

## Minutes

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The meeting was called to order at 7:00 pm by Mayor Rick Walker.

Roll Call:

Lane-Yes	Ritter-Yes
Daniels-Yes	Murdock- Yes
Honomichl- Yes	

All 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 August 5, 2021.
  - b. Approve Pay Ordinance No. 908.

Motion by Councilmember Murdock to approve the Consent Agenda; Second by Kevin Honomichl.

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 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 members of the public addressed the Council.

3. Old Business: None

#### 4. New Business:

- a. Consider Resolution of Intent to Issue Industrial Revenue Bonds for Alcove Development.

Mr. Mike Brungardt led the discussion on this item. Alcove Development has submitted a request for Industrial Revenue Bonds and a 75%, 10-year tax abatement on a \$4.325 Million mixed use project at the southeast corner of Lexington Avenue and Golden Lane. In accordance with our Economic Incentives policy, the request has been discussed by the finance committee who is recommending approval. Official notice has been given to USD 232 and to the Johnson County Board of County Commissioners, and no objection has been received to date. Mr. Mike Brungardt mentioned that the cost benefit analysis has been completed and the results are a positive net positive value for the 10-year abatement. Mr. Mike Brungardt informed the council that before they vote on the item, they must hold a public hearing to receive comments and objections from the public.

Mayor Rick Walker opened the public hearing at 7:07 pm.

Mr. Mathew Gough, legal counsel for Alcove Development, addressed the council and gave a brief overview of the project.

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

Motion by Councilmember Murdock to approve resolution 1053 for the Intent to Issue Industrial Revenue Bonds for Alcove Development in an amount not to exceed \$4,325,000. Second by Councilmember Honomichl.

#### Roll Call:

Lane-Yes	Ritter-Yes
Daniels-Yes	Murdock- Yes
Honomichl- Yes	

#### Motion Carried

- b. Review Infrastructure Planning Documents for Southwest Growth Area.

Mr. Mike Brungardt. led on this item. Mr. Brungardt walked the council through the proposed plan along with cost estimates for each phase. The Economic Development Council retained Burns & McDonnell to compile a report that identifies public infrastructure that will be needed to support expected growth within our Southwest Growth Area. At the same time the EDC and City leadership has been in conversations with developers interested in projects on the Sunflower and Gabriel properties, which will also need supporting public infrastructure. The Burns & McDonnell report has not been finalized, and staff has supplemented the report with an analysis that encompasses all three areas. A finalized report is being developed. On August 24<sup>th</sup>, the Planning Commission will consider a revision to our Comprehensive Plan to incorporate the infrastructure planning work.

Mayor Walker turned the discussion of the item to the audience in the council chamber and online.

Ms. Holly Barth addressed the council. Ms. Barth expressed her concerns with proposed changes to the Comprehensive Plan. Ms. Barth asked if the council has plans to annex property outside of the city limits. Mayor Walker replied by stating that the city does not plan on annexing any property that has not requested to be included into the city limits. Mayor Walker also addressed several of the inaccuracies in the report from Burns & McDonnell.

Ms. Rose Male addressed the council. Ms. Male asked about the phasing of the Gabriel property. Mr. Mike Brungardt . replied that the phasing is an estimate for development and tied to the watershed.

Mr. Ken Tyler addressed the council and questioned the design of the several roads. Mr. Mike Brungardt said the lane count for each road was created by projected traffic counts.

Ms. Regina Clark addressed the council. Ms. Clark asked about improvements on 83<sup>rd</sup> street and a timeline for improvements in the Southwest Growth Area. Mayor Walker responded by stating that there will be additional improvements throughout the city and that there is no set timeline for improvements in the Southwest Growth Area.

The Council discussed any proposed zoning changes because of the changes to the Comprehensive Plan . Mayor Walker discussed process to apply for zoning changes. He stated that there are currently no applications to change the zoning in the Southwest Growth Area.

Ms. Amy Bellis addressed the council. Ms. Bellis discussed her concern regarding a letter she received from a local real estate agent. Ms. Bellis asked the council if they were involved in a proposed development. Mr. Mike Brungardt discussed the history of the Gabriel property and the type of development that could occur on the property. Mike Brungardt stated that the city has not received any applications for changes to the zoning at the Gabriel property.

Ms. Holly Barth asked the council if the property owners would be notified of any development in the Southwest Growth Area. Mr. Patrick Reavey discussed the notification requirements with annexation.

c. Consider Special Alcohol Permit for De Soto Days

Mr. Brandon Mills led the discussion on this item. Beer Thirty is scheduled to host the De Soto Days beer garden from Thursday, September 2nd to Saturday, September 4th, 2021. Donnie Crist is requesting a special event alcohol license to allow Beer 30 to sell alcohol in the De Soto Dental Center parking lot.

Motion by Councilmember Murdock; Second by Councilmember Ritter.

Roll Call:

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

Motion Carried

d. Consider Temporary Use Permit and Special Alcohol Permit for Beer 30 Charity Bike Runs

Mr. Brandon Mills led the discussion on this item. Beer Thirty is scheduled to be a host for one of the stops for a charity motorcycle run on August 21<sup>st</sup>. The applicant has filed an application with the city and the State of Kansas.

Motion by Murdock to approve the Temporary Use Permit for Beer 30 on August 21<sup>st</sup>; Second by Councilmember Ritter

Roll Call:

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

Motion Carried

e. Consider Temporary Use Permit and Special Alcohol Permit for Beer 30 Charity Bike Runs

Mr. Brandon Mills led the discussion on this item. Beer Thirty is scheduled to be a host for one of the stops for a charity motorcycle run on September 11<sup>th</sup> and 12<sup>th</sup>. The applicant has filed an application with the city and the State of Kansas.

Motion by Murdock to approve the Temporary Use Permit for Beer 30 on September 11<sup>th</sup> and 12<sup>th</sup>; Second by Councilmember Ritter

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

Motion Carried

5. Executive Session

6. Advisory Reports:

- a. City Administrator- Mike Brungardt discussed the roundabout near De Soto High School. The Council discussed traffic along Kill Creek Road. Mr. Mike Brungardt reminded the council of the concert at Riverfest park on August 20<sup>st</sup>.
- b. City Attorney- No Report
- c. City Planner- No Report
- d. City Clerk- No Report

7. Council & Mayor Comments

Councilmember Murdock No report

Councilmember Daniels – No Report

Councilmember Honomichl- No Report

Councilmember Lane – No Report

Councilmember Ritter- No Report

Mayor Walker – No Report

8. Motion by Councilmember Murdock to adjourn at 7:47 pm; Second by Councilmember Ritter .

Motion Carried.

Respectfully Submitted:

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Brandon Mills, City Clerk