



# City Council Meeting Minutes

February 13, 2017  
7:00 p.m.

**Mayor:** John McTaggart  
**Councilmember:** Jason Gillam     Margaret Shriver  
                                  Garrett Mellott     Chuck Stites

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1. **Approve minutes of January 23, 2017**
    - **Motion:** Councilmember Shriver made the motion to approve the minutes of January 23, 2017
    - **Second:** Councilmember Stites seconded the motion
    - **Vote:** Motion passes 4-0
  2. **Statement of Bills paid \$230,005.16**
    - **Motion:** Councilmember Gillam motioned to approve the statement of bills paid
    - **Second:** Councilmember Mellott seconded the motion
    - **Vote:** Motion passes 4-0
  3. **Requests or Comments from the public**
    - Nick McFee raised concerns regarding the property he owns, which is west of 110<sup>th</sup> St. across from the Village South development.
    - Specifically, he had concerns about access to his property and the possibility of being landlocked.
    - Mr. McFee also had his attorney, Joseph Rickett, speak to these concerns
  4. **Consider Mayor McTaggart’s appointments to the Planning Commission and Parks & Recreation Advisory Board**
    - Mayor McTaggart recommended appointment of Greg Scott for Planning Commission
    - Mayor McTaggart recommended appointment of Michael Hernandez for Parks and Recreation Advisory Board
    - **Motion:** Councilmember Mellott made motion to approve Mayor’s appointments to the citizen boards
    - **Second:** Councilmember Gillam seconded the motion.
    - **Vote:** Motion passes 4-0
  5. **Conduct Public Hearing and consider Resolution 2017- 05 regarding proceeding with the issuance for Industrial Revenue Bonds for Five M Limited (Medart)**
    - Scott Anderson, Bond Counsel for the City, reviewed the issuance of IRBs for the Medart project. Mr. Anderson provided a history of this particular property.
    - Representatives of Medart were also in attendance.
    - **Motion:** Councilmember Gillam made the motion to open the public hearing
    - **Second:** Councilmember Stites seconded the motion.
    - **Vote:** Motion passes 4-0
    - No member of the public offered comments.
    - **Motion:** Councilmember Gillam made the motion to close public hearing
    - **Second:** Councilmember Stites seconded the motion.
    - **Vote:** 4-0
    - **Motion:** Councilmember Gillam made the motion to adopt Resolution 2017-05
    - **Second:** Councilmember Mellott seconded the motion.
    - **Vote:** 4-0
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6. **Conduct Public Hearing and consider Resolution 2017- 06 regarding proceeding with the issuance for Industrial Revenue Bonds for the Fastenal Company**
  - Mr. Anderson reviewed this item to Mayor and Councilmembers, explaining that past IRBs have been expired and that the proposed tax abatement will only effect the new expansion.
  - Also present was Dana Johnson, Vice President of Real Estate Development for Fastenal. Mr. Johnson provided narrative to hand out to councilmembers as an overview of expansion.
  - **Motion:** Councilmember Gillam made the motion to open public hearing
  - **Second:** Councilmember Shriver seconded the motion
  - **Vote:** 4-0
  - No comments from the public were heard
  - **Motion:** Councilmember Gillam made motion to close public hearing
  - **Second:** Councilmember Shriver seconded the motion.
  - **Vote:** 4-0
  - **Motion:** Councilmember Stites made the motion to adopt Resolution 2017-06
  - **Second:** Councilmember Gillam seconded the motion.
  - **Vote:** 4-0
  
7. **Conduct Public Hearing regarding amending the Village South at Edwardsville TIF Project Plan for Project Area 1 and consider Ordinance No. 978 regarding the same**
  - Tyler Ellsworth representing Kutak Rock reviewed this item for the Mayor and Councilmembers regarding amending the TIF Project Plan.
  - Mr. Ellsworth explained the implications of the action and the voting procedure required.
  - **Motion:** Councilmember Gillam made the motion to open the Public Hearing
  - **Second:** Councilmember Stites seconded the motion
  - **Vote:** 4-0
  - Korb Maxwell of Polsineli, representing the Compass Commodity Group, expressed excitement about progression of development.
  - **Motion:** Councilmember Gillam made the motion to close Public Hearing
  - **Second:** Councilmember Mellott seconded the motion.
  - Mr. Ellsworth clarified what the amended plan entails and how it differs from the original project plan
  - **Motion:** Councilmember Mellott made motion to adopt Ordinance 978
  - **Second:** Councilmember Shriver seconded the motion
  - **Vote:** 5-0 with Mayor McTaggart voting
  
8. **Consider Resolution 2017-07 approving and executing the revised development agreement for the Village South at Edwardsville Redevelopment District Project Area 1**
  - Mr. Webb noted to Councilmembers that they have received a copy of final development agreement and it was revised amending a few sections.
  - Mr. Ellsworth also noted that there is an increase in the level of TIF reimbursement
  - **Motion:** Councilmember Stites made the motion to adopt Resolution 2017-07
  - **Second:** Councilmember Gillam seconded the motion
  - **Vote:** 4-0
  
9. **Consider recommendation of approval from the Planning Commission regarding the revised Preliminary Plan for Village South at Edwardsville**

- City Planner Dave Knopick reviewed the next four agenda items at this time. He summarized the changes that were being made, and noted that separate motions would be needed for each item.
  - Mr. Knopick also noted that the word 'revised' should be removed from items 10-12, as this is the first time this material has been before both the Planning Commission and the City Council.
  - Mr. Knopick reviewed the growth of the project and how it affects planning items
  - Mr. Knopick reviewed the conditions of approval from the Planning Commission, as well as the notes from the Design Review Committee, ultimately recommending approval of all of the items.
  - **Motion:** Councilmember Mellott made the motion to approve recommendation from Planning Commission regarding Preliminary Plan for Village South at Edwardsville
  - **Second:** Councilmember Shriver seconded the motion
  - **Vote:** 5-0 with Mayor McTaggart voting
- 10. Consider recommendation of approval from the Planning Commission regarding the revised Preliminary Plat for Village South at Edwardsville**
- **Motion:** Councilmember Shriver made the motion to approve recommendation from Planning Commission regarding Preliminary Plat for Village South at Edwardsville with the 5 outlined conditions.
  - **Second:** Councilmember Stites seconded the motion
  - **Vote:** 5-0 with Mayor McTaggart voting
- 11. Consider recommendation of approval from the Planning Commission regarding the revised Final Plat for Village South at Edwardsville**
- **Motion:** Councilmember Mellott made the motion to approve recommendation from the Planning Commission regarding the Final Plat for Village South at Edwardsville with the 7 outlined conditions.
  - **Second:** Councilmember Gillam seconded the motion
  - **Vote:** 5-0 with Mayor McTaggart voting
- 12. Consider recommendation of approval from the Planning Commission regarding the revised Final Plan for Village South at Edwardsville**
- **Motion:** Councilmember Stites made the motion to approve recommendation from the Planning Commission regarding Final Plan for Village South at Edwardsville with the 9 outlined conditions.
  - **Second:** Councilmember Shriver seconded the motion
  - **Vote:** 5-0 with Mayor McTaggart voting
- 13. Consider Ordinance No. 979 amending language related to requirements for sewer connection**
- Mr. Webb provided background from previous meeting in regards to sewer connection fees as well as concerns regarding language in the current ordinance.
  - Mr. Webb noted that the City's language actually allows more exceptions than other peer communities.
  - **Motion:** Councilmember Gillam made the motion to approve Ordinance No. 979 amending language in the City Code
  - **Second:** Councilmember Stites seconded the motion
  - **Vote:** 4-0
- 14. Consider Ordinance No. 980 regarding special use permit fees**
- Mr. Webb spoke about establishment of fee for removal of dirt, gravel and soil throughout the City in regards to special use permit

- **Motion:** Councilmember Mellott made the motion to approve Ordinance No. 980
- **Second:** Councilmember Shriver seconded the motion
- **Vote:** 4-0

**15. Consider authorizing the City Manager to enter into an agreement with Boundtree Medical for the purchase of a U-CAPIT Medical Dispenser**

- Fire Chief Whitham presented to Mayor and Councilmembers about new purchase of medical dispenser, noting that this was a planned expense included in the 2107 budget
- **Motion:** Councilmember Gillam made the motion to authorize City Manager to enter into an agreement with Boundtree Medical
- **Second:** Councilmember Mellott seconded the motion
- **Vote:** 4-0

**16. Advisory Reports**

**a. City Manager**

Mr. Webb no comments.

**b. Chiefs (Police & Fire)**

Police Chief Mathies noted that Police Department has year-end report coming up.

Fire Chief Whitham mentioned that EMS Director Mr. Burr and Fire Captain Mr. Van Bibber have travel coming up towards the end of May for their capstone project for their executive officer training. Mr. Whitham also noted that he has recently participated in Affordable Health Care Act review with in the International Association of Fire Chiefs.

**c. Public Works & Parks**

Public Works Director Tammy Snyder noted that street lights have been fixed as addressed as a concern from previous meeting. Mrs. Snyder also mentioned that various traffic signs have been put up throughout the City.

**d. City Attorney**

No comments.

**10. Council and Mayor Comments**

Councilmember Stites thanked staff members for their participation in recent Village South meeting. Noted he would like to see Edwardsville and Bonner Springs included in the Kansas City tourism publications.

Councilmember Shriver seconded Mr. Stites and thanked everyone for all of their hard work and efforts.

Councilmember Mellott thanked Mr. Webb for calling staff into recent Village South meeting and thanked everyone who has volunteered for various boards.

Councilmember Gilliam mention how he apricates all hard work staff has done and also volunteer work.

Mayor McTaggart thanked Police and Fire Chiefs for all of their works throughout the departments. Also, thanked Mr. Webb & Mr. Knopick for all of their work in regards to the development.

**ADJOURNMENT**

The meeting was adjourned at 8:22 p.m.  
Zachary Daniel  
City Clerk