

MINUTES OF A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF RICHMOND, MISSOURI, APRIL 28, 2015

PRAYER: Led by Phillip Powers

PLEDGE OF ALLEGIANCE: Led by Fire Chief Lonnie Quick

Mayor Wright called to order the regular meeting of the City Council of the City of Richmond, Missouri on April 14 2015 at 06:30 p.m.

ROLL CALL - COUNCIL PRESENT: Mayor Mike Wright, Rob Kinnard, Dave Powell, Deanna Guy, Mike Persell, Jim Dunwoodie, Ron Peterson, Tom Williams and Sam Coleman.

COUNCIL ABSENT: None.

ROLL CALL - PRESENT: City Administrator-Ron Brohammer, City Clerk, Tonya Willim, Police Chief-Chad Burnine, Fire Chief-Lonnie Quick, Community Development-Lisa Hastings, Finance Director-Rebecca Hoeflicker, Collector-Marilyn O'Dell, , Recreation Director-Haley Williams, Street Superintendent-Joe Jackson, Wastewater Superintendent-Dale Shipp and City Attorney-Chris Williams.

ABSENT: Human Resources-Sandra Williams

WELCOMING REMARKS – Mayor Wright welcomed everyone to the meeting.

ACCEPTANCE OF MINUTES: April 14, 2015 minutes of the regular meeting approved as printed.

COMMENTS FROM AUDIENCE: None.

ADOPTION OF AGENDA: A motion to approve agenda by Councilor Williams, second by Councilor Coleman. AYES: Persell, Coleman, Guy, Kinnard, Williams, Dunwoodie, Peterson and Powell. NAYS: None. Motion approved 8-0.

REPORT OF STANDING COMMITTEES:

FINANCE COMMITTEE: Rob Kinnard – the committee has not met since the last council meeting and therefore has nothing to report.

ORDINANCE COMMITTEE: Deanna Guy – committee has not met since the last council meeting and therefore has nothing to report.

PUBLIC WORKS: Ron Peterson –. Committee met on the 22nd and discussing those items later.

PUBLIC SAFETY: Dave Powell –committee met on the 22nd and discussing those items later.

MAYOR'S REPORT – Mike Wright.

- Passed out committee lists all stayed the same and Mike Persell was added to the Finance Committee.
- Mushroom Festival will be coming up.
- Mostly routine.

CITY ADMINISTRATOR – Ron Brohammer – report included in the packet. Discussed potential streets and would like council to submit lists of streets they would like staff to look at.

UNFINISHED BUSINESS:

A. Selection for Contract to complete Downtown Blight Study. C/A discussed that Council has previously agreed to consider a Chapter 353 Tax Abatement for building improvements in Richmond's Downtown District. The first step in this process is to select someone to complete the blight study. To that end City Attorney Chris Williams was tasked on the city's behalf to seek bidders for this project. He contacted three potential contractors and received two proposals as follow: Development Initiative (D.I.) – Jim Potter – (this individual accomplished the Blight Study for Clearpath). \$6,800 and PGAV Planners – Andrew Struckhoff) \$22,000. We would choose DI for \$6,800. Motion to approve DI for blight study by Williams, second Guy. AYES: Coleman, Kinnard, Williams, Powell, Guy, Persell, Dunwoodie and Peterson. NAYS: None. Approved 8-0.

NEW BUSINESS:

A. Bill No. 15-10 Ordinance Approving A Plan For An Industrial Development Project And An Economic Development Agreement For A Project For Swafford Trustmark, LLC; And Authorizing Certain Other Actions In Connection Therewith.

Toni Stegeman with Gilmore & Bell presented the ordinance and the Economic Development Agreement that they prepared. Molly McGovern (in the audience) prepared the Cost Benefit Analysis. Rob Swafford was in the audience as well. Toni continued to explain that all taxing jurisdictions were notified and sent the cost analysis, 20 days ago which is required by the statute. To put the tax abatement in place involves a two-step process. First, what we are doing now is approving plan and the development agreement. Under the development agreement Swafford's agree to construct the project and the city will agree to issue the sales tax exemption certificate so that they can acquire their construction materials tax exempt and when the project is complete and they are ready their long term financing in place, then, there will be a bond issue that is required in order to get tax abatement, the company will be the borrow of that and also the bond purchaser. The action approving the ordinance will approves the plan, it approves the development agreement as it's stated and it states that you intend to come back and approve the bond documents at a later day. Chris Williams stated that Toni Stegeman is the city's legal counsel as well.

Motion by Williams, second Coleman, for the first and second reading by title only of **Bill 15-10**
AYES: Williams, Powell, Kinnard, Dunwoodie, Guy, Persell, Peterson and Coleman. NAYS: None.
Motion carried 8-0. City Clerk, Tonya Willim proceeded with the first and second reading by title only of **Bill 15-10**.

Discuss by Perry Vandiver, President of Willow Creek Watershed, stated he received the letter and was just curious how it was going to affect his taxes. Molly McGovern went over the Cost Benefit Analysis page that is in regards to his taxing jurisdiction.

Motion to adopt by Peterson, second Persell to approve **Bill 15-10** as ordinance. Discussion: being none roll called. AYES: Powell, Dunwoodie, Coleman, Kinnard, Williams, Persell, Peterson and Guy. NAYS: None. **Bill 15-10** Approved 8-0.

B. Bill No. 15-11 Ordinance Changing Zoning from R-1 to B-2 at South Street and Spartan Drive. C/A stated Lisa Hasting can address any issues. Powell stated that Planning and Zoning passed it with no opposition. Dunwoodie asked if the member of P&Z committee and is a council member vote on both.

Chris Williams stated that yes you can, that the state statute allows both, a member of P&Z can be a member of the Council. Motion by Peterson, second Williams, for the first and second reading by title only of **Bill 15-11**. AYES: Williams, Powell, Kinnard, Dunwoodie, Guy, Persell, Peterson and Coleman. NAYS: None. Motion carried 8-0. City Clerk, Tonya Willim proceeded with the first and second reading by title only of **Bill 15-11**. Motion to adopt by Peterson, second Williams to approve **Bill 15-11** as ordinance. Discussion: being none roll called. AYES: Powell, Dunwoodie, Coleman, Kinnard, Williams, Persell, Peterson and Guy. NAYS: None. **Bill 15-11** Approved 8-0.

C. **Bill No. 15-12** Ordinance Approving Replat of Lots 8 & 9 (Morningside Village Phase One). Lisa Hasting stated this will be combing both lots into one plat to create one legal lot. Motion by Williams, second Guy, for the first and second reading by title only of **Bill 15-12**. AYES: Williams, Powell, Kinnard, Dunwoodie, Guy, Persell, Peterson and Coleman. NAYS: None. Motion carried 8-0. City Clerk, Tonya Willim proceeded with the first and second reading by title only of **Bill 15-12**. Motion to adopt by Coleman, second Peterson to approve **Bill 15-12** as ordinance. Discussion: being none roll called. AYES: Powell, Dunwoodie, Coleman, Kinnard, Persell, Peterson and Guy. NAYS: None. Abstain Williams. **Bill 15-12** Approved 7-0.

D. **Bill No. 15-13** Ordinance Calling an Election in the City of Richmond on the Question of Use Tax. Motion by Powell, second Kinnard, for the first and second reading by title only of **Bill 15-13**. AYES: Williams, Powell, Kinnard, Dunwoodie, Guy, Persell, Peterson and Coleman. NAYS: None. Motion carried 8-0. City Clerk, Tonya Willim proceeded with the first and second reading by title only of **Bill 15-13**. Motion to adopt by Williams, second Peterson to approve **Bill 15-13** as ordinance. Discussion: being none roll called. AYES: Powell, Dunwoodie, Coleman, Kinnard, Persell, Williams, Peterson and Guy. NAYS: None. . **Bill 15-13** Approved 8-0.

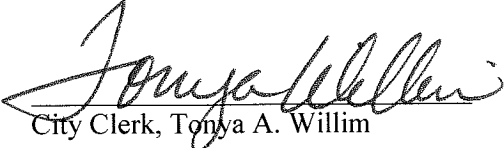
E. Downtown District Request for Noise Ordinance Waiver for “Movie’s In the District.” in Gabriella’s Garden. Motion by Powell, second Guy. AYES: Williams, Powell, Kinnard, Dunwoodie, Guy, Persell, Peterson and Coleman. Approved 8-0.

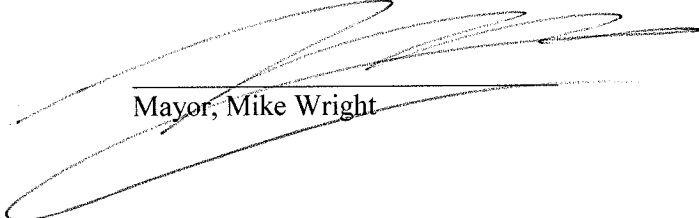
F. Wastewater Base Rate. C/A stated at the last council meeting (4/28/15) a motion was made to use a “working rate” for the wastewater base charge that would generate revenues equivalent to the current plan using \$20.09 as the base rate. Recall our primary purpose was to incorporate several payers and increase base rates for large users such that we could reduce the base charge for the maximum number of people. This resulted in a rate of \$15.25 which generated annual revenues of \$600,000 which resulted in a cushion of about \$30,000 per year beyond that required to meet our bond payments. During the discussion, council determined paying bonds early was a priority. I respectfully ask council to reconsider and allow staff to use \$16.00 as the base charge for wastewater rates. We would have to establish rates at \$16.85 per month which is only a \$3.24 monthly savings. We would be accumulating money in an account that only earns ¼ of one percent interest. There is approximately 350-400 residents that do not pay a base rate. I urge Council to allow staff to work with a figure that allows maximum reduction to the majority of rate payers. Discussion by council. Motion to accept Plan A with a possibly of making it \$16.00 or a rate that will generate approximately what we are generating now, I move we go with Plan A by Guy, second Kinnard. AYES: Williams, Kinnard, Guy, Persell, Peterson and Coleman. NAYS: Powell and Dunwoodie. Approved 6-2.

ADJOURN OPEN/ENTER CLOSED SESSION: Motion to adjourn open/enter closed pursuant to 610.021 (1) Legal (3) Personnel, and (12) Contract at 7:06 p.m. by Guy, second by Peterson. AYES: Coleman, Powell, Kinnard, Dunwoodie, Peterson, Guy, Persell and Williams. NAYS: None. Motion carried 8-0.

ADJOURN CLOSE SESSION/ENTER OPEN SESSION: Motion to adjourn close/enter open at 8:53 p.m. by Guy, second by Peterson. AYES: Coleman, Powell, Kinnard, Dunwoodie, Guy, Peterson, Persell and Williams. NAYS: None. Motion carried 8-0.

ADJOURN: Motion to adjourn at 8:53 p.m. by Dunwoodie, second by Guy. AYES: Kinnard, Peterson, Guy, Powell, Dunwoodie, Coleman, Persell and Williams. NAYS: None. Motion carried 8-0.


City Clerk, Tonya A. Willim


Mayor, Mike Wright