

MINUTES

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

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

Mayor Walker led the Pledge of Allegiance. Citizens signed the book on page 91.

PUBLIC HEARING: Vacation of Easement on De Soto School District West Campus. Mayor Walker requested Administrator Brungardt provide background. There is a public water line that loops around the High School property. The line needs to be relocated due to the building of the auditorium addition. He showed the current existing easement and where the relocated water line will be. The District will relocate the water line during the expansion project.

Mayor Walker opened the Public Hearing for comment. 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 on February 18, 2021.
 - b. Approve Pay Ordinance No. 897.

Motion by Council member Honomichl to approve the Consent Agenda; second by Daniels.

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| 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.”

Jennifer Pozzuolo, 30755 W. 84th Circle, said she is a 25-year citizen and is here to represent the neighborhood in the Cedar Junction Estates. She provided Council with a copy of their request for street asphalt resurfacing along with a Petition signed by the residents in the area.

Mayor Walker said this area is already in this year’s Capital Improvements Plan. Administrator Brungardt said this was discussed at the January 21st, 2021 Council meeting. Administrator Brungardt explained the road project plan that is going out to bid next week. The project will come back with bids and Council approval during an April meeting.

Ms. Andrea Morris said she is speaking regarding the property at 8225 Delaware. She is here representing JD and Candace Asbell, requesting that the demolition at this property be postponed until the title work can be done for a sale of this property. Discussion ensued between Council and Attorney

Reavey regarding this property.

Ms. Morris said the Title Company does have the title work back, but there are still documents and an approval that may take several more months. Attorney Reavey said the concern is about all the debris that is around the house that needs to be removed. Ms. Morris said they will certainly talk to the current owners about removing the debris.

3. Old Business: None

4. New Business:

- a. Consider Ordinance to Vacate Easement in De Soto School District West Campus. Administrator Brungardt said this is the public hearing item heard at the beginning of this meeting. Discussion between Council members and Mr. Steve Deghand of USD #232.

Motion by Council member Daniels to approve Ordinance No. 2507 Ordering the Vacation of Public Easement; second by Murdock.

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

Motion carried.

- b. Consider Second Amended Agreement with DVP, LLC Relating to Excise Tax Collections for Arbor Ridge and Coker Estates Subdivisions. Attorney Reavey said that sometime back the Council agreed to suspend the excise tax to encourage building within the City. One of those developments was Arbor Ridge being developed by Don Parr. That agreement has now expired, and Mr. Parr is requesting the extension period be February 1, 2021. From February 1, 2021, the excise tax will be collected with the building permit.

Motion by Council member Murdock authorize the Mayor to execute the Second Amended Agreement with DVP, LLC Relating to Excise Tax Collections for Arbor Ridge and Coker Estates Subdivisions; second by Daniels.

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

Motion carried.

Attorney Reavey said the City has been approached by another developer, but their agreement doesn't expire for another year. Discussion that this agreement will stand as is.

- c. Consider Bids for the 91st & Lexington Roundabout Project. Administrator Brungardt said this project was bid on February 18th with six competitive bids being received. Staff is requesting accepting the low bidder on the project. References have been checked on Linaweaver Construction and reports were good on the completed projects. The major parts of construction will be focused during the summer months while school is not in session. He is requesting a Five Percent (5%) contingency on this project.

Council member Honomichl said he thinks the contingency amount seems low. Discussion.

Motion by Council member Honomichl to accept the low bid for the 91st & Lexington Roundabout project from Linaweaver Construction in the total amount of \$830,080.55; to authorize the Mayor to execute the necessary contract documents for the project, and to authorize a contingency allocation

from the Capital Improvements Fund of \$80,000; second by Daniels.

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

Motion carried.

- d. Consider Proposals for Phase II Environmental Assessment and Appraisal of City Property at 8160 Shawnee Street. Administrator Brungardt explained the areas of concern on the property and request a Phase II assessment to include subsurface investigations at several locations. Everyg has removed all their equipment from the substation area and has no plans to reestablish any equipment there. He is also requesting getting an appraisal done on the entire site to establish the value of the property.

Council member Honomichl said the discussion of the demolition of the buildings and if they increase the value of the property or work the demolition into the property.

Motion by Council member Murdock to accept the proposal from Solid Ground Environmental for the Phase II assessment in the amount of \$7,350 and the proposal from Valbridge Property Advisers for the appraisal in the amount of \$2,500; second by Honomichl.

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

Motion carried.

5. Executive Session: N/A

6. Advisory Reports:

- a. City Administrator, Mike Brungardt, said the Ottawa Street reconstruction is on schedule for proposals from the consultants and a committee will evaluate those proposals. He hopes to have this ready for consideration by an April meeting.

Work on the 2022 budget has begun. The Council will see a draft at the Council meeting on April 15th. He requested Council to send their requests and considerations to him to be included.

The County Appraiser's report came in this week and there is an overall 8% increase. The City is still growing, the tax base is increasing, and the City is in a good cash position now.

He said the 2021 bond issue will be coming up for Capital Improvements Project. Columbia Capital has provided him with a report and are recommending reissuing an old bond to get a lower rate. This would work well for the July timeframe.

- b. City Attorney, Patrick Reavey, no report.
- c. City Planner, Brad Weisenburger, no report.
- d. City Clerk, Lana McPherson, said she issued a mobile food vendor license to On the Hook Fish & Chips. They will be setting up at the Dollar General parking lot.

7. Council & Mayor Comments:

Council member Ritter asked for an update on the Wyandotte Street bridge repairs. The closure is expected March 15 and will last approximately three (3) months.

Council member Lane had no report.

Council member Honomichl commented on the broadband access for families who apply for free or reduced lunches. He said he is on the CERI board and they reported year-end sales tax for the county. De Soto continues to show very strong. Home construction is helping with the sales tax and large purchases by big companies. Discussion ensued between Administrator Brungardt on the work Columbia Capital is doing this. He said the cardboard drop facility is great, but it is usually over capacity. Administrator Brungardt said he has talked with Randy Weldon and Jay Garvin and they are trying to police the area. Mr. Weldon will set out another cardboard dumpster and keep those dumped. Council member Honomichl said he sat in on a meeting today that has some really good maps and results of De Soto. Discussion that Administrator Brungardt has been on one of the committees and also Sara Ritter, Kris Johnson, and Dave Anderson also worked on these committees. Council member Honomichl said the De Soto High School paper is going to do an article on the proposed roundabout. The writer is Steve Chick's granddaughter.

Council member Daniels commented on the property increases on property in De Soto.

Council member Murdock commented on the on-line sales and the taxes from those sales.

Mayor Walker said the Fire District, through Mac McDaniel, has asked if the City has any interest in selling the property across from the veterinary clinic on Lexington Avenue. There is approximately 3.8 acres. The Fire District would fit into this as a public use. Discussion that it could be a good use for a central fire station. Council member Murdock said she would be in favor of this.

Council member Ritter said the Fire District does need a new location and they have put a lot of effort into looking for a location within the City. Council member Ritter said he supports this location.

Council member Daniels said he supports it, but what kind of traffic signal would be needed. Discussion that it would be safer to leave from Commerce as it would be a safer location.

Mayor Walker said there is Council support for this to go forward. The Fire District will need to have the property looked at for drainage and other site situations.

Administrator Brungardt said a property owner has requested the City to vacate some ground to allow the property owner to install a fence along his property. The property owner will have to have the property surveyed. Council said the property would have to have a value established for some payment consideration.

No further business was discussed.

Motion by Council member Murdock to adjourn at 7:59 p.m.; second by Honomichl.

All Council approved by "ayes."

Motion carried.

Respectfully submitted:

Lana R. McPherson, MMC, City Clerk