

AGENDA

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 are present

PUBLIC HEARING: Regarding issuance, to Flint Commerce Center LLC, of taxable industrial revenue bonds in the principal amount of not to exceed \$100,000,000 with a 10-year, approximately 85% tax abatement, an exemption from ad valorem taxation for property purchased with the proceeds of such Bonds, to provide funds for an approximately 1 million square foot facility to be located at the northwest corner of 103rd and Edgerton Road in De Soto, Kansas.

Councilmember Honomichl disclosed a conflict of interest, recused himself from the item, and left the room at 7:01 pm.

Mr. Patrick Reavey, City Attorney addressed the council and explained that the documentation for the notice of intent is not ready. He stated that the original plan was to have these documents negotiated in finalized form to present to the governing body as part of the public hearing that was previously noticed for March 3, 2022. Unfortunately, the documents are still under negotiation and are not available for this meeting. He recommended that the Mayor open the public hearing, receive the public comments and recess the public hearing until the March 17th City Council Meeting.

Mayor Walker opened the public hearing at 7:02 pm. Seeing no one waiting to speak, the Mayor closed the public hearing at 7:03 PM.

Motion by Councilmember Murdock to recess the public hearing until the March 17th City Council Meeting; Second by Councilmember Daniels.

Motion Caries

Murdock - Yea

Ritter – Yea

Daniels – Yea

Lane – Yea

Honomichl -Abstained

Motion Caried

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 February 17, 2022.
 - b. Approve Pay Ordinance No. 921.

Councilmember Honomichl returned to the room at 7:03 pm

Motion by Councilmember Murdock to approve the consent agenda; second by Councilmember Daniels.

Roll Call

Murdock - Yea	Ritter –Yea
Daniels – Yea	Lane – Yea
Honomichl Yea	

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.”

Seeing no one wanting to speak, the Mayor moved on to the next item.

3. Old Business:
 - a. None.

4. New Business:

- a. Consider Resolution 1067 Calling for an Election to be Held on June 21st, 2022

Mr. Brandon Mills, City Clerk/ Assistant to the City Administrator led on this item. He announced that resolution 1067 is a resolution to renew the .75% sales tax. The sale tax is to pay off the debt service for water, sewer, and roads capital projects. He reviewed the election timeline, public information sessions, and ask council to approve the adopt the resolution.

Motion by Councilmember Murdock to adopt resolution 1067 as written to call for an election for the renewal of the city’s current .75% sales tax; Second by Councilmember Ritter.

Roll Call

Murdock - Yea	Ritter –Yea
Daniels – Yea	Lane – Yea
Honomichl Yea	

Motion Carries

- b. Consider Ordinance 2531 adopting text amendment recommended by Planning Commission for architectural standards

Mr. Brad Weisenburger led on this item. He stated that the architectural standard in the De Soto city code were adopted before 1,000,000 square foot industrial buildings were commonplace for light industrial zones. He outlined the proposed changes from the planning commission, including lighting, setbacks, and landscaping/buffering. He reviewed several architectural standards with neighboring communities including Lenexa, Gardner, and Olathe. He reviewed the discussion from the planning commission meeting. He reviewed the proposed changes from the Polsinelli law firm. He outlined the approved changes from the planning commission in particular the setbacks requirements, treatment for concrete tilt up buildings, and the planning commissions recommended changes.

Councilmember Murdock asked Mr. Weisenburger if he anticipated that future developers would ask for revisions to the building standards. Mr. Wiesenburger stated that the major change to the code were in response to the need to update the code for tilt up building and he predicts that the majority of the necessary changes have been addressed in this text amendment. Councilmember Ritter asked about the requirements for setbacks. Mr. Wiesenburger outlined the discussions and process for determining the set-back requirements.

Councilmember Ritter discussed the light restrictions and safety requirements. Mr. Weisenburger discussed the planned lighting and footcandles requirements. He mentioned that the planning commission will review the lighting restrictions at a future meeting.

Mayor Walker asked about the concrete panels for tilt up buildings. The council discussed the wording surrounding the regulations on tilt-up buildings.

Motion by Councilmember Murdock to adopt Ordinance Number 2531 to revise the city Zoning;
Second by Councilmember Lane

Roll Call

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

Motion Carries

- c. Consider Ordinance 2532 adopting text amendment recommended by Planning Commission for restaurant sales in the M-1, C-2 and C-1 zoning districts.

Mr. Brad Weisenburger led on this item. He announced that a request has been made by Joe Bisogno owner of Mr. Goodscents to have restaurant sales in the M-1 zoning district. Mr. Weisenburger stated that the zoning code of allowable food services is inconsistent. He stated that the proposed change would be make the code more efficient and allow limited food sales in the M-1 district. The commission discussed the need for the changes. The commission discussed the food truck regulations in the community. Mr. Weisenburger explained that a ghost kitchen is a professional food preparation and cooking facility set up for the preparation of delivery-only meals. The council discussed ghost kitchens.

Motion by Councilmember Honomichl to adopt Ordinance 2532; Second by Councilmember Ritter.

Roll Call

Murdock - Yea

Daniels – Yea

Honomichl - Yea

Ritter –Yea

Lane – Yea

Mayor Walker -Yea

Motion Carries

- d. Consider Recommendation for Engineering Design Consultant for the 83rd Street Bridge Replacement Project.

Councilmember Honomichl, disclosed a conflict of interest, recused himself from the item, and left the room at 7:36 pm.

Mr. Mills led on this item. He reminded the council that there is \$250,000 in this year's CIP for the design of the 83rd Street Bridge Replacement Project. He announced that a review committee including city staff and Councilmember Daniels reviewed the RFQ's from several firms and the committee selected Lochner, INC due their experience with railroad coordination. He stated that staff will engage with Lochner to develop a scope and fee document and bring them back to the council for approval at a future council meeting.

Councilmember Honomichl returned to the room at 7:39 pm.

5. Executive Session: none

6. Advisory Reports:

- a. City Administrator – Mr. Mike Brungardt announced that he had submitted two grant proposals for the BASE program through the Kansas Department of Commerce for Sewer and Road Improvements. The total amount for both submissions was roughly \$26.4 million. He indicated that the State of Kansas will announce the award recipients later in the Spring.
- b. City Attorney – No Report
- c. City Planner – Mr. Weisenburger thanked the City Council and Planning Commission for their work on the text amendments.
- d. City Clerk – Mr. Mills announced that the city has submitted a concept form for a Transportation Alternative grant with the Kansas Department of Transportation for recreational trails throughout the city. He stated that staff will work on a final grant application over the next several months and submit the final application before the May 13th deadline. Mr. Mills reminded the council of the De Soto Chamber of Commerce Annual Dinner on March 25th.

7. Council & Mayor Comments

Councilmember Honomichl: No Report

Councilmember Murdock: No Report

Councilmember Daniels: Discussed the need for the explainer on the city mill levy and how increased

property values impact city revenue. Mr. Brungardt noted that the public information piece could be part of the budget kickoff.

Councilmember Ritter: No Report

Councilmember Lane: Thanked the planning commission for their support in revising the zoning code.

Mayor Walker: Discussed the next joint meeting with the Planning Commission and City Council on April 21st. He also asked staff to contact the Kansas Department of Transportation and ask them to fix a broken road sign at Kansas Highway 10 and Kill-Creek Road.

8. Adjournment

Motion by Councilmember Murdock to Adjourn at 7:57 pm: Second by Councilmember Lane.

All Council approved by "yeas."

Respectfully Submitted by

Brandon Mills

Brandon Mills, MPA, City Clerk