

Meeting Minutes

Mayor Walker called the meeting to order at 7:00 pm and led the Pledge of Allegiance.

Roll Call

Murdock - Present

Ritter – Present

Daniels – Present

Lane – Present

Honomichl – Present

All are present.

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 March 2nd, 2023.
- b. Approve Pay Ordinance No. 945
- c. Approve Ordinance No. 2569 Annexing Park Land Into City
- d. Approve an Agreement with Johnson County Regarding 103rd Street Right of Way
- e. Consider the Purchase of Sewer Pumps for the Treatment Plant.

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 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 to the next item.

3. Old Business: None

4. New Business:

- a. Consider Bids from the City Hall Generator Project

Mr. Cameron Maughmer, Building Official led on this item. He announced that staff is seeking authority to negotiate a purchase agreement with CAT for a 200kW generator and Automatic Transfer Switch for the budgeted estimated amount of \$86,400 with up to a 10% contingency of

\$8,640 for price fluctuations between receiving the estimate and signing the contract. He noted that this would enable the emergency generator for City Hall to be ordered without first requesting quotes from installation and electrical system-connection contractors. He recommended that the council approve the quote from CAT in the amount of \$86,4000 with a 10% contingency.

Councilmember Daniels and Lane asked about the safety features of the generator. Mayor Walker asked about the federal grant's opportunities.

Motion by Councilmember Murdock to approve the contract with from Cat; in the amount of \$86,400 with a 10% contingency; second by Councilmember Lane .

Roll Call

Murdock - Yes

Ritter – Yes

Daniels – Yes

Lane – Yes

Honomichl – Yes

Motion Carries.

b. Consider Task Order with PEC for Riverfest Park Topography and Boundary Survey.

Mr. Brandon Mills, Assistant City Administrator, led on this item. He noted that city staff have been working with our on-call engineering firm PEC to draft a plan for future recreational activities and developments at Riverfest Park. PEC has been asked to perform a topographical and border survey to help identify where the city should make future Investments. He recommended that the council approve the task order for a Topographical and Boundary Survey with PEC in the amount of \$ 32,220.

Motion by Councilmember Honomichl to approve the task order to with PEC in an amount of \$ 32,200; Second Councilmember by Murdock.

Roll Call

Murdock – Yes

Ritter – Yes

Daniels – Yes

Lane – Yes

Honomichl – Yes

Motion Carries

c. Consider Ordinance No. 2570 Regarding Text Amendment for Solar Ordinance

Mr. Brad Weisenburger led this item. He noted that over the past eight months, City Staff worked with the planning commission regarding the potential for adopting solar regulations for industrial/utility-scale solar facilities. He added that the base ordinance is modeled after Johnson County's Solar Regulations. He stated that staff modified the model ordinance for an appropriate solar facility within De Soto City limits at the Astra Enterprise Park. He noted that City staff has met with Johnson County planning several times to receive input and exchange ideas to create an ordinance for De Soto. He noted that the proposed ordinance limits the size of the solar facility. He noted that the staff recommendation is to limit the size to 2,800 acres. He noted several items included in the proposed ordinance, including the time limitations on a facility, regulations for payment in lieu of taxes agreements, and wildlife restrictions.

Councilmember Murdock asked about the parcels of land that are eligible for solar development under this ordinance. She asked if the development would halt the clean-up efforts. Mr. Brungardt noted that the cleanup efforts will not be halted because of the development. Councilmember Murdock asked about how the city would benefit from the development. Mr. Brungardt noted that the development will could provide additional power for the astra business park and the developer and the city could have a agreement similar to a payment in lieu of taxes agreement.

Councilmember Daniels asked if the special use permits could be staggered. Mr. Brungardt noted that they could staggered the permits, but the minimum acres restrictions would mean the maximum number of permits would be limited to two.

Councilmember Daniels asked about a timeline for cleanup and the remediation of the land. He asked about payment and lieu of taxes agreements. Ms. Brianna Baca from Savion, LLC gave an overview of the estimate taxation of the project she announced that the total tax revenue on the site could exceed \$40 million. She asked that the council amend the northern boundary of the area to 119th street.

Councilmember Ritter noted that the project would provide necessary power to the area for development. The commission discussed the timeline for the use permit and when the date would start.

Councilmember Lane asked about the decibel levels at the plant. Mr. Rod Northway from Savion, LLC. noted that the sound levels are 45 decibels at the plant and nearly undetectable 20 feet away from the plant.

The council discussed moving the northern boundary to 119th and extended the period to 40 years.

The council discussed the terms of the special use permit.

The Mayor and Council directed staff revised the ordinance to include a 40-year term limit for commercial operation and expand the northern border from 121st street to 119th street.

Mayor walker called a 5-minute recess at 8:45 pm.

Motion by Councilmember Daniels to take a five-minute recess at 8:45 pm; Second by Councilmember Murdock. All Council approved by "ayes." The meeting went into recess at 8:45pm

The Mayor reopened the meeting at 8:50 pm.

- d. Consider Ordinance No. 2571 Regarding Rezoning at the Northeast Corner of Ottawa Street and Lexington Ave from C-2 to R-3

Mr. Brad Weisenburger led this item. He noted that an application had been submitted to rezone a tract of land northeast of Lexington Ave and Ottawa Street. He stated that it is directly south of Possum Creek. He gave an overview of the technical review and recommended that the council approve ordinance 2571 as written.

Councilmember Daniels discussed the new proposed road. The council discussed traffic control issues on the property. Councilmember Ritter asked about the easements.

Motion by Councilmember Murdock to approve Ordinance 2571 as written; Second by Councilmember Honomichl.

Roll Call

Murdock - Yes

Ritter – Yes

Daniels – Yes

Lane – Yes

Honomichl – Yes

Mayor Walker- Yes

Motion Carried.

- e. Consider Resolution No. 2006 to Revise Park Impact Fees and Impact Fee for Irrigation Meters

Mr. Brungardt led on this item. He gave an overview of the significant changes to the fee ordinance including the Park Impact fees discussed at the March 2nd City Council meeting and the revisions to the irrigation meter language.

Motion by Councilmember Murdock to approve resolution 2006 as written; Second by Councilmember Ritter.

Roll Call

Murdock - Yes

Ritter – Yes

Daniels – Yes

Lane – Yes

Honomichl – Yes

5. Executive Session: None

6. Advisory Reports:

- a. City Administrator- Reminded council of the Special City Council meeting on Tuesday, March 21st.
- b. City Attorney- No Report
- c. City Planner- No Report
- d. City Engineering- Discussed several road projects throughout the community.
- e. Assistant City Administrator- Reminded the council that the special meeting on March 21st must be noticed and voted upon by the council.

Motion by Councilmember Daniels to hold a special meeting of the City Council on Tuesday, March 21st from 6 pm – 8 pm at De Soto City Hall; Second by Councilmember Honomichl.

Roll Call

Murdock - Yes

Ritter – Yes

Daniels – Yes

Lane – Yes

Honomichl – Yes

Motion Carried.

7. Council & Mayor Comments

Councilmember Honomichl – No report

Councilmember Lane – No report

Councilmember Murdock - No report

Councilmember Daniels - No report

Councilmember Ritter – No report

Mayor Walker- Discussed legislation regarding Senate Bill 248 regarding sales tax on food sales. Mr. Mills gave a brief overview of the legislation and stated that he would update the council on the legislation in the coming days.

8. Adjournment

Motion by Councilmember Murdock; Second by Councilmember Honomichl. All Council approved by "ayes." The meeting was adjourned at 9:15 pm.

Respectively Submitted by:

Brandon Mills
Brandon Mills, MPA, City Clerk

Meeting Minutes

Mayor Walker called the meeting to order at 6:00 pm.

Roll Call

Murdock – Present

Ritter – Present

Daniels – Present

Lane – Present

Honomichl – Present

All were Present.

Strategic Planning Workshop

a. Welcome

Mr. Brungardt, City Administrator, gave an introduction at the meeting. He introduced Ms. Shelia Shockey, Founder of Shockey Consulting, and Taylor Vande Velde, Project Manager, with Shockey Consulting.

b. Introductions

Ms. Shelia Shockey gave an overview of her consulting firm and her staff's work on the strategic planning process.

c. Community Engagement, Process & Schedule

Ms. Taylor Vande Velde gave a presentation on the strategic planning process. She reviewed the previous strategic plan with the group. City staff and the council reviewed the last strategic plan and provided a progress report. Staff from Shockey Consulting reviewed the SWOC (Strengths, Weaknesses, Opportunities, and Challenges) from the community.

Discuss & Prioritize Community Issues

Ms. Shelia Shockey gave an overview of available data and case studies for communities that have experienced “mega projects.” The group discussed the Johnson County labor market, income levels throughout the community, and the projected types of retail businesses that may be attracted to De Soto.

d. Questions & Next Steps

Ms. Taylor Vande Velde gave an overview of the next steps in the strategic planning process. She noted that there would be three other workshops throughout the year, and the strategic planning process would be completed towards the end of the calendar year.

e. Adjourn

Motion by Councilmember Murdock to adjourn; Second by Councilmember: Honomichl. All responded with ayes. The meeting was adjourned at 7:48 pm.

Respectfully Submitted by

Brandon Mills
Brandon Mills, MPA, City Clerk