

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 were Present

PUBLIC HEARING: Sunflower TIF Project Plan #1

Mr. Brungardt, City Administrator, led on this item. He gave a brief presentation on the proposed Panasonic battery plant in De Soto. He provided a timeline for the development and the creation of the TIF. He gave an overview of the remediation plan at the Former Sunflower Ammunition Plant. He discussed the TIF project plan. He identified several partner organizations that will assist with the infrastructure improvements including the Kansas Department of Transportation, the Kansas Department of Commerce, The Johnson County Government, and the Johnson County Northwest Consolidated Fire District.

Mayor Walker reopened the public hearing at 7:10 pm.

Name	Address	Discussion
Mike Thompson	4923 CONSTANCE ST, SHAWNEE, KS	Discussed the Attracting Powerful Economic Expansion (APEX) bill passed during the 2022 legislative session. He discussed the financial impact of the incentive package given to Panasonic. He discussed layoffs at various electric battery plants. He discussed his concerns about the environmental impact of the plant. He discussed the unemployment rate in the state of Kansas. He encouraged the City Council to consider the item and its incentives
Tara Howard	8425 Dicken Ave, De Soto, KS	She expressed her excitement about the plant development. She stated that she had done research on the project. She discussed the tough labor market and asked the City to build a sidewalk near Clearview City.

Anita Woywod	30985 Explorers Trail, De Soto, KS	She expressed her concern about plant development. She asked about the environmental impact of the plant. She expressed her opposition to the plant. She expressed her concern that hazardous materials may be driven through the community.
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Mayor Walker closed the public hearing at 7:22 pm.

PUBLIC HEARING: Sunflower TIF Project Plan #2

Mayor Walker reopened the public hearing at 7:23 pm.

Name	Address	Discussion
Mike Thompson	4923 Constance St., Shawnee, KS.	He discussed the recent expansion at the Garmin Headquarters in Olathe. He discussed the nuclear power plant in Burlington Kansas. He gave his positions on tax policy. He expressed his concern with clean-up requirements on the plant site. He asked the city council to review the TIF Plan and limit the economic incentives.

Seeing no one else wanting to speak, the Mayor closed the public hearing at 7:27 pm.

PUBLIC HEARING: Unsafe Structure at 32855 Lexington Avenue

Mr. Reavey gave an overview of the required unsafe structure the public hearing process and the resolution in item 4D

Mr. Cameron Maughmer, Building Official, gave a presentation on the structure of the building. He provided an overview of the reasoning and findings of the unsafe structure.

Mayor Walker opened the public hearing at 7:28 pm.

Name	Address	Discussion
Leroy Scharschell	8528 Larson Street, Overland Park, KS	Discussed his role as the Property Manager. He discussed the interior structure of the building. He discussed the mildew in the building and discussed how the building could be improved in a short period of time.

Seeing no one else wanting to speak, Mayor Walker closed the public hearing at 7:39 pm.

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 Meetings on July 7, 2022.
 - b. Approve Pay Ordinance No. 930
 - c. Approve Temporary Use Permit for the MS 150 Bike Ride
 - d. Approve Temporary Use Permit for De Soto Days.

Motion by Councilmember Murdock to approve the consent agenda: Second by Councilmember Ritter.

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.
Seeing no one wanting to speak.

3. Old Business: None

4. New Business:

- a. Consider Ordinance 2540 Approving Sunflower TIF Project Plan #1

Mr. Brungardt introduced the item and asked the council if they needed more discussion.

Councilmembers Daniels asked questions about how TIF (Tax Increment Financing) is organized. Mr. Brungardt gave an overview of TIF financing. He discussed how De Soto's property taxes would be impacted by the TIF. Mr. Brungardt gave an overview of the properties in TIF Districts that are taxed. Councilmember Daniels discussed the planned bike lanes and sidewalks around 103rd and Lexington Ave.

Councilmember Honomichl discussed how TIF financing is refunded to the applicant. He discussed the report by the Army Corps of Engineers on the remediation at the Former Sunflower Ammunition Plant. He thanked staff for their work on the TIF

Mayor Walked discussed the clean-up efforts at the Former Sunflower Ammunition Plan presented at the annual update from the Army Corps of Engineers.

Councilmember Ritter discussed Tax Increment Financing projects throughout the town including the TIF at the HARPS grocery store.

Councilmember Lane discussed the effort and time that staff and council completed bringing this project into the community. He discussed his support for the project.

Mayor Walker thanked the council for their support and trust while the deal was negotiated.

Councilmember Daniels discussed the long-term recreational trails master plan that was put together with the De Soto Park and Recreation Advisory Board. He discussed how schools are impacted by TIF financing.

Mayor Walker discussed the next steps in the development process

Councilmember Murdock provided an overview of the TIFs in the community. She discussed her support for the site plans and her support for growth in the community.

Motion by Councilmember Daniels to adopt Ordinance 2540 Approving Project Plan #1 submitted by Sunflower Redevelopment, LLC; Second by Councilmember Ritter.

Roll Call

Murdock - Yea

Ritter – Yea

Daniels – Yea

Lane – Yea

Honomichl – Yea

Motion Carries

b. Consider Ordinance 2541 Approving Sunflower TIF Project Plan #2

Motion by Councilmember Murdock to adopt Ordinance 2541 Approving Project Plan #2 submitted by Sunflower Redevelopment, LLC; Second by Councilmember Honomichl.

Roll Call

Murdock - Yea

Ritter – Yea

Daniels – Yea

Lane – Yea

Honomichl – Yea

Motion Carries.

c. Consider 5-year Leases for 2022 Massey Tractor and John Deere Loader

Mr. Brandon Mills, Assistant City Administrator, led on this item. He gave an overview of the quotes received for equipment for the street department. The items included a bucket truck, front wheel loader, and a tractor. Mr. Mills recommended that the council approve the low quote for the tractor and front loader.

Motion by Councilmember Murdock to authorize the City Administrator to accept the proposal from John Deere Credit, INC for the 5-year lease on a John Deere 524 P Wheel Loader.; Second by Councilmember Honomichl.

Roll Call

Murdock - Yea
Daniels – Yea
Honomichl – Yea
Motion Carries

Ritter – Yea
Lane – Yea

Motion by Councilmember Murdock to authorize the City Administrator to accept the proposal from Murphy Tractor & Equipment, INC for the 5-year lease on a 2022 Massey 5710 D Global Deluxe with Mower: Second by Councilmember Daniels.

Roll Call

Murdock - Yea
Daniels – Yea
Honomichl – Yea

Ritter – Yea
Lane – Yea

Motion Carries

- d. Consider Resolution 1081 Finding Structure at 32855 Lexington Avenue to Be Unsafe and Dangerous, and Ordered to Be Repaired or Razed.

Mayor Walker discussed his frustration with the state of the property.

Councilmember Murdock discussed the timeline for razing the building. Mr. Leroy Scharschell discussed how he would repair the structure.

Councilmember Honomichl discussed the extent of the repairs needed to bring the building into compliance with the city code.

Motion by Councilmember Honomichl to adopt Resolution 1081; Second by Councilmember Murdock.

Roll Call

Murdock - Yea
Daniels – Yea
Honomichl – Yea

Ritter – Yea
Lane – Yea

Motion Carries.

Councilmember Murdock moved to call for a two-minute recess at 8:14 pm; Second by Councilmember Honomichl; All Council approved by "Yeas." Mayor Walker called the meeting back to order at 8:16 pm.

- e. 2023 Budget Discussion.

Mr. Brungardt gave an overview of the 2023 proposed budget and mill levy. The council discussed the need for additional staff in the 2023 budget.

4. Executive Session: None

5. Advisory Reports:
 - a. City Administrator – No Report
 - b. City Attorney – No Report
 - c. City Planner- No Report
 - d. City Clerk – Announced that the city has begun the search for the new Public Works Director and City Engineer position.

6. Council & Mayor Comments
Councilmember Honomichi- No Report
Councilmember Lane – Thanked staff for their efforts regarding the Panasonic Battery Plant
Councilmember Murdock- Discussed the most recent summer concert
Councilmember Daniels - Congratulated city staff, chamber staff, and various partners regarding the announcement of the Panasonic plant.
Councilmember Ritter - No report

7. Adjournment
Motion by Councilmember Murdock; Second by Councilmember Daniels. All Council approved by "ayes." The meeting was adjourned at 8:26 pm.

Respectively Submitted by:

Brandon Mills
Brandon Mills, MPA, City Clerk