

**Maryville City Council**  
**Regular Scheduled Meeting**  
June 13, 2016  
7:00 p.m.

The Council of the City of Maryville, Missouri, met in regular session on Monday, June 13, 2016, at City Hall, 415 North Market Street, in said City at 7:00 p.m.

**ROLL CALL**

The meeting was called to order by Mayor McDowell and roll was called by the City Clerk, with the following present to-wit: Mayor Jason McDowell, Council Members, Rachael Martin, Gerald Riggs, and Timothy Shipley. Renee Riedel was not present. Others present were City Manager Greg McDanel, Asst., City Manager Ryan Heiland; Dir., Finance Denise Town; Dir., Public Safety Keith Wood and City Clerk Sheila Smail.

**PLEDGE TO THE FLAG**

The pledge to the flag was led by Mayor McDowell.

**INVOCATION**

Dir., Public Works C.E. Goodall gave the invocation.

**APPROVAL OF THE AGENDA**

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

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

**APPROVAL OF MINUTES**

Mayor McDowell requested any changes to the minutes of the regularly scheduled City Council meetings held on May 9 and 31, 2016 be noted. No changes were noted.

Motion was made by Councilwoman Martin, seconded by Councilman Riggs, that the minutes be approved as presented. Upon roll being called, the vote was as follows; Councilwoman Martin, yea; Councilman Riggs, yea; Councilman Shipley, yea; Mayor McDowell, yea. Motion carried.

**CITIZENS TO BE HEARD**

Mayor McDowell 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.

**REQUEST TO HOLD SPECIAL FIREWORKS DISPLAY FOR VILLAGE CARE CENTER RESIDENTS, ON FRIDAY, JULY 1, 2016**

According to the Maryville Municipal Code, Section 230.110: Use of Fireworks within City Limits: "No person shall use or cause to be used any other common fireworks at any time except during the hours from 8:00 a.m. to 11:00 p.m. on the date of July fourth (4<sup>th</sup>)".

An application was received from the Village Care Center, 810 East Edwards Street, to hold a special nighttime fireworks display for the nursing home residents on Friday, July 1, 2016. Because of the excessive assistance needed by staff to assist the residents in getting outdoors to enjoy the event and then to return them to their rooms afterward, Village Care Center staff requested permission to hold the event on Friday, July 1, 2016, in the late evening hours.

Motion was made by Councilwoman Martin, seconded by Councilman Shipley, to allow Village Care Center to hold a special fireworks display for their residents on Friday, July 1, 2016, in the late evening hours. Upon roll being called, the roll was as follows: Councilman Riggs, yea; Councilman Shipley, yea; Councilwoman Martin, yea; Mayor McDowell, yea. Motion carried.

### **REQUEST TO HOLD NODAWAY COUNTY FAIR PARADE, SATURDAY, JULY 16, 2016**

Each year during the Nodaway County Fair, the Greater Maryville Chamber of Commerce organizes and sponsors the Nodaway County Fair Parade. This year the Chamber of Commerce submitted an application to hold the parade on Saturday, July 16, 2016, beginning at 9:30 a.m. Setup will begin at 7:30 a.m.

The Chamber of Commerce has provided the certificate of insurance in the required amount, naming the City as an additional insured, the signed Indemnification/Hold Harmless agreement and the signatures of those businesses who may be affected by the closure of streets.

The application requested assistance from the Public Safety Department with ten (10) Public Safety Officers for three (3) hours at an approximate overtime rate of thirty dollars (\$30) per hour. The estimated cost for services provided by Public Safety is nine hundred dollars (\$900).

The Street Department was asked to provide two (2) workers to set and pick up barricades to block off the necessary streets and to remove the barricades once the parade is over. They would each be paid for three (3) hours at an estimated overtime cost of twenty dollars (\$20) an hour. The estimated cost of service provided by the Street Department is one hundred twenty dollars (\$120). The estimated total financial impact was reported to be one thousand twenty dollars (\$1020.00).

Staff recommended approval of the request to hold the Nodaway County Fair Parade on Saturday, July 16, 2016, beginning at 9:30 a.m. along College Avenue/West 4<sup>th</sup> Street, turning south on North Buchanan Street and disbursing at West 2<sup>nd</sup> Street.

Motion was made by Councilwoman Martin, seconded by Councilman Riggs, to the request to hold the Nodaway County Fair Parade on Saturday, July 16, 2016, beginning at 9:30 a.m. along College Avenue/West 4<sup>th</sup> Street, turning south on North Buchanan Street and disbursing at West 2<sup>nd</sup> Street. Upon roll being called the vote was as follows: Councilman Shipley, yea; Councilwoman Martin, yea; Councilman Riggs, yea; Mayor McDowell, yea. Motion carried.

### **TREASURER'S REPORT**

Dir., Finance Denise Town reported that during the month of May 2016, the City received non-reoccurring funds from Federal Emergency Management Agency (FEMA) for reimbursements for Cooper Street bridge repairs (\$23,060.00); KCP&L for Brightergy lighting retrofit rebates (\$5,600); Northwest Missouri State

University for reimbursements for campus wayfinding signs (\$15,130.30); Suddenlink for quarterly cable franchise distribution (\$21,871.51)

Non-reoccurring disbursements for the month of May 2016 included payments to Brightergy for lighting retrofit project (\$5,600); Northwest Implement for a mower for Park & Recreation (\$8,000); Greg McGinness for purchase of mower for Park & Recreation (\$9,000); Maryville Outdoor for mower for Park & Recreation (\$10,235.20); Nodaway County for the April election costs (\$9,519.41); Norris Quarries for rip rap for Mozingo Lake (\$14,280.43); St. Joseph Tractor for a mower for the Wastewater Treatment Plant (\$8,074); Trade Winds Distributor for dock at Mozingo Lake (\$36,202.29); Visu-Sewer for sewer main lining (\$271,153.94) and Wertzberger Architects for Mozingo Conference Center Design (\$17,400)

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

**PAYMENT VENDOR SCHEDULE**

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

**RESOLUTION AUTHORIZING A MINOR SUBDIVISION OF PROPERTY LOCATED AT 1040 FAUSTIANA DRIVE**

The City Clerk presented a bill, Bill No. 2016'44 for an ordinance entitled:

**A RESOLUTION AUTHORIZING A MINOR SUBDIVISION OF PROPERTY LOCATED AT 1040 FAUSTIANA DRIVE, OWNED BY JAMES AND DIXIE DAVIS, MARYVILLE, MISSOURI.**

Councilman Riggs recused himself from the discussion and vote of this item. A conflict of interest was identified because Councilman Riggs was planning to purchase a portion of the land being requested as part of the minor subdivision.

On May 31, 2016, staff received a Minor Subdivision application from James and Dixie Davis. The couple has purchased a three and one half (3.5) acre lot and intend on selling a portion to adjacent property owners. The proposed minor subdivision would create two (2) additional tracts from the existing property. Tract 1 will facilitate a 0.25 acre area that will extend the lot currently owned by Coby and Jenny Lamb at 303 James Avenue. Tract 2 intends to create a 0.13 acre area that will extend the lot of Jerry and Mary Riggs at 305 James Avenue. The proposed minor subdivision met all requirements according to the Maryville Municipal Code.

Staff recommended approval of the proposed resolution to create a minor subdivision which creates two (2) additional tracts of land to extend lots owned by adjacent property owners.

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 Shipley, to approve the proposed resolution to create a minor subdivision which creates two (2) additional tracts of land to extend lots owned by adjacent property owners. Upon roll being called the vote was as follows: Councilman Shipley, yea; Councilwoman Martin, yea; Councilman Riggs, abstained; Mayor McDowell, yea. Motion carried.

Said bill was then identified as Resolution No. 641 and was duly passed, adopted and was thereupon signed by the Mayor and attested by the City Clerk.

Councilman Riggs returned to the Council Chambers to participate in the remainder of the meeting.

**A RESOLUTION TO DECLARE THE INTENT OF THE CITY OF MARYVILLE TO PARTICIPATE IN THE MISSOURI BACK-TO-SCHOOL SALES TAX HOLIDAY**

The City Clerk presented a bill, Bill No. 2016'45 for a resolution entitled:

**A RESOLUTION TO DECLARE THE INTENT OF THE CITY OF MARYVILLE TO PARTICIPATE IN THE MISSOURI BACK TO SCHOOL SALES TAX HOLIDAY FOR THE YEAR 2016, MARYVILLE, MISSOURI.**

The State of Missouri passed a bill in, 2004, to be effective in August, 2005, providing a weekend for consumers to purchase qualifying school related items, free of State sales tax. The time period set for this event begins at 12:01 a.m. on the first Friday in August and ending at midnight on the following Sunday.

This year the Back-to-School Sales Tax Holiday, is scheduled to begin at 12:01 a.m., Friday, August 5, 2016 and concluding at midnight on Sunday, August 7, 2016.

The State of Missouri invites other political subdivisions to participate in the same manner, by foregoing the collection of local sales tax normally collected, for the same period. The City of Maryville adopted an ordinance affirming their desire to participate in the Back-to-School Sales Tax Holiday, beginning in 2005. Consumers were allowed to purchase qualifying school items paying no city and state sales tax.

The purpose of this item is to verify the City's intent to participate in the Back-to-School Sales Tax Holiday of 2016. The City has continued participation in this event since its inception. If the city does not wish to participate this year, an ordinance will be brought back to the Council for approval stating such, otherwise no further action is required.

Council Members were provided information on items that qualify as "sales tax exempt", during the specified period.

The Missouri Department of Revenue does not track the sales made during this period for the purpose of identifying the amount of sales tax revenue not collect, during the Sales Tax Holiday. It would be impossible for the city to identify this figure without the States documentation.

Staff recommended approval of the proposed resolution to declare the City's intent to participate in the Missouri Back-to-School Sales Tax Holiday for the year 2016.

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.

A motion was made by Councilwoman Martin, seconded by Councilman Riggs, to participate in the Missouri Back-to-School Sales Tax Holiday for the year 2016, beginning at 12:01 a.m., Friday, August 5 2016 and conclude on Sunday, August 7, 2016 at midnight, by waive all city sales tax on qualifying items. Upon roll being called the vote was as follows: Councilman Riggs, yea; Councilman Shipley, yea; Councilwoman Martin, yea; Mayor McDowell, yea. Motion carried.

Said bill was then identified as Resolution No. 642 and was duly passed, adopted and was thereupon signed by the Mayor and attested by the City Clerk.

**AN ORDINANCE TO EXECUTE A MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION TRANSPORTATION ALTERNATIVES FUNDS SUPPLEMENTAL AGREEMENT FOR THE SPOOFHOUND TRAIL EXTENSION, PROJECT NO. TAP-4300 (109)**

The City Clerk presented a bill, Bill No. 2015'46 for an ordinance entitled:

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF MARYVILLE, MISSOURI, TO EXECUTE A MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION TRANSPORTATION ALTERNATIVES FUNDS SUPPLEMENTAL AGREEMENT, FOR THE SPOOFHOUND TRAIL EXTENSION, PROJECT NO. TAP-4300 (109), MARYVILLE, MISSOURI.**

The City of Maryville was notified by the Missouri Department of Transportation (MoDOT) on January 12, 2015 that the Transportation Enhancement (TE) Committee has selected the application for Transportation Alternative Program funds for the Spoofohound Trail Extension, Project No. TAP-4300 (109). Transportation Alternative Program (TAP) funds are authorized under the Moving Ahead for Progress in the 21<sup>st</sup> Century Act (MAP-21) to provide for a variety of alternative transportation projects. The TAP replaces the funding from the pre-MAP-21 programs including Transportation Enhancements, Recreational Trails, Safe Routes to School, and Scenic Byways, wrapping them into a single funding source.

The Spoofohound Trail Extension, Project No. TAP-4300 (109) seeks to enhance the City of Maryville's pedestrian and bicycle system by extending an eight (8) foot wide concrete trail approximately nine hundred (900) linear feet. The project will complete a crucial gap in the network by connecting two (2) prior Transportation Enhancement (TE) funded projects, a Safe Routes to School Trail, and a trail installed with the City's reconstruction of Munn Avenue last year. Construction of the final piece would allow public use of over one and one half (1.5) miles of uninterrupted off-street concrete trails. The entire project is located on property owned by the Maryville R-II School District and would require the minor relocation of access points to ensure continuous public use. The trail extension will be designed as ADA compliant and further encourage more students to walk or bike to school by connecting the High School entry points with the Maryville Middle School and adjacent neighborhoods. The project also connects patients and visitors at St. Francis Hospital to a lengthy trail network heading toward Northwest Missouri State University along Munn Avenue.

The City has now completed the MoDOT right-of-way acquisition process and funds will be obligated in Jefferson City for the project. After a mandatory twenty-one (21) day bid process, the City can award a contract and begin construction on the project. The proposed Supplemental Agreement includes revised dates for the project in which the City expects to exceed with MoDOT cooperation.

The FY'16 Budget includes one hundred forty-five thousand nine hundred seventy-three (\$145,973) for estimated construction and engineering costs on the project. The TAP agreement provides a federal share of the total project at eighty percent (80%) in a not-to-exceed amount of one hundred thirty thousand nine hundred forty-two dollars (\$130,942). The remaining local match is included in the Capital Improvement Fund. Specific financial obligations on the project are not incurred until the award of a construction contract.

Staff recommended approval of the ordinance to enter into the Missouri Highways and Transportation Commission Alternatives Supplemental Agreement for the Spoofhound Trail Extension, Project No. TAP-4300 (109). The proposed project provides funding for the connection of four (4) previous trail projects to assist pedestrians with additional infrastructure and alternative modes of transportation. The City of Maryville has worked in conjunction with the Maryville R-II School District through design to ensure it reflects both community and student needs. The proposed Supplemental Agreement provides target dates for construction on the project per MoDOT requirements.

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.

A motion was made by Councilwoman Martin, seconded by Councilman Riggs, to approve the ordinance to enter into the Missouri Highways and Transportation Commission Alternatives Supplemental Agreement for the Spoofhound Trail Extension, Project No. TAP-4300 (109). Upon roll being called the vote was as follows: Councilman Shipley, yea; Councilwoman Martin, yea; Councilman Riggs, yea; Mayor McDowell, yea. Motion carried.

Said bill was then identified as Ordinance No. 7857 and was duly passed, adopted and was thereupon signed by the Mayor and attested by the City Clerk. The agreement was made a part of the original contract, Contract No. 2015-08.

**AN ORDINANCE TO EXECUTE A STP-URBAN PROGRAM SUPPLEMENTAL AGREEMENT WITH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION FOR THE NORTH MAIN STREET OVERLAY PROJECT, PHASE I, STP-4300 (111)**

The City Clerk presented a bill, Bill No. 2016'47 for an ordinance entitled:

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF MARYVILLE, MISSOURI, TO EXECUTE A STP-URBAN PROGRAM SUPPLEMENTAL AGREEMENT WITH THE MISSOURI HIGHWAYS AND TRANSPORTATION**

**COMMISSION FOR THE NORTH MAIN STREET OVERLAY PROJECT, STP-4300(111), MARYVILLE, MISSOURI.**

On April 11, 2016, the City Council approved a STP-Urban Program Agreement with the Missouri Highways and Transportation Commission for the use of Surface Transportation Program (STP) Small Urban Funds from the Missouri Department of Transportation (MoDOT) on the North Main Overlay Project. The project will resurface a one-mile stretch of North Main Street from 242<sup>nd</sup> Street to the North city limits. North Main Street is noted on the MoDOT functional classification system as a minor arterial which allows the use of STP Small Urban Funds.

The original STP-Small Urban Program Agreement allowed for the use of the City's balance of eighty-six thousand six hundred sixteen dollars (\$86,616) towards the repair of North Main Street. On May 19, 2016, MoDOT notified the City that this year's annual allotment is only forty thousand seven hundred thirty-five and 81/100 dollars (\$40,735.81) instead of forty-three thousand four hundred eight dollars (\$43,408) as anticipated. The total amount of STP funds available for use on the project is now eighty-four thousand four hundred four and 14/100 dollars (\$84,404.14). The proposed STP-Small Urban Program Supplemental Agreement corrects this error and allows for the project to move forward. MoDOT has obligated these funds and the City may proceed with the mandatory twenty-one day bid process for construction.

A total of eighty-six thousand six hundred sixteen dollars (\$86,616) was included in the FY'16 Budget as planned revenue from the STP-Urban Program for the General Fund to assist with design expenses on the South Main Improvement Project, Phase I. Earlier this year, the City chose to reallocate the use of STP-Urban funds to the North Main Overlay due to the complexity of the South Main Improvement Project. A total of three hundred thirty thousand dollars (\$330,000) is included in the FY'16 Budget for asphalt mill and overlay projects, therefore the reduction in revenue will have a minimal impact.

Staff recommended approval of the proposed ordinance to execute a STP-Urban Program Supplemental Agreement with the Missouri Highways and Transportation Commission for the North Main Street Overlay Project, Phase I, STP-4300 (111). The STP-Urban Program funds will be reduced to eighty-four thousand four hundred four and 14/100 dollars (\$84,404.14) per the Supplemental Agreement however there are sufficient funds in the budget to proceed with the project.

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.

A motion was made by Councilwoman Martin, seconded by Councilman Shipley, to approve the proposed ordinance to execute a STP-Urban Program Supplemental Agreement with the Missouri Highways and Transportation Commission for the North Main Street Overlay Project, Phase I, STP-4300 (111). Upon roll

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

Said bill was then identified as Ordinance No. 7858 and was duly passed, adopted and was thereupon signed by the Mayor and attested by the City Clerk. The supplemental agreement was made a part of the original contract, Contract No. 2016-11.

**AN ORDINANCE TO EXECUTE A GROUND LEASE WITH BOULDERS INN MARYVILLE, LLC, A MISSOURI LIMITED LIABILITY COMPANY FOR THE DEVELOPMENT OF A HOTEL AT MOZINGO LAKE RECREATION PARK**

The City Clerk presented a bill, Bill No. 2015'48 for an ordinance entitled:

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF MARYVILLE, MISSOURI, TO EXECUTE A GROUND LEASE WITH BOULDERS INN MARYVILLE, LLC, A MISSOURI LIMITED LIABILITY COMPANY, FOR THE DEVELOPMENT OF A HOTEL AT MOZINGO LAKE RECREATION PARK, MARYVILLE, MISSOURI.**

In late 2011, the City Council hired the IDM Group, LLC to perform a market study for the potential development of a lodging facility and conference center. The report indicated that the local market could support a 70-room select service lodging facility with event space located at a new golf course clubhouse offering a minimum of 5,500 net square feet of meeting space. IDM indicated that the facility would respond to the majority of market demand currently displaced by the lack of a quality facility and benefit from the destination and resort appeal of the park.

Upon the results of the Hotel Feasibility Study, the City Council made the development of a Hotel/Lodge and Conference Center a community priority. Staff began making significant economic development efforts to contact hotel firms and attend trade shows promoting the development opportunity. During the recruitment process, the City Council and staff actively offered incentives and land for development at Mozingo through the vehicle of long-term land lease.

In 2013, staff made contact with Boulders Inn & Suites after seeing a news story about a new hotel development near Des Moines, Iowa. After researching their locations, it became apparent that the company has proven success in smaller markets and have several properties adjacent to golf courses, including their original location in Denison, IA. The Denison, IA location also adjoins a 30,000 square foot publically owned and operated Conference Center, the Boulders Conference Center ([www.bookboulders.com](http://www.bookboulders.com)). Upon review, the model fit the long-term vision of the Mozingo Lake Recreation Park Master Plan. The center includes meeting/banquet hall space for up to 500 guests, offices, a centralized golf pro shop, restaurant space, indoor cart storage, and locker rooms. The facility not only hosts the traditional golfer, but is a prime destination for conferences and weddings. The hotel, Boulders Inn & Suites, is developed with a financing model that requires local equity. While the Boulders owners are investors and operate the hotel, the hotel is locally owned by a private group of investors under a Limited Liability Company.

On August 7, 2015, the City of Maryville and Boulders Inn & Suites issued a joint press release announcing plans for the new hotel after a successful local equity drive. The Boulders Inn & Suites at Mozingo, owned by investor group Boulders Inn Maryville, LLC, will be the company's eleventh (11<sup>th</sup>) location and is designed as a



forty (40) room facility with expansion capability to 80 rooms. The planned facility is well within the IDM study recommendation of a seventy (70) room facility and will be located adjacent to the Sechrest 18 and Watson 9. The hotel is one hundred percent (100%) privately financed by Boulders Inn Maryville, LLC and construction is estimated at three million two hundred thousand dollars (\$3,200,000).

Boulders Inn Maryville, LLC desires to execute the long-term land lease and begin construction at Mozingo Lake Recreation Park. The proposed Ground Lease is a standard form land lease which will be used to convey property rights while providing protections on future use. According to the Ground Lease, the City (Lessor) will lease land consistent with the full development of 80-rooms to Boulders Inn Maryville, LLC (Lessee) for a period of ninety-nine (99) years with an annual rent of \$1.00. This structure is common in economic development and is legally as close as possible to providing a warranty deed without completing the transaction. If at any point the Lessee desires to use the property for another use other than a hotel, the Lessee must provide a written request sixty days in advance for permission. The Lessee also guarantees to, at its own expense, keep and maintain the property in good condition and comply with all laws and ordinances. The Lessee may sublet to Boulders Inn & Suites, but shall not otherwise assign the lease without prior written consent of the City. The Lessee shall also obtain proper insurance for the building and all improvements within the lease area. Terms for joint-access easement areas (ingress-egress) such as drives and parking lots will be addressed in a separate agreement at a later date. Josh McKim, Registered Agent for Boulders Inn Maryville, LLC has executed the Ground Lease as presented on their behalf.

In addition to the Boulders Inn & Suites, the City of Maryville will construct a thirty thousand (30,000) square foot public conference center similar to the Denison, IA facility. The project is financed with a one eighth (1/8) cent sales tax approved by voters in April. City staff has performed initial grading of both project sites in an attempt to expedite the process and save costs. It is anticipated that Boulders Inn & Suites will begin construction later this month while the City is targeting August 1, 2016 for a construction start on the conference center.

The proposed Ground Lease with Boulders Inn Maryville, LLC provides a ninety-nine year land lease on twenty-six thousand four hundred thirty-three (26,433) square feet at Mozingo Lake Recreation Park for an annual rent of one dollar (\$1.00). In consideration of the Ground Lease and a successful conference center vote, Boulders Inn Maryville, LLC has agreed to provide the City a total of one hundred thousand dollars (\$100,000). The funds will be used towards design of the conference center and joint-access areas on the projects.

The ground lease agreement was drafted by White Goss, Attorneys at Law, who serve as special outside counsel for the City of Maryville. The attorney representing Boulders Inn Maryville, LLC and Boulders Inn & Suites has also reviewed and approved the lease.

Staff recommended approval of the proposed ordinance to execute a Ground Lease with Boulders Inn Maryville, LLC for the Development of a Hotel at Mozingo Lake Recreation Park. The Ground Lease marks the completion of a multi-year effort in economic development to recruit private lodging accommodations to Mozingo. An adopted FY'16 Strategic Goal of the City Council was to "Pursue Hotel & Conference Center in accordance with Mozingo Lake Recreation Park 20 Year Master Plan" with a specific action step to "work

closely and coordinate with a private developer to construct a hotel”. The proposed ground lease will ensure this goal is met and fills a portion of a lodging gap identified in the market feasibility study. Approval will allow for construction of the hotel to begin this month in a specific location that best serves Mozingo Lake Recreation Park.

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.

A motion was made by Councilwoman Martin, seconded by Councilman Riggs, to approve the ordinance to execute a Ground Lease with Boulders Inn Maryville, LLC for the Development of a Hotel at Mozingo Lake Recreation Park. Upon roll being called the vote was as follows: Councilwoman Martin, yea; Councilman Riggs, yea; Councilman Shipley, yea; Mayor McDowell, yea. Motion carried.

Said bill was then identified as Ordinance No. 7859 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. 2016-22.

**AN ORDINANCE TO EXECUTE A CONTRACT WITH ALLIED SYSTEMS, INC. FOR THE PURCHASE AND INSTALLATION OF A NEW CONTROL PANEL FOR THE NORTHWEST LIFT STATION**

The City Clerk presented a bill, Bill No. 2015’49 for an ordinance entitled:

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF MARYVILLE TO EXECUTE A CONTRACT WITH ALLIED SYSTEMS, INC. FOR THE PURCHASE AND INSTALLATION OF A NEW CONTROL PANEL FOR THE NORTHWEST LIFT STATION, MARYVILLE, MISSOURI.**

The Northwest Lift Station is a crucial part of the Maryville sanitary sewer collection system. The FY’16 Budget includes a total of twelve thousand dollars (\$12,000) to replace the electrical system and controls at the Northwest Lift Station.

Earlier in 2016, the City approved a Memorandum of Understanding with Northwest Missouri State University on a joint sanitary sewer improvement on campus. The project removed an on campus lift station and installed a gravity sewer line to reroute the majority of sewer flow to the Northwest Lift Station instead of the Southwest Lift Station. The Southwest Lift Station handles the majority of sewer flow in town and the project assisted with improving its capacity. Since the changeover, the Northwest Lift Station has seen an anticipated increase in flow.

The City hired Allied Systems, Inc. in 2015 to install a similar control panel and upgrade the electrical system at the Southwest Lift Station. The panel has operated well and the proposed ordinance will ensure that both lift stations operate on the same system. Replacing the panel now will also allow for the lift station to be at full capacity when students from Northwest Missouri State University return in the fall and increase flows.

Allied Systems, Inc. has provided a quote for purchase and installation of a new 480 V. 3PH Tri-Plex Control Panel for the Northwest Lift Station in an amount of thirteen thousand eight hundred seventy-eight dollars (\$13,878). In order to keep the panels consistent for maintenance and repairs, staff recommends proceeding with purchase.

The FY'16 Budget includes twelve thousand dollars (\$12,000) for a new electrical panel upgrade at the Northwest Lift Station. The quote provided was one thousand eight hundred seventy-eight dollars (\$1,878) over budget, however staff recommended using additional funds in 70-74-3-20700 (Travel & Training, Water/Sewer Fund) for the difference.

Staff recommended approval of the proposed ordinance to execute a contract with Allied Systems, Inc. for the purchase and installation of a new control panel at the Northwest Lift Station in an amount not-to-exceed thirteen thousand eight hundred seventy-eight dollars (\$13,878). The control panel was included in the FY'16 Budget as an identified improvement and is critical to the proper flow of the system. Improvement to the Northwest Lift Station is recommended before students at Northwest Missouri State University return in the fall.

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.

A motion was made by Councilwoman Martin, seconded by Councilman Riggs, to execute a contract with Allied Systems, Inc. for the purchase and installation of a new control panel at the Northwest Lift Station in an amount not-to-exceed thirteen thousand eight hundred seventy-eight dollars (\$13,878). Upon roll being called the vote was as follows: Councilman Riggs, yea; Councilwoman Martin, yea; Councilman Shipley, yea; Mayor McDowell, yea. Motion carried.

Said bill was then identified as Ordinance No. 7860 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. 2016-23.

## **REPORTS**

### **I. City Manager**

- *Campus Wayfinding Signage* - In 2015, the City Council approved a contract with Orr Wyatt Streetscapes in the amount of sixty-six thousand five hundred fourteen dollars (\$66,514) for the Campus Wayfinding Signage Project. The project continues elements of the 4<sup>th</sup> Street corridor to six designated locations on Main Street in order to brand and market 4<sup>th</sup> Street as the gateway to Northwest Missouri State University. Banners were installed on signage arms on Friday, June 10, 2016. This project represents a continuation of the 4<sup>th</sup> Street partnership between the City of Maryville and Northwest Missouri State University. The university has agreed to reimburse the City for 100% of the costs associated with the signage.

- *North Main Overlay, Project No. STP-4300 (III)* –The Missouri Department of Transportation (MoDOT) has now authorized federal funds for the overlay of North Main Street. A bid package and project specifications will be released on Wednesday, June 15, 2016 with the MoDOT required minimum twenty-one (21) day bid process. Bids will be accepted until Tuesday, July 7, 2016 at 10:00 a.m. The project will mill and overlay approximately one mile of poorly conditioned North Main Street from 242nd Street north to Highway 71 Bypass. Along with this bid package, a second bid package will be released to include alternate streets for the City Council to consider based on bids received.
- *Sanitary Sewer Lining Project*– Visu-Sewer has completed the final segment on the sanitary sewer lining. The project lined a total of twenty-one thousand one hundred eighty-one (21,181) linear feet of sewer main identified as areas of concern listed in the smoke testing report of 2015. The total project of four hundred seventy-three thousand eight hundred forty-five dollars (\$473,845) marks a significant investment in the reduction of stormwater inflow and infiltration (I & I) into the sanitary system. An additional crew for Visu-Sewer has begun work on the sewer man hole rehabilitation project which includes the grouting and lining of one hundred thirty-nine (139) manholes. Grouting is now complete and crews estimate an additional 2-3 weeks to complete the lining process. The project represents an additional one hundred sixty thousand eight hundred seventy-five dollars (\$160,875) investment in the reduction of I & I.
- *Edwards Water Tower*-The City of Maryville has awarded a contract to Maguire Iron to repaint the interior of the Edwards Water Tower. The project is underway and crews have begun sandblasting a portion of the tank. The sandblasting process is expected to take 2-3 weeks, which includes Saturdays to allow the project to remain on schedule. The project is scheduled for completion in July.
- *United Methodist Church Ribbon Cutting* - After nearly a year of construction and over six years of planning, the Maryville First United Methodist Church announces the completion of their new building addition, located at 102 North Main Street. The project included a new facility entrance, accessible restrooms, a multi-passenger elevator, additional gathering spaces, new prayer chapel and nursery, courtyard, and remodeled educational and meeting rooms. A ribbon cutting and open house will be held on Sunday, June 19<sup>th</sup> at 1:00 p.m.
- *Boulders Inn & Suites Groundbreaking Ceremony*-A formal groundbreaking ceremony has been scheduled for Thursday, June 16<sup>th</sup> for the Boulders Inn & Suites at Mozingo Lake Recreation Park. The privately owned and operated 40-room hotel is scheduled for construction this summer and will be located adjacent to the Watson 9 and Sechrest 18 golf courses. The groundbreaking marks the end of a five year economic development effort for the City of Maryville and Nodaway County Economic Development to locate a hotel at the park as referenced in a hotel market feasibility study of 2011. The Boulders Inn & Suites at Mozingo will complement the Mozingo Conference Center which will begin construction within the next few months. Please see the attached press release for more information.
- *2016 Ford Interceptor*-The Maryville Public Safety Department took delivery of a new 2016 Ford Interceptor Sedan from Machens Ford in Columbia, MO this week. The vehicle was included in the FY'

16 Budget and replaces a 2012 Dodge Charger with 110,000 miles. Staff will begin installing equipment in the vehicle this week and the car should be operational and on the road within the next 2-3 weeks.

- *Public Safety Communications* - Communications Supervisor Jessica Sigman has been asked to assist the Cameron, MO Police Department for their command post during the 2016 Big BAM. Cameron officials felt her experience during Maryville's participation in Big BAM will add value to their operations and expectations for public safety. A hiring process is also underway for a Part-Time Dispatcher. Testing and interviews were completed last week and the position should be filled by July 1, 2016
- *2016 ITGA Annual Conference* - City Manager Greg McDanel and Assistant City Manager Ryan Heiland attended the 2016 International Town & Gown Association (ITGA) Annual Conference in Chicago the week of June 4, - June 8, 2016. The conference is designed to share best practices used to strengthen the relationships of colleges and their respective city's across the world. The Maryville contingent was chosen for the fourth consecutive year by ITGA to present on the partnership success between the City of Maryville and Northwest Missouri State University. Other speakers prior to and following the Maryville presentation included Dekalb, Illinois & Northern Illinois University, Michigan State University & East Lansing, Michigan, Ohio State University & Columbus, Ohio, and the University of Nottingham & Nottingham, England.
- *Runway 14/32 Rehabilitation at Northwest Missouri Regional Airport* - Runway 14/32 at Northwest Missouri Regional Airport was closed at 6 a.m. Monday, June 14/11 for the rehabilitation project. Idecker, Inc. has been moving equipment onsite throughout the day and construction will commence this week. The first phase of the project will involve crushing the existing runway pavement which will be used as base for the new pavement later this summer. Staff will have a weekly progress meeting with JVIation and Idecker, Inc. and will update the City Council throughout the project.
- *Northwest Missouri Junior Tour Series at the Watson 9* - On Monday, June 13, 2016, the Northwest Junior Tour made their way to the Watson 9 at Mazingo Lake Recreation Park. The tournament was established in 2009 and is based out of the St. Joseph, MO Country Club. The golf tournament travels around to different courses throughout Northwest Missouri and has stopped at the Sechrest 18 for the past five years. The tour series provides junior golfers in Northwest Missouri, ages nine (9) to eighteen (18), a golf tournament series at local courses to experience competition, sportsmanship, and fun. Mazingo is excited to welcome the Junior Tour and highlight the Watson 9 for this year's event. Approximately forty to sixty (40-60) youth golfers with the nine to thirteen (9- 13) age group will play the Watson 9 with the remaining fourteen to eighteen (14-18) age group playing the Sechrest 18.
- *Optimist Club of Maryville Donation* – The Optimist Club of Maryville donated five hundred dollars (\$500.00) toward the Watson 9 Foundation to enable the youth who may otherwise not be able to learn the game of golf or to be put toward providing equipment for the youth to use while participate in the sport.

II. City Council:

- *Safety Town Program* – Councilman Shipley inquired about a “Safety Town” program that includes a day camp to provide safety tips the youth of our community. It was suggested that Maryville Park and Recreation and Nodaway County Health Department may provide a similar program for the youth.
- *Cruise Night* – The Greater Maryville Chamber of Commerce is sponsoring “Cruise Night”, on Thursday, June 16, 2016. The event starts at the Nodaway County Senior Center with a car show, with a parade of the old cars around the assisted living facilities in Maryville and will end up downtown in the three hundred (300) block of North Market Street where there will be a live band playing old music.
- *Ribbon Cutting Scheduled* – A ribbon cutting is scheduled for Wednesday, June 15, 2016, at 11:00 a.m., at Powell Optometry, 2320 South Main Street for the merge and expansion of their business. Dr. Ryan Powell will be joining his father Dr. Jeff Powell in practice.

#### **ADJOURNMENT**

Motion was made by Councilman Riggs seconded by Racheal Martin, that the meeting be adjourned. Upon the roll being called, the vote was as follows: Councilwoman Martin, yea; Councilman Riggs, yea; Councilman Shipley, yea, Mayor McDowell, yea. Motion carried.

Meeting was adjourned at 7:55 p.m.

---

Jason McDowell, Mayor

ATTEST:

---

Sheila Smail, City Clerk