

RECORD OF PROCEEDINGS
OF THE GOVERNING BODY
CITY OF GARDNER, KANSAS

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February 3, 2020

The City Council of the City of Gardner, Kansas met in regular session on February 3, 2020, at 7:00 p.m. in the Council Chambers at Gardner City Hall, 120 East Main Street, Gardner, Kansas, with the Mayor Steve Shute presiding. Present were Councilmembers Todd Winters, Rich Melton, Mark Baldwin, Randy Gregorcyk and Tory Roberts. City staff present were City Administrator James Pruetting; Business & Economic Development Director Larry Powell; Utilities Director Gonzalo Garcia; Public Works Director Michael Kramer; Parks and Recreation Director Jason Bruce; Police Chief James Belcher; Finance Director Matthew Wolff; City Attorney Ryan Denk; and City Clerk Sharon Rose. Others present included those listed on the attached sign-in sheet and others who did not sign in.

CALL TO ORDER

There being a quorum of Councilmembers present, the meeting was called to order by Mayor Shute at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Mayor Shute led those present in the Pledge of Allegiance.

PRESENTATIONS

1. Gardner Edgerton Chamber of Commerce

Jason Camis with the Gardner Edgerton Chamber of Commerce said in the interest of time, he will start with general comments. The Chamber is doing well, and continuing to grow. When he started 5 years ago, they had 110-120 dues-paying members, but have since doubled that. It continues to allow for new and innovative things. This past year was the busiest they've been, thanks to a dozen ribbon cuttings for new businesses, addition of new events. Information requests continue to grow. He estimates 900 various information requests from general directors to business oriented ones. They met with almost 400 in-person meetings with businesses. Last year, 155 new permits were issued, and the Chamber gave out 750 new resident bags. The Chamber had a great response to GE Magazine. The GE Map will be coming soon. The map project has taken longer than anticipated because it hasn't been done in several years. They are excited about 2020 and moving forward. Some activity is spelled out in the contract, but one thing not spelled out is, in May 2019 there was a state law change that allows the chamber to do association health insurance. They are in the process of exploring an association health insurance plan that would allow the local business community, if they are a member of the Chamber, to bid as a complete employer in a group. Sole proprietors to larger businesses will have the opportunity to bid health insurance this way and bring down costs. The Chamber contract this year is similar to years' past, but there are a few changes that have been clarified. Economic development is not spelled out. What does a Chamber do and how does that vary versus what the Economic Development Corporation (EDC) does? The Chamber handles smaller events, sends bigger employers and larger companies to EDC. They try to work hand in hand. Growth and exposure is similar to what's been offered. Website, grand openings, ribbon cuttings, working hand in hand with the city for coordination. The marketing support, business directory, GE magazine are similar to what the Chamber has been offering in the past. The Chamber put in 6 BRE (Business Retention and Expansion) visits with small businesses and have the EDC work with larger companies. They will compile information and look for opportunities for small businesses to grow. Mr. Camis has pushed that this is an Inclusive chamber, not exclusive. They host events for the whole business community can attend, and that's different than most Chambers. All businesses can be seen. There's a value for their members and their investments, but they see 10-20% of non-members at events. Find ways to build up the whole community. They have talked about a Community profile. It will have an economic development marketing piece and will provide demographic information online. Several years ago there was a southwest Johnson County elected officials group, there has been talk of reviving that. Since Gardner You! Didn't take off this year, there's been discussion of Community Leadership program. Their type of business community leadership program is different, finding ways to encourage businesses to invest in their employees, who invest back into the community with time and service. They have been in a holding patter

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with the tourism CVB. The fund doesn't have a lot of money yet, but the plan is to provide the same services that would have been offered last year, but scaled back according to budget. Director Wolff said they will be behind what had been planned this year, so the Chamber will start later until the fund is sufficient to move forward. The organizational structure has to remain; they must be transparent, manageable. The first two steps are a visitor profile study (who is coming here and what are they spending their money on) and a marketing plan. They currently don't know where to focus. There's no money or plan in place, like if they market for sports tournaments and the market is flooded and they should have been focusing on leisure travelers on I-35. They need data to back up. In the past, they've contracted at a low level, last year was \$2,500, which is general. They have opportunity to bring in a travel writer, and there will be expense to that. It's low cost but high value. They aren't ready for ads in AAA magazine yet

Councilmember Melton asked what was the city's commitment last year? Mr. Camis said it was \$35,000 for business services, \$100,000 for tourism and CVB, and \$15,000 for a joint recreation promotion. There wasn't money to spend, and it was money already being spent on recreation promotion, so that never figured in, so \$35,000 and it's listed the same this year. Councilmember Melton asked what the city's neighbors to the south are paying this year? Mr. Camis said \$2,000. Melton asked what their commitment was last year? Mr. Camis said it would look like \$5,000. They have \$2,000 for the contract, \$2,000 for GE magazine, and \$1,000.

Councilmember Melton is concerned that there are dues-paying members who pay more than that. A title sponsor only gives \$2,000. Mr. Camis said when he came in, Edgerton was only a dues-paying member. They began a contract in 2017. Melton asked if Camis is going to ask them for more funds. Councilmember Winters said at this point, both cities are growing rapidly. He wondered if it was time to split them, so we can focus on Gardner and they can focus on Edgerton. Councilmember Roberts asked if that's something council can decide, or does the Chamber board have to do that? Councilmember Melton said he's willing to match what Edgerton is giving. Mr. Camis said the decision to split would have to go to the board. It's been several titles over the years, and now it's the Gardner-Edgerton Chamber of Commerce. Mayor Shute asked about the proportional contributions. What are the requirements for the Chamber versus what the city will get for the Chamber? Mr. Camis said the contracts look similar if they take the \$100,000 tourism piece out of the picture. They spend most of their time on Gardner businesses, about 90% of their time is Gardner oriented, working on the city's behalf. In Edgerton, there are a handful of businesses around the LPKC. Councilmember Melton said he loves the magazine, but the cost to print and ship isn't covered and Gardner shouldn't be picking up the balance.

Councilmember Baldwin asked if there has ever been talk of joining the EDC and Chamber, pool them together? Mr. Camis said that's not come up since he and Mr. Martinette (EDC) have been on board. Predating both of their times, the EDC was an outgrowth of the Chamber. The idea was good, but not executed well. Other communities do have them merged, and could be something to explore. With an EDC, they are recruiting and it's mostly confidential. If the Chamber and EDC go recruiting for a certain business, the existing business may take that as an affront. They've looked at a joint staff option, and that wasn't executed well.

Councilmember Melton asked if they pull this from the agenda tonight, can Mr. Camis provide more information regarding Edgerton's contribution? Mr. Camis said he would need time, as their board meeting is February 25. Melton said he would like to see Edgerton's contribution to the chamber be closer to 50/50. Mayor Shute doesn't believe it should be 50/50. Edgerton won't appreciate being told by Gardner how much to contribute. Melton said they have a large money-generating business park. Councilmember Winters isn't sure if they should be increased or split up. Edgerton could be a member in Gardner, but not on contract. Mayor Shute suggested making it more regional in scope. That's better than pressuring Edgerton for more money. Melton said he will recommend pulling the item from the agenda Councilmember Roberts would favor Winters' idea to split rather than make Edgerton pay more money. Councilmember Baldwin said the investigation of whether or not this is what they want to do, would that be a consideration for this year or next? Councilmember Gregorcyk asked if the visitor profile study would be before the contribution or after? Mr. Camis said after, that's what part of this contribution will fund. It's \$50,000 for a visitor profile study, then marketing and branding, and they would save a little back for opportunities like a travel writer or sponsorship in the Air Show. He's going to air show meetings trying to figure out how to

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connect the small businesses with the 25,000 new people coming to town. He can provide metrics, like attendance numbers, with an event like the air show. That's where the money will be spent. Gregorcyk said there's an average spend of \$300-\$500 per family for an event like the air show. He asked if the CVB and Chamber will function as two separate entities or one? Mr. Camis said the CVB is a long-term driver. He was the CVB director in Ottawa several years ago. Hampton Inn was slow to start, but is picking up. He got a call from someone in Louisiana asking about visitor information. They don't have that. They have the magazine, but that's more lifestyle. The CVB is proactive and reactive. It could help attract ball tournaments. It could use neighboring attractions like Hillsdale Lake. If they know when there is a fishing tournament, they can promote to that. Or Geringers Farm, people come through to that and ask where there's a good place for lunch while they are in the area. Overnight travelers spend twice as much as daytime travelers. They can offer services for meeting groups. Until they build up some of this, they can't go out and attract. Councilmember Gregorcyk asked if the \$50,000 is in line with the transient guest tax. Finance Director Wolff said yes, it should be. Councilmember Gregorcyk asked if the service is flexible. Mr. Camis confirmed. They budgeted for \$100,000 last year and only got \$2,500 of that. Gregorcyk noted this isn't funded by the citizens of Gardner, it's funded by travelers in a guest tax. Mr. Camis said this money can't just be used for anything, it is to be for tourism and promotion. There are guests flying into the airport, but they don't know how many or what they could be missing out on. There has been talk of a courtesy car or a restaurant at the airport, and those could be good opportunities

Mayor Shute said we are moving in the right direction.

PUBLIC HEARING

PUBLIC COMMENTS

Tanner Leitheiser – 516 E. Acorn, stated he is attending the meeting for a merit badge for Citizenship in the Community.

CONSENT AGENDA

1. **Standing approval of the minutes as written for the regular meeting on January 21, 2020.**
2. **Standing approval of City expenditures prepared January 17, 2020 in the amount of \$1,048,537.25; and January 24, 2020 in the amount of \$161,684.25.**
3. **Consider authorizing the purchase of four (4) 2020 Ford Police Interceptor Sport Utility Vehicles from Shawnee Mission Ford**
4. **Consider authorizing an agreement with the Gardner Edgerton Chamber of Commerce**
5. **Consider the appointment of Cleverson Souza to the Citizens Police Advisory Committee**
6. **Consider the appointment of Al Sanchez to the Citizens Police Advisory Committee**
7. **Consider the appointment of Rebecca Streeter to the Citizens Police Advisory Committee**
8. **Consider the appointment of Bryce Augustine to the Utility Advisory Commission**
9. **Consider approving a supplemental agreement with Kansas Department of Transportation for the Moonlight Safe Routes to Schools project**
10. **Consider authorizing the approval of an agreement with Johnson County for the construction of a Stormwater Management Project known as Santa Fe Street and Waverly Road Stormwater Improvements**
11. **Consider approving the issuance of a Cereal Malt Beverage (CMB) license for calendar year 2020**

Councilmember Melton asked to remove Item 4 from the Consent Agenda.

Councilmember Melton made a motion to approve items 1-3 and items 5-11 on the Consent Agenda.

Councilmember Baldwin Seconded.

With all of the Councilmembers voting in favor of the motion, the motion carried.

Discussion of Consent Agenda Item 4

Councilmember Melton asked to remove this from consideration. Mayor Shute said they can pull and defer until a later date. Mr. Camis said he can come back the first meeting in March. Councilmember Gregorcyk asked if Mr. Camis understands what they want. Mr. Camis said he will discuss with his board. Mayor Shute asked to find out what benefits the chamber more? Gregorcyk is asking for compensatory costs.

Councilmember Melton made a motion to continue Consent Agenda Item 4 to the first meeting in March.

Councilmember Baldwin Seconded.

With all of the Councilmembers voting in favor of the motion, the motion carried.

PLANNING & ZONING CONSENT AGENDA

COMMITTEE RECOMMENDATIONS

OLD BUSINESS

NEW BUSINESS

COUNCIL UPDATES

Director Kramer reported that the traffic control that was put out on Waverly Road today was not supposed to be put out today. The subcontractor mistakenly put it out a day early, and it's been removed. They also closed a part of Waverly that wasn't supposed to be closed. Staff has corrected this, and the road will be closed as planned tomorrow. Kramer reported the airport sewer installation encountered many obstacles along the way. They've worked through those and the project is moving forward. In the next week or so, they will hook up the restroom. Last summer, Kramer discussed with airport board about what they think the city should study. Director Kramer suggested the fuel system, building usage, events, mechanic, competition, flight school, future hangars. Staff packaged that together to the Kansas Department of Transportation's Kansas Airport Improvement Program. Their objective is to review the airport customer market segment, competition, industry overview, aviation fuel services and products, and fixed base operator. It's been over 20 years since they've had a FBO. They look at flight school usage, the existing VAA and club usage, events they hold, hangar utilization not only at that airport but throughout the region, and hangar rates. Staff included privatization, because that comes up at times, budgetary considerations, organization, marketing new opportunities and terminal building replacement concept cost estimates and benefits. It gave them a comprehensive plan for the economic future success of the airport because the FAA requires the airport to be self-sustaining. Staff received the request for a planning grant for \$80,000 and another \$108,000 for design. Mayor Shute said he is glad to have a way forward and a way to pay for the way forward. This is a long time coming. Shute offered his thanks to Director Kramer and his staff and the airport board on putting this together. This is a turning point for the airport.

Chief Belcher reported that he got an email from Andy Pitts, Principal with Treanor. Treanor is submitting the Justice Center project for an American Institute of Architects award this spring.

City Administrator Pruetting reported that KCMO reached out to the City of Gardner police department for assistance with the parade on Wednesday.

Councilmember Roberts said she lives in St. Johns Trace, and January 26 there was a power outage. It was back on quickly, but when people called to report it, they couldn't get through or they got through and were told by the

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answering service that someone was dispatched but they didn't know how long the outage would be. Is there a way to put out a blast or post when things like this happen? Roberts was diligent and eventually got through, and posted updates so people would know, but it was a Sunday and a lot of people were home during that time, and she didn't know if there was some way they could have more real-time feedback to people so they know what's going on. Director Garcia said Communications Manager Marshall-Oquendo approached him and wanted to discuss some ways to communicate with residents about outages. Garcia reported they will work on a way to resolve the issue. He will also contact the answering service so they can better provide that information. Councilmember Baldwin said with regard to the answering service, they often don't know the answers, and staff is working to get the work done. Councilmember Roberts is asking for ways to get the word out, not necessarily if there's an ETA, but just so people are informed. Mayor Shute said this may become moot when they implement the smart meter program. Director Garcia confirmed, there is a website they can see where the outage is and an estimated time of repair.

Councilmember Baldwin thanked Director Kramer for resolving and answering his questions regarding Waverly Rd.

Councilmember Gregorcyk congratulated the KC Chiefs on their win; it's great for community and the metro. He also thanked Chief Belcher for providing answers to his questions regarding Consent Item #3.

Councilmember Melton asked City Administrator Pruetting if the city is shutting down on Wednesday? Pruetting said the schools are out, but he never considered shutting down the office. Employees can take vacation time. Melton asked if Chief Belcher will have a CPAC meeting soon, now that the committee is full? Chief Belcher said yes, he'll reach out to the new members and will get an agenda out soon. He believes the next meeting will be February 24. Melton said if residents want to see exciting things happen, they should go to a CPAC meeting.

Mayor Shute was in Westport when the Chiefs won, it was very interesting and pretty awesome experience. They have new appointees to the committees; he recognized Cleverson Souza, Al Sanchez, Rebecca Streeter for their appointments to the Citizens Police Advisory Committee and Bryce Augustine for his appointment to the Utility Advisory Commission. He recognized them for their commitment. Shute believed they committees are full. City Clerk Rose said there are openings on the Parks and Recreation Committee and the Public Works And Accessibility Committee. Mayor Shute asked how many openings are on each one? City Clerk Rose said there are 3 on the Parks and Recreation Advisory Committee and 4 on Public Works and Accessibility Advisory Committee. Mayor Shute urged residents who are interested to apply. If anyone is interested in serving the community and giving input on vital issues, please apply. These committees are important. They help guide the decision-making of the council. Contact City Clerk Rose or check the website.

EXECUTIVE SESSION

ADJOURNMENT

There being no further business to come before the Council, on a motion duly made by Councilmember Melton and seconded by Councilmember Baldwin the meeting adjourned at 8:04 p.m.

City Clerk