

MINUTES

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

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

Mayor Walker led the Pledge of Allegiance. Citizens signed the book on page 45.

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 June 7th, 2018.
 - b. Approve Pay Ordinance No. 833.
 - c. Approve Change Order #1 for the Raw Water Main Cleaning Project.
 - d. Approve Quotation for Repairs to Unit 3-32, 5-Yard Dump Truck.

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

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.”

No one appeared.

3. Old Business: None

4. New Business:

- a. Discuss the Distribution of Interest Assessments from the Cherokee Woods Delinquency. Attorney Reavey said there will be a closing on this property. He has had discussions with the county attorney that the County will retain any interest because of the payments being delinquent. Attorney Reavey has found some Attorney General opinions concerning the interest monies. The AG has an opinion that this isn't logical and the state legislature should amend this. There is another statute that allows the county to agree to give back the interest on the assessments back to the city. Administrator Brungardt has had discussions with the county and he is still in ongoing discussions. Administrator Brungardt said there is about \$237,000 in interest on the delinquency. He explained the two special assessments for this property. County Staff has discussed this with the County Commissioners, but no decision has been made. Chairman Eilert has agreed to meet with Mayor Walker and Staff to discuss

this. Discussion ensued among Council members and Staff. Discussion that the County has dragged their feet in getting this property to a foreclosure sale the past several years. The discussion continued and Attorney Reavey commented on the state statutes. Council agreed that Mayor and Staff implore the County to pay over the delinquency interest to the City, and consider an agreement as stated in the statutes.

- b. Consider Bids for Water Department Distribution Building. Planner Weisenburger stated the bids came in substantially higher than the architects estimate back in November. Staff was given direction by Council to act as the general contractor to get the project more in-line with the overall budget. Staff contacted three vendors for building construction. He outlined the bids received and recommended the bid from Diversified, Inc. He said the GO bonds table has been updated to reflect this. Mayor Walker asked if this bid will meet the budget. Planner Weisenburger said he feels it will.

Motion by Council member Murdock to accept the bid submitted by Diversified, Inc. in the amount of \$270,027.27 and a 10% contingency of \$27,002.02, for a total not to exceed \$297,030; second by Honomichl.

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

Motion carried.

- c. Discussion on Economic Incentives Policies. Administrator Brungardt provided Council with some items that were discussed in the workshop, and provided the notes from that workshop. Council did, later in the Council meeting, request more discussion on the concept of a neighborhood revitalization district and the immediate need to implementing such a program in the near future. Administrator Brungardt provided Council with a proposed outline for a Neighborhood Redevelopment District, as Exhibit B to this agenda item. He commented on Intent, District Boundaries, Eligibility Criteria, Incentives, and Procedures for obtaining the incentives as outlined.

Mayor Walker asked Council if they agree with this concept. Council member Honomichl said he agrees with this concept and said he believes this would help incent property improvement, as well as the quality of life in the community. He supports more discussion.

Council members Murdock and Daniels stated they support the concept. Council member Ritter said he supports the concept and said he would like to talk about the former Cedar Junction area possibly being included in the boundary. Discussion ensued regarding 'targeted parcels' being able to make application.

Mayor Walker asked for Council comments concerning 'eligibility' criteria. Staff will add language to clarify the residential projects. Council said they approve of the tiered criteria.

Council discussed specific incentive options: Property taxes, excise tax, building fees, and utility connection fees. Discussion on defining the term 'redevelopment' in the framework.

Mayor Walker and Council commented on the Excise Tax amounts stated in the framework. Council member Honomichl expressed his thoughts on incentives for non-residential improvements. Council commented they would like to see excise tax waived. Discussion on whether there should be a sunset clause for how many years. Council agreed there would be no sunset clause at this time.

Council members asked Sara Ritter, Executive Director of the Chamber of Commerce and

Economic Development Council, for her thoughts. Mrs. Ritter agreed the waiver of excise tax would help bring more business interests to the city.

Staff will work on the requests and bring the revised document back for Council's comments and consideration in August.

- d. Consider Proposals for Council Room AV Upgrades. Administrator Brungardt commented on the three bids received from 323 TV, CCS, and AVI. He reviewed the differences in the three proposals for Council members, as set forth in his Staff memo to Council. Discussion among Council members. Council member Daniels commented from experience on the computer side.

Motion by Council member Murdock to authorize Administrator Brungardt to accept the bid from CCS in the amount of \$31,348; second by Lane.

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

Motion carried.

- e. Approve Deer Depredation Permit for Graves (31850 West 89th Street). Attorney Reavey stated Council has approved the permits in previous years for this property owner. The applicant has sent notification to the adjacent property owners.

Motion by Council member Daniels to approve Resolution No. 998; second by Murdock.

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

Motion carried.

- f. Approve Deer Depredation Permit for Hoschouer (20-acre parcel located just to the east of 31850 West 89th Street). Attorney Reavey commented this is same as previous years.

Motion by Council member Murdock to approve Resolution No. 999; second by Daniels.

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 there was a funeral service today for the two Wyandotte County police officers. Kathy Bounds, our court clerk, brought up the idea of video conferencing in our court. He has contacted the Sheriff's Office and will follow up on this with CCS in the new AV upgrades.
- b. City Attorney, Patrick Reavey, said the contractor, Diversified, will have some contract revisions that Attorney Reavey will need to make.

- c. City Planner, Brad Weisenburger, stated there is a special use permit on the Planning Commission agenda this coming Tuesday evening for a wedding venue at the former tree farm property.

Council member Lane commented he has received some phone calls about dumping on this property. Staff commented they will follow up on this.

Planner Weisenburger said the curb project on Commerce Drive is complete. The bridge will be worked on tomorrow. There has been a letter sent to the Dollar General to remind them to take care of their landscaping and property.

- d. City Clerk, Lana McPherson, no report.

7. Council & Mayor Comments:

Council member Honomichl provided a photo of people using Waverly as a walking path. There is a lot of activity with pedestrian use as well as vehicles in the driving lanes. Council member Ritter said there are a lot of walkers in his neighborhood who use Waverly. Council member Murdock commented there is a lot of pedestrian traffic in her neighborhood. Discussion ensued. Administrator Brungardt said this is a good point to include in the application he's working on.

De Soto received notice we will receive the CARS funding grant that was applied for.

Council member Daniels said it will be interesting to see what the state does with the new sales tax law. He commented on the distribution of the interest monies from Cherokee Woods and asking the County to earmark those funds to be applied to projects in De Soto, such as county projects that are close to De Soto.

Council member Lane asked about the traffic lanes near Dollar General that was commented on at the last meeting. Administrator Brungardt said there hadn't been any accidents reported the past three years. Mayor Walker said he has driven the area and he feels it was intentional driver error that caused the accident. There will be new striping put down this year in this area.

Council members Daniel and Ritter will not be present at the July 5th meeting. Discussion on a date.

Motion by Council member Murdock to cancel the July 5th Council meeting; second Daniels.

All Council approved by "ayes."

Motion carried.

Motion by Council member Daniels to adjourn at 8:38 p.m.; second by Honomichl.

All Council approved by "ayes."

Motion carried.

Respectfully submitted:

Lana R. McPherson, MMC, City Clerk