

CITY OF DE SOTO
CITY COUNCIL
City Hall, 32905 W. 84th Street
October 1st, at 5:00 P.M.

MINUTES

The meeting was called to order with Roll Call by Mayor David Anderson.

Roll Call:	Cannon	Present	McDaniel	Present
	Drennon	Absent	Templin	Present
	Walker	Present		

Mayor Anderson led the Pledge of Allegiance. Citizens signed the book on page 151.

PUBLIC HEARING: Levying Assessments for Cherokee Woods Improvement District. Engineer Brungardt stated the plat has not been filed yet. The improvements have been constructed and the Thompson's are the single owners of this property. Once the property has been platted and filed, then the lot assessments will be broken down.

Mayor Anderson opened the public hearing; no one appeared and the public hearing was closed.

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 of September 17th, 2009.
 - b. Approve Pay Ordinance No. 626.
 - c. Authorize Mayor to Sign Employment Agreement with City Attorney.
 - d. Approve Resolution No. 853 for Environmental Code Violation at 8974 Hillview.

Councilwoman Templin stated there are two different figures shown on the first page of the contract. Administrator Guilfoyle said both figures should be the same at \$3,094.88 as reflected in paragraph 2.

Motion by Councilwoman Templin to approve the Consent Agenda; second by McDaniel.

Roll Call:	Cannon	Yes	McDaniel	Yes
	Drennon	Absent	Templin	Yes
	Walker	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 that is 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."

Darrel Zimmerman, 34055 W. 86th Terrace, shared comments regarding local responsibility for street and sidewalk improvements.

3. Chamber / EDC Report: Executive Director, Sara Ritter, provided information regarding the

Chamber Day at the Speedway luncheon. The Blues and BBQ event has sold over 550 tickets so far. The EDC had its quarterly meeting on September 23, 2009. She has handouts from that meeting if anyone would like to see the report on the building permits in this area.

4. Old Business:

- a. Consider Ordinance for Text Amendment to the Zoning Regulations on “Fences”. Planner Bohnsack stated the Council’s suggested revisions have been reviewed and approved by the Planning Commission. Attorney Reavey has suggested another change concerning Corner Lots, which is reflected in the memo and the ordinance.

Motion by Councilwoman Templin to approve Ordinance No. 2234 Amending the Fence Regulations Contained in Article 5 Supplementary District Regulations of the Zoning Regulations for the City of De Soto; second by Cannon.

Roll Call:	Cannon	Yes	McDaniel	Yes
	Drennon	Absent	Templin	Yes
	Walker	Yes		

Motion carried.

5. New Business:

- a. Consider Ordinance Levying Special Assessments to Pay Costs of Improvements.

Motion by Councilwoman Templin to approve Ordinance No. 2235 Levying Special Assessments on Certain Property to Pay the Costs of Improvements in the City of De Soto, Kansas, as Heretofore Authorized by Resolution No. 782 of the City; and Providing for the Collection of Such Special Assessments; second by Walker.

Roll Call:	Cannon	Yes	McDaniel	Yes
	Drennon	Absent	Templin	Yes
	Walker	Yes		

Motion carried.

- b. Review and Discussion with Facilitator Irv Jensen Regarding Workshop Updating Targeted Industry Study. Mayor Anderson introduced Mr. Jensen, of Smart Solutions Group. Mr. Jensen met with community leaders and stakeholders from De Soto on August 15th. He provided a discussion summary and recommendations. He said the City should work closely with the Kansas Technology Corridor and the Kansas Area Development Council to entice Life Sciences type industries to the area. Water improvements are needed to attract this type of business.

Mr. Jensen stated the group also discussed pursuing the “natural foods” manufacturers and wholesalers. He stated the City should “plant their flag” as this effort is key to successful economic development growth. Administrator Guilfoyle commented on the discussion of August 15th and the results as discussed this evening. Comments between Mayor Anderson and Mr. Jensen. Councilman McDaniel commented that he feels De Soto is not too small to have a grocery store. Continued discussion by Council members McDaniel and Templin that the study is great, but nothing has been done since the study that was done in 2003. Councilwoman Templin said the sole thing the

City should be focusing on right now is bringing a grocery store to this town so people have a place to shop where they live. Mayor Anderson said something needs to happen and he personally thinks the Council needs to put together an incentive package for Sara to promote De Soto. Mr. Jensen said he would comment that it takes a group effort to promote a community; it's a teamwork approach to market a community. Sara Ritter stated it is important to remember this is an "industry" study and there is a retail study being done for businesses, as well. She said the City has been working on positioning itself since the 2003 targeted industry study. The City has made strong progress in positioning itself to attract business and industry to De Soto.

- c. Consider Evidence on Breach of Tower Lease Agreement. Administrator Guilfoyle said Attorney Reavey has requested this matter be tabled to the next Council meeting.

Motion by Councilwoman Cannon to table Item 5.c. to the next Council meeting; second by McDaniel.

All Council approved by "ayes".

Motion carried.

6. Executive Session: N/A

7. Advisory Reports:

- a. City Administrator, Pat Guilfoyle, said the City has reserved a table for the KCADC meeting.
- b. City Attorney, Patrick Reavey, was not present.
- c. City Engineer, Mike Brungardt, said he will bring back the scope and fee negotiations from Larkin. On October 13th, staff will meet with Larkin on the preliminary results. He commented on Mr. Zimmerman's story of who is responsible for upkeep. Staff is working on defined language to address more general maintenance items. Engineer Brungardt said the repairs on Mr. Zimmerman's street might have been overly repaired on the driveways; however, in the overlay process, the road was raised up about 3 inches. Mayor Anderson stated many changes have taken place through the years. A discussion ensued between Council members and staff regarding repairs and policy.
- d. City Planner, Linda Bohnsack, stated the Planning Commission has made a recommendation on the Rural Agricultural zoning district. She will bring that before the Council at the next meeting.
- e. City Clerk, Lana McPherson, reminded Council of the KMIT reception on Monday afternoon at the LKM conference.

8. Council & Mayor Comments:

Councilwoman Cannon asked Engineer Brungardt about the tube that was placed on 89th Street. A discussion ensued between Councilwoman Cannon and Engineer Brungardt.

Councilman McDaniel and Engineer Brungardt discussed a culvert on 86th Terrace.

There were no further comments by Mayor Anderson or Council members.

Motion by Councilwoman Templin to adjourn at 6:13 p.m.; second by Cannon.

All Council approved by “ayes”.

Motion carried.

Respectfully submitted:

Lana R. McPherson, MMC, City Clerk