

## Meeting Minutes

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

Roll Call by Mayor Rick Walker

Murdock – Present

Ritter – Present

Daniels – Present

Lane – Present

Honomichl – Present

All were present.

Proclamation: Declaring Constitution Week 2022.

Mayor Walker read the proclamation aloud and thanked the Daughters of the American Revolution for their support.

PUBLIC HEARING: IRB Tax Abatement Request by Alcove Development and DM Vet Properties

Mayor Walker Opened the Public Hearing at 7:00 pm.

Mr. Patrick Reavey led on this item. He gave an overview of the proposal with the IRB and tax abatement requests.

Seeing no one wanting to speak, Mayor Walker closed the Public Hearing at 7:03 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 Meeting on September 1, 2022.
  - b. Approve Pay Ordinance No. 934
  - c. Consider Resolution 1084 Allowing Consumption of Alcohol for City Concert
  - d. Consider Temporary Use Permit for De Soto Half Marathon and 5K
  - e. Approve Firework Display Permit for De Soto VFW
  - f. Consider Temporary Use Permit for Downtown Festival

Mr. Brandon Mills, Assistant City Administrator, requested that the council pull item 1e from the consent agenda and approve the remaining items.

Motion by Councilmember Lane to remove Item 1e from the consent agenda and approve items 1a -1d, 1f, and add item 4G to the agenda to consider a charter ordinance; Second by Council member Daniels.

Roll Call

Murdock – Yes                      Ritter – Yes  
Daniels – Yes                      Lane – Yes  
Honomichl – Yes

Motion Carries

Motion by Councilmember Murdock to approve the consent agenda; Second by Lane.

Roll Call

Murdock – Yes                      Ritter – Yes  
Daniels – Yes                      Lane – Yes  
Honomichl – Yes

Motion Carries

Item 1e. Approve Firework Display Permit for De Soto VFW

Mr. Brandon Mills led on this item. He mentioned that he had been working with VFW to get the required paperwork for a firework display permit on Oct. 1<sup>st</sup> at the VFW. Mr. Doug Bedford explained that the VFW would submit the required paper before Oct. 1<sup>st</sup>. Mr. Mills recommended that the council approve item 1e pending submission of the final paperwork.

Motion by Councilmember Murdock to approve the firework display permit pending submission of a valid fireworks display operator’s license; Second by Daniels.

Roll Call

Murdock – Yes                      Ritter – Yes  
Daniels – Yes                      Lane – Yes  
Honomichl – Yes

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.

3. Old Business: None

4. New Business:

- a. Consider Task Order with PEC for Inspection Services for the Edgerton Road Project

Mr. Brandon Mills, led on this item. He announced that the task order is for inspection services on the reconstruction of Edgerton road. Due to the timeline, the city will hire PEC for inspection services. The project will be funded by the developer via our 3.0% inspection fee. The city estimates that the total will be approximately \$180,000. Any

additional charges will be paid for by Flint. He recommended that the council approve the task order.

Motion by Councilmember Murdock to approve the task order 22-05 with PEC and authorize the City Administrator to sign on behalf of the city; Second by Councilmember Daniels.

Roll Call

Murdock – Yes

Ritter – Yes

Daniels – Yes

Lane – Yes

Honomichl – Yes

Motion Carries

- b. Consider Task Order with GBA for Owner’s Representative Services for Sewer Expansions in the Southwest Growth Areas

Mr. Brandon Mills, Assistant City Administrator led on this item. He announced that the task order is for expanded services with GBA regarding the sewer plant expansion and pump station at the sewer plant site. The total estimated fee is roughly \$62,000. He recommended approval of the task order with GBA.

Motion by Councilmember Honomichl to approve the task order with GBA and authorize the City Administrator to sign on behalf of the city; Second by Councilmember Daniels.

Roll Call

Murdock – Yes

Ritter – Yes

Daniels – Yes

Lane – Yes

Honomichl – Yes

Motion Carries.

- c. Consider Task Order with GBA Work Related to the Sewer Treatment Plant Expansion Project

Mr. Brandon Mills led on this item. He announced that this task order is related to the sewer plant expansion. More specifically, this task order will allow GBA to work with various environmental regulators including the Kansas Department of Health and Environment on the city of De Soto of behalf to complete the necessary environmental studies.

Motion by Councilmember Murdock to approve the task order with GBA for work related to the Sewer Treatment Plant Expansion Project and authorize the City Administrator to sign the agreement; Second by Councilmember Lane.

Motion Carries

Murdock – Yes

Ritter – Yes

Daniels – Yes

Lane – Yes

Honomichl – Yes

- d. Consider Resolution No. 1085 for IRBs, 75% tax abatement, sales tax exemption on construction materials, and PILOT agreement, for the benefit of Alcove Development and DM Vet Properties.

Mr. Patrick Reavey led on this item. He gave an overview of the proposed agreement with Alcove Developments and DM Vet Properties including the tax abatement, sale tax exemption on construction materials, and PILOT agreement. The council discussed the terms of the agreement. Mr. Dustin Baker spoke on behalf of the applicant. He thanked the council for their consideration and gave an overview of the project.

Motion by Councilmember Murdock to approve resolution 1085 as written;  
Second by Councilmember Daniels.

Roll Call

Murdock – Yes	Ritter – Yes
Daniels – Yes	Lane – Yes
Honomichl – Yes	

Motion Carries

- e. Consider Final Plat for Carriage Houses

Mr. Brad Weisenburger led on this item. He announced that the most recent Final Development Plan includes Building A which is the most easterly building in the development to date. He gave a brief summary of the difference between the initial plat and the final plat. He recommended council accept the easements and Right of Way.

Motion by Councilmember Daniels to accept the easements and right of way;  
Second by Councilmember Honomichl.

Roll Call

Murdock – Yes	Ritter – Yes
Daniels – Yes	Lane – Yes
Honomichl – Yes	Mayor Walker- Yes

Motion Carries

- f. Consider Real Estate Sale Agreement with Alcove Development for Cleanup, Demolition, and Redevelopment of former City Water Plant and Street Maintenance Shop

Mr. Patrick Reavey led on this item. He outlined the terms of the agreement with Alcove Development for the clean-up and demolition of the former city water plant. Councilmember Honomichl noted that the clean-up cost exceeded the appraised value of the property. The council discussed the type of housing the developer is proposing.

Motion by Councilmember Honomichl to approve the real estate agreement with Alcove Development; Second by councilmember Murdock.

Roll Call

Murdock – Yes  
Daniels – Yes  
Honomichl – Yes

Ritter – Yes  
Lane – Yes

Motion Carries

G. Consider Charter Ordinance #28 Debt Limits on Public Projects

Mr. Patrick Reavey led on this item. He announced that City Staff has been working with the City Finance Officer and Bond Counsel on a forthcoming issuance of General Obligation Bonds for financing of sewer improvements needed for the Panasonic project. In doing so, staff realized there are some non-uniform statutes that place certain debt limits ( e.g., \$300,000) on financing City sewer improvements with general obligation bonds. Some of these statutes date back to the 1920s so they clearly are not in line with current day costs of public improvements. it removes any financing debt limits on projects that the council has approved.

Motion by Councilmember Daniels to approve Charter Ordinance #28; Second by Councilmember Daniels.

Roll Call

Murdock – Yes  
Daniels – Yes  
Honomichl – Yes

Ritter – Yes  
Lane – Yes

Motion Carries

5. Executive Session: None

6. Advisory Reports:

City Administrator - Not Present

City Attorney - Updated the city council on the storage facility on Lexington Ave. He noted that Alcove Development is planning to purchase the facility. He announced that Alcove plans to develop the site for housing.

City Planner - No Report

Assistant City Administrator- Reminded the Council of the Summer Concert on September 16<sup>th</sup> at Riverfest Park.

7. Council Comments

Mayor Walker announced that he would like to appoint Mr. Chet Belcher to the position of City Engineer.

Motion by Councilmember Lane to appoint Mr. Chet Belcher to the position of City Engineer; Second by Councilmember Daniels.

Roll Call

Murdock – Yes

Ritter – Yes

Daniels – Yes

Lane – Yes

Honomichl – Yes

Motion Carries

Councilmember Lane – No Report

Councilmember Honomichl- Congratulated Mayor Walker and Sara Ritter on their presentation at the KDAC meeting on September 15<sup>th</sup>.

Councilmember Murdock- Asked that staff reach out to the Kansas Department of Transportation to revise the timer on the lights near the K-10 on and off ramps near Lexington Ave.

Councilmember Lane – No Report

Councilmember Ritter – No Report

Councilmember Daniels- No Report

8. Councilmember Murdock moved to adjourn. Second by Councilmember Honomichl. The motion was unanimously approved, and the meeting was adjourned at 7:46 pm.

Respectfully Submitted

  
Brandon Mills, MPA, City Clerk