



City Council Meeting Minutes

September 27, 2021

6:00 p.m.

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

1. Consider approval of consent agenda items

a) Approve minutes of September 13, 2021

b) Statement of bills paid in the amount of \$392,318.94

- **Motion:** Councilmember Mellott made the motion to approve the consent agenda items
- **Second:** Councilmember Adams seconded the motion
- **Vote:** Passes 5-0

2. Requests or Comments from the public

- Daniel Soptic, 2628 S. 51st Terrace, Kansas City, KS 66106, address the City Council introducing himself as a candidate for sheriff in Wyandotte County. He gave a brief summary of his campaign activities, including a planned event in Edwardsville that would take place in October. He let the group know he was open to taking questions from the Council about his platform and candidacy.
- Nina Kimbrough, 2024 S. 101st Terrace, Edwardsville, KS, addressed the City Council, giving some historical information on Junius G. Groves. Ms. Kimbrough is a relative of Mr. Groves. Ms. Kimbrough gave a brief background on Mr. Groves and his contribution to agricultural in the region and throughout the world. Ms. Kimbrough noted she was made aware of planned signage to honor Mr. Groves. She stressed that this activity should be done thoughtfully and not rushed, nor should it be associated with any specific political agendas or campaigns.

3. Hear presentation regarding progress of the 98th St. reconstruction project

- Randy Gorton, representing the City's engineering partners at BHC, gave this presentation, starting with a short video showing the progress of the 110th & Riverview project.
- Mr. Gorton then transitioned to a review of the 98th Street project, providing the technical specifications as they exist currently.
- Mr. Gorton reviewed the current projected budget for the project, noting that costs may increase due to the rise in costs for construction materials. That said, the project is still several months away from incurring those costs, and circumstances may change. The federal funding for the project was approved at \$4.8 million, which represents 80% of the project cost.
- Mr. Gorton discussed the street section tying into Kansas Ave., including grading work on the north end of 98th St.
- Mr. Gorton then discussed the Riverview Ave. tie-in. Councilmember Caiharr had questions regarding sidewalks and turn lanes and its effect on the overall budget.
- Mr. Gorton then discussed the transition of the improvements as the project reaches the north city limits. Councilmember Stites had questions about the width of the area as it goes underneath I-70.

- There was additional discussion regarding the addition of trails and bike paths. Mr. Gorton emphasized that the inclusion of dedicated bike infrastructure is essentially a requirement of federal funding for these projects.
 - Councilmember Caiharr asked about potential changes that would help drive down the cost of the project. Mr. Gorton reviewed some items but stressed it will need to be an ongoing conversation about the dollars associated with the project and the potential need for future improvements down the line.
 - Councilmember Adams asked about the potential lifespan for the road, which Mr. Gorton responded that if the Public Works Director's pavement management plan is funded appropriately, then the road would last several decades and would be able to support significant development.
 - City Manager Michael Webb reviewed the upcoming steps related to the project, noting it would be an ongoing conversation about its ultimate final design.
 - No official action was required for this item.
4. **Consider motion to recess into Executive Session pursuant to K.S.A. 75-4319(b)(2) for consultation with legal counsel for matters which would be deemed privileged in the attorney-client relationship related to ongoing litigation**
- **Motion:** Councilmember Adams made the motion to recess into executive session, referring to the state statute, for discussion on ongoing litigation with the regular meeting to resume at 7:20 p.m.
 - **Second:** Councilmember Caiharr seconded the motion
 - **Vote:** Passes, 5-0
 - *Executive Session takes place, with the group returning at 7:20 p.m.*
 - **Motion:** Councilmember Mellott made the motion to return from executive session
 - **Second:** Councilmember Shriver seconded the motion
 - **Vote:** Passes, 5-0
 - No action was taken as a result of this executive session
5. **Consider Resolution 2021-17 making certain findings and determinations as to the need for quality housing in Edwardsville and the creation of a Rural Housing Incentive District (RHID)**
- City Manager Michael Webb led this presentation, reviewing the previous presentation on this item.
 - Mr. Webb summarized the mechanisms of an RHID, likening it to a TIFF district but for residential purposes.
 - Mr. Webb referred to the draft housing analysis that is included with the resolution, which notes that there is a lack of quality housing within the City, the shortage is expected to continue, and that incentives are needed in order to attract housing development.
 - Mr. Webb reviewed the proposed area for the RHID, which is a 10-acre site, just south of Edwardsville Elementary. He noted that the developers are close to securing ownership to the area.
 - Mr. Webb reviewed the next steps should the resolution be approved, which included sending the resolution and analysis to the Kansas Secretary of Commerce.
 - Ross Vogel, representing the developer for the site, provided additional details on the process and noted his appreciation for the staff work on this project.
 - **Motion:** Councilmember Adams made the motion to adopt Resolution 2021-17
 - **Second:** Councilmember Stites seconded the motion

- Councilmember Caiharr had additional questions about lot costs as it relates to the project. Mr. Webb responded, noted that the lots would likely be built out relatively all-together, done by a single builder.
- Councilmember Caiharr had additional input about the “quality housing” requirement, noting her preference for owner-occupied vs. rental housing and strong HOAs.
- Councilmember Adams asked for local examples of similar projects, which Mr. Webb referenced a housing development in De Soto that would resemble this project.
- **Vote:** Passed, 5-0

6. City Manager Report

- Mr. Webb reviewed the changes to the City’s payroll software provider. He also noted he would be out of the office from Oct. 2-6 attending the ICMA Conference in Portland, OR.

7. Council and Mayor Comments

Councilmember Stites noted that his recent proposals regarding the honoring of Junius Groves involved more than just signage. He noted there were several plans about how to honor Mr. Groves in different stages of development. He did feel that an overnaming of 98th St. in honor of Mr. Groves is appropriate and overdue. Councilmember Adams suggested a committee of stakeholders to help review these projects. Assistant City Manager Zack Daniel also provided some input on the various projects currently underway to highlight the City’s history.

Councilmember Shriver thanked Ms. Kimbrough for coming and voiced her support for the project. She thought it was a good idea to include the *No Small Potatoes* book at AutumnFest and would like to see it included in the EDW Elementary curriculum in some way. She also had a question regarding about a charge in the EFD/EMS General Fund Budget, which Mr. Webb clarified that was a charge that was initially misallocated, as it was a charge that was budgeted out of the special sales tax fund. Staff identified and corrected the charge already. She thanked staff for all the work it took to put together AutumnFest.

Councilmember Mellott proposed a possible work session on the 98t Street project. He thanked staff for AutumnFest, noting he’d like to see Journey Pro Wrestling return. He also noted he was glad to see work starting on the Quiet Zone.

Councilmember Caiharr was happy to hear about the historical projects the City is involved in. She thanked the sponsors involved in AutumnFest, and referenced the grant funding Fastenal provided to the public safety departments. She also asked for information on the photo contest that is ongoing. She closed by asking about 102nd Street repairs, which Mr. Zenger noted they should be starting in October, pending the contractor’s schedule.

Councilmember Adams thanked Ms. Kimbrough for attending the meeting. He also noted his concerns with the lack of maintenance KDOT is doing on K-32 medians.

Mayor McTaggart thanked staff for all their work on AutumnFest, specifically the efforts of Assistant City Manager Zack Daniel.

ADJOURNMENT

The meeting was adjourned at 8:05 p.m.

Zachary Daniel

City Clerk