire gain approval for an Overlay Planned Unit Development (PUD) in the Huffman II Edition & Legacy Addition.

Resident of the new Huffman II Edition, Michael Van Nice, spoke of his disapproval of the changes in lot sizes to Council.

Motion made by Houghton to table to next meeting. The motion died for lack of a second.

Motion made by Swarts to send the item back to Planning and Zoning. The motion died for lack of a second.

Motion made by Bausman, second by Houghton, 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 plans 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. A roll call vote was conducted.

Swarts – Nay

Handly – Yea

Ayers – Yea

Tice – Nay

Bausman – Yea

Gilliland – Yea

Houghton – Yea

The motion was declared carried (5-2).

Motion made by Bausman, second by Gilliland, to approve the Planned Unit Development (UD) Overlay District preliminary application for housing project Osage Legacy (13th & Brant) and authorize the submission of the final development of 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. A roll call vote was conducted.

Swarts – Yea

Handly – Yea

Ayers – Yea

Tice – Yea

Bausman – Yea

Gilliland – Yea

Houghton – Yea

The motion was declared carried (7-0).

6. Review of an amendment Article No. 2 and Article No. 15 of the Planning & Zoning Regulations related to the outside storage requirements for Industrial Zoned areas within the city limits (Discussion) – Katie Hodge, City Manager

Information Only – Hodge reviewed with Council the proposed changes to the storage definition for Industrial zoned areas. The matter will be taken up for consideration on the November 18th Council meeting.

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

APPROVED: *Brian D. Stromgren*
Brian D. Stromgren, Mayor

ATTESTED: *Amy Woodward*
Amy Woodward, City Clerk

