



City Council Meeting Minutes

June 8, 2020
7:00 p.m.

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

1. Approve minutes of the May 26, 2020 City Council meeting

- **Motion:** Councilmember Caiharr made the motion to approve the minutes from May 26, 2020
- **Second:** Councilmember Mellott seconded the motion
- **Vote:** Passes 5-0

2. Statement of Bills paid \$166,598.92

- **Motion:** Councilmember Stites made the motion to approve the statement of bills paid in the amount of \$166,598.92
- **Second:** Councilmember Adams seconded the motion
- **Vote:** Passes 5-0

3. Requests or Comments from the public

- Connie Henry, 11123 S. 102nd Terrace, took the podium and addressed her concerns with the costs associated with Towne Center project. She stated her opinion that it is a bad idea to move forward with this project during such uncertain economic times. She does not support any bond issue related to this until the economic outlook is clearer.
- John Monson, representing the Village South development, took the podium to let the Council know he is present and available for any questions related to the project when it is discussed later this evening.
- Lane Cooper, 1535 S. 104th Terrace, took the podium and shared his concerns with the Towne Center project, specifically the amount of debt burden it would add to the City. He remarked that many of the costs remain unknown.

4. Hear a presentation from CEO and Mayor of the Unified Government of Wyandotte County and Kansas City, Kansas David Alvey

- Mayor Alvey took the podium and provided some background to the formation of the Wyandotte County ReStart WyCo Committee in response to the letter the City of Edwardsville sent to his office. He noted that the taskforce was not a policy making body, but was put together to advise public health officials as the county began to relax restrictions related to COVID-19.
- He stressed that the membership was made up of business owners and school district representatives and was not geographically base. The body provided input, which were then used to develop public health recommendations. He stated Edwardsville was not intentionally excluded but that other areas were not intentionally included.
- Councilmember Chuck Adams provided a response that detailed why the City Council took such issue with the recent County actions. He relayed the limited occasions that the Unified Government (UG) has made time to meet with Edwardsville officials. He expressed his frustration with the lack of cooperation from the UG in the areas of road and right-of-way maintenance. He noted that many members of the Restart WyCo committee were UG employees, but no Edwardsville

or Bonner Springs city officials were included. He asked for a commitment from the Mayor to include a representative from Edwardsville in future committees reviewing policies that effect the whole County.

- Mayor Alvey responded that the County budget goes toward County facilities, and that County budgets would not be used for work on City streets. He agreed that there should be more communication between the three communities and noted he had a good working relationship with the Mayor's of Edwardsville and Bonner Springs. He stressed again that the taskforce had no authority and that final decisions were made by public health officials.
- Councilmember Adams pointed out the optics of a county-wide board with no Edwardsville representation, which Mayor Alvey conceded was a mistake.
- No action was taken as a result of this item.

5. Consider 2019 Financial Statement and Report of the City's Independent Certified Public Accountants

- City Manager Michael Webb introduced the new auditors, represented tonight by Sean Gordon of Gordon CPA
- Mr. Gordon provided an overall summary of the most recent audit and led the Council through a page-by-page review of the funds.
- Mr. Gordon noted that the City was performing well financially and that there were no significant issues noted during the audit.
- Mr. Webb pointed out that there was a statutory violation in the Economic Development fund, which spent more money (about \$11,000) more than originally budgeted. He noted the fund was not overdrawn, just that the late 2019 budget amendment did not cover the full costs for the year.
- Councilmember Adams asked for clarification on page 37, which Mr. Gordon noted was related to the Assistance to Firefighters Grant and two other EFD grants.
- Councilmember Caiharr asked about the implications of the violation, which Mr. Gordon provided additional context.
- **Motion:** Councilmember Adams made the motion to accept the audit report for the fiscal year 2019
- **Second:** Councilmember Stites seconded the motion
- **Vote:** Motion passes 5-0

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

- City Manager Michael Webb reviewed this item and began by reviewing the history of City Council decisions and actions related to the Towne Center site.
- Mr. Webb noted that the remaining steps involve finalizing a site plan, establishing a financial plan, preparing a development agreement, development of building designs, and moving forward with tenant engagement.
- Mr. Webb reviewed the history of conceptual plans presented for the site, culminating in the most recent design that places municipal facilities on the north end of the lot and notes space for four other structures for mixed-use, commercial development.
- Mr. Webb then reviewed the three phases that are currently being recommended.
- The future costs and financing options are reviewed, including the facts that the City's current debt load will greatly reduce in the next few years. Mr. Webb reviewed the implications of these costs on the General Fund and Debt Service mill levy.

- Mr. Webb noted that the cost for the GMP would not have any impact on the general fund, which funds operations of the City. He stressed that the City is at a fulcrum point on whether to move forward with these plans as presented or not.
 - Mr. Webb also noted that the change in cost, which reflects the timing of some of the work being pushed out.
 - Councilmember Caiharr asked for clarification about 2020 general fund revenues and their impact on the ability to pay the costs discussed. Mr. Webb confirmed that general fund revenues would not have any bearing on payment for these costs and provided some context on gaming revenue and sales tax. There was additional discussion on what is included in the debt graphs Mr. Webb provided, which did not include construction costs. Mr. Webb noted the role debt plays in investment in future City infrastructure.
 - There was future clarification on what the GMP would include.
 - Councilmember Stites brought up his concerns about the debt load and the projects that aren't factored into the outward projections. He also remarked that commercial developers are turned off by the City's high mill levy.
 - There was a general consensus that the Council was in favor of the project but were having difficulty with the cost, especially in the fact of an uncertain economy due to public health risks.
 - City Manager Michael Webb suggested bringing this item up closer to the conclusion of the 2021 budget discussions
 - There was no action as a result of this item.
 - **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 Resolution 2020-07 regarding the initiation of eminent domain proceedings for the Riverview Crossroads project**
- City Manager Michael Webb reviewed this item, noting that he does not anticipate the need to move forward with eminent domain proceedings as it relates to this project, but that this is a standard step in this project.
 - **Motion:** Councilmember Stites made the motion to adopt Resolution 2020-07
 - **Second:** Councilmember Adams seconded the motion
 - Prior to the vote, Councilmember Caiharr asked if eminent domain action were recommended would the property owner have the option to discuss further with the City, which Mr. Webb confirmed. He laid out the process should that be needed.
 - **Vote:** Motion passes 5-0
8. **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 Adams the motion to recess into Executive Session for the reasons stated with the regular session to resume at 10:30.
 - **Second:** Councilmember Caiharr seconded the motion
 - **Vote:** Motion passes 5-0
 - *Executive Session*
 - **Motion:** Councilmember Mellott made the motion to return from Executive Session
 - **Second:** Councilmember Stites seconded the motion
 - **Vote: Motion passes 5-0**

- **Motion:** Councilmember Adams made the motion to return to Executive Session with the regular meeting to resume at 11:00
- **Second:** Councilmember Stites seconded the motion
- **Vote:** Motion passes 5-0
- *Executive Session*
- **Motion:** Councilmember Adams made the motion to return to executive session
- **Second:** Councilmember Mellott seconded the motion
- No action was taken as a result of the executive sessions.

9. Advisory Reports

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

Assistant City Manager Zack Daniel reminded the group of the CPPS meeting taking place at the Cemetery this coming Wednesday.

Chiefs: Police Chief Mark Mathies provided comments on recent national events related to race relations and the police, and reviewed the LIFE principals (loyalty, integrity, fairness, excellence) instilled in EPD staff members. He also noted the department's history and its lack of complaints in some of the areas other communities are facing. He noted his pride in the community ambassadors currently serving in the department.

Fire Chief Whitham noted the recent tranquility fountain installed at the fire station by EFD staff.

Public Works: New Director Dusty Zenger thanked the group for the opportunity and stated he was excited to start serving the City. He was excited about the growth prospects in front of Edwardsville based on the limited amount of time he's been with the City so far.

10. City Council and Mayor Comments

Shriver: Councilmember Shriver thanked staff for the work they took in preparing Council items and welcomed Mr. Zenger to the City.

Mellott: Councilmember Mellott noted he is 100% in favor of the earlier GMP and felt the Council should have moved forward with the staff recommendation. He also raised his continued concerns about the traffic and speed levels along K-32.

Caiharr: Councilmember Caiharr was disappointed that Mayor Alvey did not spend more time listening to the Council's concerns. She also brought up concerns about truck traffic on 4th St. She also noted her appreciation of the performance and standards of the EPD.

Adams: Councilmember Adams added the note the EPD has had body cameras for a number of years and he appreciated the Chief's forethought on that. He also stated he was proud the EPD was the lead agency coordinating a \$1 million grant.

ADJOURNMENT

The meeting was adjourned at 11:03 p.m.

Zachary Daniel
City Clerk