



February 23, 2007

TO: Mayor and City Council

FROM: Mari E. Macomber, City Manager *MEM*

SUBJECT: Study Session – **February 28, 2007**

The City Council will convene in Study Session immediately following a Special City Council meeting at 5:30 p.m. The Study Session will convene in the second floor Conference Room of City Hall on Wednesday, February 28, 2007. The following are the agenda items for this meeting.

- 1. CONVENTION CENTER/SPORTS COMPLEX DISCUSSION**
- 2. SOURCE WATER PROTECTION PLAN**
- 3. REVIEW NEWSLETTER – February 23, 2007**

**1. CONVENTION CENTER/SPORTS COMPLEX**

We had intended to discuss this at our last City Council Study Session, but delayed discussion until the 28<sup>th</sup> of February. I have not revised any of the information that was previously provided, so the following paragraphs read as they did in your previous Study Session packet.

One of the study session topics identified during the City Council retreat last year was Convention Center/Sports Complex. The City Council was interested in determining whether the Chamber of Commerce or Truman State University would be interested in partnering together to develop. The Chamber of Commerce will soon be receiving a hotel motel tax and will be employing someone, whose job it will be to promote Kirksville and bring in trade shows and conferences. Truman State University has been given an opportunity to consider making changes to Pershing, which houses many of their athletic facilities, through the possible allocation of funds from the State.

Initial conversations with both, show some interest in pursuing the ideas further, but no formal commitments of support. The Chamber of Commerce is in the midst of remodeling their existing building to add more space and would not be seeking a new building soon. However, they have stated an interest in needing more meeting rooms to accommodate travelers to Kirksville. Truman State University's funding is still up in the air. They are also working to obtain a new campus planner. Both of these items have somewhat stalled their efforts.

City staff met last week to discuss what approach and information we would share with the City Council. Council member Newton was also in attendance, as he has expressed an interest in the subject and has been pursuing the idea of possibly using the Travelers Square Hotel as the anchor hotel for a convention center which could be developed west and south of the hotel.

A convention center would serve as a site to locate small conventions. These would be meetings of less than 600 people. The Chamber of Commerce with their new tourism person would be looking at attracting these size events and would try to obtain at least two events each month. The Sports Complex would serve to provide indoor facilities to community residents for tennis, soccer, and other sports.

Funding of a Convention Center could be estimated at \$10 to \$15 million. The cost of a sports complex will vary depending on the size of the facility and the amenities. One idea for the Convention Center would be to determine its eligibility under TIF, then request the Commission to support an amendment and then ask the Council to support a change in this plan to use a significant amount of TIF money to construct the Convention Center. Other funding options for both would be property tax assessment or a special sales tax.

It was discussed that a convention center would help to support the efforts of ATSU, TSU and the hospital. There was also a discussion that the owners of the hotel could be assessed an annual amount to help repay the cost of the convention center.

Staff has done some preliminary research on this topic. We have some general information from other communities.

There are two cautions that I pass on to you about these projects. The first concern centers on the possible confusion that may result from the discussion in general. We have a ¼ cent sales tax that our citizens will be voting on, I would ask that it be made clear that both the convention center and sports complex are ideas and no determinations have been made about their reality. The second caution is simply securing support from the community. We need to make sure that if we pursue one or both that we get community support.

Questions that you may want staff to pursue: Purpose, uses of the facility/facilities, possible partners, information from other communities, who should take the lead, funding ideas.

**Recommendation:** The City Council is being asked to discuss the ideas of developing separate facilities to provide a convention center space and a sports complex. I would ask that you provide clear direction to staff on information that is needed to help answer questions that may exist.

## **2. REVIEW SOURCE WATER PROTECTION PLAN**

In early January the City Council was given an update by the Chairman of the Watershed Management Commission. Mr. Dillavou reviewed much of the work that had been completed to date on a proposed Source Water Protection Plan. Mr. Dillavou explained that this was the first step in the process to developing a Watershed Management Plan and that the Missouri Department of Natural Resources had strongly encouraged the Commission completing this work first.

The Watershed Management Commission has completed its work and has approved the Source Water Protection Plan. The next step is approval by the City Council before the document is sent to the Missouri Department of Natural Resources (Mo DNR) for final review and approval.

The document that has been included in your Study Session packet does not include the latest edits completed by the Commission at the end of last week. The edits are minor in nature and will be explained on Wednesday evening.

Once the Commission has completed this work, they will begin to work on other aspects required by Mo DNR including the development of a Watershed Management Plan. The Commission is currently working with a member of Truman's faculty and a graduate student on a survey that would be administered for both watersheds (Forest Lake and Hazel Creek) and is intended to gather additional information that would be useful for future planning. The survey would be given to the property owners in both watersheds for completion. The Commission is also working on a community day that would be held sometime in late April. There will be a planning meeting prior to the Study Session, so details can be shared with the City Council on Wednesday evening.

**RECOMMENDATION:** It is recommended that the Council review the Source Water Protection Plan.

## **3. REVIEW NEWSLETTER – - February 23, 2007**

### **Attachments**

None