

JOURNAL OF THE CITY COUNCIL

Special Public Session – April 14, 2009

COUNCIL & STAFF PRESENT:

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| Martha Rowe | Mayor |
| Todd Kuhns | Councilmember |
| Aaron Rodgerson | Councilmember |
| Richard L. Detweiler | Councilmember |
| Carolyn Chrisman | Councilmember |
| Mari E. Macomber | City Manager |
| Vickie Brumbaugh | City Clerk |
| Cherie Bryant | Assistant to the City Manager |
| Brad Selby | Code Administrator |
| Melanie Smith | Community Services Director |

The City Council of the City of Kirksville, Missouri, met in a Special Public Session on Tuesday, April 14, 2009, at 5:30 p.m. in the City Hall Council Chambers.

Mayor Rowe opened the public meeting to hear a presentation from Tim Reuschel on plans for the construction of a medical office building project at 1600 South Baltimore Street in Kirksville, Missouri. The audience was given cards, when entering the meeting room, on which to write questions.

Tim Reuschel provided a history of their project. He and law partner, David Briggs, decided to enlarge their business. Mark Whitney, realtor, assisted them in finding a place. Kelly Burchett was also looking for space at the same time. Dr. Burchett was approached by Bob Moore of the hospital who indicated they had a need for space as well. No property has been purchased, although options to purchase have been acquired.

Chapter 353 Tax Relief Law provides that the first ten years of taxes are frozen at current rate generating \$2,100 per year. There will be a cost to clean up the property as it is considered a blight area. The hospital is limited on what they can pay for rental space. New job positions will be created which will generate money into the community.

Property tax over a 25-year period would generate \$384,000. Future development for the approximately 7.7 acres is to attract other businesses.

Donnie Waybill, Adair County Assessor, pointed out that most industries coming to town have been given some type of abatement.

The City Clerk gathered the questions from the audience, and read them.

Questions were asked regarding underground storage tank cleanup cost, but the developer does not have a total cost on this yet.

Why would the taxpayers want to subsidize lower rent for CHS? Increase in health care, and CHS is making an investment.

Is the current owner eligible for Statute 353? Yes.

Has the hospital signed any commitment to rent? The hospital is interested verbally, and the lease cost is not known yet.

Will you employ local contractors to build and finish this facility? Bids will be open, and local contractors will be considered.

Mark Whitney explained that the Baltimore property has been on the market for six years, and no business has been on that property for five years.

Mayor Rowe opened the floor for public comments limited to five minutes each.

John Suchland, 12 Scott Street Terrace, a medical student, said a new medical building on Baltimore would look good to people coming into town.

Dr. Don Riley, 1306 Cherry Lane, a businessman for 25 years, said that the presentation was about the hospital and how expensive the project will be. Dr. Riley built his own business without abatement. The taxpayers do not need to dissolve these. He is opposed to the tax abatement, but not opposed to the project.

Audra Jackson, lives in Adair County, and the site of the property on Baltimore bothers her.

Darren Thornhill, 1400 Rook Drive, stated his support for the project.

Mark Yager, 1102 Fairview, has lived in the community for two years, is pastor of the Nazarene Church, and considers it exciting that local people are doing something local.

Jodie Gordon, Dogwood Drive, said he hopes the project goes forward, but does not agree with the tax abatement. It is not right for the taxpayers to do this.

Adjournment

There being no further comments, Mayor Rowe adjourned the public meeting at 7:08 p.m.

Vickie Brumbaugh, CMC, MRCC
City Clerk