

MINUTES

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

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

Mayor Walker led the Pledge of Allegiance.

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 on July 16, 2020.
 - b. Approve Pay Ordinance No. 883.

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

Roll Call:	Lane	Absent	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 and no requests were received.

3. Old Business: None

4. New Business:

- a. Consider Resolution Approving 5-Year CARS Plan. Administrator Mike Brungardt said each year the City submits an updated five-year application to Johnson County for the CARS funding. He explained the funding process and the programs that the City has utilized in the past. He discussed the roundabout project and the total cost estimated at \$1.16 Million. CARS will fund 50% of the construction and inspection costs. Discussion.

Motion by Council member Murdock to approve Resolution No. 1032 Approving a Five-Year City/County Street Improvement Program; second by Honomichl.

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

Motion carried.

- b. Receive Report on Delinquent Solid Waste Accounts and Conduct Delinquency Hearings. City Attorney Reavey explained the delinquent account process in order to place the delinquent accounts on the tax role. Currently, the City has one account listed.

Motion by Council member Murdock to approve the 2020 Delinquent Solid Waste Account list; second by Honomichl.

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

Motion carried.

- c. Consider Bids for Fence at Public Works Building. Administrator Brungardt commented on the CIP funds for the Public Works Building. This CIP project has funding allocation remaining. The project was bid out and three bids were received for the replacement fencing.

Motion by Council member Honomichl to award the Fence Project to Challenger Fence Co. of Basehor, Kansas, for the amount of \$17,388.00; second by Daniels.

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

Motion carried.

- d. Approve 2021 Budget Hearing Notice. Administrator Brungardt commented on the final budget draft at the last meeting. The next step is to schedule the formal budget hearing. He explained the process for the advertising and setting the maximum amount of property tax the City can collect.

Motion by Council member Murdock to approve the Budget Hearing Notice as submitted; second by Daniels.

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

Motion carried.

- e. Consider Purchase of Utility Truck for Street Department. Administrator Brungardt said this will be the last acquisition for this year. He commented on the previous acquisitions

for this year. He has highlighted all the items and the budget. Ron Creason has worked with the MARC purchasing cooperative for the current contract pricing. Administrator Brungardt explained the funding for this purchase, and the loan interest rate of 2.75%.

Motion by Council member Daniels to approve Ordinance No. 2494 Authorizing Temporary Use of up to \$43,934 from the Electric Utility Fund to Purchase City Trucks and Related Equipment; second by Murdock.

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

Motion carried.

Motion by Council member Daniels authorizing the City Administrator to accept the proposal from Olathe Ford in the amount of \$33,672, and from American Equipment Company in the amount of \$18,996; second by Murdock.

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

Motion carried.

- f. Consider Bids for Repaving of Post Oak Drive. Administrator Brungardt said the budget amount of street maintenance in 2020 is \$535,000. This bid includes transverse crack repairs, full depth asphalt patching and a 4-inch asphalt overlay. He explained the process and the overlay crown and edges of the roadway. The new pavement will be thicker in the middle and then will mill a 2-inch edge out to match the level of the driveways. Discussion ensued between Council members and Administrator Brungardt.

Motion by Council member Honomichl to accept the bid from McConnell Associated in an amount not to exceed \$91,050 for the Post Oak Circle and Post Oak Drive repairs; second by Ritter.

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

Motion carried.

- g. Discuss Economic Incentives Policy. Administrator Brungardt said the committee of Mayor Walker, Council members Murdock and Honomichl met last fall and began working on revisions to the current policy. He explained the purpose of the incentives and to be more aligned with the Comprehensive Plan and the Strategic Plan. He provided a redline of the proposed incentive policy which incorporates the ideas outlined in the framework. Council member Honomichl had previously prepared a report with the objectives and incentive areas. A map was provided that shows the targeted areas for development incentives considerations. Administrator Brungardt explained the table of the Incentive Level Matrix for the areas shown in the map. He further commented on the revised draft of Article 13. Economic Development Incentives. Administrator Brungardt

pointed out the new subparagraph (m) concerning the Limitations. This section explains the situations where incentives won't be considered, or which will be reduced.

A discussion ensued among Council members. Council member Honomichl said this item is one of the matters brought up and discussed during the Council workshop last year. He commented on the discussions and also commented on projects that make a lot of sense and some that won't be beneficial with costs versus economic investments. Council member Honomichl said he has talked with area Eco/Devo people as to the rationale and philosophies for consideration of a project and the application for a project.

Council member Murdock said this will help lead the direction of how we want our City to grow and what areas will be more available to be incentivized. This is a fluid document that can always be changed as future developments and growth materialize. She said the plan is fair and explains to the applicant what is available within our City. Discussion. Council member Honomichl commented on also looking at the Strategic Plan and possibly revising it if necessary. There are some projects that you may say 'no' to. Council member Ritter asked if the Committee has visited with the City's Economic Development Council. He asked if this plan has been compared with any other cities. Council member Honomichl said 'yes,' it has been talked about with other Eco/Devo people. Council member Ritter asked about the statement of reviewing this policy with other Eco/Devo people. Council member Honomichl and Mayor Walker confirmed the committee wanted the Council members to review this policy before it is taken further into the community. Discussion among Council members on this draft.

Administrator Brungardt said he is currently working with Sara Ritter and our EDC.

5. Executive Session: N/A

6. Advisory Reports:

- a. City Administrator, Mike Brungardt, said the City will have the first roundabout meeting with the public scheduled for Tuesday, August 11th, at 6:00 p.m. It is a virtual meeting. The power point presentation has been revised per the Council's comments at the last meeting. The City's social media posts have received some public comments. Discussion by Council member Honomichl.

Mayor Walker asked if there was an update from the County on the CARES funding. Administrator Brungardt said he has forwarded a memo to the Council members. The County is going to distribute the funds through a process they have set up through a web portal. There are two portals for expenses already incurred and for expenses that may be incurred if there is reimbursement for those items. The issue of personnel costs for Overtime, and other health care employees, are not yet being processed. Discussion. Mayor Walker said the County's process is frustrating and they are dragging their feet on disbursing the funds for businesses who are struggling.

- b. City Attorney, Patrick Reavey, gave an update on the acquisition of the recreation property. The Title Company found that the owner/trustee only has authority to transfer half of the property. Her attorney is working on that and he will keep us updated on this.

Attorney Reavey said Patrick Thrasher has signed a formal agreement with the City that outlines the agreement for maintaining the City's utility easement adjoining his property.

This will be on the next meeting Agenda for Council's approval.

- c. City Planner, Brad Weisenburger, was not present.
- d. City Clerk, Lana McPherson, no report.

7. Council & Mayor Comments:

Council member Ritter asked if there are any updates on the City Hall security remodel. Administrator Brungardt said he thinks the bids are out right now and he will follow up.

Council member Honomichl said he sent an email to Administrator Brungardt and requested he share that link. Council member Honomichl pointed out the broadband article that was submitted for a publication. The article came out today about how De Soto accomplished the broadband issue in De Soto. Council member Honomichl said he was very happy to see it had been published. The City has some national level publicity.

Council members Daniels and Murdock had nothing further to report.

No further comments.

Motion by Council member Murdock to adjourn at 8:00 p.m.; second by Honomichl.

All Council members approved by "ayes."

Motion carried.

Respectfully submitted:

Lana R. McPherson, MMC, City Clerk