

Minutes

Mayor Rick Walker called the meeting to order at 6:30 PM

Roll Call by Mayor Rick Walker and Pledge of Allegiance.

Roll Call

Lane – Present Ritter- Present
Daniels - Present Murdock - Present
Honomichl – Present

All Present

Councilmember Lori Murdock read the request for the special meeting submitted by Councilmember Murdock, Daniels, and Honomichl to hold the special meeting.

1. New Business:

a. Consider Resolution 1056 Specifying Amounts of Ad Valorem Tax for the 2022 Budget. Mike Brungardt, City Administrator, led the discussion on this item. He discussed Senate Bill 13 and the notifications requirements. He discussed that the difference between the revenue-neutral rate and the mill levy proposed by the governing body in September is .8 mills. The monetary impact on property tax is estimated to be \$80,000. Mr. Pat. Reavey, City Attorney, spoke on his conversations with the Johnson County legal staff. He discussed the alternatives proposed by city staff. The Council discussed the timeline of events with Johnson County.

Mayor Walker asked how the county develops its revenue-neutral rate. Mr. Brungardt informed the council that the revenue-neutral rate is based on the property tax dollars collected in the previous year's budget. The council discussed the financial impact of the reduced levy on city finances.

Motion Councilmember Murdock to approve Resolution 1056 Specifying Amounts of Ad Valorem Tax for the 2022 Budget: Second by Councilmember Daniels.

Roll Call

Lane – Present Ritter- Present
Daniels - Present Murdock - Present
Honomichl – Present

Motion Carries

Adjournment: Councilmember Daniels moved to adjourn the meeting. Second by Councilmember Murdock. The meeting was adjourned at 6:54 PM.

Respectfully Submitted by

Brandon Mills
Brandon Mills, MPA, City Clerk

Meeting Minutes

Roll Call by Mayor Rick Walker and Pledge of Allegiance.

Lane- Present Ritter – Present
Daniels – Present Murdock – Present
Honomichl Present

1. Consent Agenda:
 - a. Approve Minutes of the Council Meeting on October 7, 2021.
 - b. Approve Pay Ordinance No. 912.
 - c. Approve Resolution 1057 Allowing Consumption of Alcohol at Riverfest Park During the City's Movie in the Park Event on October 23, 2021.

Motion by councilmember Murdock to approve the consent agenda; second by Councilmember Daniels.

Roll Call

Lane- Yes Ritter – Yes
Daniels – Yes Murdock – Yes
Honomichl – Yes

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."

Seeing none, the Mayor moved to the next item.

3. Old Business: None

4. New Business:

- a. Receive Report from De Soto Chamber of Commerce President Sara Ritter

Sara Ritter, President of the De Soto Chamber of Commerce gave a presentation to the council about the operations of the Chamber of Commerce. She reviewed several services and economic development projects the city has engaged in. Council discussed the relationship between the Chamber of Commerce and the City.

- b. Consider Resolution of Intent to Issue Industrial Revenue Bonds for Anderson's Hill.

Mr. Patrick Reavey, City Attorney, led on this item. He outlined the proposed agreement to issue industrial revenue bonds for the Anderson's Hill development. Additionally, he outlined the proposed property tax abatement of 50% for the 10 years proposed by the finance committee. Mr. Reavey, recommended that the city open a public hearing, receive comments from the public and close the public hearing. Mr. Dave Anderson addressed the council and explained his proposal of 100% tax abatement for the first four years, 75% for one year, and 50% for the remaining 5 years.

Mayor Walker opened the public hearing at 7:52 pm.

Mr. Matt Golf discussed the cost benefit analysis required by the law. He mentioned that the proposal recommended by the developer, would be a net positive for the city.

Mayor Walker closed the public hearing at 7:55 pm.

The council discussed the economic incentive matrix, housing options, and the proposal presented by Mr. Dave Anderson for the Anderson's Hill.

Motion by councilmember Murdock to adopt resolution 1057 to Issue industrial Revenue Bonds for Anderson's Hill and amend the tax abatement to a 100% tax abatement for the first 4 years, 75% for fifth year, and 50% for the remaining 5 years. Second by councilmember Honomichl.

Roll Call

Lane- No

Daniels – Yes

Honomichl – Yes

Ritter – Yes

Murdock – Yes

Motion Carries 4-1.

- c. Discuss Evergy Project on 91st Street.

Councilmember Ritter recused himself from item and left the room at 8:17 pm.

Mr. Brungardt led the discussion on this item. He announced that Evergy is planning a project to construct a distribution line along the new segment of 91st Street between Sunflower Road and the Merck property entrance. It will provide system redundancy and increase capacity to Merck and other users in the area. Council discussed the proposal and utility right-of-way. Mr. Patrick Reavey outlined the current requirements under the franchise agreement with utilities. Mr. Brungardt informed the council of the options including sharing the cost of burying the electrical line at an estimated cost of \$400,000. Council instructed staff to continue to engage with Evergy and brief the council later.

Councilmember Ritter returned to the room at 8:32 pm.

- d. Consider Engineering Services Agreement with George Butler Associates for Well Field Rehabilitation Design.

Mr. Brungardt led on the discussion on this item. The six vertical wells discussed were originally installed in the 1940s. One well was redrilled in 1980. The remaining 5 will need to be completely redrilled. Mr. Brungardt discussed the current capacity of our drills and the capacity of the water plant. The scope of the project is for design work for two of the six wells. Mr. Brungardt proposed that the city use American Reinvestment and Recovery Act funds to fund the project. The Council discussed the existing Wells owned by the Sunflower Development Group. He outlined the agreement with the Sunflower Development Group for the purchase of additional wells and the typical useful life of the new wells.

Motion authorizing the Mayor to enter into an agreement with Butler Associates for well field rehabilitation design work in an amount not to exceed \$72,330.

Roll Call
Lane- Yes
Daniels – Yes
Honomichl – Yes

Ritter – Yes
Murdock – Yes

Motion Carries.

- d. Discuss Retreat Scheduled for October 23rd and Associated CIP Update Items.
Mr. Brandon Mills, City Clerk/ Assistant to the City Administrator, led on this item. He outlined the topics to be discussed at the retreat.

Mr. Brandon Mills led the group the submitted CIP proposals submitted by staff and the Parks Advisory Board. He walked the council through several of the projects. Mr. Mills announced that the council would receive a prioritization tool to rank each project. Mr. Brungardt outlined the next steps on the CIP overhaul.

The Council discussed the council retreat date and time.

Motion by Councilmember Ritter to hold a special meeting for the purpose of the annual council retreat on Saturday, October 23rd from 9 am to 3 pm at the Johnson County Community College main campus. Second by Councilmember Murdock.

Roll Call
Lane- Yes
Daniels – Yes
Honomichl – Yes

Ritter – Yes
Murdock – Yes

Motion Carries.

5. Executive Session:
None

6. Advisory Reports:

- a. City Administrator

Mr. Brungardt reminded the council of the of the movie night at Riverfest Park on Saturday from 6 pm to 8:30 pm.

- b. City Attorney

Mr. Reavey discussed a proposed agreement for the excise tax regarding a turn-lane at Arbor Ridge. Council discussed the excise taxes and letter of credit.

Motion by Councilmember Murdock to authorize staff to accept a letter of credit from Don Parr for building permits related to excise taxes.

Roll Call
Lane- Yes
Daniels – Yes
Honomichl – Yes

Ritter – Yes
Murdock – Yes

- c. City Planner- No report

- d. City Clerk - No report

7. Council & Mayor Comments

Councilmember Lane – No report

Councilmember Ritter asked how a citizens can submit request for sidewalk improvements. Mr. Brungardt stated he will send the information on to the City Planner.

Councilmember Daniels asked about issues with the streetlights throughout the city. Mr. Brungardt responded that Evergy received some defected bulbs for their streetlights. He mentioned that the Evergy is replacing them as they become defected. The council discussed streets lights on 91st street.

Councilmember Murdock – No report

Mayor Walker mentioned the street fair in downtown De Soto. The council discussed road closures in downtown De Soto and parking related issues.

8. Adjournment

Motion by councilmember Murdock to adjourn the meeting; second my Councilmember Daniels.

The meeting was adjourned at 9:21 pm.

Respectfully Submitted by

Brandon Mills, MPA, City Clerk