



City Council Meeting Minutes

April 25, 2022
6:00 p.m.

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

1. **Consider approval of consent agenda items**
 - a) **Approve minutes of April 11, 2022**
 - b) **Statement of bills paid in the amount of \$407,609.15**
 - Mayor Caiharr pointed out a typo in Councilmember Bishop's comments in the April 11 meeting minutes where he is incorrectly referred to as Councilmember Rodgers.
 - **Motion:** Councilmember Mellott made the motion to approve the consent agenda items with the correction noted
 - **Second:** Councilmember Shriver seconded the motion
 - **Vote:** Passes, 4-0-1 with Councilmember Scott abstaining
2. **Requests or Comments from the public**
 - No public comments
3. **Consider Resolution 2022-06 regarding the issuance of Industrial Revenue Bonds (IRBs) for the CIMI III, LLC Project**
 - Scott Anderson, the City's bond counsel, reviewed this item, reviewing the past actions the Council has taken on this item.
 - Mr. Anderson recapped the proposed project, which includes a 6,000 SF commercial/industrial facility located at 2781 S. 93rd St. The development agreement spells out the specific infrastructure improvements both the City and CIMI would construct.
 - IRBs are also included in the approved development agreement, which are being sought to obtain the sales tax exemption for the construction of the project.
 - Mr. Anderson noted there is no property tax abatement included as part of this project.
 - **Motion:** Councilmember Adams made the motion to adopt Resolution 2022-06
 - **Second:** Councilmember Bishop seconded the motion
 - **Vote:** Passes, 5-0
4. **Consider Resolution 2022-07 setting a public hearing to consider the Tax Increment Financing (TIF) Plan 2A for the Woodend Road TIF District**
 - Mr. Anderson reviewed this item as well, noting the development agreement referenced earlier included the need for a project plan.
 - This plan was previously reviewed and recommended for approval by the Planning Commission.
 - The proposed plan anticipates nearly \$700,000 in TIF eligible expenses. The City anticipates funding approximately \$150,000 in TIF public improvements and will receive 50% of all TIF revenues until fully reimbursed for these costs.
 - The action before the Council now is to set the public hearing to consider this plan, not to approve the plan at this time.

- Councilmember Adams asked why the date was so far out, which Mr. Anderson noted the statutory timelines the City is working within.
- **Motion:** Councilmember Adams made the motion to adopt Resolution 2022-07
- **Second:** Councilmember Bishop seconded the motion
- **Vote:** Passes, 5-0

5. Consider Resolution 2022-08 forming the Edwardsville Community Fund

- City Manager Michael Webb summarized some of the discussion at the recent Council Workshop regarding the creation of a foundation/fund for individuals or companies to make contributions to a not-for-profit organization which could be use for City projects.
- The proposed resolution details the makeup of this fund, which would be administered through the Greater Kansas City Community Foundation, known as the Edwardsville Community Fund.
- The board for the fund, as detailed in the memo, would include the Mayor, City Manager, ex officio to the CPPS Board, a CPPS Board member, and a non-elected community member at large. The role of the board is to offer guidance and decisions on the expenditures of funds.
- Mr. Webb referred to the Hollywood Casino grant program as a similar program.
- Councilmember Bishop noted this is common practice for other cities.
- There was some discussion in the investment opportunities of the funds.
- **Motion:** Councilmember Scott made the motion to adopt Resolution 2022-08
- **Second:** Councilmember Shriver seconded the motion.
- **Vote:** Passes, 5-0

6. Consider Addendum No. 2 to the 2020 Municipal Solid Waste and Recycling agreement regarding house count and rate adjustments

- Assistant City Manager Zack Daniel reviewed this item, beginning with a summary of the 2020 RFP process for the City's solid waste contract. Mr. Daniel noted the costs for the responding firms at that time (other than KC Disposal), which were all estimated at a per address cost of \$20-\$25 dollars. KC Disposal's cost at that time was \$15.52.
- Mr. Daniel then recapped the 2022 request from KC Disposal to amend their per-address cost due to changes in the market, inflation, rising costs in fuel, etc. The initial request was to raise the per-address cost from \$15.52 to \$19.97 in 2022. City staff worked to develop an alternative rate model, which was presented and agreed upon by both parties for proposal at this evening's meeting. Mr. Daniel also reviewed costs for recycling/trash service in other peer communities, noting that even with the proposed adjustments, the City of Edwardsville would have competitive rates for weekly recycling pickup.
- The new proposal involves an increase in the per-address charges to the City from \$15.52 to \$17.52 beginning with the June 2022 billing. This would not be accompanied by a rate change to customers at this time. Any deficit in the City's solid waste fund would be covered by a transfer from the sewer fund.
- Moving forward, the proposed contract addendum would allow KC Disposal to request an up-to 5% increase in per-address charges, but would need to be supported by the most current and available CPI data, BLD reports, and/or internal documentation as to KC Disposal's cost in Edwardsville. These increases would not be guaranteed and would need to be reviewed by the City Council.
- Mr. Daniel also noted that the increases in the rates would also be accompanied by an additional curbside bulky item pickup to take place in August.

- It was stressed by City Manager Michael Webb that the goal was not to reduce services along with these rate adjustments.
- Mayor Caiharr asked for data related to KC Disposal's costs. Matt Gibson, co-owner of KC Disposal, responded with several cost variables which have increased as it related to Edwardsville services. Specifically, fuel and landfill costs to provide service to Edwardsville had increased significantly, totaling over \$2,000 in additional costs per month. He also noted increases in labor costs in order to keep a stable roster of drivers who know the Edwardsville routes and can perform pickups with minimal issues.
- Mayor Caiharr did commend KC Disposal for their customer service and appreciated that they were a local company. She asked about the possibility of capping the increases at \$17.52, which appears to cover the costs Mr. Gibson noted. Mr. Gibson noted that the price points presented only get KC Disposal to a break-even point and would not be making a significant profit until 2-3 years out if increases were awarded.
- Councilmember Adams asked for the balance of the sewer fund, which Mr. Webb estimated about \$700,000.
- There was additional discussion on freezing the CPI increases until 2024 as well as the budgeting practices of the solid waste fund, which has always been kept low because it does not support infrastructure.
- Councilmember Adams pointed out that the current proposal asks KC Disposal to forego making a profit until 2023-24, and that he was uncomfortable couching these discussions in the terms of reducing the company's profits. Mayor Caiharr responded that she felt it was appropriate for the Council to do their due diligence on the rates, which Councilmember Adams agreed.
- Mr. Webb noted that these discussions are separate from future rate adjustments, which would be made when year-end data is more available and when additional cost data from KC Disposal is presented.
- Councilmember Scott pointed out the limited options for trash service and the higher costs from the other RFP respondents. He stressed the need to communicate these changes to citizens up until January 2023.
- There was additional discussion on how to correct delinquency rates in the City. Strategies to fix this issue were discussed, as a lower delinquency rate will help reduce overall costs. Mr. Gibson noted that his company has software to help facilitate this change.
- Councilmember Adams noted that the problem is not solved by the 2022 rate increase, leaving future increases in a nebulous state. Councilmember Scott pointed out that the addendum as proposed at least gives the city some protection and caps on increases.
- **Motion:** Councilmember Adams made the motion to approve Addendum No. 2 to the Solid Waste Agreement as written (with the correction noted to the cost of roll-off containers).
- **Second:** Councilmember Scott seconded the motion
- **Vote:** Passes, 5-0

7. Consider the acquisition of updated in-car video cameras for the Edwardsville Police Department

- Asst. Police Chief Short reviewed this item, noting that the cost for the in-car camera update would not effect General Fund operations, as it utilizes previously allocated CARES act monies.
- Asst. Chief Short reviewed the need for the updated equipment as well as the preference to stick with Digital Ally for this particular product.

- Motion: Councilmember Scott made the motion to approve the acquisition of this equipment in the amount of \$34,392 of CARES Act funds.
- Second: Councilmember Shriver seconded the motion
- Vote: Passes, 5-0

8. City Manager Report

- City Manager Michael Webb referred to the written report in the agenda packet.

9. Council and Mayor Comments

Councilmember Adams shared information from the most recent TTPC Committee meetings, which updates rating criteria for federal funding. He noted that three of the City's local roads were reclassified after City staff advocated for the change, thus making them available for federal funding. He also stressed that trails, sidewalks, and complete streets are integral in getting outside funding for street programs. He brought up an idea about a bike share hub if the city moved forward with a new municipal complex.

Councilmember Bishop asked if there was an update from the state regarding the conditions on 110th St. Mr. Webb noted they received confirmation that the letter was received, but no direction on potential corrections. Councilmember Bishop then asked for an update on the Hotchkiss Foundation, which Fire Chief Whitham provided.

Councilmember Mellott asked for an update on the Quiet Zone project, which Public Works Director Zenger provided. There was additional discussion on the roof repairs. Councilmember Mellott also noted he was pleased with the discourse of the council on the solid waste rates.

Councilmember Shriver noted that she felt KC Disposal has been a good business partner. She also noted the increased costs of the other firms and felt they made the right decision. She also thanked Mayor Caiharr and the City Manager for getting the Community Fund established.

Councilmember Scott thanked Mr. Daniel for his review on the costs for the solid waste charges and stressed he wanted to explore options to reduce the delinquency rate.

Mayor Caiharr asked about the City-Wide Garage Sales, which Mr. Daniel provided details on. Mr. Daniel also reviewed the new text system, which is being rolled out now and will likely have some tweaks as more usage data is collected. There was additional discussion on street closures on race days. Mayor Caiharr closed by asking future public hearings be advertised in the City's outreach options.

ADJOURNMENT

The meeting was adjourned at 8:21 p.m.

Zachary Daniel
City Clerk