

CITY COUNCIL MEETING OF OCTOBER 26, 2015

A meeting of the Warrensburg City Council was held on October 26, 2015, at 7:00 p.m., at the Municipal Center, 200 S. Holden, with Mayor Robin Allen presiding. Roll was called as follows: Present were: DeFrain, Jacobs, Renfrow, Allen. Absent: Rutt.

Minutes of the October 12, 2015, City Council meeting were considered. Renfrow moved to approve the minutes of the October 12, 2015, meeting. Yes: DeFrain, Jacobs, Renfrow, Allen. Absent: Rutt.

The adoption of the agenda was considered. Jacobs moved to adopt the agenda. Yes: DeFrain, Jacobs, Renfrow, Allen. Absent: Rutt.

Under the Consent Agenda was A Resolution of the Council of the City of Warrensburg, Missouri, Naming Amanda Jacobson as Deputy City Clerk of the City of Warrensburg, Missouri, in the Absence of City Clerk Cindy Gabel. DeFrain moved to approve the Consent Agenda. Carried unanimously and given Resolution Number 2126. Absent: Rutt.

Under Public Comment Period was Public Comment on An Ordinance Approving the Keystone and West View Pad Sites Tax Increment Financing (T.I.F.) Redevelopment Plan, Designating the Redevelopment Area and Redevelopment Project Area, Approving the Redevelopment Project and Adopting Tax Increment Financing Therein, and Designating J.W. Franklin Co. and Keystone Hospitality, LLC, as the Developers of the Redevelopment Project. City Manager Harold Stewart gave a brief overview of the project and said the City wanted to give citizens an opportunity to speak. Stewart said this is a redevelopment project for an 83-room hotel, with 4 fast food restaurants or businesses, a 10,000 square foot office building and a 3,000 square-foot retail building. He said the Tax Increment Financing would provide a reimbursement of 100 per cent of new property taxes generated from this development for a period of 23 years. Stewart said this does not include any of the lodging tax revenues.

Matt Van Schenk Hof, a Professor of Hospitality at the University of Central Missouri, said he is not for or against this project but wants to urge extreme caution. (Rutt arrived.) He said after consulting with officials from Drury and Marriott, he found the current occupancy rate does not justify building another hotel with an additional 83 rooms.

Mykel Schlotterbeck said she would like to speak on behalf of the Comfort Inn. She said there is currently ample retail space in Warrensburg, and this project will make it more challenging to make a dollar. Schotterbeck said she sold land where a hotel could have been built, but she knew there was not a need.

Bob Vickers said he wanted to speak from a different perspective. He said he works with non-profit organizations, and he believes people need the jobs this will create. Vickers said when businesses thrive so do the non-profit organizations.

Bill No. 10-4-15 being for an Ordinance Approving the Keystone & West View Pad Sites Tax Increment Financing Redevelopment Plan, Designating the Redevelopment Area and Redevelopment Project Area, Approving the Redevelopment Project and Adopting Tax Increment Financing Therein, and Designating J.W. Franklin Co. and Keystone Hospitality, LLC, as the Developers of the Redevelopment Project was read for the first time by title. Stewart said the

developers are at tonight's meeting to answer any questions. He said the development plan must be approved before the Tax Increment Financing (T.I.F.) can move forward. DeFrain said there were many discussions about this project when she was Mayor last year. She said the two new businesses should be included in the T.I.F. DeFrain said this has been a long process. Rutt moved said bill be passed to second reading by title. Carried unanimously. Said bill was read a second time. Roll was called for the adoption or rejection of said bill as follows: Yes: DeFrain, Jacobs, Rutt, Renfrow, Allen. No: none. Absent: none. Said bill was declared duly adopted and given Ordinance No. 5178.

Bill No. 10-5-15 being for an Ordinance Supporting the Future Designation of an Enhanced Enterprise Zone (EEZ) in Warrensburg, Missouri, and Declaration of an Area Defined in the Attached "Analysis of Blight Conditions" as a Blighted Area was read for the first time by title. Tracy Brantner, Executive Director of the Johnson County Economic Development Authority, explained why this is important to the City of Warrensburg. She described the process to create an enhanced enterprise zone and how to designate a blighted area. Brantner said she will also be going to the county to identify their blighted areas. She said an advisory committee will be formed and will review guidelines to establish enhanced enterprise zones. Rutt moved said bill be passed to second reading by title. Carried unanimously. Said bill was read a second time. Roll was called for the adoption or rejection of said bill as follows: Yes: DeFrain, Jacobs, Rutt, Renfrow, Allen. No: none. Absent: none. Said bill was declared duly adopted and given Ordinance No. 5179.

Bill No. 10-6-15 being for an Ordinance Authorizing the City Manager and City Clerk to Approve a Scope of Service in the Form Attached Hereto with Great River Associates, Inc., under the Terms and Conditions of the City Annual Services Agreement Dated October 5, 2015, for Phase III of the Storm Water Management Master Plan, in the City of Warrensburg, Missouri, was read for the first time by title. Public Works Director Slim Coleman said this is for Phase III of this five-year program for the northeast section of Warrensburg. Rutt moved said bill be passed to second reading by title. Carried unanimously. Said bill was read a second time. Roll was called for the adoption or rejection of said bill as follows: Yes: DeFrain, Jacobs, Rutt, Renfrow, Allen. No: none. Absent: none. Said bill was declared duly adopted and given Ordinance No. 5180.

Bill No. 10-7-15 being for an Ordinance Authorizing the City Manager and City Clerk to Approve a Proposal with HDR Engineering, Inc., Under the Terms and Conditions of the Engineering Services Agreement Dated October 15, 2015, for the Highway 50 Bridge and Maguire Street Preliminary Design Project, in the City of Warrensburg, Missouri, was read for the first time by title. Coleman said HDR made a presentation at the last City Council meeting. Jacobs moved said bill be passed to second reading by title. Carried unanimously. Said bill was read a second time. Roll was called for the adoption or rejection of said bill as follows: Yes: DeFrain, Jacobs, Rutt, Renfrow, Allen. No: none. Said bill was declared duly adopted and given Ordinance No. 5181.

Bill No. 10-8-15 being for an Ordinance Amending Ordinance 5170, Concerning the Adopted FY15 Annual Budget for CIP Fund Year End Numbers was read for the first time by title. Finance Director Matthew Lue said several budget amendments are needed in the CIP Fund for FY15 and FY16. DeFrain moved said bill be passed to second reading by title. Carried unanimously. Said bill was read a second time. Roll was called for the adoption or rejection of said bill as follows: Yes: DeFrain, Jacobs, Rutt, Renfrow, Allen. No: none. Said bill was declared duly adopted and given Ordinance No. 5182.

In Other Business Appearances, Human Resources Manager Shannon Ramey introduced Rebecca Mosley from Employer Support of the Guard and Reserve. Mosley explained the

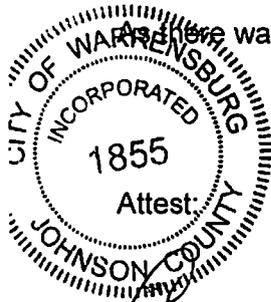
programs offered to educate and reward employees and employers who have served in the Guard and Reserve. Jacobs moved to approve signing a letter of support. Yes: DeFrain, Jacobs, Rutt, Renfrow, Allen. No: none. Carried unanimously.

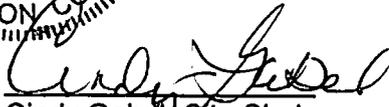
Also under Other Business Appearances, Chamber of Commerce Board President Casey Lund spoke about the implementation of Positive Train Control (PTC) in an attempt to allow Amtrak service to continue between Kansas City and St. Louis. He said the railroads continue to improve, but funding challenges have made it impossible to meet the December 2015 proposed deadline. Lund said his group has studied the negative impact this would have on Warrensburg. He said they would like to request the City write a letter of support, and the City Council unanimously voted to support this request.

Under the City Manager's report, Stewart said the T.I.F. contract will be developed and hopefully brought to the City Council during the November meeting.

In the Director of Finance Report, Lue said on-line sewer billing is operating smoothly.

As there was no further business, the meeting was adjourned.




Cindy Gabel, City Clerk


Robin Allen, Mayor