

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 Relating to the Issuance of \$135,000,000 in Industrial Revenue Bonds and 80% Property Tax Abatement for Flint Meadows East.

Councilmember Honomichl disclosed a conflict of interest, left the meeting at 7:02 pm and was not present for the discussion or the public hearing.

Mr. Brungardt gave an overview of the public hearings and the associated projects. He introduced the consultants that assisted the staff with the documents. He noted that the Flint Meadows East project is a proposed housing project.

Mayor Walker opened the public hearing at 7:03 pm

Name	Address	Topic
Charlotte O’Hara	15712 Winsor Street Overland Park	She noted that she owns two industrial buildings in Johnson County. She discussed her concerns with the industrial revenue bond issuance and proposed tax abatements. She discussed several reports from the State of Kansas regarding industrial revenue bonds.
Mitra Templin	32312 W. 91 st street	Asked the council to reconsider the bond issuance. She stated that growth in the community should be paid for by the developers and not the residents. She recommended that the property tax abatements be limited to 50%

Rodger Templin 32312 W. 91st street Discussed the tax abatements and industrial revenue bonds proposed at this meeting. He asked that the city review its policy

Seeing no one else wanting to speak, the Mayor closed the public hearing at 7:15 pm

Public Hearing Relating to the Issuance of \$90,000,000 in Industrial Revenue Bonds and 80% Property Tax Abatement for Flint Meadows West.

Councilmember Honomichl noted a conflict of interest, left the room at 7:02 pm and was not present for the public hearing.

Mayor Walker opened the public hearing at 7:13pm.

Name	Address	Topic
Charlotte O'Hara	15712 Winsor Street Overland Park	Noted that she is against economic incentives for multi-family housing.

Mayor Walker closed the public hearing at 7:14 pm.

Public Hearing Relating to the Issuance of \$73,000,000 in Industrial Revenue Bonds and 75% Property Tax Abatement for The Residence at Lexington Ave.

Councilmember Honomichl returned to the meeting at 7:15 pm.

Mayor Walker opened the public hearing at 7:15

Name	Address	Topic
Rodger Templin	32312 W. 91st street	Discussed his wish to redevelop the economic incentive policy regarding incentives for housing.
Charlotte O'Hara	15712 Winsor Street Overland Park	Discussed a report from the State of Kansas regarding Industrial Revenue Bonds. She asked that the council reject the proposal.

Seeing no one else wanting to speak, the Mayor closed the public hearing at 7:19 pm.

Public Hearing Relating to the Issuance of \$1,759,500 in Industrial Revenue Bonds and a 75% Property Tax Abatement for Golden Lane Commercial.

Mayor Walker opened the public hearing at 7:20 pm

Name	Address	Topic
Roger Templin	32312 W. 91st street	Discussed the incentive policy. He discussed his support of the project because it is an infill project.

Seeing no one else wanting to speak, the Mayor closed the public hearing at 7:21 pm

Public Hearing Relating to the Issuance of \$3,376,500 in Industrial Revenue Bonds and a 75% Property Tax Abatement for Golden Lane Residential.

Mayor Walker opened the public hearing at 7:21 pm.

Seeing no one wanting to speak, the Mayor closed the public hearing at 7:22 pm

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 February 2nd, 2023.
- b. Approve Pay Ordinance No. 943
- c. Approve Agreement with Integrity Home & Office, LLC for Cleaning Services at Public Works Facilities
- d. Approve Temporary Use Permit for MS 150
- e. Approve Donation Request from the De Soto Historical Society

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

Roll Call

Murdock – Yes

Ritter – Yes

Daniels – Yes

Lane – Yes

Honomichl – Yes

Motion Carried

1.5 Approve Pay Ordinance 943a.

Councilmember Ritter disclosed a conflict of interest, left the meeting at 7:23 pm and was not present for the vote or discussion.

Motion by Councilmember Murdock to approve Pay Ordinance 943a; Second by Councilmember Daniels.

Roll Call

Murdock – Yes

Ritter – Absent

Daniels – Yes

Lane – Yes

Honomichl – Yes

Motion Carried.

Councilmember Ritter returned to the meeting at 7:44 pm.

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, the Mayor moved to the next item.

2. Old Business: None

3. New Business:

- a. Consider Contract With HDR, Inc. For Engineering Services Related to the Design of Improvements To The Water Treatment Plant.

Mr. Chet Belcher led on this item. He noted that the growth in the Southwest Growth Area will increase the water demands of the community. He noted that the capacity of the current water treatment plant must increase from 2 million gallons per day (MGD) to 8 MGD. A new 2.0 MGD water tower will also need to be constructed within the Astra Enterprise Park to meet the increased domestic and fire demands.

Councilmember Murdock asked how the project would be funded. He noted that project will be funded with bond proceeds issued in late 2022. He noted that development agreements with the projects out at the southwest growth area will pay for the plant improvements.

Motion by Councilmember Daniels to approve the design contract with HDR for the water treatment plant improvements, new water tower and preparation of a RRA and ERP in the amount of \$3,546,385; second by Councilmember Honomichl.

Roll Call

Murdock – Yes

Daniels – Yes

Honomichl – Yes

Ritter – Yes

Lane –Yes

Motion Carried.

- b. Consider Contract With GBA For Owner’s Representation Services Related To The Wastewater Treatment Plant Improvements.

Mr. Belcher led on this item. He noted that response to the increased water demands in the Southwest Growth Area, the capacity of the wastewater treatment plant needs to increase from 1.3 million gallons per day (MGD) to 3.9 MG. He gave an overview of the agreement with GBA. The Council discussed how the project would be funded.

Motion by Councilmember Honomichl to approve the owner’s representation contract for the wastewater plant improvements in the amount of \$700,725;Second by Councilmember Ritter.

Roll Call:

Murdock – Yes

Daniels – Yes

Honomichl – Yes

Ritter – Yes

Lane –Yes

Motion Carried.

- c. **Consider Resolution No. 2000 Authorizing Issuance of \$135,000,000 in IRBs and 80% Tax Abatement for Flint Meadows East, and related documents.**

Councilmember Honomichl discussed a conflict of interest, left the room at 7:38 pm and was not present for the discussion and the vote of this item.

Mr. Brungardt led on this item. He noted that the proposal is regarding a housing development. Mr. Jeff White, from Columbia Capital, gave an overview of the cost benefit analysis associated with the project. Councilmember Daniels discussed the findings of the housing committee and its position on housing developments throughout the community.

Representatives from Flint Development gave an overview of the development. They discussed the type of buildings and class of apartments being proposed.

Councilmember Lane asked if the elevators would be included in the design, and would the building have apartments that follow the Americans with Disability Act.

Councilmember Daniels discussed the need for housing density and the level of abated property taxes proposed in the resolution. Councilmember Daniels noted that the infrastructure developments are being done by the developer.

Councilmember Murdock discussed the findings of the housing subcommittee. She discussed the benefits of added growth in the community at different price points.

Mayor Walker discussed the impact of the projects on the school district.

Councilmember Ritter discussed his support for the project. Councilmember Lane asked that the council require the developer to have elevators and be ADA complaint.

Councilmember Daniels asked if the resolution could have a contingency for the development regarding ADA apartments and elevators.

The Council discussed the appropriate level of tax abatement.

Motion by Councilmember Murdock to table resolution 2000 to a future meeting;
Second by councilmember Lane.

Roll Call

Murdock – Yes

Ritter – Yes

Daniels – Yes

Lane – Yes

Honomichl – Absent

Motion Carried.

- d. Consider Resolution No. 2001 Related to the Issuance of \$90,000,000 in IRBs and 80% Tax Abatement for Flint Meadows West.

Mr. Brungardt gave an overview of the project. Mr. Kale Joyce with Flint Development gave an overview of the types of housing stock in this project. Councilmember Lane asked if the apartments would be ADA compliant.

Councilmember Murdock asked if the buildings would have basements. Mr. Joyce noted that the terrain is challenging and many of the units will have walkout basements due to the topography.

Motion by Councilmember Murdock to table resolution 2001 to a future meeting;
Second by Councilmember Lane.

Roll Call

Murdock – Yes

Ritter – Yes

Daniels – Yes

Lane – Yes

Honomichl – Absent

Motion Carried.

Councilmember Honomichl returned to the room at 8:44 pm.

Motion by Councilmember Daniels to recess of 5 minutes at 8:45pm; Second by Councilmember Honomichl.

Roll Call

Murdock – Yes

Ritter – Yes

Daniels – Yes

Lane –Yes

Honomichl – Yes

Motion Carried

The meeting was resumed at 8:50 pm.

- e. Consider Resolution No. 2002 Related to Authorizing Issuance of \$73,000,000 in IRBs and 75% Tax Abatement for The Residence at Lexington Ave, and related documents.

Mayor Walker disclosed a conflict of interest. Left the meeting at 8:51 pm and was not present for the discussion. Council President Murdock presided over the item.

Mr. Mike Brungardt led on this item. He gave an overview of the project include the proposed incentives. Councilmember Daniels asked if there was any progress on road access. Mr. Dustin Baker, with Alcove Development noted that the development included elevators and ADA complaint apartments. Councilmember Lane noted his support of the project.

Councilmember Honomichl discussed Industrial Revenue Bonds in the city. He discussed how residential development could attract retail developers. He noted that the economic incentive policy should not change after the project is approved.

Councilmember Ritter discussed his support for the proposal.

Motion by Councilmember Ritter to approve resolution 2002 as written; Second by councilmember Daniels .

Murdock – Yes

Ritter – Yes

Daniels – Yes

Lane –Yes

Honomichl – Yes

Motion Carried.

Mayor Walker returned to the meeting at 9:02 pm.

- f. Consider Resolution No. 2003 Authorizing Issuance of \$1,759,500 in IRBs and 75% Tax Abatement for Golden Lane Commercial, LLC, and related documents.

Mr. Brungardt led on this item. He gave an overview of the development and the previous agreement and the revised agreement.

Motion by Councilmember Murdock to approve resolution 2003 as written; Second by councilmember Honomichl.

Murdock – Yes
Daniels – Yes
Honomichl – Yes

Ritter – Yes
Lane –Yes

Motion Carried

- g. Consider Resolution No. 2004 Authorizing Issuance of \$3,376,500 in IRBs and 75% Tax Abatement for Golden Lane Residential, LLC, and related documents.

Motion by Councilmember Murdock to approve resolution 2002 as written; Second by councilmember Honomichl.

Murdock – Yes
Daniels – Yes
Honomichl – Yes

Ritter – Yes
Lane –Yes

Motion Carried.

- h. Consider Ordinance No. 2565 Rezoning Property at 8180 Shawnee Street.

Mr. Brad Weisenburger led on this item. He gave an overview of the project and the legal requirements for the rezoning. He noted that the planning commission approved the rezoning at the January 24th meeting. He gave an overview of the utilities on the property. He recommended that the council approve Ordinance 2565 as written.

Motion by Councilmember Honomichl to approve Ordinance No.2565 as written; Second by Councilmember Daniels.

Murdock – Yes
Daniels – Yes
Honomichl – Yes

Ritter – Yes
Lane –Yes
Mayor Walker- Yes

Motion Carried.

4. Executive Session: None

5. Advisory Reports:

- a. City Administrator – Thanked the Mayor and Council for their discussion regarding housing developments.
- b. City Attorney-No Report.
- c. City Planner- Noted that the planning commission meeting is going to be lengthy.
- d. City Engineer- Discussed the Designing Sustainable Places Grant Proposal submitted by the city.
- e. Assistant City Administrator - No Report

6. Council & Mayor Comments

Councilmember Murdock -Thanked the water department staff for their hard work on the recent water main breaks.

Councilmember Ritter -No Report

Councilmember Lane – Thanked the Mayor and Council for their discussion tonight.

Councilmember Daniels – Councilmember Daniels asked for an update recent water main breaks in the community. Mr. Brungardt noted that Clearwave Communications has been in contact with the City and is working to limit the number of water main breaks throughout the city.

Mayor Walker- No Report.

Councilmember Honomichl – Discussed utility markings and the CERI board meetings findings. He noted that sales tax is up significantly from 2021 collections.

7. Adjournment

Motion by Councilmember Murdock to adjourn; Second by Councilmember Daniels. All councilmember stated yes. The meeting was adjourned at 9:31 pm.

Respectfully submitted,

Brandon Mills
Brandon Mills, MPA, City Clerk