

**MERRIAM CITY COUNCIL MINUTES
CITY HALL
9001 WEST 62ND STREET
July 24, 2017**

I. CALL TO ORDER - PLEDGE OF ALLEGIANCE

Mayor Ken Sissom called the meeting to order at 7:00 pm.

II. ROLL CALL

Scott Diebold
Al Frisby
Chris Evans Hands
Nancy Hupp
Bryan Knaff
Cheryl Moore
Bob Pape
Robert Weems

Staff present: Chris Engel, City Administrator; Mike Daniels, Police Chief; Cindy Ehart, Finance Director; Anna Slocum, Parks and Recreation Director; Meredith Hauck, Assistant City Administrator; Bryan Dyer, Community Development Director; Kevin Bruemmer, Public Works Director; Nicole Proulx Aiken, City Attorney; and Juli Pinnick, City Clerk.

III. PUBLIC ITEMS

Members of the public are encouraged to use this time to make comments about matters that do not appear on the agenda. Comments about items on the regular agenda will be taken as each item is considered. ***Please note: individuals making Public Comments will be limited to 5 minutes.***

IV. CONSENT AGENDA

All items listed under the heading are considered to be routine by the City Council and may be enacted by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which case that item will be removed from the Consent Agenda and considered separately.

1. Consider approval of the minutes of the City Council meeting held July 10, 2017.

COUNCILMEMBER MOORE MOVED THAT THE COUNCIL APPROVE CONSENT AGENDA ITEM 1. COUNCILMEMBER HUPP SECONDED AND THE MOTION WAS UNANIMOUSLY APPROVED.

V. MAYOR'S REPORT**VI. PUBLIC HEARING - Public Hearing to consider the Amended Merriam Pointe TIF Redevelopment Project Plan.**

City Administrator Chris Engel commented that for about a year and a half staff has been working with an applicant to develop a parcel of land in Merriam Pointe. The parcel is fondly called the big ditch and is currently a drainage area with no value on the County tax rolls. A plan to develop this parcel and construct a car dealership on it has been submitted. There are many steps that need to take place tonight to bring this project to fruition. This is a TIF project and is an example of how beneficial TIF projects can be. This project will take a piece of land that generates no tax revenue and has no value in its current condition, and, through private-public partnership will turn into something that will generate a significant amount of revenue on the tax rolls and for the city.

There will be a presentation from the applicant, Merriam Luxury Imports representative Sandy Watts. Ms. Watts represents Mr. Richard Webb, owner of Merriam Luxury Imports, Infinity car dealership, and the big ditch parcel. Per State Statute, the first formal approval for the TIF Project Plan is a finding by the Planning Commission that the Plan is consistent with the City's Comprehensive Plan. At their June 7, 2017 meeting the Planning Commission found the Plan to be consistent with the Comprehensive Plan.

On June 26, 2017, in accordance with state statute, the City Council passed a resolution setting July 24, 2017 at 7:00 p.m. as the Public Hearing on the Project Plan. A copy of the TIF Project Plan was delivered to the Johnson County Board of County Commissioners and the Shawnee Mission School District the following day. Also, per state statute, surrounding property owners were notified by certified mail and the resolution was published in the Legal Record on July 11, 2017 and July 18, 2017.

After presentations and the Public Hearing, a series of votes will occur; if any one of these items are not approved, the project will most likely not move forward.

Sandy Watts, Attorney, White Goss, representing the applicant Richard Webb addressed the council regarding the project. Ms. Watts commented that Mr. Webb is a principal in the Infinity dealership, located in Merriam, and also principal in Merriam Luxury Imports, which is the applicant and owner of the property. The subject property is located within an existing TIF District, that TIF District expires in July 2023. The designated developer under that TIF District is an entity called Merriam Investors LLC, which is owned by David Block and David Christie, well established real estate developers in the Kansas City and Midwest region. Both are present this evening. Merriam Investors took an assignment of developer rights of this TIF Project in 2011. Since that time, Merriam has seen the development of three successful car dealerships along the I-35 corridor. While Mr. Webb has yet to

obtain an end user for the development, he believes that one will be identified in the very near future.

The clustering of car dealerships is a very common and successful business model and Mr. Webb has had numerous conversations with car retailers and many have expressed a great deal of interest in the site. Any such end user that would be on the site would not be a dealership that is currently located in the City of Merriam.

The owner and developer have been working diligently with city Staff, and it is very evident that development of this site is not economically feasible without the requested TIF assistance. This fact is supported by the city's independent financial advisors and is based on the existence of numerous and expensive development challenges. Those challenges include Quail Creek that runs through the property. The creek will need to be enclosed and filled in to allow space to construct the improvements. The creek is a jurisdictional stream and is under the authority of the Army Corps of Engineers. The developer has come to an agreement with the Corps about the proposed handling of the stream.

The site is vastly uneven which will require significant fill of material to make the property ready for development. It is estimated that over 100,000 cubic yard of fill material will be needed. In addition to the fill material needed, the sanitary sewer system will need to be upgraded as the current system will be unable to support the weight of the fill material. Due to the property's proximity to the railroad, the site will require a substantial retaining wall on the back of the property. This is similar to the what occurred on the Lexus and Toyota properties. Without completion of those extraordinary site improvements, the project is not viable.

The current TIF plan expires in 2023; this request does not change that. The requested reimbursements will occur on a pay-as-you-go basis with the applicant having full responsibility for the cost of the improvements. The requested \$4 million in reimbursements would come from the TIF funds over the remaining TIF years. The remaining \$2 million would not be paid to the applicant until construction has been completed and the dealership has been open for one year. If the applicant fails to complete construction by July 2020 the agreement will terminate and the applicant will have no rights to the reimbursement. These terms are designed to provide assurances that the applicant will perform under the private-public partnership. Ms. Watts thanked City staff and all the consultants or their hard work over the past year and a half to bring this project to fruition.

Community Development Director Bryan Dyer reviewed the history of the project. Mr. Dyer displayed a photo of the Merriam Pointe Development and also the I-35 TIF District. Within the I-35 District there are several Project Plans.

In 2003, the City of Merriam adopted the Merriam Pointe Redevelopment Plan in accordance with Kansas Statutes Annotated (KSA) 12-1772. That plan outlined a number of items including disbursement of Tax Increment Financing (TIF) funds to the developer, Merriam Pointe LLC, for eligible expenses and the proposed land uses. The Redevelopment Plan that was approved showed four retail buildings

with approximately a total square footage of 350,000. The only development that occurred was the construction of the Shawnee Mission Hyundai dealership that was completed in 2007.

In 2010, Merriam Pointe LLC declared bankruptcy and the following year Merriam Investors LLC become the property owner and developer of Merriam Pointe and set to recasting the development. The recasting involved seeking approval of two additional automobile dealerships (Toyota and Lexus) that were built in the north portion of the development. As part of the approval of those dealerships, the Merriam Pointe Redevelopment Project Plan was amended to permit the additional two automobile dealerships.

Following the approval of the Toyota and Lexus dealerships, Merriam Pointe sought approval for the development of a third dealership, KC Infiniti. The Merriam Pointe Redevelopment Project Plan was amended and the Infiniti dealership was constructed. Merriam Investors and Richard Webb (General Manager of KC Infiniti) are now requesting TIF funds to develop the large drainage area that is south of the Infiniti dealership. In order for the development to occur a number of items must be approved, including the preliminary development plan and change of use that is on this agenda.

The first item to be approved is the amended Merriam Pointe Redevelopment Project Plan. The Redevelopment Project Plan is part of the TIF approval process. The Project Plan is a requirement of the TIF process. The Project Plan provides information about the proposed development, including detailed description of the buildings and facilities proposed to be constructed.

On June 7, 2017, the Planning Commission found that the amended Merriam Pointe Redevelopment Project Plan is consistent with the City's Comprehensive Plan. Then on June 26, 2017, the City Council passed a resolution setting July 24, 2017 as the date for the public hearing to on the amended Merriam Pointe Redevelopment Project Plan.

Mayor Ken Sissom opened the Public Hearing at 7:25 pm. There were no public comments. Mayor Sissom closed the Public Hearing at 7:27 pm.

VII. PLANNING COMMISSION

1. Consider approval of an ordinance adopting the amended Merriam Pointe TIF Redevelopment Project Plan. (recommend waiving the first reading).

COUNCILMEMBER PAPE MOVED THAT THE GOVERNING BODY WAIVE THE CUSTOMARY FIRST READING OF AN ORDINANCE ADOPTING THE AMENDED MERRIAM POINTE TIF REDEVELOPMENT PROJECT PLAN. COUNCILMEMBER HUPP SECONDED AND THE MOTION WAS UNANIMOUSLY APPROVED.

COUNCILMEMBER HUPP MOVED THAT THE GOVERNING BODY APPROVE AN ORDINANCE ADOPTING THE AMENDED MERRIAM POINTE TIF REDEVELOPMENT PROJECT PLAN. COUNCILMEMBER HANDS SECONDED AND THE MOTION WAS UNANIMOUSLY APPROVED.

2. Consider approval of the Second Amended and Restated Redevelopment Agreement for the Merriam Pointe Redevelopment Project with Merriam Investors LLC and Merriam Luxury Imports LLC.

City Administrator Chris Engel reviewed the terms of the Redevelopment agreement which includes:

The completed project will be an automobile dealership for the sale of new automobiles by a flagship brand that is not currently sold in the City.

Project Plan Term is not being extended and will terminate on July 28, 2023.

The City will receive an annual Administrative Fee of \$15,000 over the life of the agreement to cover the costs related to the administration of the project.

The total amount of public funds available for the Tract B Project is capped at \$6,000,000. This Maximum Reimbursement Amount will include a blended amount of two available revenue sources - Up to \$4 million will be available from Incremental Real Property Taxes and \$2 million from unallocated fund balance within the I-35 District Tax Increment Financing Project Fund.

The \$2 million will be paid as follows: \$1 million once the dealership becomes operational; \$1 million after the dealership has been in operation for one year.

Lead Developer cannot assign rights, duties and obligations to the Co-Developer until the project is sufficiently Pad Ready to the degree that vertical construction could begin.

Developer must post a Performance Bond equal to 125% of the cost of the Drainage Improvements to ensure their completion.

The Maximum Reimbursable Amount will be reduced to \$0.00 (zero) if (a) the new dealership is not operational by July 24, 2020, (b) the Developers fail to address any violation of applicable local, state, or Federal law within 90 days, or (c) the new dealership becomes operational and then closes for more than three months withstanding conditions outside the Developers control, i.e. natural disasters, fires, performance failures by subcontractors, etc.

Mr. Engel reviewed the aspects of the Fiscal Analysis that is required by State Statute.

Fiscal Study

K.S.A. 12-1770 et seq., as amended, requires that before a redevelopment project is undertaken a feasibility study should be performed to demonstrate a redevelopment project's benefits and tax increment revenue are expected to exceed the redevelopment's eligible project costs. The fiscal study was completed by the city's financial advisor, Columbia Capital, and they determined that projected and existing tax increment revenues plus Developer contributions are sufficient to pay the redevelopment's project costs.

Columbia Capital also reviewed the Developer's cost and revenue assumptions for reasonableness, as well as performing their own analysis using more conservative assumptions. Based upon conservative assumptions, their projections indicate revenue streams to support \$5,697,661 which leaves a gap of \$302,339 to get to the Maximum Reimbursable Amount of \$6,000,000. The Developer will be required to provide that additional contribution if there is a shortage.

The fiscal study also shows projected revenue increases to the city, county, and state to begin during the duration of the agreement. The project is estimated to generate an average of \$58.8 million in gross sales each year over the first ten years of operations. Sales tax revenue generated by the city sales tax rate of 1.25% is projected at an average of \$380,000 per year over the first ten years of operation. Sales tax revenue will also be collected by Johnson County and the State of Kansas at rates of 1.475% and 6.5%, respectively. In addition, the Developer projects 54 new full-time employees and one part-time employee once fully operational.

Mr. Engel further explained the "but-for" principle that are to be considered in a TIF application.

All TIF applications shall be considered in light of the "but-for" principle, i.e., the project would not be economically feasible but for the availability of TIF. The Governing Body does not encourage the subsidy of private business with public funds unless some measurable public good results, as determined by the City, and the public subsidization can reasonably be expected to make a significant difference in achieving one or more objectives of the City.

This project meets the "but-for" principle due to the following factors:

- The fiscal study includes a “but-for” analysis and it concludes that without subsidy the development likely falls below the current rate of return expected within the marketplace.
- Meets the City Council Goal of “Economic Development – Promote and stimulate quality development to enhance the City’s economic base.” It specifically achieves the economic development objectives of (1) Promote existing developments, and (2) Work with local business owners and business associations.

COUNCILMEMBER MOORE MOVED THAT THE COUNCIL APPROVE A SECOND AMENDED AND RESTATED MERRIAM POINTE REDEVELOPMENT AGREEMENT AND AUTHORIZE THE MAYOR TO EXECUTE SAID AGREEMENT SUBJECT TO THE GOVERNING BODY’S APPROVAL OF A CHANGE IN USE AND PRELIMINARY DEVELOPMENT PLAN FOR MERRIAM LUXURY IMPORTS LLC. COUNCILMEMBER WEEMS SECONDED AND THE MOTION WAS UNANIMOUSLY APPROVED.

3. Consider approval of a Change in Use and Preliminary Development Plan, including Detention Waiver, for Merriam Pointe-Merriam Luxury Imports, located at 7000 W. Frontage Road (Z-8-04/PD7-0717).

Community Development Director Bryan Dyer provided the background for this item.

Richard Webb, General Manager of KC Infiniti is requesting approval of a preliminary development plan, change in use, and final plat to combine Merriam Pointe Final Plat Tract B and the unplatted parcels to the east into a single lot and to construct an automobile dealership on the new Lot 1. Purchase of the unplatted parcels, previously owned by the City of Merriam, occurred in March, 2017.

The proposed preliminary development plan includes a 44,998-square foot building and outdoor parking similar to the Hyundai and Infiniti facilities previously approved by the Planning Commission and the Governing Body. The preliminary development plan shows an extensive amount of drainage improvements that will be needed to develop the property. Prior to development of the proposed automobile dealership, the applicant will need to submit a final development plan to the Planning Commission for their review and action. The applicant has not identified an end user for the project and will be requesting a final development plan approval at a future date once plans are finalized.

The preliminary development plan proposes to enclose Quail Creek, which traverses the subject property from east to west, and fill the channel. Once that has been accomplished the owner intends to construct an automobile dealership.

The applicant has indicated that they desire to proceed with the enclosing and filling of the drainage way following the approval of this preliminary development plan and before the submittal of the final development plan. Considering the unique timing of this project caused by drainage way and in order to market the property, staff is comfortable with the applicant's proposed timeline.

Merriam Luxury Imports have requested the Governing Body to grant the proposed development a waiver from the city's stormwater detention requirements. The City Engineer has reviewed the request and finds that it does not meet Merriam Code form requirements for granting the waiver. The City Engineer does believe that the request could be considered for a waiver if it is presented in a manner that corresponds with Merriam Code requirements. A recommend condition of approval is that the applicant make their waiver request in conformance with Merriam Code. If the waiver is granted, prior to the issuance of a permit to construct any above ground impervious surfaces the developer must make a payment-in-lieu-of-detention per City Council Policy No. 128. Stormwater detention waivers were granted for the Toyota, Lexus, and Infiniti developments.

Mr. Dyer displayed the Preliminary development plan depicting the stormwater plan which includes enclosing the channel and daylighting the water at the back of the property with energy dissipaters at the end of the outlet box which will slow the water down as it carries under the train tracks.

Prior to its installation, the city will review detailed construction and grading plans for the enclosing of the creek to ensure that the plans meet city standards. Once the plans meet city standards, the city will issue a drainage permit authorizing the construction of the storm drainage system. Additionally, prior to the issuance of the permit, the applicant will need to provide the city with verification that the US Corp of Engineers (404 permit), BNSF, and the property owner to the south have approved the plans. The applicant will also need to provide verification that BNSF and the property owner to the south have provided approval for right of entry and grading on their respective properties.

Automobile sales and services use was not included in the PUD-G rezoning action on the subject property. To include automobile sales and services to allow for an automobile dealership, the Planning Commission must consider

and the Governing Body approve a change of use to include that use in this planned unit district. The process to consider a change in use is the same one used for rezoning requests.

The Planning Commission held a public hearing on July 5, 2017. There were no comments from the public. At that meeting, the Planning Commission, based on information supplied by the applicant, the criteria outlined in the Merriam Code and Kansas law as outlined in the Planning Commission Staff Report, and testimony presented at the Public Hearing, unanimously recommended approval, with conditions, of the proposed preliminary development plan and change in use. The associated conditions were included on the City Council Action Form.

COUNCILMEMBER MOORE MOVED THAT THE GOVERNING BODY CONCUR WITH THE PLANNING COMMISSION'S RECOMMENDATION AND APPROVE, WITH CONDITIONS, THE CHANGE IN USE TO ADD AUTOMOBILE SALES AND SERVICE TO THE ALLOWABLE USES IN THE PUD-G DISTRICT AND THE ASSOCIATED PRELIMINARY DEVELOPMENT PLAN (Z-8-04/PD7-0717), INCLUDING THE DETENTION WAIVER, FOR MERRIAM POINTE-MERRIAM LUXURY IMPORTS AND AUTHORIZE THE MAYOR TO SIGN THE EFFECTUATING ORDINANCE. COUNCILMEMBER HANDS SECONDED AND THE MOTION WAS UNANIMOUSLY APPROVED.

4. Consider approval of the final plat for Merriam Pointe 5th Plat -Merriam Luxury Imports LLC located at 7000 W. Frontage Rd. (PA17-000001).

Community Development Director Bryan Dyer provided the background for this item.

The plat dedicates two, 10-foot utility easements along the front and rear of the subject property, and a seven and half (7.5) foot utility easement on the south portion of the property. The plat also dedicates a 40-foot drainage easement through the property. The drainage easement is over the proposed location of the reinforced concrete box structure that will convey Quail Creek through the site. An additional 15-foot drainage easement is indicated on the plat to convey stormwater from an existing 15-foot pipe to the north into the proposed reinforced concrete box. The plat shows a number of existing sanitary sewer easements and dedicates a new 15-foot utility easement on the north side of the 50-foot drainage easement. An access easement to gain entry into the outflow of the reinforced concrete box has been dedicated on the plat in the southwest corner of the property. In addition, there is a sidewalk and 10 ft. utility along W. Frontage Rd.

COUNCILMEMBER HANDS MOVED THAT THE GOVERNING BODY ACCEPT, WITH CONDITIONS, THE DEDICATION OF EASEMENTS SHOWN ON THE MERRIAM POINTE 5TH PLAT (PA17-000001). COUNCILMEMBER FRISBY SECONDED AND THE MOTION WAS UNANIMOUSLY APPROVED.

5. Consider approval of a Change in Use and Preliminary Development Plan for the construction of an automobile dealership (Audi) located at 6601 E. Frontage Road in a PUD-G, Planned Unit Development-General (PUD17-000001).

Community Development Director Bryan Dyer provided the background for this item.

The applicant, Gravity Company representing the Kuni/Holman Automotive Group, is proposing the redevelopment of an existing antiquated office building and an aging hotel into an automobile dealership, Audi Shawnee Mission, and a parking lot for World's Gym. Shawnee Mission Audi is an existing dealership with a temporary facility located south of Merriam at Switzer Road and Lenexa Drive along the I-35 corridor. Upon completion of this new dealership, Audi Shawnee Mission will close its temporary facility and move its operation to Merriam.

Mr. Dyer displayed a photo depicting the site plan for Shawnee Mission Audi and the building location on the site. He also displayed the easements and the re-platting of how the two properties will come together to create the Audi site and dedicated parking for world's gym.

The northern portion of the subject property is unplatted and was developed in 1961 as a Western Hills motel, which subsequently became a Best Western Motel. Over the past several decades the building has been utilized for small offices and business uses. In 1995, the property was rezoned to Planned Unit Development – General (PUD-G) District. The rezoning included in a development plan that was for the office building and Gold's, now World's Gym. The rezoning and development plan was for the approval to construct a parking lot between the two buildings.

The southern portion of the subject property is platted and developed with a Quality Inn hotel. In 1988, the property was rezoned PUD-G District and the development plan approved for a Fairfield Inn. The hotel was subsequently developed and over time become the Quality Inn.

The applicant is requesting approval of a preliminary development plan, change in use, and final plat to develop the subject properties into an Audi automobile dealership. The preliminary development plan proposal is only for the southern portion of the office building property.

A final plat for the office building property is on this Council agenda. It should be noted that the applicant will be required to replat the automobile dealership properties to create one lot. The proposed automobile dealership development includes a 25,778-square foot building and outdoor parking similar to the previously approved automobile dealerships along the I-35 corridor that corresponds to this development plan.

The applicant is requesting that the Planning Commission and City Council grant the Community Development Director the ability to approve the final development plan. With that request, the applicant has incorporated those items normally reviewed as a part of the final development plan into this application.

Automobile sales and service use was not included in the PUD-G rezoning actions on the subject properties. To include automobile sales and services to allow for an automobile dealership, the Planning Commission must consider and Governing Body approve a change of use to include that use in this planned unit district. The process to consider a change in use is the same one used for rezoning requests.

Mr. Dyer displayed a site plan depicting the new building location on the site as well as dedicated parking for use by World's Gym. The applicant has agreed to allow for a private easement on the site for emergency access. At the Planning Commission, the access easement was listed as a public access easement, the applicant and staff agree that this easement should be a privately dedicated easement due to the fact that if the Worlds Gym site was ever to be redeveloped, a public easement would have to allow access through the middle of the Audi site.

The Planning Commission held a public hearing on July 5, 2017. There were no comments from the public. At that meeting, the Planning Commission, based on information supplied by the applicant, the criteria outlined in the Merriam Code and Kansas law as outlined in the Planning Commission Staff Report, and testimony presented at the Public Hearing, unanimously recommended approval, with conditions, of the proposed preliminary development plan and change in use.

Mr. Dyer asked that the council modify the motion regarding condition #7 to remove the word "public" related to the access easement.

COUNCILMEMBER MOORE MOVED THAT THE GOVERNING BODY CONCUR WITH THE RECOMMENDATION OF THE PLANNING COMMISSION AND APPROVE, WITH CONDITIONS, THE CHANGE IN USE TO ADD AUTOMOBILE SALES AND SERVICE USE TO THE ALLOWABLE USES IN THE PUD-G DISTRICT AND THE ASSOCIATED PRELIMINARY DEVELOPMENT PLAN (PUD17-000001), FOR CONSTRUCTION OF AN AUTOMOBILE DEALERSHIP LOCATED AT 6601 E. FRONTAGE ROAD, STRIKING THE WORD “PUBLIC” FROM CONDITION #7 AND AUTHORIZE THE MAYOR TO SIGN THE EFFECTUATING ORDINANCE. COUNCILMEMBER PAPE SECONDED AND THE MOTION WAS UNANIMOUSLY APPROVED.

6. Consider accepting the dedication of easements shown on the Merriam Audi 1st Plat located at 6505 E. Frontage Road (PA17-000002).

Community Development Director Bryan Dyer displayed the plat depicting the easements including the private access easement.

Councilmember Moore asked the timeline for construction of the Audi dealership.

Michael Graves, Gravity Company, construction company for the development, responded that they will move forward with construction documents after planning approvals tonight. They don't anticipate any issues with moving forward other than maybe Johnson County Wastewater. Tenants in the office building have been given notice to vacate. March 2018 is an opening date that Holman/Kuni Automotive Group has given to Garvity Company, Mr. Graves noted that they have been known to get extensions on projects with the auto group. However, it would be their desire to meet that opening date deadline.

COUNCILMEMBER HANDS MOVED THAT THE GOVERNING BODY ACCEPT THE DEDICATION OF EASEMENTS SHOW ON THE MERRIAM AUDI 1ST PLAT. COUNCILMEMBER PAPE SECONDED AND THE MOTION WAS UNANIMOUSLY APPROVED.

VI. COUNCIL ITEMS

A. Finance and Administration

B. Community Development/Public Works/CIP

1. Community Development Update.

Community Development Director Bryan Dyer provided the following Community Development Updates:

Aristocrat Motors received approval for their final development plan for a new Porsche facility.

Shawnee Mission Medical Center has submitted plans for a new Family Center which will be located where the Infant Development Center is currently. The Infant Development Center will be torn down and the new Family Center will be constructed.

Freddy's Steak burgers has requested their application be continued as they are looking at a different site in Merriam along Shawnee Mission Parkway.

The Shawnee Mission School District Maintenance Facility on Carter is trying to obtain a permit with Johnson County Wastewater but are continuing to move forward on their project.

VII. STAFF ITEMS

City Administrator Chris Engel provided the following staff items:

The Wayside Horns railroad crossing at 67th is almost ready to start implementing the quieter horn system and the relay cabinet at Johnson Dr. is being retrofitted for installation by late August.

There will be a Public Art Committee update at the next meeting. The footings for the art project at the Marketplace have been poured and staff is greatly anticipating the installation of the art.

The curb-side limb pickup will begin tomorrow and continue through the week. It is unclear how long it will take to get all the limbs picked up as the storm caused a lot a tree damage.

VIII. NEW BUSINESS

X. EXECUTIVE SESSION

XI. ADJOURNMENT

**THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE COUNCIL,
COUNCILMEMBER HANDS MOVED TO ADJOURN AT 8:38 PM.**

COUNCILMEMBER HUPP SECONDED AND THE MOTION WAS UNANIMOUSLY APPROVED.

APPROVED: August 14, 2017

Respectfully submitted,
Juliana Pinnick
Juliana Pinnick
City Clerk