

**Maryville City Council**  
**Regular Scheduled Meeting**

May 27, 2015  
7:00 p.m.

The Council of the City of Maryville, Missouri, met in a postponed regular session on Monday, May 27, 2015, at City Hall, 415 North Market Street, in said City at 7:00 p.m.

**PUBLIC HEARING: REZONING OF PROPERTY OWNED BY ERIC AND CINDI ZIMMERMAN, 414 WEST FIFTH STREET**

Mayor Riedel opened the Public Hearing for the rezoning of Property owned by Eric and Cindi Zimmerman, located at 414 West Fifth Street.

Any persons wishing to speak were asked to stand and state their name and address for the records prior to making statement about the public hearing subject.

No persons appeared to be heard. Mayor Riedel closed the Public Hearing.

**ROLL CALL**

The meeting was called to order by Mayor Riedel and roll was called by the City Clerk, with the following present to-wit: Mayor Renee Riedel, Council Members Racheal Martin, Jerry Riggs, Timothy Shipley, and Jason McDowell. Others present were City Manager Greg McDanel; Asst. City Manager Ryan Heiland; City Attorney Taryn Henry; Dir., Finance Denise Town; Dir., Public Works C.E. Goodall, Dir., Public Safety Keith Wood, Human Resource Manager Amy Strough, Outgoing Student Liaison Dannen Merrill, Incoming Student Liaison Hannah Sears and City Clerk Sheila Smail.

**PLEDGE TO THE FLAG**

The pledge to the flag was led by Mayor Riedel.

**INVOCATION**

Dir., Public Works Goodall gave the invocation.

**APPROVAL OF THE AGENDA**

Mayor Riedel requested any changes needed to the agenda, be noted at this time.

Motion was made by Councilwoman Martin, seconded by Councilman Riggs, to approve the agenda as presented. Upon roll being called, the vote was as follows: Councilman Shipley, yea; Councilman McDowell, yea; Councilwoman Martin, yea; Councilman Riggs, yea; Mayor Riedel, yea. Motion carried.

**CITIZENS TO BE HEARD**

Mayor Riedel welcomed citizens and stated this the time for persons to address the Council on items not on the agenda. Any persons wishing to speak were requested to stand and state their name and address for the record. No persons appeared to be heard.

**MARYVILLE PARK AND RECREATION BOARD APPOINTMENT**

The Maryville Park and Recreation Board had three (3) positions expiring come July 1, 2015, being the following: Members Corey McVinua, Deann Davison, and Bryan Dorrell. Member McVinua has served on the Park and Recreation Board since 2003 and Members Davison and Dorrell have served a partial term that began in 2014.

Notices were posted of the term expirations for these positions on the website and on the bulletin board, requesting anyone interested in being considered for these positions to make application with the Park and Recreation Department or the City Clerk

The Park and Recreation Board and Director Rod Auxier recommended reappoint Members Corey McVinua, Deann Davison, and Bryan Dorrell to the Maryville Park and Recreation Board for a three (3) year term.

Motion was made Councilman Shipley, seconded by Councilwoman Martin, to reappoint Members Corey McVinua, Deann Davison, and Bryan Dorrell to the Maryville Park and Recreation Board for a three (3) year term. Upon roll being called, the vote was as follows: Councilman McDowell, yea; Councilwoman Martin, yea; Councilman Riggs, yea; Councilman Shipley, yea; Mayor Riedel, yea. Motion carried

**APPOINTMENT/REAPPOINTMENT OF LIBRARY BOARD TRUSTEES**

According to Section 182.200, RSMo, the Maryville Public Library Trustees make and adopt bylaws, rules and regulations for their own guidance, and for the government of the library, as may be expedient, and not inconsistent with Sections 182.140 to 182.301, RSMo. They appoint the properly qualified librarian who shall be the chief executive and administrative officer for the library.

Three (3) current Public Library Trustee terms are set to expire July 1, 2015. Members include Julie Filips, Dustin Henggeler, and Larry Anderson. Trustees Filips and Anderson have serve the three (3) term limits, set forth by Section 182.190 RSMo, which states that no member of the board shall serve for more than three (3) successive full terms and shall not

be eligible for further appointment to the board until two (2) years after the expiration of his third term. Therefore, Trustees Filips and Anderson are ineligible to serve another term on the Library Board for at least two (2) years.

Trustee Dustin Henggeler has served as a Trustee since 2012 and has expressed his desire to serve another term on the Maryville Public Library Board of Trustees. Enclosed you will find their applications for your review.

Applications were received from Jenny Rytting and Giuli Coniglio to be considered for a position on the Maryville Public Library Board of Trustees.

The Maryville Public Library Director and Board of Trustees have reviewed the applications and recommend to the Council to re-appoint Dustin Henggeler and to appoint Jenny Rytting and Giuli Coniglio.

Re-appoint Dustin Henggeler, and appoint Jenny Rytting and Giuli Coniglio to the Maryville Public Library Board of Trustees.

Motion was made Councilwoman Martin, seconded by Councilman Shipley, to reappoint Member Dustin Henggeler and to appoint Jenny Rytting and Giuli Coniglio to the Maryville Public Library Board of Trustees.

Upon roll being called, the vote was as follows: Councilwoman Martin, yea; Councilman Riggs, yea; Councilman Shipley, yea; Councilman McDowell, yea; Mayor Riedel, yea. Motion carried

**AN ORDINANCE TO EXECUTE A CONTRACT WITH ORR WYATT STREETSCAPES FOR THE CONSTRUCTION OF CAMPUS WAYFINDING SIGNAGE**

The City Clerk presented a bill, Bill No. 2015'53 for an ordinance entitled:

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF MARYVILLE, MISSOURI, TO EXECUTE A CONTRACT WITH ORR WYATT STREETSCAPES FOR THE CONSTRUCTION OF CAMPUS WAYFINDING SIGNAGE, MARYVILLE, MISSOURI.**

The 4<sup>th</sup> Street Improvement Project, Phase I is substantially complete, physically and aesthetically improving the corridor from downtown the campus of Northwest Missouri State University. The project included a ten (10) foot wide concrete trail on the north side of 4<sup>th</sup> Street, new curb, ADA compliance, decorative street lights, asphalt overlay, modification of the intersection at Dunn, waterline improvements, and landscaping. Some of the most notable aesthetic improvements are the truss signage at 4<sup>th</sup> Street & Buchanan Street, decorative pillars to match downtown, and university branding elements on the light poles. Through a joint partnership, Northwest Missouri State University provided funding for many of the branded elements to improve the corridor's attractiveness for students and visitors to campus. The truss at the 4<sup>th</sup> Street & Buchanan Street intersection has symbolically and visually extended the front door of campus into downtown Maryville.

In an effort to continue promotion and guiding visitors to the newly renovated corridor, Northwest has been working with staff to design campus wayfinding signs for Main Street. Wayfinding signs will not only direct drivers unfamiliar with the university location and 4<sup>th</sup> Street, but also improve the aesthetics along Main Street. The signs will be fifteen (15) feet in height, with a five (5) foot decorative brick pedestal to match the design on 4<sup>th</sup> Street. Each sign will include a university medallion and a flag indicating a directional instruction appropriate to the distance from 4<sup>th</sup> Street. A total of six (6) signs were recommended with the locations proposed at 9<sup>th</sup> and Main Streets, 7<sup>th</sup> and Main Streets, 5<sup>th</sup> and Main Streets, 3<sup>rd</sup> and Main Streets, 1<sup>st</sup> and Main Streets, Cooper and Main Streets. The signs were proposed to be constructed in the City right-of-way near the locations above.

The City of Maryville released a Request for Proposals (RFP) on April 14, 2015 for qualified contractors to construct a total of six (6) campus wayfinding signs along Main Street (Business Hwy 71). The bid also included an alternate bid for additional signs on a per unit basis. Bids were due on Wednesday, April 29, 2015; however at the deadline no bids were received. Staff proceeded to follow up with the contractor on the 4<sup>th</sup> Street project who stated they missed the bid with critical 4<sup>th</sup> Street project deadlines and a delay in receiving a bid bond. Since no bids were received, Orr Wyatt Streetscapes has provided a quote to perform the work at the cost of sixty-six thousand five hundred fourteen dollars (\$66,414.00), for six (6) campus wayfinding signs.

Northwest Missouri State University will fund the project with the City to manage the construction efforts. The City of Maryville will be reimbursed all funds upon construction completion.

Staff recommended approval of the proposed ordinance to execute a contract with Orr Wyatt Streetscapes for the construction of Campus Wayfinding Signage, in an amount not to exceed sixty-six thousand five hundred fourteen dollars (\$66,514.00).

Upon motion duly made, said bill was read by title on the first reading, a copy of said bill having been made available for public inspection by filing the same in the office of the City Clerk more than 24 hours prior to the meeting, and was duly passed by unanimous vote.

Upon motion duly made, said bill was read by title on the second reading, a copy of said bill having been made available for public inspection by filing the same in the office of the City Clerk more than 24 hours prior to the meeting, and was duly

passed by unanimous vote.

Motion was made by Councilwoman Martin, seconded by Councilman Riggs, to approve the proposed ordinance to execute a contract with Orr Wyatt Streetscapes for the construction of Campus Wayfinding Signage, in an amount not to exceed sixty-six thousand five hundred fourteen dollars (\$66,514.00). Upon roll being called, the vote was as follows: Councilman Riggs, yea; Councilman Shipley, yea; Councilman McDowell, yea; Councilwoman Martin, yea; Mayor Riedel, yea. Motion carried.

Said bill was then identified as Ordinance No. 7751 and was duly passed, adopted and was thereupon signed by the Mayor and attested by the City Clerk. The agreement was identified as Contract No 2015-32.

**AN ORDINANCE TO REZONE PROPERTY LOCATED AT 414 WEST FIFTH STREET, OWNED BY ERIC AND CINDI ZINMMERMAN, FROM R-2, TO R-4, ZONE**

The City Clerk presented a bill, Bill No. 2015'54 for an ordinance entitled:

**AN ORDINANCE TO AMEND SECTION 405.040 (THE OFFICIAL ZONING MAP), ORDINANCE NO. 4984 (THE ZONING ORDINANCE), REZONING PROPERTY LOCATED AT 414 WEST FIFTH STREET, FROM R-2, SINGLE-FAMILY RESIDENCE ZONE TO R-4, MULTI-FAMILY RESIDENCE ZONE, MARYVILLE, MISSOURI.**

Applicants, Eric and Cindi Zimmerman, have requested to rezone property located at 414 West Fifth Street from an R-2, Single-Family Zone to an R-4, Multi-Family Zone. The Zimmerman's are requesting the rezoning to facilitate the construction of a duplex. The existing R-2, Single-Family Zone does not allow for a duplex to be constructed. The proposed structure would be allowable in an R-4, Multi-Family Zone and Campus Town Overlay District of which the property is located.

The subject property, located at 414 West Fifth Street, has to the north, east and south, single family homes and single family rentals and are in the R-2 Single Family Residence Zone; to the west there are duplexes and single family rentals, in an R-4 Multi-Family Residence zone. The entire area is also located in the Campus Town Overlay District.

The property has been approved by the City Manager for the Campus Town Redevelopment Incentive Program (CTRIP) which facilitated the removal of a blighted single-family structure. All permit fees will be waived for redevelopment through CTRIP if the rezoning is approved.

The applicant demolished a substandard building on this property with the intention of constructing a new rental property. The property has been approved for the Campus Town Redevelopment Incentive Program (CTRIP).

The proposed zoning of R-4, Multi-Family Residential Zone, is consistent with Medium Density Residential (MDR) designation in the Maryville Comprehensive Plan. The use is also consistent with the Campus Town Overlay District. The purpose of the Campus Town Overlay District was to encourage the development of rental residential property adjacent to Northwest Missouri State University and away from other predominantly single-family neighborhoods.

On May 19, 2015, the Planning & Zoning Commission met to review the rezoning application. The Planning & Zoning Commission voted unanimously to recommend approval of the rezoning to R-4, Multi-Family Residence Zone and as such, staff recommends approval of the proposed rezoning ordinance.

Upon motion duly made, said bill was read by title on the first reading, a copy of said bill having been made available for public inspection by filing the same in the office of the City Clerk more than twenty-four (24) hours prior to the meeting, and was duly passed by unanimous vote.

Upon motion duly made, said bill was read by title on the second reading, a copy of said bill having been made available for public inspection by filing the same in the office of the City Clerk more than twenty-four (24) hours prior to the meeting, and was duly passed by unanimous vote.

Motion was made by Councilwoman Martin, seconded by Councilman McDowell, to approval of the rezoning to R-4, Multi-Family Residence Zone. Upon roll being called the vote was as follows: Councilman Shipley, yea; Councilman McDowell, yea; Councilwoman Martin, yea; Councilman Riggs, yea; Mayor Riedel, yea. Motion carried.

Said bill was then identified as Ordinance No. 7752 and was duly passed, adopted and was thereupon signed by the Mayor and attested by the City Clerk.

**AN ORDINANCE TO EXECUTE CHANGE ORDER NO. 3 WITH ORR WYATT STREETSAPES FOR THE CONSTRUCTION OF THE 4<sup>TH</sup> STREET IMPROVEMENT PROJECT, PHASE I, PROJECT NO. STP-4303 (101)**

The City Clerk presented a bill, Bill No. 2015'55 for an ordinance entitled:

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF MARYVILLE TO EXECUTE CHANGE ORDER NO. 3, OF A CONTRACT BETWEEN THE CITY OF MARYVILLE, MISSOURI AND ORR WYATT STREETSAPES, FOR THE CONSTRUCTION OF THE 4<sup>TH</sup> STREET IMPROVEMENT PROJECT, PHASE I, STP-4303 (101), MARYVILLE, MISSOURI.**

The City of Maryville has partnered with Northwest Missouri State University to engineer and design improvements to the Fourth Street corridor from Downtown to campus. The project physically and aesthetically enhances the six (6) block area

mentioned as a priority in the Maryville Comprehensive Plan and Downtown Strategic Plan.

The 4<sup>th</sup> Street Improvement Project, Phase I included the construction of a ten (10) foot wide shared bicycle/pedestrian trail along the north side of 4<sup>th</sup> Street from downtown to the university, safety modification at Dunn Street & 4<sup>th</sup> Street to create a “T” intersection, waterline replacement from Buchanan to slightly west of Walnut Street including all water service lines, meter location adjustments, and fire hydrants, ADA compliant crosswalks and curb ramps, significant landscaping including street trees, decorative light poles and brick pillars to match downtown, parking lot repair and new entrances to city-owned lots at 4<sup>th</sup> Street & Buchanan Street, driveway approaches, stamped concrete strip in commercial areas, storm sewer work, benches, trash receptacles, public art pedestals, NWMSU Gateway entry feature, NWMSU branded light pole medallions, 4<sup>th</sup> Street asphalt mill and overlay and placement of NWMSU Bearcat paw print pavement markings. While the majority of improvements occurred on the north side of 4<sup>th</sup> Street, the project includes matching improvements along the south side from Main Street to Grand Avenue.

On May 28, 2015, the City Council approved a contract with Orr Wyatt Streetscapes for the base bid and all three alternates in the amount of two million one hundred eighty-four thousand sixty-nine and 61/100 dollars (\$2,184,069.61) for construction. The bid from Orr Wyatt Streetscapes was approved with the expectation that SK Design Group, Inc., City, and the contractor would work to identify “value engineering” items to reduce cost of certain line items. These value engineering items included type of waterline, concrete mix, use of concrete in lieu of asphalt areas, and electrical savings for decorative light poles. Change Order No. 1 was approved on August 11, 2014 reducing the contract amount to one million eight hundred two thousand one hundred fifteen and 85/100 dollars (\$1,802,115.85).

During construction it was identified that the waterline along 4<sup>th</sup> Street from Main Street to Dunn Street was in poor condition and in need of replacement to protect the new infrastructure. The City Council subsequently approved Change Order No. 2 in the amount of one hundred twenty-four thousand four hundred eight and 80/100 dollars (\$124,408.80) bringing the total contract to one million nine hundred twenty-six thousand five hundred twenty-four and 65/100 dollars (\$1,926,524.65). The additional change order was paid from the Water/Sewer Fund reserves.

The project was substantially complete May 1, 2015 and the City is working on final item identification and scheduling a walkthrough with the engineer. During the course of construction there were miscellaneous construction items that are identified as crucial to allow the project to continue on schedule. While items in Change Order No. 3 are minor in nature, their swift approval was necessary to ensure the contractor and subcontractors could complete the identified work. Each item in Change Order No. 3 is below the five thousand (\$5,000) threshold for City Manager approval in the purchasing policy; however collectively over the life of the project equals a total of nineteen thousand seven hundred three dollars (\$19,703.00). The items are further identified in the change order and staff will be available to answer questions on items during the meeting.

Change Order No. 3 as proposed results in an increase of nineteen thousand seven hundred three dollars (\$19,703.00) bringing the construction contract total to one million nine hundred forty-six thousand two hundred twenty-seven and 65/100 dollars (\$1,946,227.65). A total of \$6,461 is the result of work associated with waterline and proposed from the Water/Sewer Fund, with the remaining \$13,242 split from the General Fund and Capital Improvement Fund.

Staff recommended approval of the proposed ordinance to execute Change Order No. 3 with Orr Wyatt Streetscapes for the 4<sup>th</sup> Street Improvement Project, Phase I, STP-4303 (101) in an additional amount not-to-exceed \$19,703.00. Each item identified in Change Order No. 3 was critical to ensure the timely completion of the project. A work stoppage for minor construction items during a multi-million dollar infrastructure improvement is impractical and often summarized with one change order at project completion. Change Order No. 3 represents all items not accounted for in the construction contract with the exception of the additional retaining wall. Decorative bearcat paws and striping has been pulled out of the contract to work directly with the vendor and to ensure a specific product and application.

Upon motion duly made, said bill was read by title on the first reading, a copy of said bill having been made available for public inspection by filing the same in the office of the City Clerk more than twenty-four (24) hours prior to the meeting, and was duly passed by unanimous vote.

Motion was made by Councilwoman Martin, seconded by Councilman Riggs, to approve a lot split for property located at 414 West Fifth Street and 415 North Walnut owned by Zimmerman 1, LLC. Upon roll being called the vote was as follows: Councilman McDowell, yea; Councilwoman Martin, yea; Councilman Riggs, yea; Councilman Shipley, yea; Mayor Riedel, yea. Motion carried.

Said bill was then identified as Ordinance No. 7753 and was duly passed, adopted and was thereupon signed by the Mayor and attested by the City Clerk. Change Order No. 3 was made a part of the original contract, being Contract No. 2014-39.

**AN ORDINANCE TO EXECUTE CHANGE ORDER NO. 4 WITH ORR WYATT STREETSCAPES FOR THE CONSTRUCTION OF THE 4<sup>TH</sup> STREET IMPROVEMENT PROJECT, PHASE I, PROJECT NO. STP-4303 (101)**

The City Clerk presented a bill, Bill No. 2015’56 for an ordinance entitled:

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF MARYVILLE TO EXECUTE CHANGE ORDER NO. 4, OF A CONTRACT BETWEEN THE CITY OF MARYVILLE, MISSOURI AND ORR WYATT STREETSCAPES, FOR THE CONSTRUCTION OF THE 4<sup>TH</sup> STREET IMPROVEMENT PROJECT, PHASE I, STP-4303 (101), MARYVILLE, MISSOURI**

This item is a continuation of the previous Ordinance regarding the 4<sup>th</sup> Street Improvement Project, Phase I.

Change Order No. 4 as proposed results in an increase of \$36,500.00 bringing the construction contract total to \$1,982,727.65. The FY15 Budget includes \$67,460 for Construction Observation by SK Design Group, yet staff has limited these costs by performing the majority of inspection in-house. SK Design Group has agreed to cap expenditures at \$30,000 leaving \$37,460 in the General Fund to account for Change Order No. 4.

Staff recommended approval of ordinance to execute Change Order No. 4 with Orr Wyatt Streetscapes for the 4<sup>th</sup> Street Improvement Project, Phase I, STP-4303 (101) in an additional amount not-to-exceed \$36,500.00. Change Order No. 4 was discussed and provided the green light by Council on April 13<sup>th</sup>. The retaining wall has been reconstructed and removed the last piece of failed infrastructure on the corridor. Aesthetically, the wall matches the construction elements found on the remainder of the project to ensure the block visually ties in. The property owner was appreciative of the improvement and has reimbursed the City funds to account for new stairs near the top of the wall.

Upon motion duly made, said bill was read by title on the first reading, a copy of said bill having been made available for public inspection by filing the same in the office of the City Clerk more than twenty-four (24) hours prior to the meeting, and was duly passed by unanimous vote.

Upon motion duly made, said bill was read by title on the second reading, a copy of said bill having been made available for public inspection by filing the same in the office of the City Clerk more than twenty-four (24) hours prior to the meeting, and was duly passed by unanimous vote.

Motion was made by Councilwoman Martin, seconded by Councilman McDowell, to execute Change Order No. 4 with Orr Wyatt Streetscapes for the 4<sup>th</sup> Street Improvement Project, Phase I, STP-4303 (101) in an additional amount not-to-exceed thirty-six thousand five hundred dollars (\$36,500.00). Upon roll being called the vote was as follows: Councilwoman Martin, yea; Councilman Riggs, yea; Councilman Shipley, yea; Councilman McDowell, yea; Mayor Riedel, yea. Motion carried.

Said bill was then identified as Ordinance No. 7754 and was duly passed, adopted and was thereupon signed by the Mayor and attested by the City Clerk. Change Order No. 4 was made a part of the original contract, being Contract No. 2014-40.

**AN ORDINANCE TO APPROVE THE FINAL PLAT FOR FOUNTAIN PARK SUBDIVISION**

The City Clerk presented a bill, Bill No. 2015’57 for an ordinance entitled:

**AN ORDINANCE TO APPROVE THE FINAL PLAT OF FOUNTAIN PARK, SUBDIVISION, AN ADDITION OF THE CITY OF MARYVILLE, NODAWAY COUNTY, MISSOURI, AND TO AUTHORIZE THE CITY CLERK TO ENDORSE APPROVAL OF THE COUNCIL ON THE PLAT**

Robert J. Barmann Jr. and Billy E. Ingles, managers of Fountain Park Partners, LLC, a Missouri Limited Liability Company, have submitted a final plat and improvement plan for Fountain Park Subdivision which is located at the southwest corner of South Main Street and Carefree Drive.

The Planning & Zoning commission met on March 25, 2015. After a discussion regarding sidewalks and if they were needed in this subdivision, there was a motion made to approve the preliminary plat with the condition that the 8” waterline on the northeast corner of Lot A is to be changed to at least a 10” waterline. The motion was seconded and passed five to one (5-1). The Maryville City Council approved the preliminary plat on March 30, 2015.

The thirteen and 29/100 (13.29) acre subdivision is a replat of the original Lot 4 of Fountain Park Subdivision. This new subdivision will contain four (4) new commercial lots, a new street, new water lines and a new sanitary sewer line. The proposed street, Fountain Parkway, is a twenty-eight foot (28’) wide street that dead ends at Lot D. During a second phase of this subdivision, this street will continue through Lot D and connect with Carefree Drive. A new sanitary sewer line is proposed to extend from the existing sanitary that runs along the western boundary of the subdivision. A new twelve inch (12”) water line will run parallel to Carefree Drive and a new ten inch (10”) water line will extend along the western boundary to the property. Storm water for the subdivision is taken care of by an existing detention area at the northwest corner of the subdivision.

A summary of adjacent zoning and land uses surrounding the subject site was provided.

Location	Existing Land Use	Comprehensive Plan Designation	Current Zoning
<b>Subject Site</b>	Vacant	Light Industrial (LI)	C-3, Commercial
<b>North</b>	Commercial & Residential Duplexes	Commercial (COM) Civic (CIV) Industrial (IND) Medium Density Residential (MDR)	C-3, Commercial R-2M, Single Family
<b>South</b>	Manufacturing	Industrial (IND)	M-2, Heavy Industrial
<b>East</b>	Commercial	Commercial (COM)	C-3, Commercial
<b>West</b>	Residential	Low Density Residential (LDR)	R-2M, Single Family

The existing land uses around the subject site include to the north is commercial development with a few residential duplexes. To the south is manufacturing, to the east is commercial and to the west is residential.

Section 410.170 of the Municipal Code of Maryville outlines the requirements for a final plat submittal. The final plat for Fountain Park Subdivision does meet the requirements of the municipal ordinance. The Street Maintenance Division and Water/Sewer Maintenance Division of the Public Works Department have reviewed the final plat and infrastructure improvement plans.

The City of Maryville has entered into a development agreement with Fountain Park Partners, LLC in the amount of eighty thousand dollars (\$80,000) for public infrastructure related to economic development. Wells Bank of Platte City, MO has filed an application to construct a new banking facility on Lot B. The three thousand four hundred (3,400) square foot building will have three (3) drive through lanes, one with ATM access and will be staffed to offer a full line of personal and business deposit and loans amount including fixed rate mortgages for residential and agricultural real estate. With the bank as an anchor, additional economic development is anticipated and is accounted for in the initial site plan. Approval of the Final Plat will allow for construction to begin on the project.

The preliminary plat was approved by the Planning & Zoning Commission and the Maryville City Council on March 30, 2015. The final plat and infrastructure improvement plan meet the ordinance requirements and have been reviewed by the Public Works Department. This commercial subdivision fits within the context of the Maryville Comprehensive Plan and fills a need for commercial growth and economic development for the City of Maryville.

On May 19, 2015, the Planning & Zoning Commission met and unanimously voted to recommend approval the final plat and improvement plan. As such, staff recommended approval of the proposed ordinance to approve the Final Plat of Fountain Park Subdivision.

Upon motion duly made, said bill was read by title on the first reading, a copy of said bill having been made available for public inspection by filing the same in the office of the City Clerk more than twenty-four (24) hours prior to the meeting, and was duly passed by unanimous vote.

Upon motion duly made, said bill was read by title on the second reading, a copy of said bill having been made available for public inspection by filing the same in the office of the City Clerk more than twenty-four (24) hours prior to the meeting, and was duly passed by unanimous vote.

Motion was made by Councilman Riggs, seconded by Councilwoman Martin, to approval of the proposed ordinance to approve the Final Plat of Fountain Park Subdivision. Upon roll being called the vote was as follows: Councilman Riggs, yea; Councilman Shipley, yea; Councilman McDowell, yea; Councilwoman Martin, yea; Mayor Riedel, yea. Motion carried.

Said bill was then identified as Ordinance No. 7755 and was duly passed, adopted and was thereupon signed by the Mayor and attested by the City Clerk. Change Order No. 4 was made a part of the original contract, being Contract No. 2014-39.

## **DISCUSSION: JUNE REGULAR CITY COUNCIL MEETINGS**

June 8 and 22, 2015 are the regularly scheduled council meetings. It was asked of the Council Members if they would be in attendance for the June 8, 2015 meeting. All were planning to attend except Mayor Riedel.

June 22, 2015 is the second regularly scheduled meeting. The Bicycle across Missouri (BAM) event is scheduled for the same time as the City Council meeting. Council asked if they wanted to reschedule the Council meeting or hold it as scheduled. The City Council meetings for June 2015 will be held as regularly scheduled with a possible budget workshop at 5:30p.m., prior the June 22, 2015.

## **REPORTS**

### **I. STUDENT LIAISON**

- Northwest Missouri State University (NWMSU) announced a partnership in creating an innovation center in the Northland, in Gladstone, Missouri. The facility, similar to the CIE building on NWMSU campus will provide classroom space to accommodate North Kansas City and will house the district's Students in Academically Gifted Education (SAFE) program.
- A community garden has been established near the CIE building which will provide fresh produce for the local Ministry Center and the Senior Center.
- "Northwest Night" will be held at Phil Welch Stadium, on Saturday, June 20, 2015, at 7:00 p.m. The NWMSU Baseball team will play the St. Joseph Mustangs. Hy-Vee will provide the food. Everyone was encouraged to participate.

### **II. City Manager**

- *4<sup>th</sup> Street Improvement Project, Phase I*—The 4th Street corridor was opened to traffic April 30, 2015 and is now substantially complete. A final inspection walkthrough was held Wednesday, May 27, 2015 with Contractor Orr Wyatt Streetscapes, Engineer SK Design Group and City staff. The inspection provided several minor

restoration items for the contractor to complete before final payment: however the project remains in good condition. The asphalt in-laid bearcat paws have been pulled from the contract with Orr Wyatt Streetscapes and the City is working directly with the supplier to find a product suitable for installation along the corridor. A "test paw" has been placed near the intersection of 4th & Main Street. Once staff is satisfied with the product, approval has been provided from Northwest Missouri State University to install an additional ninety-nine (99) paws along 4th to Grand.

- *4th Street Grand Reopening Celebration* -With the 4<sup>th</sup> Street Improvement Project now substantially complete, the City of Maryville and Northwest Missouri State University will hold a grand reopening celebration Monday, June 15, 2015 from 6:00 - 8:00 p.m. along the corridor. Event details are still being coordinated; however the celebration will include a formal ribbon cutting, food, and family friendly events to encourage the entire community to attend.
- *ICSC Recon* - The International Council of Shopping Centers (ICSC) held their annual ReCON conference in Las Vegas on May 17-20, 2015. The conference included over thirty-five thousand (35,000) attendees and over one thousand (1,000) booths of retailers, developers, and leasing agents targeting retail development. Maryville had a strong contingent with City Manager Greg McDanel, Assistant City Manager Ryan Heiland, Chamber Director Jordyn Swalley, and Nodaway County Economic Development Executive Director Josh McKim all in attendance. Several substantial leads were generated and the City showcased newly available shovel-ready sites to retailers along with other retail vacancies.
- *2015 ITGA Annual Conference* - Assistant City Manager, Ryan Heiland and City Manager, Greg McDanel will be presenting at the 2015 International Town & Gown Association (ITGA) Annual Conference at George Washington University in Washington D.C. on May 31, through June 3, 2015. The conference is an occasion for elected officials and city administrators to engage with university professionals and students and share best practices. The presentation is entitled "Planning & the Town-Gown Neighborhood" and will focus on the City's collaboration with Northwest Missouri State University to work through neighborhood issues adjacent to campus, transform and revitalize blighted areas. The presentation will elaborate on the Maryville Comprehensive Plan, creation of the Campus Town Overlay (CTO) and Campus Town Redevelopment Incentive Program (CTRIP), Big Green Move-Out, infrastructure partnerships, and the Off Campus Living Guide. The selection marks the 3rd consecutive year Maryville has been selected to present on a third Town-Gown partnership. Other presenters will include The Ohio State University, the City of Clemson/Clemson University, Oregon State University, Iowa State/City of Ames, City of Eugene/University of Oregon, University of North Carolina Chapel Hill, Fort Collins/Colorado State University, La Trobe University (Australia), and the University of Manchester (England).
- *Brightergy, LLC Energy Audit* - Brightergy, LLC, has completed lighting audits for City Hall, Maryville Public Safety, the City Street Department and the New Nodaway Humane Society facilities. Each audit referenced a LED upgrade improvement project showing substantial energy savings over the life of the product. While improvements require an upfront capital expenditure, all projects included a KCP&L rebate and a project "payback" of less than five (5) years. All audits will be available for further discussion during preparation of the FY16 budget which will begin next month.
- *Northwest Missouri Regional Airport - Runway Project* - Following a short delay, the pre-bid and bid opening dates for the runway replacement project at the Northwest Missouri Regional Airport has been established. The critical project dates are scheduled for Pre-Bid Meeting - Wednesday, June 10th at 11:00 a.m. at the Airport Terminal Building and the Bid Opening - Tuesday June 23, 2015 at 2:00 p.m. at City Hall. Following the bid opening, the Missouri Department of Transportation (MoDOT) will determine a potential grant award and matching STAR Loan amount for the City's grant match portion of this project based on the awarded contract amount. The City Council can determine at that time on whether to move forward on the project based on available funding.
- *Dock Replacement at Mazingo Lake Recreation Park* - Staff has been working with Trade Winds Distributing over the past week on the installation of the new dock at the South boat ramp. The dock was purchased from grant funds awarded last fall and will provide an additional twelve to sixteen (12-16) boat parking spaces at the heavily used south ramp.
- *Movie Nights at Mazingo Lake Recreation Park* -Beginning in June and lasting through July, Mazingo Lake Recreation Park will be hosting movie nights at the Main RV Campground each Friday night. The movies

are free to campers and the parks general visitors. These events are sponsored by Maryville D.A.R.E., the Optimist Club of Maryville, Citizens Bank & Trust, Maryville Knights of Columbus, and Mozingo Lake Recreation Park. Check out the "Events" page on [www.mozingolake.com](http://www.mozingolake.com) to see which movies will be showing.

### **III.COUNCIL**

- Councilman Shipley reported that he has heard good things about the recent selection of art around the downtown square.
- Councilman McDowell commended the job done from Main Street to the University Drive, on 4<sup>th</sup> Street.
- Councilwoman Martin stated that she would be serving on the Greater Chamber of Commerce Board in the place of Councilman Shipley. Councilwoman Martin is serving on the board as a representative of another organization.
- Councilman Riggs suggested that the handicap dock at Mozingo be examined. It was reported to him that it needed to be looked at.
- Mayor Riedel stated that Council and Staff will begin preparing the budget for the new fiscal year 2016.

### **ADJOURNMENT**

Motion was made by Councilwoman Martin seconded by Councilman Shipley, that the meeting be adjourned. Upon the roll being called, the vote was as follows: Councilman Shipley, yea; Councilman McDowell, yea; Councilwoman Martin, yea; Councilman R i g g s , yea; Mayor Riedel, yea. Motion carried. Meeting was adjourned at 7:50 p.m.

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Renee Riedel, Mayor

ATTEST:

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Sheila Smail, City Clerk