

## Meeting Minutes

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Mayor Rick Walker opened the meeting at 7:00 pm and led the Pledge of Allegiance.

### Roll Call

Murdock - Yea  
Daniels – Yea  
Honomichl Yea

Ritter –Yea  
Lane – Yea

All are present

Mayor Rick Walker issued a statement to the public regarding agenda item 4a and 4b. His statement is below.

"To everyone here tonight, on behalf of the governing body, I want to thank you for your attendance.

Because many of you likely are here concerning the Public Hearing and Agenda items 4.a. and 4.b., I want you to know we will not be voting on those items tonight. The reason for this is just yesterday, we learned the legal description submitted for the annexation of the Sunflower property, unbeknownst to the applicant for annexation or the City, included around 130 acres of land titled in the name of Johnson County Parks' District.

We want to fix this issue immediately and I will be asking the City Council to hold a special meeting next week to consider a new annexation ordinance. We can then consider, and formally vote on Agenda Items 4.a. and 4.b. at our regular meeting on January 20, 2022.

Despite this, though, we will go ahead and open the Public Hearing regarding the Tax Increment Financing District since we did notice the hearing for tonight. But instead of closing the Hearing tonight, we will simply continue the hearing to our regular City Council meeting here at City Hall at 7:00 pm, January 20, 2022, in this same room.'

Public Hearing on the Establishment of a Tax Increment Financing District on 6,008 Acres of the Former Sunflower Army Ammunition Plant.

Mr. Kevin Wempe from Gilmore and Bell gave a presentation on the TIF district at the Sunflower Ammunition Plant site. He gave a broad overview of the TIF and the district creation stages.

Mayor Walker opened the public hearing at 7:08 pm.

Speaker#	Name	Address	Topic
1.	Rosemary Male	37265 W. 95 <sup>th</sup> Street, De Soto, KS	Discussed her opposition to the TIF. She discussed her concern that public tax dollars would be spent to clean up the contaminated land. She discussed an ammunition plant in Parsons, Kansas, and how the City of Parsons has redeveloped the property.
2.	Steve Marcotte	8629 Primrose Street, De Soto, KS	Discussed his opposition to the TIF district and the legal notification requirements. He stated that TIF's are harmful and do not benefit the community.
3.	Dave Bennet	29475 W. 95 <sup>th</sup> Street De Soto, KS	Discussed his frustration with the TIF notification process. He discussed that his business did not receive economic incentives from the City. He also discussed his opposition to the TIF district. He asked to be notified of the next meeting.
4.	Will Moneymaker	36715 W. 95 <sup>th</sup> Street, De Soto, KS	Encouraged the city council to review the TIF plan. He encouraged the City to review the businesses that will be in the TIF and review similar projects in similar-sized communities.
5.	Andrew Cross	12005 w.72 <sup>nd</sup> terr. Shawnee, KS	Discussed his opposition to the TIF and traffic that could occur if the TIF district is approved. He discussed and expressed his concerns regarding potential traffic safety issues around the TIF district.
6.	Charlotte O'Hara	15712 Winsor Overland Park, KS	She discussed her opposition to the TIF district and gave a history of the Sunflower Ammunition Plant and the City in the Park Plan. She stated that the original plan for the site was to attract businesses in the technology sector. She encouraged the City to provide the public with additional information on the size and scope of the project. She discussed the progress of the former ammunition plant in Parson, Kansas.

Motion by Councilmember Honomichl to adjourn the public hearing until January 20 at 7:00 pm.  
Second by Councilmember Murdock.

Roll Call

Murdock - Yea	Ritter –Yea
Daniels – Yea	Lane – Yea
Honomichl Yea	

Motion carries.

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

1. Consent Agenda:
  - a. Approve Minutes of the Council Meeting on December 16, 2021.
  - b. Approve Pay Ordinance No. 917.
  - c. Consider 1-Year Lease Renewal with John Deere for Front Loader

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

Roll Call

Murdock - Yea	Ritter –Yea
Daniels – Yea	Lane – Yea
Honomichl Yea	

Motion Carries

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."

Speaker#	Name	Address	Topic
1.	Craig Conner	39905 W. 103rd Street Eudora, KS	He discussed the special meeting. He discussed his opposition to the Gabriel property rezoning. He discussed how long he lived at his home. He proposed that the city council deny the rezoning request of the Gabriel property, de-annex the Gabriel property, or rezone the property to a rural designation. Finally, develop the northeast end of the sunflower property.

2.	Holly Barth	37070 W. 95 <sup>th</sup> Street, De Soto, KS	Discussed her opposition and frustration regarding the rezoning of the Gabriel property and the decision to table the item to the January 20 <sup>th</sup> City Council Meeting. She encouraged the Council to focus on the Sunflower Ammunition property. She discussed the location of the Gabriel property in relation to her home. She mentioned that she did not feel the planning commission meeting minutes adequately conveyed the comments of the public hearing. She discussed the community's effort to show their opposition to the rezoning.
3.	Ron Atkinson	8635 Primrose De Soto, KS	He discussed his concern about the traffic volume at similar developments and how it would negatively impact public safety. He discussed traffic around the De Soto High School around the end of the school day. He asked if the City plans to expand its law enforcement service level with the Johnson County Sheriff's Office.
4.	Dave Bennet	29475 W. 95 <sup>th</sup> street De Soto, KS	He asked if the City Council has the final say on rezoning the property.
5.	Senator Beverly Gossage	9325 Evening star Terr., Eudora, KS	Discussed the notification process for rezoning and requested additional information from the city staff.
6.	Greg Bennet	30085 W. 93 <sup>rd</sup> CT, De Soto, KS	Discussed his opposition to the rezoning of the Gabriel property and the recommendation of the Planning Commission.
7.	Chris Connell	39705 W. 103 <sup>rd</sup> Street, Eudora, KS	Discussed the signage on the public notification. He questioned if the signage followed the notification requirements.
8.	Chris Greinke	37550 W. 95 <sup>th</sup> Street, De Soto, KS	Discussed his disappointment with the timing of the December planning commission meeting around the Christmas holiday and his opposition to the Gabriel rezoning.
9.	Will Moneymaker	36715 W.95 <sup>th</sup> Street, De Soto, KS	He encouraged the Council to listen to the people who live around the development.
10.	Rosemary Male	37265 W. 95 <sup>th</sup> Street, De Soto, KS	She encouraged members of the public to contact the councilmembers.

11.	Jill Connell	39905 W.103 <sup>rd</sup> . De Soto, KS	Disclosed that she sent each member of the Council a letter. Discussed the mission, core values, and principles of the City of De Soto. She discussed the potential road safety issues with the proposed developments at the Gabriel property. She discussed her opposition to the rezoning at the Gabriel property.
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Seeing no more speakers, the mayor moved to the next item.

3. Old Business: None

4. New Business:

- a. Consider Ordinance #2525 Establishing a Tax Increment Financing District on 6,008 Acres of the Former Sunflower Army Ammunition Plant.

Councilmember Murdock motioned to table item 4a to the January 20 city council meeting:  
Second by councilmember Ritter.

Roll Call

Murdock - Yea  
Daniels – Yea  
Honomichl Yea

Ritter –Yea  
Lane – Yea

Motion Carries

- b. Consider Rezoning of Property at the Northwest Corner of 103<sup>rd</sup> and Edgerton Road.

Councilmember Honomichl recused himself on this item and left the meeting at 7:47 pm.

Councilmember Murdock motioned to table item 4b to the January 20<sup>th</sup> City Council Meeting;  
Second by Councilmember Daniels.

Roll Call

Murdock - Yea  
Daniels – Yea  
Honomichl Abstained

Ritter –Yea  
Lane – Yea

Motion carries.

Mayor Walker discussed the need for a special meeting to consider an Ordinance related to previously adopted ordinance 2520, which annexed 380 acres of land located west of De Soto and 6,000 acres of the former Sunflower Army Ammunition Plant. The Council discussed the date and time of the meeting. City Attorney Patrick Reavey indicated that he was unavailable on Wednesday, January 12th, 2022. The Council agreed upon January 11, 2022, at 6:30 pm in the Council Chambers.

Motion by Councilmember Murdock to call a special meeting on January.11<sup>th</sup>. 2022, at 6:30 pm in the council chamber to consider an ordinance related to previously adopted ordinance 2520, which annexed 380 acres of land west of De Soto and 6,000 acres of the former Sunflower Army Ammunition Plant. Second by Councilmember Daniels.

Roll Call:

Murdock - Yea	Ritter –Yea
Daniels – Yea	Lane – Yea
Honomichl Abstained	

Motion Carries.

Councilmember Honomichl returned to the meeting at 7:51 pm.

- c. Consider Re-plat of Lot 4, Block 2, Corridor 10 Commerce Park.

Councilmember Honomichl recused himself from the item and left the room at 7:52 pm.

Mr. Brad Weisenburger, Director of Planning and Capital Projects, led on this item. He discussed an issue with the setback at the Hike 10 Commerce Park. He recommended that the Council approve the re-plat and accept the easements and right of way.

Motion by councilmember Murdock to approve the re-plat and accept the easements and right of ways; Second by Councilmember Daniels.

Roll Call

Murdock - Yea	Ritter –Yea
Daniels – Yea	Lane – Yea
Honomichl Yea	Mayor walker – Yea

Motion Carries

Councilmember Honomichl returned to the meeting at 7:56 pm.

5. Executive Session: None.

6. Advisory Reports:

- a. City Administrator – Mr. Mike Brungardt updated the Council on the Miller Park drainage project and announced that the pre-bid meeting would be held on January 13. He discussed an RFP for on-call engineering services. He announced that he would need council representation on the panel for the on-call engineering services.
- b. City Attorney – No Report
- c. City Planner – No Report
- d. City Clerk – No Report

7. Council & Mayor Comments

Councilmember Kevin Honomichl: Discussed the comments made during the public hearing on the TIF annexation and Call to Public. He discussed the mill levy for the City of De Soto. He discussed the benefits of diversifying the tax base and his experience with economic development projects. He discussed how economic development projects could increase the median household income in a community.

Councilmember Lori Murdock: No Report

Councilmember Rob Daniels: Discussed the TIF district and its impact on the City of De Soto mill levy. He listed off the-taxing jurisdiction in the City of De Soto and discussed each jurisdiction's mill levees. He announced that the City of De Soto had lowered the mill levy several times in the last five years. He announced that the Johnson County Government had kept its levy flat over the last several years. He discussed the history of the land use map and the annual votng and filing requirements of the City Council and Planning Commission.

Councilmember Kevin Ritter: No Report

Councilmember Danny Lane: Thanked the public for their input during the public hearing.

Mayor Walker: No Report.

8. Adjournment

Motion by Councilmember Murdock to adjourn at 8:06 pm; second by Honomichl.

All Council approved by "ayes."

Respectfully Submitted by

*Brandon Mills*

Brandon Mills, MPA, City Clerk