

## Meeting Minutes

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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	

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 Meetings on April 21, 2022.
  - b. Approve Pay Ordinance No. 925.
  - c. Approve 4<sup>th</sup> of July Fireworks Show Proposal

Motion by Councilmember Ritter to approve the consent agenda; Second by Councilmember Daniels

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

Motion Carries

Motion by Councilmember Honomichl to amend the agenda to move item 3B above 3A; Second Murdock.

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.”

Seeing no one the mayor moved to the next item.

3. Old Business:

- a. Consider Assessment Ordinance for the Merck, 87<sup>th</sup> Street Benefit District.

Mr. Patrick Reavey gave an overview of the agreement including the details of the benefits district and its financial implications. He noted that the city will issue bonds covering the design and construction costs, and then the City is reimbursed in full (including interest) with yearly assessments against the property "benefitted" by the improvements. Mr. Reavey discussed the recreation path that the city will construct.

Motion by Councilmember Murdock to approve ordinance 2534 levying assessments for the improvements to 87<sup>th</sup> street and the recreation path that will be constructed at the same time:  
Second by Councilmember Ritter.

Roll Call

Murdock - Yea

Daniels – Yea

Honomichl – Yea

Ritter – Yea

Lane – Yea

Motion Carries

- b. Consider Revisions to Development Agreement with Flint Development to Incorporate BASE Grant Funding and Project Delivery Changes.

Councilmember Honomichl disclosed a conflict of interest, recused himself from the matter, and left the council chambers at 7:03 pm.

Mr. Mike Brungardt City Administrator gave an overview of the revisions to the development agreement and benefit district. He noted that since the Flint development group received a \$6,000,000 BASE grant. The agreement includes language that requires that the revenues from the benefit district be used for water and sewer improvements. Additionally, Flint will manage the construction and design of water and sewer projects in the benefit district. This was done because the developer has experience in these types of projects.

Councilmember Daniels discussed how the benefit district is assessed. Mr. Kevin Wempe, from Gilmore and Bell, stated that the benefit district is based on the real estate square footage of the property, and it only applies to properties that connect to Edgerton Road.

Motion by Councilmember Murdock approve the first amendment to the development agreement with Flint Development; Second by Lane.

Murdock - Yea

Daniels – Yea

Honomichl - Abstained

Ritter – Yea

Lane – Yea

Motion Carries.

- c. Consider Assessment Ordinance for the Flint, Edgerton Road Benefit District.

Mr. Reavey led on this item. He noted that at the April 7th meeting, the council approved proceeding with this benefit district. He stated that Ordinance No. 2536 is the formal step the City takes to levy the assessments against Flint's property and to establish the benefit fee area.

Councilmember Daniels discussed the properties that would be liable for 100% of the assessment. Mr. Kevin Wempe answered that the only properties assessed in the benefit district are owned by the Flint Development Group.

Motion by Councilmember Ritter to approve ordinance 2536 levying assessments for the improvements to Edgerton Road to be completed by Flint: Second by Murdock.

Roll Call

Murdock - Yea

Ritter – Yea

Daniels – Yea

Lane – Yea

Honomichl- Abstained

Motion Carries

Councilmember Honomichl returned to the room at 7:14 pm.

#### 4. New Business:

- a. Discuss 2023 CDBG Project.

Mr. Brad Weisenburger, Director of Community Development led on this item. He stated that the CDBG funding has been programmed as a revenue source for the City's Capital Improvements Plan. In the past, the city has selected projects from the CIP to implement with CDBG dollars. The majority of these have been for pedestrian connectivity. The eligibility for the locations is determined by the voting block district. For 2022 the minimum percentage of low to moderate-income allowed is 43.46 percent. The recommended project is to construct a sidewalk within the Sunflower Road utility corridor and connect Clearview city to the sidewalks on 91<sup>st</sup> street.

Councilmember Honomichl stated he would like to see an update on the trail map throughout the city. The council discussed how the CDBG grant could be used and how the funding could be leveraged for additional grant opportunities. Mr. Weisenburger announced that a public hearing is scheduled for May 19th. Mayor Walker thanked Mr. Weisenburger for his work on the item.

b. Receive and Discuss Draft 2023 Budget Report.

Mr. Brungardt gave an overview of the preliminary 2023 budget. He discussed several financial changes to the budget. He discussed the sharp increases in commodity costs and the volatile bidding environment. Mr. Brungardt discussed the steady growth of sales tax revenue. He discussed the significant property valuation increases over the last several years and how it will allow the city to reduce the mill levy while increasing services to the public in 2023.

Councilmember Honomichl addressed contingencies in the budget and how the city accounts for those revenues and expenditures in that contingency. Mr. Brungardt explained how the budget is prepared and how contingency funds are budgeted.

Councilmember Ritter discussed the enterprise fleet management program. Councilmember Daniels discussed potential economic development opportunities and how they could impact the 2023 budget. Mr. Brungardt noted that the budgetary impacts of undefined economic development projects are not included in the budget but as they happen, they would be included in future budget estimates. Councilmember Daniels discussed the contract with the Johnson County Sheriffs' office and how the contract could change based on economic development projects and the growth of the city. Mr. Brungardt discussed that if a project is announced, we would revise the contract with the Johnson County Sheriff's Office.

Mayor Walker discussed his interest in starting a committee to complete a feasibility study on a city-operated police force. Councilmember Ritter suggests staff reach out to the City of Gardner as a resource on how to expand or start a police department in the city. The council discussed who would sit on the committee. It was determined that Mayor Walker and Councilmembers Lane and Daniels would sit on the committee. Mr. Doug Bedford will serve as the chair of the committee.

Councilmember Danny Lane discussed his interest in creating a public art fund. He discussed several options and gave examples of how neighboring communities fund public art including allocating 1% of all capital project funding towards public art. Councilmember Ritter discussed the green space with Evergy as a possible way to establish and fund public art.

Councilmember Murdock discussed the need for a Program Coordinator position in the Parks and Recreation Department. She stated that the position could be responsible for the senior programs, youth computer programs, and art programming. She discussed the potential of moving the De Soto Chamber of Commerce out of its current space. The council discussed office space throughout the building.

c. Consider Revisions to City Organizational Chart.

Mr. Brungardt led on this item. He reviewed several changes to the organization chart including a title change for the Communication Director to Director of Communications and Events, and the promotion of the Assistant to the City Administrator to Assistant City Administrator. He also discussed the creation of the Public Works Director/ City Engineer and the Public Works Operations Manager positions. The council discussed the organization chart and its impact on the city.

Motion by Councilmember Murdock to approve the De Soto 2022 - 2023 organization chart: second by Honomichl.

Roll Call

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

Motion Carries

d. Consider Resolution in Support of Transportation Alternative Grant.

Mr. Brandon Mills, City Clerk/ Assistant to the City Administrator, led on this item. He gave an overview of the grant application for a Transportation Alternative grant sponsored by the Kansas Department of Transportation. He discussed that the Park and Recreation Advisory Board has been working on this grant application with staff and one of the call engineering firms for several months. Mr. Mills outlined several trails proposed in the grant and the total cost of each trail along with the required 20% grant match. The total requested grant amount is roughly \$4.9 million and the De Soto matching funds would be no greater than \$973,656. Mr. Mills outlined the timeline for the grant application and award announcements. He said he would submit the grant application by the deadline on May 13<sup>th</sup>. He recommended that the council approve resolution 1075 and authorize the mayor to apply to the Kansas Department of Transportation for the Transportation Alternative Program.

Councilmember Honomichl and Mayor Walker suggested that the trails be classified as multi-use or multimodal paths to qualify for additional grant opportunities in the community.

Motion by Councilmember Murdock to adopt resolution 1075 with the amendment to change the title of the resolution to include the words Multi-Use Path.

Roll Call

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

Motion Carries

4. Executive Session:

None.

5. Advisory Reports:

- a. City Administrator – Discussed the building permit report of activities.
- b. City Attorney – No Report
- c. City Planner – No Report
- d. City Clerk - Discussed state legislation regarding sales tax on food sales.

6. Council & Mayor Comments

Councilmember Kevin Honomichl – No report

Councilmember Lori Murdock – Discussed the capital improvement plan and requested an updated strategic plan with the city council.

Councilmember Danny Lane - Thanked the city council and city staff for their efforts on the day of prayer event.

Councilmember Daniels – Requested an update on the ability of Rural Water District 7 to provide service to the Flint Commerce Park. He also thanked the Johnson County Sheriff's Office and EMS for their service to the community.

Councilmember Kevin Ritter – Requested an updated contact for staff and appointed and elected officials.

Mayor Walker- No Report

7. Adjournment

Motion by Councilmember Murdock; second by Councilmember Honomichl. All Council approved by "ayes." The meeting was adjourned at 8:53 pm.

Respectively Submitted by:

Brandon Mills  
Brandon Mills, MPA, City Clerk