



City Council Meeting Minutes

September 13, 2021

6:00 p.m.

Mayor: John McTaggart
Councilmember Chuck Adams Carolyn Caiharr (attending remotely) Garrett Mellott
Margaret Shriver Chuck Stites

1. **Consider approval of consent agenda items**
 - a) **Approve minutes of August 23, 2021**
 - b) **Statement of bills paid in the amount of \$184,496.29**
 - c) **Selection of Gordon CPA to serve as the City's auditor for the year ending December 31, 2021**
 - d) **Adoption of Resolution 2021-15 regarding GAAP waiver for the 2021 audit**
 - **Motion:** Councilmember Mellott made the motion to approve the consent agenda items
 - **Second:** Councilmember Shriver seconded the motion
 - **Vote:** Passes 5-0
2. **Requests or Comments from the public**
 - No comments were offered
3. **Consider special event permit application from Journey Pro Wrestling for an event to take place on September 17, 2021 at the Edwardsville City Park**
 - Assistant City Manager Zack Daniel presented this item, noting this was the same organization who will be taking part in AutumnFest though this was a separate event.
 - Mr. Daniel noted that the event would take place at the City Park from 8:00 p.m. until 11:00 p.m. and with the application was a request for CMB sales.
 - The event will be held for charity with proceeds going to the Wyandot Center for Behavioral Health.
 - Mr. Daniel noted that one of the company's owners and promoters was in attendance if there were question for him.
 - Staff recommendation is to approve the application pursuant to final review on security details by the EPD
 - Councilmember Shriver asked was the concern was regarding security, which Mr. Daniel noted that EPD believes there may be a policy stating private security is not allowed for events on public property. In any case, EPD has no issues with the application and only wants clarity on this item.
 - **Motion:** Councilmember Mellott made the motion to approve the special event permit pending final security review from the Edwardsville Police Department.
 - **Second:** Councilmember Adams seconded the motion.
 - **Vote:** Passes 5-0
4. **Consider staff update regarding the property at 9711 Steele Rd.**
 - Assistant City Manager provided an update on this item, noting that no formal materials have been submitted to the City for review.
 - The property owner did reach out three days before this evening's meeting (September 10), asking what would be required for a full permit application.

- Councilmember Caiharr asked if there was any additional contact between staff and the property owner. Mr. Daniel noted that the City has not reached out since the August 23 City Council meeting, which included the property owner and detailed the expectations of the City for the property owner, there has not been any other communication other than the call and e-mails from September 10.
- Mr. Webb provided details on what the demolition company would perform if the City moved forward with that contracted work on its own.
- Councilmember Stites asked additional questions about the demo process and the timeline for the work. Mr. Webb noted that the property owner may also be able to get a demo permit in that amount of time.
- Staff noted that it seems like the property was intending on rehabbing the structure rather than demolition.
- Mr. Webb noted that no vote is required to move forward with City action.
- No action was required for this item as authorization for demolition was previously authorized.

5. Hear presentation regarding Rural Housing Incentive Districts

- City Manager Michael Webb led this presentation, with details provided by Brandon Kane of Kane Law Office.
- Mr. Webb gave the statutory background of the RHID process, noting that it was recently opened up for cities in Kansas with a population of less than 60,000. Mr. Webb then reviewed the permitted uses for the program, which include site preparation, sewers, street lighting/grading/paving, curbs and gutters, sidewalks, water main installation, and more.
- Mr. Webb reviewed the steps the City would need to take in order to pursue this program, including completion of a housing needs analysis and a series of public hearings.
- The first resolution will likely be ready for Council action at the group's September 27 meeting. After approval by the Secretary of Commerce, a second resolution would be required setting a public hearing date for approval of the development plan and agreement.
- Following this step, a final ordinance approving the program would be required by the City.
- Funding methods for this program is recommended to be developer financed (i.e. "pay as you go").
- Mr. Webb summarized the program as being similar to the TIF program but specifically for residential housing.
- Councilmember Stites stated he is in favor of any program bringing quality housing to Edwardsville.
- Mayor McTaggart asked if this was related to the Neighborhood Revitalization Program, which Mr. Webb noted the NRP is not necessarily a benefit to the developer in the same way the RHID does.
- Mr. Webb reviewed the planned steps for the City, including action at the next meeting.
- Councilmember Caiharr asked how long it would be before taxing entities received property tax revenue. Mr. Webb noted that 100% of existing taxes would continue to be paid, but the property tax increases on the now-developed land would largely depend on how the development agreement is structured.
- No action at this time was required.

6. Consider Resolution 2021-16 setting a public hearing for the creation of a Redevelopment District (Tax Increment Financing District)

- The City's bond counsel Scott Anderson reviewed this item.
- Mr. Anderson reviewed the area within the proposed TIF, which includes five parcels. The majority of the area is in the 100-year floodplain, which contributes to its blighted status.
- The first step to create the district is to set a public hearing, which the Resolution before the Council authorizes. The date of the hearing would be October 25.
- **Motion:** Councilmember Adams made the motion to adopt Resolution 2021-16
- **Second:** Councilmember Stites seconded the motion
- **Vote:** Passes 5-0

7. Consider certifying the Fiscal Year 2022 Annual Budget

- City Manager Michael Webb summarized the previous budget discussions and then gave further details on the questions regarding tax burden and balancing the budget.
- Mr. Webb led the Council through an equation, demonstrating the net rate of growth of valuations from 2020-2021 is 6.2%. Using average figures provided by the County due to the variety of housing they live in, under the proposed mill levy of 42.298, City property taxes would increase about \$33.24 per year, or \$2.77 per month. Using the City Council as a model group, their rates would increase by about \$18.73 per year under the proposed mill levy.
- Mr. Webb showed a graph demonstrating that the City and USD 204 are the only taxing entities that are not increasing their tax burden at the same rate of growth of valuations. Valuations are growing at a rate of 5.14% while the City's tax burden has only increased 2.45%.
- Mr. Webb then reviewed the notion of a "balanced" budget, noting that the City has more than enough total resources to budget for a fund balance decrease and still maintain a General Fund balance in keeping with the City's financial policies.
- Mr. Webb showed a two-year breakdown of revenues/expenditures, showing how increases in estimates for the current year are allowing more planned activity for 2022. The net addition to the fund balance over 2021-2022 as originally recommended is \$75,878.
- Mr. Webb then summarized the staff recommended budget, which provided for staffing and compensation adjustments and \$50,000 in funding for existing public facilities.
- An alternative budget was then reviewed, which kept staffing and compensation adjustments, but eliminated the planned capital projects for parks and cemeteries, as well as other reductions in each City department.
- Mr. Webb then reviewed the other funds, which remain unchanged from previous presentations.
- **Motion:** Councilmember Stites made the motion to certify the FY22 Budget with the budget authority of \$10,754,872 and ad valorem tax revenue at \$3,507,833 with an estimated mill levy of 42.298.
- Councilmember Stites thanked staff for the presentation as it answered questions posed by Council in the previous meeting.
- **Second:** Councilmember Caiharr seconded the motion.
- **Vote:** Passes 4-1 with Councilmember Mellott dissenting.
- Councilmember Mellott qualified his dissenting vote, noting he approves of the activity included in the budget, but felt that the original budget as presented by staff was more appropriate.

8. City Manager Report

- Public Works Director Dustin Zenger provided updates on various street projects.
- Police Chief Mark Mathies provided staffing updates for the group, including the new Community Service Officer. Chief Mathies also provided more details on the municipal court community service program.
- Fire Chief Whitham updated the group on recent activity, including recent pop-up splash pads.

9. Council and Mayor Comments

Councilmember Shriver thanked Assistant City Manager for putting together the AutumnFest event. She also asked about 9711 Steele Rd., asking if there would be communication to the property owner about this evening's discussion. Mr. Webb said he would reach out to Mr. Young. She also noted she was proud the budget included compensation adjustments for City staff and that staff did not suffer pay cuts during 2020.

Councilmember Mellott thanked the EPD staff member who got the drone footage of the Big Boy train. He also provided additional context on his no-vote regarding budget adoption. He would have rather seen the original planned activity be included in the budget. He also thanked the Public Works Director for the work and projects he has led over the last year.

Councilmember Caiharr thanked staff for the work to provide options for the budget. She noted some of her discussions with community members and staff on this topic. She thanked EFD for their pop events. She provided details on the recent Harvester's event.

Councilmember Adams thanked the staff for their work on the budget. His yes vote was because he felt the cuts were largely symbolic. He is confident the staff will continue to recommend projects and activities when revenues call for them. He thanked staff for the budget management over the years.

Mayor McTaggart thanked staff and recognized the City Manager as the outgoing chairman of the MPR Kansas Board of Directors. He presented a plaque for his service to MPR and its members, including the City of Edwardsville.

ADJOURNMENT

The meeting was adjourned at 7:55 p.m.

Zachary Daniel

City Clerk