



City Council Meeting Minutes

June 12, 2023

6:00 p.m.

Mayor:

Carolyn Caiharr

Councilmember

Mark Bishop

Garrett Mellott

Greg Scott

Margaret Shriver

Prior to the start of the regular agenda, Mayor Caiharr read prepared comments regarding the resignation of Chuck Adams from the City Council. Mayor Caiharr noted Mr. Adams' years of service to the City and his involvement in the growth of the community since 2007. The City Councilmembers and City Manager Michael Webb also provided comments thanking Mr. Adams for his service. Mayor Caiharr presented Mr. Adams with a plaque commemorating his service. Mr. Adams then offered comments of his own, thanking his colleagues on the Council as well as City staff members for their dedication to the community.

1. Requests or Comments from the public

- Dave Johnson, 1205 S. 102nd Terrace, addressed the group, stressing the need to repair 102nd St. from K-32 to Edgehill in large part to new residential development which have affected the shoulder of the road.
- Sandra Moulin, 11125 Kansas Ave., asked that Kansas Ave. repairs extend to the end of her property.
- Brian Breshears, 725 River Falls Rd., spoke on behalf of the River Falls HOA to raise concerns about the pending sale of common area in the neighborhood. He raised questions about the taxation of the property.
- Julie Thomas, 615 River Falls Rd., provided additional concerns regarding the sale of the common area. She noted that the area is used by the neighborhood as a shared space for play and recreation.
- Jim Farr, 595 River Falls Rd, stated his opposition to the pending sale of the common area, noting his history of maintaining the area behind his house.
- Brenda Smith, 734 S. 9th St., noted her house backs up to the common area and that her family plays in that area. She opposed the pending sale.
- Taylor Schartz, 815 River Falls Rd., noted he purchased his house in large part due to the green space nearby. He opposed the pending sale.
- Cathy Donnel, 712 Trant, noted her opposition to the pending sale, stating the need to maintain the greenspace.
- Ricardo Conseja, 715 River Falls Rd., stated his opposition to the pending sale of the common area. He noted the area is often used for dog walking and other activities.
- Peggy Lindsay, 715 River Falls Rd., noted her opposition to the sale of the property due to the possibility of the use of pesticides for the rumored new use.
- Breck Ricketts, 10305 Richland, noted he was the individual who will be purchasing the area. He noted that it was a retirement project for him and he is not planning a commercial operation, with no changes to the existing drainage easement. He stated that if people had questions, they could reach out.
- City Manager Michael Webb provided some additional context to this issue, noting that the property was sold at a recent tax sale. However, the City is not a party to the transaction and would not have standing to prevent any pending sale

(according to Wyandotte County officials). He briefly summarized the tax history of the common area.

- Mayor Caiharr asked that guests provide contact information so the City could share additional information if it became available.
2. **Consider approval of consent agenda items**
 - a) **Approve minutes of May 22, 2023**
 - b) **Statement of bills paid in the amount of \$331,660.20**
 - **Motion:** Councilmember Mellott made the motion to approve the consent agenda
 - **Second:** Councilmember Scott seconded the motion
 - **Vote:** Passes, 4-0
 3. **Consider authorizing the Mayor to execute a contract with the Unified Government of Wyandotte County/Kansas City, KS for wholesale wastewater treatment services**
 - City Manager Michael Webb reviewed the background for this item, recounting the history of the wastewater agreement between the City and the County.
 - Mr. Webb noted that the original contract was for five-years, which recently expired.
 - He reviewed the two significant adjustments to the new deal, which adjusted the capacity to 2.1 MGD and updated the fixed and variable charges to the City.
 - Mr. Webb noted that there would likely need to be some adjustment on sewer rates to keep pace with the contractual agreement.
 - Mr. Webb noted the UG staff in attendance should the Council have additional questions.
 - Councilmember Mellott asked if this agreement took into account the potential for development in the north end, which Mr. Webb confirmed that it did. He noted the meters in the area which should be sufficient to capture substantial developments. Mr. Webb did note that power provision would be an issue in the future.
 - Mayor Caiharr asked how the agreement would affect the City's current agreement with Bonner Springs. Mr. Webb noted that out-of-town customers would be individually metered and charged a premium for service.
 - **Motion:** Councilmember Mellott made the motion to authorize the Mayor to enter into the updated wholesale wastewater agreement with Wyandotte County
 - **Second:** Councilmember Shriver seconded the motion
 - **Vote:** Passes, 4-0
 4. **Consider authorizing the City Manager to enter into a contract with High Point Grading for demolition of structures located at 111 S. 4th St. – OLD BUSINESS**
 - Public Works Director CE Goodall reviewed this item, noting that it was originally considered at an earlier meeting, but that staff wanted additional time to review costs.
 - The low bidder for the project was High Point Grading at a base bid rate of \$19,500.
 - **Motion:** Councilmember Mellott made the motion to authorize the City Manager to enter into a contract with High Point Grading for this project
 - **Second:** Councilmember Shriver seconded the motion.
 - **Vote:** Passes, 4-0
 5. **Consider authorizing the City Manager to enter into a contract with Legacy Underground Construction for the 102nd St. culvert repair project**
 - Public Works Director CE Goodall reviewed the history of this item, noting it would replace a deteriorated culvert at a crossing on 102nd St. just south of Swartz. He noted the low bidder was considerably below the rest of the responses, but that it was within the price of the engineer's estimate.

- Councilmember Bishop asked if there were any concerns about soil samples for the project. City Manager Michael Webb noted they did not anticipate issues in this area.
 - Mr. Goodall noted the low bidder for the project was Legacy Underground and that their low bid was largely due to in-house clearing vs. a contracted solution.
 - **Motion:** Councilmember Mellott made the motion to authorize the City Manager to enter into a contract with Legacy Underground for this project.
 - **Second:** Councilmember Scott seconded the motion
 - **Vote:** Passes, 4-0
- 6. Consider authorizing the City Manager to enter into a contract with McAnany Construction for 2023 street maintenance repairs**
- Public Works Director CE Goodall reviewed this project, noting that this year's street maintenance project would include pulverizing in place and provision of subgrade and four inches of asphalt for the final surface in sections of 2nd Street and Speaker Rd.
 - Mr. Goodall noted that there was only one bidder, but that he was comfortable with the price point provided.
 - **Motion:** Councilmember Mellott made the motion to authorize the City Manager to enter to a contract with McAnany Construction for this project
 - **Second:** Councilmember Bishop seconded the motion
 - **Vote:** Passes, 4-0
- 7. Consider bids for janitorial services in City facilities**
- Assistant City Manager Zack Daniel reviewed this item, noting that the City is opting to cancel its contract with its current service provider due to poor service.
 - He noted that the low bidder for the contract, Service Systems LLC received positive feedback from references and were actually slightly cheaper than the current contractor.
 - Councilmember Shriver asked if there were any penalties with the cancellation of the existing contract and Mr. Daniel noted there was not any.
 - **Motion:** Councilmember Mellott made the motion to enter into a contract with Service Systems for the janitorial services at City facilities.
 - **Second:** Councilmember Shriver seconded the motion
 - **Vote:** Passes, 4-0
- 8. Hear presentation regarding the development of the 2024 Annual Budget focusing on preliminary financial projections for 2023**
- Assistant City Manager Zack Daniel provided this report to the Council, which estimated the year-end revenues for the General Fund for FY23. This would give the group a working idea of the fund balances going into FY24.
 - Mr. Daniel reviewed select major revenue line items and provided context to their updated estimates from original budget.
 - Mr. Daniel noted that currently, budget revenues are on track to perform 1% over budgeted estimates, or approximately \$74,000. Should expenditures stay within budgeted amounts, then the fund balance would increase by approximately \$247,000 to \$1.2 million.
 - Mr. Daniel emphasized the FY24 budget priorities for staff which included making investments into City infrastructure (roads, facilities, and public spaces), focus on employee retention and recruitment through compensation adjustments, and providing appropriate tax burden relief for residents where possible.

- Councilmember Mellott asked for additional clarification on the use of CiFi funds, which Mr. Daniel noted it was broadly interpreted for infrastructure uses. This would typically mean road projects. There was additional discussion on the use of the County ARPA funds. Mayor Caiharr provided additional context on those funds.
- Mayor Caiharr stressed her desire to see the tax burden be relieved if the City is able to. She also noted her excitement about upcoming street maintenance projects and the need to keep momentum in that area.
- Councilmember Scott thanked Mr. Daniel for the presentation and noted that there needed to be a focus on salary and wage adjustments to keep and attract good employees.
- No official action was requested as part of this presentation

9. Consider a motion to recess into Executive Sessions pursuant to K.S.A. 75-4319(b)(1) to discuss personnel matters of nonelected personnel regarding the appointment of an interim City Manager

- **Motion:** Councilmember Bishop made the motion to recess into executive session for the reasons stated, with the group returning at 8:15, including the City Attorney.
- **Second:** Councilmember Mellott seconded the motion
- **Vote:** Passes, 4-0
- *The group recessed into Executive Session, returning at 8:15*
- **Motion:** Councilmember Bishop made the motion to return to regular session
- **Second:** Councilmember Shriver seconded the motion
- **Vote:** Passes, 4-0
- **Motion:** Councilmember Bishop made the motion to return to executive session for the reasons stated, with the group returning at 8:35, including the City Attorney.
- **Second:** Councilmember Scott seconded the motion
- **Vote:** Passes, 4-0
- *The group recessed into Executive Session, returning at 8:35.*
- **Motion:** Councilmember Shriver made the motion to return to regular session
- **Second:** Councilmember Mellott seconded the motion
- **Vote:** Passes, 4-0
- No action was taken as a result of this session

10. City Manager Report

- Assistant City Manager Zack Daniel thanked staff for putting on the first movie night of the summer, noting it was the most highly attended movie event since launching the program.
- Fire Chief Whitham recapped recent department activity.

11. Council and Mayor Comments

Councilmember Scott pointed out the additional duties that EFD and EPD is involved in, and thanked them for all of their work. He also asked for an update on the potential for retaining the departing City Manager on a consulting basis, which Mr. Webb responded he was working on draft contract language.

Councilmember Shriver thanked the River Falls residents who spoke at the meeting, noting she understood their concerns. She also asked Fire Chief Whitham if there would be a Junior Fire Academy offered this summer, which Chief Whitham that there would not be due to staffing levels.

Councilmember Mellott noted a new speed limit sign that was installed at the railroad crossing, which he felt was done incorrectly. Staff noted they would review. He asked about the progress of the silent crossing, which Mr. Webb noted he has not been provided any additional updates. He also stressed that City Public Works crews should not be maintaining K-32 as it was the responsibility of the state.

Councilmember Bishop noted his recent interactions with EPD and EFD, and commended their professionalism. He also thanked Public Works for recent sign installation on Kansas Ave.

Mayor Caiharr noted she attended the outdoor movie and noted its large attendance. She thanked staff for coordinating those events. She echoed previous statements about maintaining of state highways. She also asked that staff follow-up with the River Falls residents if the City is able to provide an update.

ADJOURNMENT

The meeting was adjourned at 8:47 p.m.
Zachary Daniel
City Clerk