

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL
CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI
TUESDAY, SEPTEMBER 6, 2016**

INTRODUCTORY ITEMS:

The Regular Meeting of the City of Washington, Missouri, City Council was held on Tuesday, September 6, 2016, at 7:00 p.m. in the Council Chamber. Mayor Sandy Lucy opened the meeting with roll call and Pledge of Allegiance.

Mayor:	Sandy Lucy	Present
Council Members: Ward I	Steve Sullentrup	Present
	Walter Meyer	Present
Ward II	Jeff Mohesky	Present
	Mark Hidritch	Present
Ward III	Jeff Patke	Present
	Greg Skornia	Present
Ward IV	Josh Brinker	Present
	Joe Holtmeier	Present

Also Present:	City Attorney	Mark Piontek
	City Administrator	James Briggs
	Assistant City Administrator /	Brian Boehmer
	Public Works Director	
	City Clerk	Mary Trentmann
	Police Captain	Jim Armstrong
	City Engineer	John Nilges
	Economic Development Director	Darren Lamb
	City Planner	Sal Maniaci
	Street Supervisor	Tony Bonastia

Originals and/or copies of agenda items of the meeting, including recorded votes are available on record in the office of the City Clerk. Each ordinance is read a minimum of twice by title, unless otherwise noted.

Approval of Minutes:

* Approval of the Minutes from the August 15, 2016 Council Meeting

A motion to accept the minutes as presented was made by Councilmember Sullentrup, seconded by Councilmember Meyer, passed without dissent.

Approval and Adjustment of Agenda including Consent Agenda:

* Payments of over \$40,000 (+): United Health Care \$130,000.00 Estimated September health insurance premium; LAGERS \$60,000.00 Estimated August wage benefits; Ameren UE \$100,000.00 Estimated August energy use; UMB Bank, NA Trust \$97,050.00 Estimated September debt service payment Sewer Revenue Bonds ---2007B; R.V. Wagner, Inc.

*\$151,263.60 Payment request #5 – Jefferson Street Bridge Project; NB West Contracting
\$77,609.78 Payment request #1 -2016 Washington Overlay; The Bank of New York Mellon
\$1,264,939.44 Debt service for COP Series 2010, due October 1, 2016.*

- * Lewis, Rice L.L.C. Invoice – July 2016 Services
- * Treasurer’s Report – May 2016
- * Postpone item 6a

A motion to accept and approve the agenda including the consent agenda accordingly was made by Councilmember Sullentrup, seconded by Councilmember Patke, passed without dissent.

PRIORITY ITEMS:

Mayor’s Presentations, Appointments & Reappointments

- * Police Department Appointment

August 29, 2016

To The City Council

City of Washington

Washington, Missouri

Dear Council Members:

I herewith submit for your approval the following for reappointment:

<u>Name</u>	<u>Appointed</u>	<u>Term Expires</u>
<i>Michael Stapp Reserve Officer</i>	<i>September 8, 2016</i>	<i>September 8, 2017</i>
<i>Mark Lindgren Lieutenant</i>	<i>September 15, 2016</i>	<i>September 15, 2017</i>
<i>Paul Kesterson Lieutenant</i>	<i>September 15, 2016</i>	<i>September 15, 2017</i>

Respectfully submitted,

Sandy Lucy

Mayor

A motion to accept and approve the reappointments was made by Councilmember Holtmeier, seconded by Councilmember Hidritch, passed without dissent.

PUBLIC HEARINGS

- * None

CITIZENS DISCUSSIONS

- * None

UNFINISHED BUSINESS

- * None

REPORT OF DEPARTMENT HEADS

Engineering – Eastside of the River Front Trail will be closing next Monday. First phase of the LED signals occurred today at Fifth and Jefferson. Eighth and Jefferson will be completed on Wednesday with Fourteenth and Jefferson on Thursday.

Discussion ensued regarding the Franklin County Transportation Committee Reimbursement Grant.

Discussion then ensued regarding Calvin Lane.

ORDINANCES/RESOLUTIONS

POSTPONED – An ordinance authorizing and directing the execution of an agreement by and between the City of Washington, Missouri and Hochschild, Bloom & Company LLP to conduct the annual audit.

Bill No. 16-11543, Ordinance No. 16-11561, an ordinance authorizing and directing the execution of a contract agreement between the City of Washington, Missouri and Insituform Technologies USA, Inc., Chesterfield, Missouri.

The ordinance was introduced by Councilmember Hidritch.

This ordinance is for the sewer line infrastructure improvement. With no further discussion, the ordinance was read a second time and approved on the following roll call vote; Sullentrup-aye, Skornia-aye, Holtmeier-aye, Patke-aye, Brinker-aye, Hidritch-aye, Mohesky-aye, Meyer-aye.

Bill No. 16-11544, Ordinance No. 16-11562, an ordinance authorizing and directing the execution of Supplemental Agreement No. 1 to an Engineering Design Services Contract for the Bluff Road Improvement Project by and between the City of Washington Missouri and BFA, Inc.

The ordinance was introduced by Councilmember Holtmeier.

After a brief discussion, the ordinance was read a second time and approved on the following roll call vote; Sullentrup-aye, Skornia-aye, Holtmeier-aye, Patke-aye, Brinker-aye, Hidritch-aye, Mohesky-aye, Meyer-aye.

Bill No. 16-11545, Ordinance No. 16-11563, an ordinance authorizing and directing the execution of an STP-Urban Program Agreement by and between the City of Washington and the Missouri Highways and Transportation Commission for the High Street Improvements Project STP-6403(606).

The ordinance was introduced by Councilmember Brinker.

After a short discussion, the ordinance was read a second time and approved on the following roll call vote; Sullentrup-aye, Skornia-aye, Holtmeier-aye, Patke-aye, Brinker-aye, Hidritch-aye, Mohesky-aye, Meyer-aye.

COMMISSION, COMMITTEE AND BOARD REPORTS

None

MAYOR'S REPORT

- * Received thank you letter from Citizens for Great Schools for the endorsement of the bond issue.
- * MML Conference is next week.

CITY ADMINISTRATOR'S REPORT

- * Phase II Front Street Redevelopment Program.

Dear Mayor and City Council,

Redevelopment of Front Street originally began in the early 1980's with the removal of the spur tracks, improving the roadway with curb and gutter, storm sewers and development of the Riverfront Park. The City renovated both the passenger and freight depot building along with the R.R. Heritage Park. Private investments have included the Schweggemann House, Paperbacks for Educators, Marquart's Landing, Otis Cambells, the Beer Deck and Zack Foss House to mention a few. New construction includes the Rich and Donna Speckhals home at Front and Jefferson St. and the recently completed Rhine River Project (Blue Duck, Driftwood and Sugarfire and 15 townhouse units).

The property located along Front St. between Lafayette St. and Market St. and the property along Main St. between Jefferson St. and Market St. is underutilized and presents an excellent opportunity for a redevelopment project. This property consists of the old abandoned City reservoir and the decommissioned Well # 2, and the former MFA properties at Front and Market St. along with miscellaneous vacant lots. This area is located within Downtown Redevelopment Project Area commonly referred to as RPA #1 TIF District established in 2006.

Tax Increment Financing is an important tool provided by the State of Missouri allowing local governments to capture the incremental property tax and 50% of the net increase in economic activity tax (sales tax) to assist in the cost of redevelopment of just such an area.

Rhine River Development is an excellent example of a successful redevelopment project in which the TIF legislation played an important part of the success of the development. This area consisted of an outdated concrete plant, railroad siding, several neglected homes, an abandoned power plant converted to a tavern and a decommissioned electric substation. Pre-development taxes from the Rhine River Development generated less than \$2,000 per year. Now with the completion of the project the property will generate in excess of \$75,000 in property tax. In addition, the development of Cottage Parks is a direct result of the success of Rhine River and generates an estimated \$18,000 in property tax (not subject to TIF). The area currently being proposed for redevelopment generates an estimated \$27,000 in property tax revenue. An \$8M residential development with a \$2M commercial development would generate an estimated \$125,000 in tax revenue per year. A project of this size will most certainly require consideration of assistance from TIF proceeds. Mark Grimm, Bond Counsel, has indicated the City can restart a development project similar to the Rhine River project gaining an additional 10 years of recaptured tax revenue.

To accomplish these goals would require:

- *Request for development proposals*
- *City Council's willingness to consider restarting RPA for a full 23 years of potential tax proceeds*
- *A resolution to convene the TIF Commission*
- *And execution of a development agreement between a developer and the City.*

It would take approximately 4 months to meet the requirement to amend the district and establish and approve a new development project.

One of the long range projects for the Front Street area has been to relocate the overhead utility lines. Ameren estimates the cost to relocate approximately 680' of overhead power lines is \$200,000 (\$295/ft.). The City's cost to install the conduits including is estimated at \$100/ft. and AT&T is estimated at \$35/ft. There is 2,150' of overhead utilities located between Olive St. and Market St. for a cost of \$950,000 (\$440 per foot).

1. Phase 1: between Lafayette St. and Market St. is estimated to cost \$300,000
2. Phase 2: between 120' E. of Olive St. to Elm St. \$375,000
3. Phase 3: between Elm St. and Lafayette St. \$275,000 In addition, there will be costs associated with the change out of electrical services to the various businesses.

I am attaching a worksheet comparing various options for the proposed development area (including "no development") and TIF revenues generated through 2029 and 2039.

I am requesting authorization to proceed with the redevelopment of this area.

Respectfully,

James A. Briggs

City Administrator

Discussion ensued, and a motion to proceed with the project and to extend the time frame was made by Councilmember Sullentrup, seconded by Councilmember Meyer, passed without dissent.

- * 2016-2017 Budget Update. Public Hearing is next Council Meeting. Discussion ensued on the newly achieved parks grant.

CITY ATTORNEY'S REPORT

* None

ADJOURNMENT

With no further business to discuss, a motion to adjourn was made at 7:37 p.m. by Councilmember Sullentrup, seconded by Councilmember Meyer passed without dissent.

Adopted: _____

Attest: _____
City Clerk

President of City Council

Passed: _____

Attest: _____
City Clerk

Mayor of Washington, Missouri