

Meeting Minutes

Mayor Walker called the meeting to order at 7:00 pm and led the pledge of alliance.

Roll Call

Murdock - Present

Ritter – Present

Daniels – Present

Lane – Present

Honomichl – Present

All are present

Proclamation: April as Fair Housing Month

Mayor Walker designated April as Fair Housing Month.

PUBLIC HEARING: Regarding issuance, to Flint Commerce Center LLC, of taxable industrial revenue bonds in the principal amount of not to exceed \$100,000,000 with a 10-year, approximately 85% tax abatement, an exemption from ad valorem taxation for property purchased with the proceeds of such Bonds, said Bonds to provide funds for an approximately 1 million square foot facility to be located at the northwest corner of 103rd and Edgerton Road in De Soto, Kansas.

Councilmember Honomichl, disclosed a conflict of interest, recused himself from the matter, and left the meeting at 7:02pm.

Mr. Kevin Wempe gave a presentation on the IRB and walked the council through the legal requirements. Mr. Jeff White from Columbia Capital gave a brief presentation on the IRB process and the cost-benefit analysis requirements under Kansas Law.

Mayor Walker resumed the public hearing at 7:11 pm.

Seeing no one wanting to speak, Mayor Walker closed the public hearing at 7:12 pm.

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:

Councilmember Honomichl returned to the meeting at 7:13 pm

- a. Approve Minutes of the Council Meeting on March 17, 2022.
- b. Approve Pay Ordinance No. 923.
- c. Approve Donation Requests from the Kaw Valley Sportsman Association
- d. Approve Ordinance 2532 Correcting Legal Description from Ordinance 2530 Annexing approximately 10 acres of land.
- e. Consider a temporary use permit for Downtown Spring Event.

Motion by Councilmember Murdock to approve the Consent Agenda; Second by Councilmember Ritter.

Roll Call

Murdock - Yea

Ritter – Yea

Daniels – Yea

Lane – Yea

Honomichl – Yes

Motion Carries

1.5 Consider Pay Ordinance 923a

Councilmember Ritter left the room at 7:14 pm.

Motion by Councilmember Murdock to approve Pay Ordinance 923a; second by Councilmember Daniels.

Roll Call

Murdock - Yea

Ritter – Abstained

Daniels – Yea

Lane – Yea

Honomichl – Yea

Councilmember Ritter left the room at 7:15 pm.

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.”

Seeing no one the mayor moved to the next item.

Motion by Councilmember Murdock to amend the agenda and move item 4B in front of item 4A; second by Councilmember Daniels.

Roll Call

Murdock - Yea

Ritter – Yea

Daniels – Yea

Lane – Yea

Honomichl – Yes

3. Old Business:

- a. Consider Resolution 1068 Authorizing Benefit District and Improvement District Development Agreement with Merck for Improvements to 87th Street.

Mr. Brungardt led on this item. He reviewed the specifics of the benefits district along 87th street. He announced that Merck will repave the road and assist in the construction of an 8-foot-wide recreation trail. Mayor Walked asked about the anticipated annual debt service for the recreation trail. Mr. Brungardt stated that the debt service payment for the trial would be about \$50,000 a year. Councilmember Daniels asked about the residents along the path. Mr. Brungardt replied that the homes along the path will not be required to be included in the benefit district.

Motion by Councilmember Murdock to adopt resolution 1068; second by Councilmember Daniels.

Roll Call

Murdock - Yea

Ritter – Yea

Daniels – Yea

Lane – Yea

Honomichl – Yea

Motion Carries

4. New Business

- a. Consider Items Related to Flint Development Center

Councilmember Honomichl disclosed a conflict of interest and left the meeting at 7:34pm.

- i. Consider Resolution 1069 Approving Development Agreement with Flint Commerce Center, LLC.

Mr. Brungardt led on this item. He outlined the development agreement. Mr. Hunter Harris from Flint Development gave an update on the land purchases along with the development. He gave an overview of the timeline for construction which will begin in the spring of 2022. He thanked the council and staff for their support of the project, and he stated he looked forward to being part of the community. Mr. Patrick Reavey, City Attorney, gave an overview of the development agreement and resolutions.

Councilmember Daniels asked a question about the wording on page 10 of the development agreement regarding changes to any properties in the benefit district. Mr. Kevin Wempe, Gilmore and Bell addressed the question by saying that any property within the city limits, that is improved could be subject to the benefit district. However, the City Council would have to accept the property into the district and vote to include the property in the district. The council discussed the driveway spacing requirements on major arterial roads.

Councilmember Murdock expressed her concerns regarding substantial improvements such as improving a driveway from gravel to a paved surface. Mr. Patrick Reavey gave an explanation regarding the requirements under the law.

Motion by Councilmember Daniels to approve Resolution 1069 with the understanding that the language will be modified to capture the mutual intent expressed by the developer and the city regarding future obligations of adjacent properties related to the benefit district; Second by Councilmember Ritter.

Roll Call

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

Motion Carries

- ii. Consider Resolution 1070: Master Resolution of Intent to Issue Industrial Revenue Bonds for Flint Commerce Center, LCC in an amount not to exceed \$500 Million

Motion by Councilmember Daniels to approve resolution 1070, a master resolution of intent to issue industrial revenue bonds for Flint Commerce Center, LLC in an amount not to exceed \$500 million; Second by Councilmember Murdock.

Roll Call

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

Motion Carries

- iii. Consider Resolution 1071: Resolution to of Intent Issue Industrial Revenue Bonds for Flint Commerce Center, LCC in an amount not to exceed \$100 Million

Motion by Councilmember Murdock to approve resolution 1071 for issuance of industrial revenue bonds for Flint Commerce Center, LCC in an amount not to exceed \$100 million for a spec building; Second by Daniels.

Roll Call

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

Motion Carries

- iv. Consider Resolution 1072: Road Improvement Benefit District Resolution.

Motion by Councilmember Daniels to approve resolution 1072 providing for a benefit district for certain road improvements; Second by Councilmember Ritter.

Roll Call

Murdock - Yea

Daniels – Yea

Honomichl – Absented

Ritter – Yea

Lane – Yea

Motion Carries

- b. Consider 2022 Mowing and Weed Contract with Supreme Green Landworks

Mr. Jay Garvin, Director of Parks and Recreation. He outlined the results of the bid request. He recommended the council approve the recommended low bid with Supreme Green Landworks. Councilmember Ritter asked about the significant changes from the previous contract. Mr. Garvin noted that the significant changes to the contract were made to ensure that city property could be safely maintained.

Motion by Councilmember Murdock to approve the mowing contract with Supreme Green Landworks; second by Councilmember Daniels.

Roll Call

Murdock - Yea

Daniels – Yea

Honomichl – Yea

Ritter – Yea

Lane – Yea

Motion Carries

- c. Consider replat at HIKE 10 Commerce Park

Mr. Brungardt led on this item. He announced that an error in the survey has required an adjustment of the ROW and the utility easement for Lot 2 of Hike 10 Commerce Park Lot 4 Block 2 because the building intruded upon the utility easement and road ROW. The location of the Jakes Fireworks is on Lot 2. He recommended that the City Council approve the recommendation from the Planning Commission.

Motion by Councilmember Daniels to approve the replat at Hike 10 Commerce Park: second by Councilmember Ritter.

Roll Call

Murdock - Yea

Daniels – Yea

Honomichl – Abstained

Ritter – Yea

Lane – Yea

Motion Carries

- d. Consider Engineering Services Agreement with Lochner, INC for Phase One of the 83rd Street Bridge Replacement Project.

Mr. Brandon Mills, City Clerk/ Assistant to the City Administrator led on this item. He announced that this is a follow up from the March 3rd council meeting where the council accepted the recommendation of the review committee and authorized staff to negotiate a fee schedule. He discussed the general terms of the agreement and recommended that the council approve the contract pending a review from the city attorney. The council discussed the budget for the project and design requirements.

Motion by Councilmember Murdock to authorize the Mayor to sign the engineering services contract for 83rd street bridge replacement with Lochner, INC upon review of the city attorney in the amount not to exceed \$101,802. Second by Councilmember Daniels.

Roll Call

Murdock - Yea

Ritter – Yea

Daniels – Yea

Lane – Yea

Honomichl – Abstained

Motion Carries

5. Executive Session:

None

6. Advisory Reports:

Councilmember Honomichl returned to the room at 8:20 PM.

- a. City Administrator – No Report
- b. City Attorney – No Report
- c. City Planner – Not Present
- d. City Clerk – No Report

7. Council & Mayor Comments

Councilmember Kevin Honomichl – No report

Councilmember Lori Murdock – No Report

Councilmember Kevin Ritter- No Report

Councilmember Rob Daniels – No Report

Danny Lane – No Report

Mayor Walker- Mentioned the Kansas City Climate Summit that will occur on April 9th at Johnson County Community College and congratulated the University of Kansas men’s basketball team on their national championship.

8. Adjournment

Motion by Councilmember Murdock; second by Councilmember Honomichl. All Council approved by

"ayes." The meeting was adjourned at 8:24 pm.

Respectfully Submitted:

Brandon Mills

Brandon Mills, MPA, City Clerk