



City Council Meeting Minutes

June 13, 2022
6:00 p.m.

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

1. Consider approval of consent agenda items

a) Approve minutes of May 23, 2022

b) Statement of bills paid in the amount of \$520,279.42

- **Motion:** Councilmember Mellott made the motion to accept the consent agenda items as presented
- **Second:** Councilmember Shriver seconded the motion
- **Vote:** Passes, 4-0

2. Requests or Comments from the public

- District 7 Wyandotte County Commissioner Chuck Stites was recognized and discussed a few of his priorities over the last six months. He noted he planned on providing regular updates to both Edwardsville and Bonner Springs' City Councils, including a planned town hall later in the year. Commissioner Stites. He touched on strategies to lower taxes on the County side. He also noted his push to get Edwardsville more represented in the ARPA discussions. He summarized his involvement in the Community ID program, including his push to change the naming to Kansas City, Kansas Community ID versus a Wyandotte County Community ID. He discussed the microbus grant work that is ongoing as well as the provision of county services to western parts of the County. He provided his contact information (cestites@wycokck.org) and encouraged constituents to reach out to him with questions and concerns.
- Bill Hutton, 33rd District resident, took the mic and noted he would be running for a state seat to represent this area. He wanted to introduce himself to the Council and voters.

3. Consider the following items related to the Woodend Rd. Tax Increment Finance (TIF) District

- Conduct a public hearing regarding Redevelopment Project Plan 2A within the Woodend Road TIF District**
- Consider Ordinance No. 1055 approving and adopting Redevelopment Project Plan 2A within the Woodend Road TIF District**
- Consider Resolution 2022-09 approving and adopting Redevelopment Project Plan 2A within the Woodend Road TIF District**

- Scott Anderson handled these items, summarizing the Woodend Rd. TIF project and what this evening's plan would accomplish. He summarized Project Plan 2A, which details the improvements to approximately three acres within the TIF District.
- The private component includes a construction of a 6,000 sq. ft. commercial building and improvements to sections of 93rd St.
- The public component also includes 93rd St. improvements as well as construction of a lift station and sewer force main. Mr. Anderson also reviewed the estimates for the revenue generation of the District and the estimated reimbursable costs, including approximately \$150,000 in costs the City could recoup.

- Mr. Anderson noted the TIF would run for 20 years if approved.
- **Motion:** Councilmember Adams made the motion open a public hearing regarding Redevelopment Project Plan 2A
- **Second:** Councilmember Mellott seconded the motion
- **Vote:** Passes, 4-0
- No comments were offered as part of this public hearing.
- **Motion:** Councilmember Adams made the motion to close the public hearing.
- **Second:** Councilmember Mellott seconded the motion
- **Vote:** Passes, 4-0
- Mr. Anderson then reviewed Ordinance No. 1055 which details certain elements within the project plan.
- Mayor Caiharr asked about the length of the TIF if costs are all reimbursed, which Mr. Anderson confirmed the TIF will expire when all eligible costs are paid for, even if that is prior to the 20-year expiration date.
- **Motion:** Councilmember Adams made the motion adopting Ordinance 1055
- **Second:** Councilmember Scott seconded
- **Vote:** Passes, 4-0
- Mr. Anderson then reviewed Resolution 2022-09, which details how the money is spent in the special allocation fund for the TIF funds, including the obligations of the City and private developer both. It also stipulates the developer adhere to the project schedule and other requirements.
- **Motion:** Councilmember Adams made the motion to adopt Resolution 2022-09
- **Second:** Councilmember Mellott seconded the motion
- **Vote:** Passes, 4-0

4. Consider authorizing the City Manager to enter into a contract BHC for design services for sewer expansion

- City Manager Michael Webb noted this item is related to the Woodend Rd. TIF District, which includes expansion of the sewer system.
- This work is part of the development of the lift station for the TIF District. Cost estimates are coming in as expected. There was additional discussion on the timeline for the project's completion.
- Councilmember Shriver asked if there was an estimate for the additional costs, which Mr. Webb noted would likely be no more than \$5,000.
- **Motion:** Councilmember Mellott made the motion to authorize the City Manager to enter into a contract for BHC for this project.
- **Second:** Councilmember Scott seconded the motion
- **Vote:** Passes, 4-0

5. Consider authorizing the city Manager to enter into a contract with McAnany Construction for the 2022 Swartz Road Full-Depth Repair Project

- City Manager Michael Webb noted this project is part of the previously discussed full-depth pavement repair cycle, in addition to chip seal later after that.
- He noted that the low bid came from McAnany Construction at an amount of \$343,667. The primary difference in the costs in McAnany's bid were in the areas of asphalt stabilization.
- Mr. Webb noted that this project would not be eligible for bond funding, but that anticipated reserves in the Special Sales Tax and the Special Highway Fund should be enough to cover these costs.
- Mayor Caiharr raised the idea that the Council table this project so they can travel this road as well as portions of west Kansas Avenue, Richland Avenue, or Speaker Rd. to see which should receive priority.

- Mr. Webb noted the differences in those projects to the Swartz Rd. project, which is not a complete reconstruction. Mr. Webb noted that the other roads mentioned have different factors and it is not a 1-for-1 comparison in terms of the kind of project that would be required.
- Councilmember Scott if there was a roadmap for street improvements, which Mr. Webb noted there is a 6-year program that the previous Public Works Director developed and this project is part of that effort.
- There was additional discussion of the streets eligible for bond funding.
- Mayor Caiharr again raised the idea of tabling this item until next meeting being that prices are firm and would need to be honored. There was additional discussion on how the project could pivot to these other areas, which may involve the need to go back out for bid depending on its final scope.
- **Motion:** Councilmember Mellott made the motion to authorize the City Manager to enter into a contract with McAnany for this project
- **Second:** Councilmember Scott seconded the motion
- **Vote:** Passes, 4-0

6. Hear presentation regarding the development of the 2023 Annual Budget focusing on preliminary financial projections for FY22

- Assistant City Manager Zack Daniel reviewed this item, which focuses on revenue/expenditure projections for the rest of this year, which will in turn help determine fund balances heading into the budget year of 2023.
- Mr. Daniel reviewed amendments to revenue projections since the group's last budget discussion, focusing on sales taxes (coming in strong), court fees (also coming in strong but with final estimates being tempered due to variability), and EMS fees (which are performing under expectations for the year, but in line with previous years).
- Mr. Daniel noted that at present, the current FY22 revenue totals are expected to be approximately \$6.8 million, as compared to the original \$6.5 million contained in the budget.
- On the General Fund expenditure side of things, spending levels are currently matching the average for the previous five years, despite increases in inflation and the costs of good. That said, for the purposes of this presentation, staff is assuming a 2% "overage" in spending by the end of the year.
- If the trends noted above bear out, it is currently estimated that the General Fund's fund balance would increase to about \$101,724, which meets the 15% of expenditure threshold in the City's financial policy.
- Mr. Daniel reviewed the FY22-23 budget priorities, which are: staffing, compensation, facilities, and equipment.
- Mr. Daniel closed by noting the calendar for presentations related to the budget development.
- Councilmember Adams if it was possible to review sales tax performance based on specific sectors, which Mr. Daniel noted is possible, but would take some time to review and present with context.
- No action was taken on this item.

7. Consider recessing into Executive Session pursuant to K.S.A. 75-4319(b)(6) for the preliminary discussion of acquisition of real property

- **Motion:** Councilmember Adams made the motion to recess into Executive Session, with the regular meeting to resume at 7:45
- **Second:** Councilmember Mellott seconded the motion
- **Vote:** Passes, 4-0

- The group held their executive session, returning to the dais at 7:46 PM.
- **Motion:** Councilmember Mellott made the motion to return to regular session
- **Second:** Councilmember Adams seconded the motion
- **Vote:** Passes, 4-0
- No action was taken as a result of this session.

8. City Manager Report

- City Manager Michael Webb gave some updates for the Public Works department, reviewing a recent sewer backup and the ongoing search for a Public Works Director.
- Deputy Police Chief, Captain Jeff Short, noted an upcoming departmental breakfast taking place on Friday.

9. Council and Mayor Comments

Councilmember Adams noted his appreciation for the City's proactive Police Department, citing the early use of body cameras. He also noted his appreciation for Commissioner Stites leadership and continued involvement in the western part of the County. He closed by noting his appreciation for the department's adherence to their budgets.

Councilmember Mellott also noted his appreciation for Stite's appearance. He also thanked public safety departments for their involvement in the Memorial Day ceremony. He provided further context for his support of the Swartz Rd. project.

Councilmember Shriver thanked EPD and EFD for their Memorial Day involvement. There was additional discussion of the other potential street projects. She also thanked Assistant City Manager Zack Daniel for this work on the budget development.

Councilmember Scott thanked both public safety departments for the extra work they do to contribute to the community. He also thanked Assistant City Manager Zack Daniel for the variety of work that he takes on, including his recent involvement in the recent sewer line break, communicating with the resident and being on scene to make sure the work got started to complete the project (in addition with James Haynes of the Public Works Department). He did note some of the confusion on the resident's part and asked if there were ways to give some clarity to the residents if/when that should happen again. He also thanked Zack for his push to get the portions of 4th Street open to allow access to the bank and post office. He noted he is anxious to fill the Public Works Director position to keep this projects moving forward.

Mayor Caiharr thanked staff for the recent Summer Movie Series event that took place at the City Park. She also noted a concern about high engineering costs and asked if there ways to get more accurate costs. She summarized a recent meeting with Bonner Springs Mayor Harrington and KCK Mayor Tyrone Gardner, and stressed the need for community members to reach out to the County to continue to push for more availability of county services in Edwardsville.

ADJOURNMENT

The meeting was adjourned at 8:55 p.m.

Zachary Daniel
City Clerk