

Meeting Minutes

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

Murdock - Present

Ritter – Present

Daniels – Present

Lane – Present

Honomichl – Present

All were Present.

Motion by Councilmember Murdock to consider item 4f before item 4a; Second by councilmember Daniels.

Murdock – Yes

Ritter – Yes

Daniels – Yes

Lane – Yes

Honomichl – Yes

Motion Carried

1. Consent Agenda:

- a. Approve Minutes of the June 15th City Council Meeting.
- b. Approve Pay Ordinance No. 952
- c. Approve Joint Use Agreement with AT&T for Lexington Ave Reconstruction
- d. Authorize City Administrator to Sign Lease Documents for Kubota Equipment for Parks & Recreation Department.
- e. Authorize City Administrator to Sign Lease Documents for Bobcat Skid Loader and bucket for Street Department.

Motion by Councilmember Murdock to approve the consent agenda; Second by Councilmember Lane.

Murdock – Yes

Ritter – Yes

Daniels – Yes

Lane – 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.

Name	Address	Topic
Mike Caldwell	8412 Corliss	Discussed the special use permit regarding the proposed cement batch plant. He noted that he has been working with several property owners near the site. He discussed the approval process at the planning commission. He discussed his displeasure with the operational constraints, including allowing the plant to operate beginning at 2 am. He noted his concern regarding safety and wear and tear with heavy truck traffic on 83 rd Street. He noted that he had met with representatives from Hamm. He gave an overview of the estimated routes the truck would travel. He asked the council not to approve the proposal when it comes to the city council.

Seeing no one else wanting to speak the chair moved to the next item.

3. Old Business:

4. New Business:

- a. Consider Task Order #4 with GBA for Owner’s Rep Services for Southwest Growth Area Infrastructure Projects.

Mr. Mike Brungardt, City Administrator, led on this item. He noted that Design plans are currently being prepared for sewer extension projects to the Astra and Flint sites as the infrastructure projects in the southwest growth area progress. He noted that the owner's representative services are required for these projects, as well as for the ongoing stages of the wastewater treatment expansion project. He added that GBA has previously provided these services and has submitted a proposed scope and fee to carry out the work until project completion. He recommended approval of the task order.

Motion by Councilmember Honomichl to approve task order #4 with GBA and authorize the City Administrator to sign the contract; second by Councilmember Ritter.

Murdock – Yes

Daniels – Yes

Honomichl – Yes

Ritter – Yes

Lane – Yes

Motion Carried

b. Consider Change Order No. 2 for the Ottawa Street Project

Mr. Joe Johnson Public Works Director, led on this item. He noted that on December 14th, 2022, the construction of the Ottawa Street project began. Throughout the construction process, it was discovered that the existing electronic gate posed a conflict with the newly implemented drainage system. He added that, consequently, the gate had to be removed to facilitate the construction of the drainage system. He noted that the purpose of this change order is to reinstall the original electronic gate that is currently present at the site. He noted that the installation represents the final task necessary to conclude the project.

Motion by Councilmember Murdock to approve change order no. 2 for the Ottawa Street Project; Second by Councilmember Lane.

Murdock – Yes

Ritter – Yes

Daniels – Yes

Lane – Yes

Honomichl – Yes

Motion Carries

c. Consider Documents Related to General Obligation Bonds for The Merck Benefit District and Related Projects

Mr. Patrick Reavey, City Attorney led on the item. Mayor Walker thanked Merck for their work on the benefit district and the trail along 87th Street. Mr. Reavey noted that the City Council previously approved Resolution 1068, creating a benefit district for improvements to 87th Street and constructing a public trail along 87th Street. Merck oversaw and paid for all improvements (87th Street - \$693,873.89; Trail - \$485,560.18) and now seeks to be reimbursed through the issuance of bonds, repayment of which will be assessed against Merck's land (for the road improvements) and City at-large assessments for the trail.

i. Consider Ordinance No. 2582 Authorizing the Issuance of General Obligation Improvement Bonds, Series 2023a.

Motion by Councilmember Ritter to approve Ordinance 2582 as written; second by Councilmember Murdock.

Murdock – Yes

Ritter – Yes

Daniels – Yes

Lane – Yes

Honomichl – Yes

Motion Carried

- ii. Consider Resolution No. 2011 Authorizing the Form and Details and Directing the Sale and Delivery of General Obligation Improvement Bonds, Series 2023a.

Motion by Councilmember Ritter to approve Ordinance 2011 as written; Second by Councilmember Murdock.

Murdock – Yes

Daniels – Yes

Honomichl – Yes

Ritter – Yes

Lane – Yes

Motion Carried

- d. Consider Ordinance No. 2583 Adopting Planning Commission’s Recommendation to Rezone 3 acres of Property in the Vicinity of 79th and Gardner Rd from RO to M1

Mr. Brad Weisenburger led on this item. He noted that Hamm Companies has applied to rezone a 3-acre tract west of 8150 Gardner Road, on the southern portion of Tax Property ID AF221226-3004. He noted that the proposed use is a concrete batch plant to be considered under a separate application for a Special Use Permit. He continued by stating that the proposed use can only be granted with a SUP if the property is zoned M-1 or M-2 with a site plan. He gave an overview of the golden criteria. He concluded by stating that in accordance with the Zoning Regulations, such rezoning requests require the Planning Commission to hold a public hearing on the issue and make a recommendation to the City Council for final action. He recommended that Council approve the rezoning application as written.

The council discussed the rezoning of the property and its appropriate use of the property. Mayor Walker and Councilmember Honomichl discussed their support for the rezoning. Councilmember Honomichl discussed the legal description of the property. Representatives from Hamm Companies discussed the legal description. Councilmember Daniels discussed the properties around the site and how they are changing to residential along 83rd street.

Motion by Councilmember Honomichl to adopt Ordinance 2583 as written; Second by Councilmember Ritter.

Murdock – Yes

Daniels – Yes

Honomichl – Yes

Motion Carries

Ritter – Yes

Lane – No

Mayor Walker - Yes

- e. Consider Accepting Easements and ROW for Carriage Houses #12
Mr. Brad Weisenburger led on this item. He noted that the original final plat for each building exclusively displays the property boundary and the outline of the building's footprint. He stated that the plats are submitted to the City Council for the acceptance of easements and rights-of-way (ROW).

Motion by Councilmember Daniels to accept the easement and ROW for Carriage Houses #12; Second by Councilmember Ritter.

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

- f. Approve Temporary Use Permit for De Soto Days.
Mr. Brad Weisenburger, City Planner, led on this item. He noted that the De Soto Days Committee has submitted a request for a Temporary Use Permit, Parade Permit (including street closure), and Noise Permit for the upcoming De Soto Days event. The event is scheduled to occur from August 31st to September 2nd, 2023, in Downtown. Carnival setup will commence on August 28th. The event will follow a similar format to the previous year, with only minor adjustments.

Motion by Councilmember Murdock to approve the special use permit for De Soto Days; Second by Councilmember Daniels.

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

Motion Carried

Motion to approve the Parade Permit for De Soto Days by Councilmember Murdock; Second by Councilmember Daniels.

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

Motion Carried

Motion by Councilmember Murdock to approve the noise permit for De Soto Days; Second by Councilmember Daniels.

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

Motion Carried

- g. 2024 Budget Discussion

Mr. Brungardt led on this item. He presented a preliminary draft of the proposed Capital Improvements budget, outlining projected projects until 2029. He noted that the focus of the CIP is 2024 and 2025 years. At present, our focus is primarily on the 2024 and 2025 CIP budgets. He noted that several of the projects are related to the infrastructure projects around the Southwest Growth Area.

The Council discussed the projects included in the CIP. Councilmember Honomichl suggested they remove the streetscape plan and reallocate the funding to several projects including the planning grant for 83rd street. He suggested that the street scape funding go towards strategic planning with downtown business owners. Councilmember Murdock suggested that the City Council seek alternatives locations for a retail business opportunity. Councilmember Daniels discussed the type of businesses that are in the downtown area. He mentioned that the businesses currently in the area are not driving foot traffic. He noted that the area is focused on businesses and not retail locations. Mayor Walker and Councilmember Honomichl asked that the CIP include funding for several road studies in the area. Mr. Brungardt noted that he would make those revisions and present a revised project list to the council.

5. Executive Session: None

6. Advisory Reports:

- a. City Administrator – Discussed the Open House on July 12th
- b. City Attorney - Discussed the proposed resolution to increase the pay of appointees and elected officials. Councilmember Honomichl proposed increasing the pay for the Mayor to a range between 1,200 to \$1,400. The Council addressed a proposed change to the city council pay. The council discussed increasing the pay for City Councilmember to \$75 twice monthly and \$1,500 monthly for the Mayor.
- c. City Planner – Noted that the Special Planning Commission Meeting is on July 11th.
- d. City Engineer – Gave an overview of the road project in the community. He noted that the Contract for the Wastewater project will be coming to the council soon.
- e. Assistant City Administrator – Noted several community events happening in the month of July.

7. Council & Mayor Comments

Councilmember Honomichl: Discussed mowing issues in Arcadian Estates.

Councilmember Murdock: No Report

Councilmember Daniels: Noted some erosion control around Edgerton Road. He also noted erosion control issues around 87th Street.

Councilmember Ritter: No Report

Councilmember Lane: Thanked city staff for working with the De Soto Arts Council and De Soto Garden Club on the Kill Creek Road Art Display.

MAYOR Walker: No Report

8. Adjournment

Motion by Councilmember Murdock to adjourn; Second by Councilmember Daniels.

All ayes. The meeting was adjourned at 8:48 pm

Respectfully Submitted by

Brandon Mills

Brandon Mills, MPA, City Clerk