



City Council Meeting Minutes

January 10, 2022
6:00 p.m.

Mayor: Carolyn Caiharr
Councilmember Chuck Adams Mark Bishop Garrett Mellott
Margaret Shriver

After the Pledge of Allegiance but before the start of regular business, the City Clerk conducted the swearing in ceremony for the newly elected officials: Margaret Shriver (City Councilmember), Mark Bishop (City Councilmember), and Carolyn Caiharr (Mayor). Mayor Caiharr then read a prepared statement recognizing outgoing Mayor McTaggart's history of public service. Mayor Caiharr then introduced Pastor Mike Vernon of the Edwardsville Christian Church who led the new Council in a short prayer.

1. Consider approval of consent agenda items

a) Approve minutes of December 13, 2021

b) Statement of bills paid in the amount of \$332,359.41

- **Motion:** Councilmember Mellott made the motion to approve the consent agenda items
- **Second:** Councilmember Adams seconded the motion
- **Vote:** Passes, 3-0-1, with Councilmember Bishop abstaining.

2. Requests or Comments from the public

- Assistant City Manager Zack Daniel introduced Nina Kimbrough, who partnered with the City to conduct the Holiday Shop community aid event over the holidays. Ms. Kimbrough gave a brief presentation reviewing the purpose of the Holiday Shop (to assist low income and elderly residents with household and gift items). Ms. Kimbrough presented a video that recapped the metrics of the program and recognized the participating sponsors and donors.
- Jenna Woodbury, 717 N. 7th St., took the podium and noted she felt the proposed RHID would likely be implemented and asked the City to keep lines of communication open to the surrounding residents about the project. She offered her time and attention on some of the items and closed by stating the project could ultimately benefit the neighborhood by expanding outdoor park and green spaces and provide more connectivity to the Edwardsville Elementary.
- Terrance Parker, who owns the Edwardsville Party Store and Edwardsville Wine & Spirits, introduced himself to the new Council. Mr. Parker noted that he would like to be involved in the continued discussion of the redevelopment of the downtown area. Mr. Parker noted his business has become a staple of the community and that he is running out of space to grow his business and what it offers to the residents. He noted he would be in support of projects that would provide his business with more room to grow in the community.

3. Consider a motion to recess into Executive Session pursuant to K.S.A. 75-4319(b)(2) for consultation with legal counsel which would be deemed privileged in the attorney-client relationship as it relates to the following discussion items:

- a. Woodend Road Tax Increment Finance (TIF) District**
- b. Rural Housing Incentive District (RHID)**

- **Motion:** Councilmember Adams made the motion to recess into Executive Session for the reasons stated, to return to regular session at 7:00, following a five minute break before the session to allow for pictures and for guests to leave.
- **Second:** Councilmember Mellott seconded the motion
- **Vote:** Passes, 4-0
- *The group conducted the Executive Session and returned at 7:00 p.m.*
- **Motion:** Councilmember Adams made the motion to extend the Executive Session until 7:20
- **Second:** Councilmember Shriver seconded the motion
- **Vote:** Passes, 4-0
- *The group resumed Executive Session and returned at 7:20 p.m.*
- City Manager Michael Webb provided some context to the discussion as the group returned from Executive Session. He noted there is an action item stemming from Agenda item #3b.
- The City's counsel in these matters, Scott Anderson, reviewed the previous actions related to the RHID project. This involves Highland Development LLC and the construction of a new housing area in central Edwardsville. The current version of the development agreement for this project requires the developer to submit a site plan by end of summer 2022 and begin construction no later than April 1, 2023. The project would need to be substantially completed no later than January 1, 2025. The City would in turn agree to use the incremental increase in property taxes on eligible public improvements in the district, which would does not include costs associated with the physical buildings. A maintenance provided HOA would be required for the district. The developer would also need to include a public park within the district as well as sidewalk with connectivity to existing sidewalks to allow for children to walk to school. Resolution 2022-01 would authorize the Mayor to enter into this development agreement on behalf of the City.
- There was additional discussion of the conditions which would be included in the plat.
- **Motion:** Councilmember Adams adopt Resolution 2022-01.
- **Second:** Councilmember Bishop seconded the motion
- **Vote:** Passes, 4-0

4. City Manager Report

- City Manager Michael Webb congratulated Mayor Caiharr on conducting her first meeting as Mayor and referenced the written departmental report.

5. Council and Mayor Comments

Councilmember Adams asked that the EFD 2021 report that was published on Facebook be added to the City website. Assistant City Manager Zack Daniel noted that this report and other departmental reports would all be shared when the 2021 year-in-review is presented to the Council. Councilmember Adams noted the choppiness of the speed limits in the new section of 110th St. and noted he'd like to have more discussion on this particular item to best prepare for future development.

Councilmember Bishop stated he was happy to be serving on the City Council again. He also thought that the Planning Commission has done a lot to improve the City and guide developments over the last few years.

Councilmember Mellott congratulated the new elected officials and noted he looked forward to working with the group. He also stated it was nice to see people in the audience voicing their comments in the actual meeting. He notes the City Council

works hard to make improvements of the City and that he enjoys seeing people at Council meetings.

Councilmember Shriver also encouraged people to watch the meetings online and send comments and concerns with staff. She congratulated the new elected officials and thanked Ms. Kimbrough for her efforts as part of the Holiday Shop. She pointed out a utility pole near Williamson Farms that appears to have loose wiring. Public Works Director Dustin Zenger noted he believed it was temporary after the utility company fixed downed lines.

Mayor Caiharr congratulated the new Council and noted she was excited for the new year. She provided a summary of the most recent mobile pantry event. She thanked the volunteers and partner agencies related to that event.

ADJOURNMENT

The meeting was adjourned at 8:23 p.m.

Zachary Daniel

City Clerk