



# City Council Meeting Minutes

July 13, 2020  
7:00 p.m.

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

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1. **Approve minutes of the June 27, 2020 City Council meeting**
  - **Motion:** Councilmember Caiharr made the motion to approve the minutes from June 27 2020
  - **Second:** Councilmember Shriver seconded the motion
  - **Vote:** Passes 5-0
2. **Statement of Bills paid \$229,671.15**
  - **Motion:** Councilmember Mellott made the motion to approve the statement of bills paid in the amount of \$364,977.86
  - **Second:** Councilmember Caiharr seconded the motion
  - **Vote:** Passes 5-0
3. **Requests or Comments from the public**
  - No public comments were made.
4. **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 Adams made the motion to recess into executive session with the regular session to resume at 7:35.
  - **Second:** Councilmember Mellott seconded the motion
  - **Vote:** Passes 5-0
  - *Executive Session*
  - **Motion:** Councilmember Mellott made the motion to return to regular session
  - **Second:** Councilmember Stites seconded the motion
  - **Vote:** Passes 5-0
  - **Motion:** Councilmember Adams to authorize the Mayor and City Manager to enter into an agreement with Kutak Rock for legal services
  - **Second:** Councilmember Stites seconded the motion
  - **Vote:** Passes 5-0
5. **Consider motion to recess into Executive Session in accordance with K.S.A 75-4319(b)(6) for preliminary discussions related to the acquisition of real property related to the Riverview Crossroads project**
  - **Motion:** Councilmember Adams made the motion to recess into executive session for the reasons stated with the regular session to resume at 8:00
  - **Second:** Councilmember Stites seconded the motion
  - **Vote:** Passes 5-0
  - *Executive Session*
  - **Motion:** Councilmember Adams made the motion to return to regular session

- **Second:** Councilmember Mellott seconded the motion
- **Vote:** Passes 5-0
- No action was taken as a result of this executive session

**6. Consider Ordinance No. 1029 regarding eminent domain proceedings related to the Riverview Crossroads project**

- City Manager Michael Webb summarized the status of the current right-of-way acquisition and reviewed the actions taken by the City Council to date.
- Mr. Webb explained that the City does not intent to enter into the eminent domain process if it can be avoided (and he believes it will be), but due to the project schedule should the need arise, this action must be taken now to avoid future project delays.
- Councilmember Stites clarified that this ordinance would not preclude continuing negotiation with the property owners.
- Councilmember Caiharr asked if the property owners were notified about this proposed action prior to this meeting. Mr. Webb noted that all property owners have been advised as to the process but formal notification regarding this meeting was not mailed out.
- There was additional discussion on the process this would follow if an eminent domain process were entered into. Mr. Webb clarified that there has been a very limited number of properties that actually required that action in recent City projects.
- Councilmember Caiharr noted she voted against this project initially and is having trouble justifying enabling these potential actions for a project she did not support.
- Councilmember Adams pointed out an inconsistency in the title of the ordinance, which Assistant City Manager Zack Daniel noted was corrected when a summary was sent to the Wyandotte Echo for potential publication.
- Councilmember Stites requested that the Council have an executive session at the July 27 meeting to provide an update regarding negotiations with the property owners.
- Councilmember Adams noted that he is trying to balance the needs of north end residents with the needs of the rest of the City. He believes north end development will benefit the City as a whole.
- City Manager Webb clarified that the valuation process is determined by the value with improvements in place, but not speculative development.
- Motion: Councilmember Stites made the motion to adopt Ordinance No. 1029
- Second: Councilmember Adams seconded the motion
- Vote: Passes 4-1 with Councilmember Caiharr dissenting.

**7. Hear a presentation regarding the development of the 2021 Annual Budget**

- City Manager Michael Webb reviewed City revenue history and the updated 2020 revenue projections. In short, the City appears to be entering into 2017-era financial situation in terms of expected revenue
- Mr. Webb reviewed the projected general fund balance and noted the changes in the actual beginning of the year fund balance and how it relates to projected 2021 fund balance. He noted that currently the estimate sits at \$851,898, roughly 6.7% less than the original budget. This would represent 14.4% of estimated expenditures. This is promising news considering the global pandemic effecting revenues in cities nationwide.
- Mr. Webb reviewed the assessed value estimate that the County released, which shows an 8.6% increase to \$75,666,638. There was additional discussion regarding the mill levy with Mr. Webb noting that there will likely be additional

discussion on the mill levy as the budget review continues throughout the next few meetings.

- Mr. Webb then reviewed the sales tax revenue projections, noting that current estimates show the City collecting \$ 1.42 million in sales tax revenue in 2021. Mr. Webb also reviewed the other major revenue sources and pointed out any variation from the estimated 2020 revenue and the projected 2021 revenue.
- Mr. Webb closed by saying that staff is currently projecting an overall 5.3% increase in overall revenue from estimated 2020 figures, but a 1% drop from original budgeted 2020 figures.
- There was additional discussion about future budget workshops, with the group deciding that a 6:00 pm work session on July 27 would be held.
- Councilmember Adams stressed the need for the City to be lean in times like this, focusing on needs vs. wants.

## **8. Advisory Reports**

Assistant City Manager Zack Daniel thanked the public safety departments for their role in the ongoing Parks & Rec Art Extension program.

Public Works: New Director Dusty Zenger noted that he has begun moving forward on some projects and is looking at beginning new projects as well.

## **9. City Council and Mayor Comments**

Stites: Councilmember Stites noted that the eminent domain action that was taken earlier in the evening was a necessary evil but that he's confident it won't be necessary as negotiations continue. He also brought up some right-of-way work that Public Works crews did on Riverview. He also noted that there is a failure along Riverview that will need to be addressed soon. He closed with a request for tree trimming in the right-of-way

Shriver: Councilmember asked about the status of the solid waste contract, which Mr. Webb noted it will be going out to bid in the coming weeks. He stressed that there will likely be multiple service options that the City will consider. She also asked for an update on the Broadband Committee, which Mr. Webb provided an update.

Mellott: Councilmember Mellott said he has never been in favor of eminent domain but that he understood why the preliminary actions were taken this evening. He also thanked the public safety leaders for staying out of the news and continuing to serve their community.

Caiharr: Councilmember Caiharr asked if there was an efficient way to check if online sales taxes were being collected in Edwardsville properly. There was some discussion about how this process may work, but ultimately may prove more effective to look into securing an exclusive ZIP code the City. There was also some discussion on the possibility of adding the mobile home park to the trash contract.

Adams: Councilmember Adams again noted that his vote on the earlier ordinance was for the benefit of the whole City, not only the landowners in the north end.

### **ADJOURNMENT**

The meeting was adjourned at 8:43 p.m.

Zachary Daniel  
City Clerk