

MINUTES

The meeting was called to order with Roll Call by Mayor Rick Walker.

Roll Call:	Lane	Present	Ritter	Present
	Daniels	Present	Murdock	Present
	Honomichl	Present		

Mayor Walker led the Pledge of Allegiance. Citizens signed the book on page 61.

Consent Agenda Items will be acted upon by one motion unless a Council member requests an item be removed for discussion and separate action.

1. Consent Agenda:
 - a. Approve Minutes of the Council Meeting on February 21st, 2019.
 - b. Approve Pay Ordinance No. 849.
 - c. Approve Maintenance Agreement for excess land around sewer plant.

Motion by Council member Murdock to approve the Consent Agenda; second by Ritter.

Roll Call:	Lane	Yes	Ritter	Yes
	Daniels	Yes	Murdock	Yes
	Honomichl	Yes		

Motion carried.

2. Call to Public:

“Members of the public are welcome to use this time to comment about any matter relating to City business not listed on this Agenda. The comments that are discussed under Call to Public may or may not be acted upon by the Council during this meeting. **There is a four-minute time limit.** Please stand and wait to be recognized by the Mayor. You must state your name and address.”

Paul Pingleton said the City crews did a wonderful job clearing the streets. He also thanked the Council for inviting the new businesses into De Soto. He said it is a pleasure to drive around De Soto and see all the new businesses and homes coming up in De Soto.

3. Old Business: None.

4. New Business:

- a. Consider Actions Relating to the Formation of a TIF District in Commerce Park. City Attorney Reavey stated the City is permitted to authorize a Tax Increment Finance project within Commerce Park. He commented on the Memo he provided Council dated February 28, 2019. The City Staff will continue working on this agreement. He said there is also a Resolution that will schedule a public hearing for April 18th, 2019. Mr. Kevin Wempe from Gilmore & Bell is also present this evening. Council member Honomichl asked if this proposal has been before the Planning Commission. Looking at a TIF District for uses that are not currently zoned with the TIF application criteria. Is the hearing date going to prejudice the Planning Commission’s role in the process? Discussion ensued between Attorney Reavey and Council member Honomichl. His concern is if the Planning Commission is going to feel Council is pre-determining the

outcome before the Planning Commission has an opportunity to fully review the project.

Bond Counsel Wempe commented on the procedure and the Planning Commission's decision making in the process under Kansas State Statute.

Council member Lane asked that Attorney Reavey made that comment known to the Planning Commission in their memo.

- i. Authorize Funding Agreement with Hike Properties, LLC.

Motion by Council member Murdock to authorize City Staff to negotiate and finalize the Funding Agreement; second by Lane.

Roll Call:	Lane	Yes	Ritter	Yes
	Daniels	Yes	Murdock	Yes
	Honomichl	Yes		

Motion carried.

- ii. Approve Resolution 1008 Setting Public Hearing on Establishment of a Redevelopment District.

Motion by Council member Murdock to approve Resolution No. 1008 Scheduling a Public Hearing on Establishment of a Redevelopment District for a TIF Project; second by Ritter.

Roll Call:	Lane	Yes	Ritter	Yes
	Daniels	Yes	Murdock	Yes
	Honomichl	Yes		

Motion carried.

- b. Consider Bond Documents for the 91st Street Extension, and Lexington and Commerce Signal Modifications. Bond Counsel Wempe said there are two bond related items tonight to authorize the General Obligation Bonds to fund the street projects within the City. He explained the process for the Council and what the two Resolutions are approving, and the time line on the sale of the General Obligation Bonds.

- i. Approve Resolution No. 1009 Authorizing the Two Projects.

Motion by Council member Honomichl to approve Resolution No. 1009; second by Daniels.

Roll Call:	Lane	Yes	Ritter	Yes
	Daniels	Yes	Murdock	Yes
	Honomichl	Yes		

Motion carried.

- ii. Approve Resolution No. 1010 Authorizing the Sale of General Obligation Improvement Bonds, Series 2019.

Motion by Council member Honomichl to approve Resolution No. 1010; second by Murdock.

Roll Call:	Lane	Yes	Ritter	Yes
	Daniels	Yes	Murdock	Yes
	Honomichl	Yes		

Motion carried.

- c. Consider 5-Year CARS Application. Administrator Brungardt commented on the process for the CARS application and how this program has worked for the City in the past years. The City must submit a five-year program and the City submits a plan every year. This year the roundabout at 91st Street and Lexington Avenue is on the application for consideration. The proposed construction year is 2021 if all goes well.

Mayor Walker asked why Kill Creek Road wasn't applied for? Discussion ensued that UBAS just became available for CARS projects this year. Administrator Brungardt explained the process and the requirements for funding. Discussion ensued.

Motion by Council member Murdock to approve Resolution No. 1011 Approving a Five-Year City/County Street Improvement Plan; second by Daniels.

Roll Call:	Lane	Yes	Ritter	Yes
	Daniels	Yes	Murdock	Yes
	Honomichl	Yes		

Motion carried.

- d. Consider Replat of Oak Country Estates, Lot 78, 4th Plat. Planning Director Weisenburger provided Council with the history of this plat. The plat setback lines were incorrect on the original plat filing. Staff has worked together with the owner/applicant and this will not change any streets or property lines; only the setback lines.

Motion by Council member Murdock to accept the easements and Rights-of-Way as shown on the re-plat of Lot 78; second by Honomichl.

Roll Call:	Lane	Yes	Ritter	Yes
	Daniels	Yes	Murdock	Yes
	Honomichl	Yes	Mayor	Yes

Motion carried.

- e. Consider Ordinance 2459 Revising City Code Relating to the De Soto Parks & Recreation Advisory Board. Attorney Reavey commented that Administrator Brungardt and Jay Garvin have worked with the Park Board members. The Park Board has approved the By-Laws and the organizational parts are just a bit different than what is currently in the City Code. This will amend the City Code to make those slight revisions.

Motion by Council member Honomichl to approve Ordinance No. 2459 Revising City Code Relating to the De Soto Parks & Recreation Advisory Board; second by Ritter.

Roll Call:	Lane	Yes	Ritter	Yes
	Daniels	Yes	Murdock	Yes
	Honomichl	Yes		

5. Executive Session:

6. Advisory Reports:

- a. City Administrator, Mike Brungardt, said he has a future meeting request with the Planning Commission and Council to work on the Comprehensive Plan. Would the Council be available prior to the meeting on March 21st at 6:00 p.m. for a work session with the Planning Commission? Council will meet with the Planning Commission on that date and time.

Motion by Councilman Daniels to move the start time to 6:00 p.m. on March 21st for the Work Session with the Planning Commission, and the regular Council meeting will begin at 7:30 p.m.; second by Murdock.

All Council approved by “ayes.”

Motion carried.

Administrator Brungardt commented on planning a Council retreat with Ms. Jeanie Lauer, from Johnson County Community College, facilitating that workshop. It will be at least a half-day commitment. There is a cost of \$3,400 for a full day facilitation and a key finding report afterwards. Administrator Brungardt will send available calendar dates for Council’s consideration.

- b. City Attorney, Patrick Reavey, no report.
- c. City Planner, Brad Weisenburger, no report.
- d. City Clerk, Lana McPherson, said she will be attending and presenting at the Kansas City Clerks conference next week. The IIMC duties are picking up as the presidency approaches.

7. Council & Mayor Comments:

Council member Honomichl gave an Economic Development report. The EDC has approved the budget for 2019. He commented on what funds are available and it is a lean operation; however, they get a lot done. The EDC and the Chamber will be doing a joint retreat and planning session to understand how the sharing of the two work. It will be held at Cedar Valley Forest and will be moderated by Mary Birch, the long-time Chamber executive. She has a strong history of how chambers work and how they can function and serve their members in each entity.

Council member Honomichl said the EDC is initiating a Community Housing Assessment (CHAT) in May. This hasn’t been done in many years and this will be a good tool for the EDC to have for housing.

Council member Murdock had no report this evening.

Council member Daniels said “Happy 48th Anniversary” to Council member Lane and his wife.

Council member Ritter commented on the big pothole on the west-bound off ramp. Discussion. The Street Department will add some more patching.

Council member Lane had no report.

Mayor Walker said at the Council of Mayors’ meeting, the United Community Services of Johnson County came to petition for a county-wide study on housing. He said UCS is wanting to define the problem and find out what is available and what level of income is necessary to afford housing.

Mayor Walker commented that he went to a stakeholder meeting last Friday for the outer loop highway discussion by KDOT. It was a five-county study and looked at a new connecting loop from Peculiar, Missouri and into Kansas. The initial findings didn’t look promising as a viable four-lane route all the way around. The next meeting will be in April on the results of the two-lane study.

Mayor Walker said Paul Welcome, County Appraiser, was here this week and the appraisals are up 6.8% in De Soto, including new construction. This helps with the City’s tax lid equation.

Mayor Walker said he will be a 'mystery reader' tomorrow at Starside Elementary.

No further business was brought forward.

Motion by Council Member Murdock to adjourn at 7:48 p.m.; second by Honomichl.

All Council approved by "ayes."

Motion carried.

Respectfully submitted:

Lana R. McPherson, MMC, City Clerk