



City Council Meeting Minutes

May 26, 2020
7:00 p.m.

Mayor: John McTaggart
Councilmember Chuck Adams Carolyn Caiharr Garrett Mellott
Margaret Shriver Chuck Stites

1. **Approve minutes of the following City Council meetings:**
 - a. **Regular Meeting minutes of May 11, 2020**
 - **Motion:** Councilmember Mellott made the motion to approve the minutes from May 11, 2020
 - **Second:** Councilmember Stites seconded the motion
 - **Vote:** Passes 5-0
 - b. **Special Meeting minutes of May 18, 2020**
 - **Motion:** Councilmember Adams made the motion to approve the Special Meeting minutes of May 18, 2020 with the correction clarifying his comments on page 1 to refer to Kansas City Mayor David Alvey and not the Wyandotte County Public Health Department
 - **Second:** Councilmember Caiharr seconded the motion
 - **Vote:** Passes 5-0

2. **Statement of Bills paid \$132,150.14**
 - **Motion:** Councilmember Stites made the motion to approve the statement of bills paid in the amount of \$132,150.14
 - **Second:** Councilmember Caiharr seconded the motion
 - **Vote:** Passes 5-0
 - City Manager Michael Webb provided additional context that the budget reports will not include payroll data in the General Ledger report

3. **Requests or Comments from the public**
 - No public comments were offered

4. **Consider Resolution 2020-05 regarding the City's commitment to its residents' health and economic welfare**
 - City Manager Michael Webb provided a summary of the May 18 special meeting that resulted in the drafting of this resolution.
 - He noted the resolution is largely made up of factual statement regarding the development of some of Wyandotte County's processed developing COVID-19 responses
 - Councilmember Adams asked if there should be a clarification on Section 1 to include 'and/or' in reference to Wyandotte County and the Public Health Department.
 - There was additional discussion on status of the response plan given recent actions at the state level
 - The City Manager provided some context as to the City's involvement in regular calls with Wyandotte County leaders regarding public health updates

- Councilmember Mellott asked about testing site in Veritiv and why City officials weren't consulted with on the location of the testing which Mr. Webb stated he has reached out to Unified Government officials about selection of a testing site but that he was not consulted about the Veritiv decision. There was additional discussion about the reasoning behind testing Veritiv, being that many employees are not Wyandotte County residents.
- Councilmember Stites stressed that he felt the decision regarding the testing site was a rebuke from the County and that he was greatly concerned about the level of representation from County officials. Councilmember Caiharr agreed with that position and named other sites in Edwardsville which may have been more appropriate.
- Councilmember Shriver asked about how testing appointments were made and Assistant City Manager Zack Daniel read the pre-registration information that was provided by the County.
- Councilmember Stites asked about the history of joint discussions between the City of Edwardsville and Unified Government officials
- **Motion:** Councilmember Adams made the motion to adopt Resolution 2020-05 with the addition he discussed earlier
- **Second:** Councilmember Caiharr seconded the motion
- **Vote:** Passes 5-0
- Mayor McTaggart noted he would be exploring options for increased communication with Unified Government officials
- There was additional discussion about the use of a digital announcement sign for City announcements. Mr. Webb noted he would explore options related to signage and possible funding.

5. Consider authorizing the City Manager to enter into a contract with KBS Constructors, Inc. for development of a Guarantee Maximum Price (GMP) contract for redevelopment of Towne Center and consider Resolution 2020-06 authorizing reimbursement from future bond funds

- City Manager Michael Webb reviewed the Towne Center action items to this point and what would make up future phases.
- He reviewed the purpose of the GMP, which would be to prepare the plans and cost estimates for the development of Towne Center including architectural/engineering plans.
- Dave Anderson from KBS Constructors provided additional context, noting the level of interest from private investors in future development of this site. He also reviewed the phasing concepts provided in a printout attachment.
- Councilmember Mellott asked about the commercial interest in the project, which Mr. Anderson provided some details, emphasizing the interest of local, home-grown businesses.
- Mr. Webb provided additional information of a future bond sale and clarified the two actions before the Council.
- Councilmember Stites voiced his reservation to the project, referring to the uncertainty of the commercial market in a post-COVID-19 world in addition to revenue concerns. Mr. Webb noted that costs associated with this project would not come from General Fund resources, which will have the greatest revenue impacts due to COVID.
- Councilmember Stites asked about the bid requirements for this project. Mr. Webb noted that this process would maintain stability among the project partners but that bids would still be required for the construction process.

- Councilmember Adams had questions about the monument/signage features, which Mr. Webb provided a response pointing to certain areas of the map and noting their visibility.
 - **Motion:** Councilmember Mellott made the motion to authorize the City Manager to enter into a contract with KBS Constructors, Inc. for development of a GMP contract for the Towne Center project
 - **Second:** Councilmember Adams seconded the motion
 - Councilmember Adams asked about the possibility of this project coming in under the proposed \$825,000 budget. Mr. Anderson provided details about the project development, which could lead to cost savings depending on how plans come together.
 - Councilmember Adams asked if this could be considered in two weeks after additional thought, which Mr. Webb noted that it could. Mr. Webb requested if there as additional details the Council would like, he will provide when requested. Councilmember Stites again emphasized that the timing of the project is unfortunate due to the larger circumstances facing the region.
 - After additional discussion, Councilmember Mellott withdrew his motion. A consensus was came to to bring this item back for discussion in two weeks' time.
 - No action was taken as a result of this agenda item discussion.
6. **Consider recommendation of approval from the CPPS Board regarding surveying costs related to potential development of new public spaces and approve the use of Special Sales Tax funding for a portion of the same**
- City Manager Michael Webb reviewed the history of this item, noting it is related to the continued development of both the Towne Center project and moving forward with recommendations in the Parks Master Plan related to new public spaces.
 - Mr. Webb reviewed the recent CPPS discussion recommending approval of the action as well as the use of special sales tax funding for the portion
 - **Motion:** Councilmember Caiharr made the motion to approve the surveying cost as detailed and the use of \$2,235 in special sales tax funding for a portion of the same
 - **Second:** Councilmember Shriver seconded the motion
 - **Vote:** Motion passes 5-0
7. **Consider a motion to recess into Executive Session in accordance with K.S.A. 75-4319(b)(2) for consultation with legal counsel regarding information which would be deemed privileged in the attorney-client relationship related to the Village South at Edwardsville project**
- **Motion:** Councilmember Mellott Made the motion to recess into Executive Session for the reasons stated with the regular session to resume at 10:15.
 - **Second:** Councilmember Adams seconded the motion
 - **Vote:** Motion passes 5-0
 - *Group convenes executive session and returns at the stated time*
 - **Motion:** Councilmember Mellott made the motion to return to regular session
 - **Second:** Councilmember Stites seconded the motion
 - **Vote:** Motion passes 5-0
 - **Motion:** Councilmember Mellott made the motion to return to executive session with regular session to resume at 10:30
 - **Second:** Councilmember Stites seconded the motion
 - **Vote:** Motion passes 5-0
 - *Group convenes executive session and returns at the stated time*
 - **Motion:** Councilmember Mellott made the motion to return to executive session
 - **Second:** Councilmember Stites seconded the motion

- **Vote:** Motion passes 5-0
- No action was taken as a result of the executive session.

8. **Advisory Reports**

(note: the next two agenda items actually took place prior to the Executive Session)

City Manager: City Manager Michael Webb provided details on recent revenue the City received in sales taxes, noting that the impacts of COVID-19 have still not yet been made clear. The largest impacts will likely be seen in the next two distributions.

Chiefs: Police Chief Mark Mathies provided an updated on safety measures among the staff.

Fire Chief Whitham noted he is feeling better after his recent bout with COVID-19. He also stated that the disaster recovery efforts have begun and an effort is underway to recoup costs associated with the City's COVID-19 costs.

9. **City Council and Mayor Comments**

Caiharr: Councilmember Caiharr stressed her desire to see parks and playgrounds open soon in response to new health data that has been released. She is anxious to see normal activity resume safely. Mr. Webb noted that the City's parks and rec staff have been working with community partners to develop alternative programming for this summer. She also had questions about the makeup of the Health Equity Taskforce, which Mr. Webb responded with his understanding of the mission of that particular committee.

Mellott: Councilmember Mellott asked about the actions of the Governor that took place earlier in the day, which Mr. Webb summarized. Mr. Webb also noted that staff was still reviewing these decisions and their effect at the local level. Councilmember Mellott again stressed his desire to see movement on the Quiet Zone project

Stites: Councilmember Stites noted he was happy to see mowers picking up litter

Shriver: Councilmember Shriver thanked Councilmember Adams for this advocacy for the Memorial Day celebration, which was pulled off over the weekend. She also thanked the public safety departments for the roles they played. She closed with some comments about the value of signage for public communication.

Adams: Councilmember Adams asked about the future of the City-Wide Clean Up, which Mr. Daniel noted he is exploring summer dates. He commended the city staff and CPPS Board for the Memorial Day Service. He closed by asking for an update on the Census effort, which Mr. Daniel provided some information.

Mayor McTaggart: Mayor McTaggart thanked staff for their work and Council for their comments. At this time, they group moved to the executive session item.

ADJOURNMENT

The meeting was adjourned at 10:35 p.m.

Zachary Daniel
City Clerk