

Osawatomie, Kansas. **March 9, 2017.** The Council Meeting was held in Memorial Hall. Mayor Govea called the meeting to order at 6:30 p.m. Council members present were Dickinson, Hunter, Hampson, LaDuex, Macek and Wright. Absent were Maichel and Walmann. Also present was City Manager Don Cawby and City Attorney Dick Wetzler. Members of the public were: Garret Nordstrom, Brooks Damron, Ben Wendt and Charity Keitel with Miami County Replublic.

**INVOCATION.** Brooks Damron, Spring Grove Friends Church

**CONSENT AGENDA.** Approval of March 9<sup>th</sup> Agenda, February 9<sup>th</sup> and February 23<sup>rd</sup> Council Minutes, Pay Application No. 3 (Final) – CDBG Sports Complex – McConnell, Lien Release – CDBG Sports Complex – McConnell and KDHE Tri-Annual Water System Assessment. **Motion** made by Hunter, seconded by Hampson to Approve the Consent Agenda as presented. Yeas: All.

#### **COMMENTS FROM THE PUBLIC.**

Brooks Damron gave an update of the Spring Grove Friends Church and spoke of the Old Stone Church Service.

Ben Wendt, 605 Hickory Court, spoke to the council of his thoughts on the city purchasing the property south of his home.

#### **PRESENTATIONS.**

**PROCLAMATION – MEALS ON WHEELS MONTH.** Councilwoman LaDuex read the Meals on Wheels Proclamation. **Motion** made by Hunter, seconded by Dickinson to Approve the Proclamation – Meals on Wheels Month. Yeas: All.

#### **PUBLIC HEARINGS.**

**CDBG CLOSEOUT HEARING – STREETS.** Opened at 6:47 p.m. and closed at 6:48 p.m. No comments from the public.

**CDBG CLOSEOUT HEARING – SIDEWALKS & SPORTS COMPLEX.** Opened at 6:48 p.m. and closed at 6:50 p.m. No comments from the public.

#### **UNFINISHED BUSINESS.**

**DEED OF DEDICATION.** City Manager, Don Cawby, advised the council that as part of the agreement with Tri-Ko and the vacant property there would need to be a Deed of Dedication. **Motion** made by Hampson, seconded by Hunter the Approve the Deed of Dedication. Yeas: All.

## **NEW BUSINESS.**

APPOINTMENT TO KMEA DIRECTOR POSITION. Each KMEA member city is required to have two directors to serve on its board plus one alternate director. Director #1 position is needed for re-appointment. **Motion** made by LaDuex, seconded by Hunter to Appoint City Manager Don Cawby to Director #1 for the KMEA Director Board. Yeas: All

GROCERY STORE STATUS AND STRATEGIES. City Manager, Don Cawby, reviewed a memo he prepared updating the Council on the current status of the grocery store after Ron's County Market closed abruptly on February 24. The Council was told that no bankruptcy had yet been filed, but the utility bill was paid in full. He also reported that electric usage at the store had been reduced during Ron's operation, about 20%, which was attributable to the new equipment. The Council also heard a review of sales tax collections during the store's operation and reported that taxable sales from the store from August through December showed around an 11% increase over the previous year.

The City Manager also outlined possible options and incentives for bringing an operable grocery store to the community. Some specific options reviewed were:

1. City purchase and hold equipment (with assistance of the bank) for new owner with the City providing a partial forgivable loan for 5 years.
2. Assist in downsizing of store and rent and/or sell space for secondary business.
3. City purchase current Dollar General Store (soon to be vacant) to provide forgivable loan for a smaller grocery store operator.
4. City build a new store and act as a landlord for a new owner.

However, the City Manager recommended that current efforts for the near future should focus on working with the bank and building owner to find a new owner for the existing store.

## **COUNCIL REPORTS.**

Ted Hunter mentioned that the Soldiers Monument was looking shabby again and the fence needed to be fixed. He also wanted to make sure the soldiers monument won't be effected by the upcoming construction on Main Street.

Lawrence Dickinson mentioned that the new flag pole at the police department looks good.

Nick Hampson was happy to see the new flag pole and thought it looked very good.

## **MAYOR'S REPORT.**

The Mayor mentioned that he attended the KC Homebuilders Show where he staffed the Miami County booth for Miami County Economic Development. He noted the incentives

provided by other cities and the information available about our county being attractive to show attendees.

### **CITY MANAGER'S REPORT.**

**CDBG PROJECTS.** There will be an Open House on Wednesday, March 15 at Memorial Hall, from 5:00 to 6:30, to provide an opportunity for public feedback on the Main Street Phase 2 project.

**KHRC SITE VISIT.** There will be a site visit next week for the LIHTC application of senior housing on the "Ten Acres" site.

**NEW STORES.** Construction is on schedule for both the Dollar General and Casey's General Store buildings. City is in discussions with Casey's about replacing the approach on O'Neal from Main Street and how they might participate in the replacement. Both parties would like the work done before the store opens.

**PRIDE COMMITTEE.** Staff was notified by Sarah Dorsett and Tammy Booe that they would no longer be heading the PRIDE committee. Staff is seeking someone to take the lead on their planting and tree projects so we can keep our Tree City USA designation.

**FIRE BOARD.** County Commissioner Rob Roberts made a request of the County Commission to look at abolishing the Fire Board and replacing it with the County Commission. The proposal would create a system where money for rural fire is distributed to the city fire departments through a formula or agreement to provide fire coverage for their assigned fire districts. City staff is general supportive of the proposal.

**PROPERTY & LIABILITY INSURANCE.** Staff will be bidding out property & liability insurance again this year. This decision was prompted by the City's continuing low losses and a possibility of getting at least 3 bidders to create some competitive bids.

**EXECUTIVE SESSION.** None

### **OTHER DISCUSSION/MOTIONS.**

**Motion** made by Hunter, seconded by LaDuex to adjourn. Yeas: All. Mayor declared the meeting adjourned at 8:26 p.m.

*/s/ Ashley Kobe*

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Ashley Kobe, Deputy City Clerk