

CITY OF OSAGE CITY
COUNCIL MEETING
November 12, 2024

ROLL CALL: Now on this 12th day of November 2024, 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: Mayor, Brian Stromgren. Council Members: Susan Smith, Mike Gilliland, Shirley Bausman, Mike Handly, Jeanette Swarts, Cathryn Houghton, Jeff Tice, Kathy Ayers. Officials present: Rick Godderz, City Attorney; Katie Hodge, City Manager; Sadie Boos, City Treasurer; Amy Woodward, City Clerk; Dale Schwieger, Utilities Director; Fred Hallowell, Street & Sanitation Superintendent; Jim Welch, Code Inspector. Others Present: John Idoux (Remote), Brightspeed; Vanessa Burkdoll; Sterling Hughs; Daniel Davis, Osage County Herald-Chronicle; Eileen Davis, Osage County Historical Society.

APPROVAL OF THE AGENDA:

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

RECOGNITION OF VISITORS: Tyler Parsons, Flint Hills Beverage

APPROVAL OF THE CONSENT AGENDA:

1. Approval of October 22, 2024 Regular Meeting Minutes
2. Approval of October 22, 2024 Special Called Meeting Minutes

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

BUSINESS BEFORE THE COUNCIL:

1. Update from Eileen Davis on the South 9th Street Cemetery

Eileen Davis, with the Osage County Historical Society, shared with Mayor and Council a progress report for the work they are completing at the South 9th Street Cemetery. Significant progress has been made in cleaning up the cemetery. Davis also presented list of requests where help is needed from the City. The City will consider these requests and reply at a later date.

2. Progress Report from Vanessa Burkdoll on 204 Lord (Information)

Vanessa Burkdoll shared with Mayor and Council progress that has been made with property at 204 Lord Street. Code Inspector, Jim Welch, agrees progress has been made and agrees with the assessment of the sturdiness of the structures reported by Burkdoll. Burkdoll suggested options for the future of the property she is considering. Council agreed to give Burkdoll additional time to finalize those plans.

Motion by Houghton, second by Handly to allow Burkdoll until January 1, 2025 to report to Welch and Hodge the plans for the property to either sell or demolish. The motion was declared carried. (8-0).

3. Progress Report from Sterling Hughs on 277 Market (Information)

Sterling Hughs shared with Mayor and Council the progress he has made at the property. Welch agreed significant progress has been made with improvements to the property and little work remains.

Motion made by Gilliland to allow Hughs additional time to complete repairs and report back to Jim Welch, Code Administrator, by the last City Council meeting of 2024. The motion was declared carried (8-0).

4. Approval of the Killough Construction bid for milling and overlay of Main Street from 6th-7th Street (Action Required)—Fred Hallowell, Street Superintendent

Street & Sanitation Superintendent, Hallowell, shared with Mayor and Council the bid from Killough construction to complete milling and overlay of Main Street from 6th to 7th streets. The funds for this project have been set aside for several years, and the bid was under budget due to a need to fill work schedules for Killough.

Motion made by Houghton, second by Smith to approve the Killough mill and overlay bid, not to exceed \$45,000.00. The motion was declared carried (8-0).

5. Approval of the execution of the amended No. 2 loan agreement, Ordinance 1689 and supporting documents between the City of Osage City and Kansas Department of Health and Environment for KWPCRF Project No. C20 1677 01 (Phase 2 of the Sewer Improvement Project)—Katie Hodge, City Manager

City Manager, Hodge, reviewed with Mayor and Council the loan amendment to complete Phase 2 of the Sewer Improvement Project, contracted with Municipal Pipe Tool. The project was originally started by Utility Solutions.

Motion made by Smith, second by Tice to authorize Mayor Stromgren, on behalf of Osage City, to sign the Kansas Department of Health and Environment Amendment No. 2 loan agreement and supporting documents for KWPCRF Project No.: C20 1677 01. A roll call vote was completed. Yea: Swarts, Handly, Ayers, Tice, Bausman, Gilliland, Smith, Houghton. Ney: None. The motion was declared carried (8-0).

6. Authorize City Manager Katie Hodge to sign the USDA application and supporting documentation via the web RD Apply for Phase 5 of our Sewer Improvement Project (Action Required)—Sadie Boos, City Treasurer

City Manager, Hodge, explained that due to changes in how the State administers the program, there is a need to roll the funding into a loan from the USDA. Therefore, City Staff will need to complete the loan application for USDA.

Motion made by Tice, second by Handly to authorize City Manager, Katie Hodge, to sign and submit the USDA loan application and supporting documents through the RD Apply. The motion was declared carried (8-0).

7. Brightspeed project overview, Pole Agreement, and Franchise Fee Ordinance 1691 (Action Required)—John Idoux, Brightspeed and Dale Schwieger, Utilities Director

Utilities Director, Dale Schwieger shared the need to approve the franchise and pole attachment agreement with Brightspeed, replacing an outdated agreement with defunct United Telephone.

Motion made by Bausman, second by Gilliland to approve Ordinance No. 1691 establishing a Franchise agreement with Brightspeed. The motion was declared carried (8-0).

Motion made by Smith, second by Houghton to approve the Pole Attachment agreement with Brightspeed. The motion was declared carried (8-0).

8. Approval of the Ordinance No. 1690 Interconnection Agreement (Action Required)—Dale Schwieger, Utilities Director

Utilities Director, Dale Schwieger explained that the October 22nd, 2024 approval by Council to change the interconnection agreement related to the demand for solar sizing for commercial to 25%. Noting that residential demand for solar sizing is to remain the same at 35%. A formal Ordinance is required for this change.

Motion made by Tice, second by Ayers to approve Ordinance 1691 Interconnection agreement. The motion was declared carried (8-0).

9. Repeal Ordinance 1678 Net Metering Policy (Action Required)—Dale Schwieger, Utilities Director

Utilities Director, Dale Schwieger reviewed the need to repeal Ordinance 1678 with Ordinance 1692 regarding Net Metering.

Motion made by Tice, second by Smith to repeal the Net Metering Policy Ordinance 1678 with Ordinance 1692. The motion was declared carried (8-0).

10. 619 Market (Discussion)

A discussion was held to consider ideas for improvements and sale of 619 Market Street.

Motion made by Gilliland, second by Swarts to allow the City Manager to develop a plan for 619 Market to present to Council at a later date. The motion was declared carried (8-0).

ADJOURNMENT:

At the request of Council Member Bausman and on her motion, seconded by Council Member Smith and carried unanimously, the meeting adjourned.

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

ATTESTED: Amy Woodward
Amy Woodward, City Clerk

