

KIRKSVILLE CITY COUNCIL

NEWSLETTER . . .

Mari E. Macomber, City Manager *MEM*

Copies to: City Attorney
Media

February 8, 2008

SUBJECTS:

DATES TO REMEMBER
KIRKWOOD INFORMATION
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DATES TO REMEMBER

2/13 – Affordable Housing Board at 4:00 p.m.
2/13 – Canopy Meeting at 4:00 p.m.
2/14 – Regional Planning Commission
2/15 – State of the County at 8:00 a.m. at County Annex
2/19 – City Council Meeting at 5:30 p.m.
2/20 and 21 – MML Legislative Conference in Jefferson City of Kirksville
2/23 – Silver Rail Events – various times
2/26 – City Council Study Session at 5:30 p.m.
3/4 – ATC at 12:00 p.m.
3/4 - LPRC at 12:00 p.m.
3/4 - City Council Meeting at 5:30 p.m.

KIRKWOOD INFORMATION

The City of Kirksville extended our sympathy last week by way of a card, and an e-mail, to the City of Kirkwood, after hearing about the shootings that took place at a regular Council meeting on the night of February 7. A disgruntled resident entered the Chambers with two guns, after shooting a police officer outside the City Hall and grabbing his gun. The shooter also killed another police officer, two Council members, the Public Works Director and wounded the Mayor and a newspaper reporter. We have received word today that the Mayor's condition has been

upgraded, and is responding well. Several years ago, when a similar situation occurred in Iowa, we addressed the issue by having either the Chief of Police or his designee at the meeting.

SNOW EMERGENCY

On February 5, the National Weather Service had indicated that the City of Kirksville could expect snowfall of 8-12 inches or more beginning that evening and continuing through the morning of February 6. As allowed by City Code 15-432, the City Manager declared a snow traffic emergency for the City of Kirksville beginning at 6:00 pm that day, February 5, 2008. Since the City did not receive the expected snow levels, the snow emergency was lifted early the next day.

INFRASTRUCTURE UPDATE

Work continues on Route P sewer extension. We are currently waiting for Ameren to complete some electrical work for the lift station. The City Council will be asked to approve a change in the contract with George Butler and Associates to cover additional design work. Design work on Jefferson Street is nearing completion. Conversations were held with ATSU regarding the project. ATSU has pledged financial commitment to the project in an amount close to \$100,000 provided a few design changes are made to provide green space along Jefferson Street west of Elson and some additional lighting that would highlight the entryway into ATSU's campus. We have asked the engineering firm working on Jefferson Street to prepare a concrete alternate for bidding, to revise the brick accent design, and to add an additional block to the project to the west for ATSU. These changes resulted in an increase in engineering costs of \$4,084. Work on Franklin Street and the downtown corners will begin in early March.

SOUTH 63 TIF

In October, the City Council met with Jim Grice and Michael McKinley of Spenser, Fane, Britt and Browne regarding a proposed TIF for the property that includes Tractor Supply, JC Penney and Stage. Prior to this meeting, the City had received a letter from Pat Williams, School Superintendent stating that the School Board did not have any opposition to the proposal which reduced the developer's share of the captured property tax funds by 50%, thus giving the School District and all other property tax levying entities the potential for additional revenue. The City Council stated no objections if the project proceeded. I was contacted in January by Mr. McKinley stating that the developer, Raul Walters Properties, wanted to move forward with the TIF and was interested in an aggressive timeline. To help facilitate this, a TIF meeting was held last week to give information to the Commission. Four of the six members were in attendance. Commission members had questions about the project. One member noted that some businesses invest in their properties without assistance. Another member suggested waiting to see what happens with the Silver Rails Resort project. I have informed the attorney working on this that someone representing the project will need to visit Kirksville and explain the project, the reasons and need for TIF and plans for the center. At this point, based upon the conversation with the Council, the developer has moved forward, preparing the financing plan which will include a blight study, site plan, relocation plan, estimates of project costs, debt service schedule, financing commitments, direct impact analysis, and a cost-benefit analysis requirements under the TIF law. Because of its complexity, I have had conversation with our TIF attorney about representing us and insuring compliance with state law. King Hershey has prepared an engagement letter, which I could execute, but will be presenting at the next City Council meeting. In addition, King Hershey has put together a Funding Agreement, which would require the developer to deposit funds with the City so the City can pay expenses incurred as part of this process (hearing notices, attorney fees, etc.) and receive reimbursement. The TIF Commission is willing to meet later in February. The developer has requested a public hearing for March 25.

DEANNEXATION REQUEST

The City has been asked to move forward on a de-annexation request by Gene and Mike Bradley. This is a mother and son who own separate parcels of ground. The Bradley's had their properties annexed into the City in 2001. The City completed all of the infrastructure improvements outlined in the Plan of Intent. The Council approved a previous de-annexation request because the City could not comply with the required improvements outlined in the Plan of Intent. It is not in the best of interest of the City to allow parcels of ground to be de-annexed. In 2001, the City annexed a large area of land primarily beyond the pre-existing eastern boundaries. The annexation process was of an involuntary annexation nature. In order to annex using the involuntary method, the city had to outline the services through a plan of intent. The City has complied with this plan. All services have been provided to the property being considered. The dwelling on the property mentioned above is not part of the land being considered for de-annexation. The land being considered for de-annexation is used primarily for agricultural use and is 6.3 acres, more or less. The owner is requesting de-annexation to reduce the amount of city taxes paid and to straighten the line of the city limits.

PUBLIC MEETINGS

Depending upon what the City Council wishes to do with the waste management services, I would suggest that the City Council host a public meeting to invite citizens to learn about the proposal. I would also like to have a public meeting to allow MoDOT the opportunity to explain the 63 Alternate Route plan. Since the City implemented the automated telephone system, I thought it would be a good opportunity to try the system out city-wide by sending a notice of one or two meetings.

AIRLINE UPDATE

As discussed previously, MESA has asked the FAA to be let out of their contract to provide air service to Kirksville Airport. Staff has been working with Dennis DeVany, EAS Director, to determine what steps need to be taken to ensure continued service. At this point Dennis has stated that he has denied MESA's request and will hold them to their contract until another air service provider can be found. Dennis has put the contract out for bids with a deadline for submission of February 29th. At this time Aaron C. Smith Legislative Director for Congressman Kenny Hulshof, is exploring how his office can help us attract bids and ensure continued service. We have postponed any visits to D.C. or potential service providers until we see who expresses interest in submitting bids.

SEMA MEETING

After the initial ice storm in December the State Emergency Management Agency (SEMA) along with the Federal Emergency Management Agency (FEMA) met with City Emergency Management Director (EMD), County EMD, and John Buckwalter to look at the damage in Kirksville and Adair County. From this initial visit Adair County was designated a county for Missouri Severe Winter Storms. Adair County and the City of Kirksville were able to apply for public assistance to help off set some of the costs with debris removal and emergencies caused by the ice storm. From the initial costs of the ice storm the amount of money that we could apply for was \$100,000 or more. The state held a Public Assistance Program Officials' Briefing on Wednesday January 9th in Kirksville. From this meeting the City of Kirksville chose to go with the Public Assistance Pilot Program. Assessments and costs were determined with the total turned into the state for reimbursement was \$68,612.86, because we chose to participate in the PA Pilot Program we will be reimbursed 75% of the total cost, this amounts to \$51,459.65. Coordination and response with FEMA was completed by our EMD, which is Randy Behrens.

SNOW REMOVAL

You may have been hearing that Ottumwa is adjusting its budget to cover additional snow removal costs that were not budgeted. With the additional funds expected from SEMA, we have additional funds to cover our costs at this time. We will be expending all of our funds in this part of 2008 to purchase 1000 ton of salt, which will most likely result in the need to purchase about 400 ton of salt this fall. At this time, we estimate that the amount of funds being reimbursed by SEMA for chemicals will be what it will cost to purchase the 400 ton of salt, approximately \$16,000. We may also find that we need to increase our overtime line item.

GIS UPDATE

A regional planning meeting was held on January 22, 2008 at the County Annex building. This is one of 8 meetings being held in different regions of the state to invite groups in our area to meet with Missouri's Geographic Information Officer (GIO), the Missouri Spatial Data Information Service (MSDIS) and the Missouri Geographic Information Systems Advisory Committee (MGISAC), to create a new Strategic Plan for the development of Missouri's Spatial Data Infrastructure (MoSDI). Attendees were to identify their needs, desires, and priorities, and discuss how they can be incorporated to help create the new state strategic plan. A training session was also held at the TCRC on January 29 and 30, 2008, for county, city, and PWS employees, to review methods for proper input procedures for databases. All of the people who input information to a database need to use current standard procedures for this. Much of our information now is being used among different agencies. This sharing of database info (addresses, streets, 911, etc.) needs to have standardized methods of abbreviations and other information. It was learned that there are discrepancies among the various data bases. Pam Kelrick provided the training using US Postal Service abbreviation guides and addressing standards for 911. New aerial photos with state-wide imagery have been delayed now until sometime in February. The requests we have had from other entities to purchase our information have been sent out. Our prices and availability was sent to them, but we have not yet heard back from them. The County now has their ordinance approved and in effect, to also sell this GIS information.

LAPLATA

Ribbon cuttings have been scheduled in LaPlata for the Amtrak Exhibit at 1:30 (free of charge) and the ribbon cutting for the Gala Event Center at 3:30 (free of charge) on Saturday, February 23. Silver Rails Resort will also be hosting their first Gala Event at the Silver Rails Event Center and will be held on the evening of its Grand Opening! This will be a suit and tie affair and will require the advance purchase of tickets, \$15 per person to attend. Contact the hotel at 1-888-814-3669 to make your reservation and purchase tickets to this event. The event planners expect seating to be limited to the first 400 that RSVP. Profits from ticket sales will go towards the Exhibition of Amtrak History.

TRAVELERS HOTEL

Since Carlson Gardner has withdrawn its interest in the former Travelers Hotel, I have asked the Missouri Housing Development Commission to look at other possible development options that could be considered. I have also begun to look for other firms, similar to Carlson Gardner that might be interested in looking at the property.

SPUR POND

This past year, we finished much of the work at Spur Pond and hosted the work with a ribbon cutting. Last week, a member of the Lakes, Parks and Recreation Commission asked about the ice fishing on the pond. We do not prohibit ice fishing on this or the other lakes. We have seen great success and interest from our citizens who have taken advantage of this outdoor program. At this time, we believe that this activity should be allowed and not regulated or posted. Our

insurance provider suggests that we measure the ice level daily. This would not be a guarantee that the ice is safe, as there are too many factors that could change the conditions. As noted, we do not prohibit ice fishing on our other lakes. This is an urban pond that is visible along a road that is well traveled. We have partnered with the Missouri Department of Conservation who has this program elsewhere in the state.

SCHOOL BOND ISSUE

At their most recent work session the School Board voted unanimously to place a 14.5 million dollar "No Tax Increase" bond issue on the April 8, ballot. If approved, the District will go forward with the renovation and expansion of several facilities. The major projects include renovation and expansion of the Technical Center, Early Childhood Center, and science facilities at the High School and Middle School. The 14.5 million dollar issue can be accomplished without raising the current .82 cent debt levy. Instead, current debt payments will be extended from 2017 to approximately 2025.

MISCELLAENOUS

In January, Division II Circuit Court Judge, Richard Callahan ruled that the new minimum wage law passed by voters last year does not apply to local governments. Judge Callahan made his determination in January. The Chamber's first Hunting and Fishing Expo did not make money for the Chamber, but was attended by 500 people. The Chamber will host it again next year.

ATTACHMENTS

- General Fund Sales Tax – pg. 6
- Annual Building Permit Report - pg. 7
- Baldwin Lecture Series Invitation – pg. 8
- Ribbon Cutting Events – pg. 9
- KDIC Annual Meeting Information – pg. 10
- Tornado Spotters Training – pg. 11
- Thank You - pg. 12

SALES TAX COLLECTIONS BY FISCAL YEAR
One-Cent General Sales Tax

	FY 2005	FY 2005 (9-month)	FY 2006	FY 2007	FY 2008	2008 YTD Growth/-Loss Comparison to		
						2007	2006	2005
January	179,410.83		185,123.44	201,467.60	180,902.81	-10.21%	-2.28%	0.83%
February	67,108.84		96,634.04	181,920.03	204,890.74	12.63%	112.03%	205.31%
March	306,530.87		322,180.50	261,636.75				
April	176,521.54	195,655.59	214,395.10	208,545.59				
May	65,360.86	59,159.40	42,975.59	78,334.89				
June	301,897.06	308,001.22	332,297.08	325,352.21				
July	186,538.96	190,611.14	219,132.32	284,843.75				
August	70,760.18	66,012.88	84,424.76	90,815.59				
September	301,195.71	311,884.76	313,225.26	339,353.59				
October	193,208.43	219,075.90	212,575.62	198,332.97				
November	63,603.21	129,776.12	71,710.31	104,648.03				
December	309,266.07	253,015.27	309,706.14	315,420.19				
TOTAL	\$2,221,402.56	\$1,733,192.28	\$2,404,380.16	\$2,590,671.19	\$385,793.55	2.42%	109.75%	206.14%

January 8, 2008

To: Laura Guy-Rice, Finance Director

From: Laila Price, Codes/Engineering Administrative Assistant

Copy: Mari Macomber, City Manager
Kris McKim, Assistant City Manager
Phil Tate, KREDI, Director of Job Creation

Re: Building Permits, budget year 2007

The following information is provided concerning the number, type and cost of building permits for the 2007 budget year.

TYPE:	Number:	ESTIMATED COST OF CONSTRUCTION:	PERMIT COST:
Single Family –New	22	3,889,450.83	20,897.11
Single Family – Addition	8	147,900 .00	569.25
Duplex –New	7	956,000.00	6,677.20
Multi-Family - New	7	965,000.00	5,113.08
Commercial – New	1	1,453,699.80	6,883.84
Commercial – Addition	1	25,000.00	106.25
Storage – New	39	228,416.92	1,425.12
Garage – New	7	74,741.22	404.88
Sign	11	52,696.00	357.50
Demolition	25	-	676.75
TOTAL		\$ 7,792,904.77	\$ 43,110.98
General Remodeling	102	1,501,185.00	3,568.30
Concrete Work (Driveway, patio, sidewalk)	75	312,930.00	1,379.29
Roof/Deck/Porch	80	243,750.00	873.99
Sewer/Waterline (Repair/Replacement)	96	231,014.00	644.41
H.V.A.C.	1	25,000.00	81.25
Gas	31	-	403.00
Electric	82	-	533.00
TOTAL		\$ 2,313,879.00	\$ 7,483.24
GRAND TOTAL		\$ 10,106,783.77	\$ 50,594.22

You are cordially invited to attend

Truman State University Conference Day

February 20, 2008

Events of interest include:

The 2008 ***Baldwin Lecture***

Given by ***Dr. William Poole***,
President of the St. Louis Federal Reserve 8th District

Dr. Poole will speak on

"Inflation Dynamics"



The *Baldwin Lecture* will take place at 12:30 pm
in the Georgian Room of the Student Union Building
on the Truman campus.

It will be preceded by a luncheon
beginning at 12:00 noon.
Tickets for the luncheon
may be purchased at the door for \$10.00.



Truman State University is pleased to invite
members of our greater Kirksville community
to this important event.

We hope to see many of you on campus February 20.

Attention Ambassadors & Board of Directors:

2 Ribbon Cuttings

will be held in La Plata for the
Exhibition of Amtrak History

&

Silver Rails Event Center

On

Saturday, February 23, 2008

1:30 pm - Exhibition of Amtrak History

Located in front of the 2 ex-Amtrak U.S. Mail Freight Cars
next to ***Depot Inn & Suites*** in La Plata, MO

3:30 pm - Silver Rails Event Center

Located in downtown La Plata in the former
Bangert Trucking Bldg – 202 E. Moore

The Silver Rails Event Center will host an Evening Gala at 7pm that evening. Tickets are \$15 and may be purchased at the Kirksville Area Chamber of Commerce. Visit www.railresort.com for more information.

Kirksville Downtown Improvement Committee, Inc.
Monthly Meeting
November 19, 2007
Manhattan Café & Baker
Annual Meeting

Present: Large crowd due to the annual meeting.

President Santee called the meeting to order at 5:45 p.m. after the large crowd enjoyed the appetizer buffet provided by the Manhattan Café & Baker.

President Santee directed attendee's attention to the by-law revisions and financial statements that were on each table. President Santee announced to the committee that the KDICI meets every month on the third Monday at 5:30 p.m. at the Chamber of Commerce office. She announced that the committee had formed two sub-committee this year; 1) revitalization and awnings, 2) membership.

Board elections:

The nominating committee recommendations are as follows: Liz Srnka (retail); Chandrika Collins from Boston Chase Mediation Group (service); Mark Whitney (property owner); Sherry Stacey (retail); Roberta Santee (financial services). Harriet Beard (Beard's Decorating) moved to accept the nominations. Doug Brown (Manhattan Café & Bakery) seconded motion. Motion carried.

The 2008 Board Officers were elected by acclamation. Officers: President, Roberta Santee (US Bank); Vice President Beverly Powell (Vintage Book Shoppe); Treasurer, Tina Taggart (CPA); Secretary, Alisa Kigar (Chamber of Commerce).

Jerry Caldwell (The Green Door) discussed the Christmas activities and schedules for Downtown Kirksville. The Christmas Window Decorating Contest and awards were discussed. The group agreed to award winners as follows: First Place, \$100 cash; Second Place, \$50 cash; Third Place \$25 cash.

He reviewed the success of the Halloween Festival, chaired by Kyleene Puckett (PR Intervals).

Kris McKim (City of Kirksville) discussed the D.R.E.A.M. Initiative (Downtown Revitalization & Economic Assistance for Missouri). Primarily Kirksville's benefit will be that of technical and limited financial assistance. McKim stated that the DREAM Initiative is not "pot of money." Kirksville will receive access to State programs more seamlessly and preferential treatment to state programs. McKim stated that Kirksville's DREAM status will "help move our projects up on the list of priorities. DREAM will help Kirksville maneuver and figure out their (DED's) already existing programs through '08, '09, '10."

A discussion of awnings took place. McKim simply stated that a structural engineer was in Kirksville on 11/16/07 and a report would be forthcoming.

There were inquiries from attendees about the Traveler's Hotel. McKim stated that it is in the hands of the Missouri Public Housing Administration.

Truman's SIFE (Students In Free Enterprise) students handed out a survey and discussed their project.

Meeting adjourned.



2008 Tornado Spotter Training Program

Tuesday,
March 18th, 2008
7-9 P.M.

Kirksville, Missouri

The 2008 Torando Spotter Training Program will be held Tuesday, March 18th, 2008 from 7-9 p.m. at the new Missouri Department of Conservation building in Kirksville on South Highway 63 (3500 South Baltimore-across from Days Inn)

The program will be presented by a member of the National Weather Service of Pleasant Hill, Missouri. Contact Teresa at the Kirksville Fire Department to sign up (660-665-3734). No food or drink please.

All welcome.



Guys,
I just wanted to thank
you for the concern, care,
compassion, and profession-
alism you showed when
you helped treat and transport
my mom ~~last~~ mouth.

I've been slow to say
"thanks", but my whole
family appreciated it and
has talked about it since
then.

I was confident she was
in good hands, and now
they know it too. ☺
Thanks for everything!

92132, Potter Tr
Kirksville MO 63501



The Crew at
Kirksville Fire Dept.
401 N. Franklin St.
Kirksville MO 63501

...or just

lick your face?

Carmen Stanton ☺
(and the rest of
the Gunnels
family)

P.S. And thanks for not making
Sun of my doggie pajamas! ☺