

MINUTES OF A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF RICHMOND, MISSOURI, JUNE 28, 2022

PRAYER: Rob Kinnard

PLEDGE OF ALLEGIANCE: Fire Chief Sowder

Mayor Wright called to order the regular meeting of the City Council of the City of Richmond, Missouri on June 28, 2022 at 6:30 p.m.

ROLL CALL: COUNCIL PRESENT: Mayor Mike Wright, Bob Bond, Rob Kinnard, Barb Hardwick, Ron Peterson, Jim Hardison, Rob Brash and Deanna Guy. COUNCIL ABSENT: Adam Booth

ROLL CALL: STAFF PRESENT: City Administrator Tonya Willim, Fire Chief Mark Sowder, Finance Director Rebecca Hoeflicker, Public Works Director Dale Shipp, Community Development Lisa Hastings, Economic Development Director James Gorham and City Attorney Chris Williams. Absent: City Clerk, Janelle Neece.

WELCOMING REMARKS: Mayor Wright welcomed everyone to the meeting.

ACCEPTANCE OF MINUTES: June 14, 2022 minutes of the regular meeting approved as printed.

COMMENTS FROM AUDIENCE: None

ADOPTION OF AGENDA: Motion to adopt the agenda by Councilor Bond second by Councilor Peterson. Roll Called. AYES: Bond, Peterson, Guy, Hardison, Kinnard, Hardwick and Brash. NAYS: None. Motion approved 7-0.

REPORT OF STANDING COMMITTEES:

- A. Finance:** Deanna Guy. The Committee has not met and therefore nothing to report.
- B. Ordinance:** Barb Hardwick. The Committee has not met and therefore nothing to report.
- C. Public Works:** Ron Peterson. The Committee has not met and therefore nothing to report.
- D. Public Safety:** Rob Kinnard. The Committee has not met therefore nothing to report
- E. Park Department Liaison:** Deanna Guy. Park Board has not met since our last meeting.

MAYOR'S REPORT: Mayor Wright has met with CA Willim who has kept him informed on City business.

CITY ADMINISTRATOR'S REPORT: Tonya Willim. CA report included in the packet.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

- A. Public Hearing- Project 1(h) Weir Fitness (Anytime Fitness) Tax Abatement. The Mayor called to order the Public Hearing at 6:50 p.m. C/A Willim stated this public hearing is to ensure the public is aware of certain tax abatements the Richmond City Council is considering granting tax abatements for building improvements for certain merchants specifically Weir Fitness, LLC who owns Anytime Fitness. This tax abatement will abate taxes only on the improvements completed and will be for 10 years at 100% plus 15 years at 50% for period unless cost of improvements is recouped sooner. Eligible facilities are located only in the area known as the Richmond Downtown District. The Richmond Downtown District was established in 2012. In order to stimulate improvements and growth in the district, the members asked the City Council to consider establishment of a tax abatement zone to aid growth and improvements in the District. To that end, the City Council agrees to consider a tax abatement plan under Mo Statutes Chapter 353 for Richmond Downtown District. A key element of this was a determination as to whether or to the area could be considered blighted. Development Initiatives was commissioned to complete the study and blight determination was made. The Richmond Development Corporation, a register Missouri Corporation, was duly appointed by the Mayor and Council February 2016. City staff developed guidelines and procedures as well as an application process for participants to apply for tax abatement. To date, eight merchants noted have applied for tax abatements for improvements accomplished or planned to be accomplished. All taxing entities have been properly notified of the potential tax abatement for this participant. Questions have been answered and no objections have been presented by any of the taxing entities at this time. All documents are available for review and will be attached to these proceeding as a public record. Questions may be referred to the City Attorney, Chris Williams, the Mayor, Mike Wright, City Administrator, Tonya Willim or James Gorham.

City Attorney, Chris Williams read Exhibit List to be entered into the minutes:

1. Notices to the taxing districts of the public hearing for the Fourth Amendment to the Richmond Downton Redevelopment Plan for Redevelopment Project 1(h) and the tax impact analysis sent certified mail on June 13, 2022 and return receipt cards.
2. Richmond Downtown Redevelopment Plan approved on July 12, 2016 including projects 1(a), 1(b), and 1(c).
3. First Amendment to Richmond Downtown Redevelopment Plan approved January 10, 2017 for project 1(d).
4. Second Amendment to Richmond Downtown Redevelopment Plan for Redevelopment Project 1(e) and Project 1(f) approved July 11, 2017.

5. Third Amendment to Richmond Downtown Redevelopment Plan for Redevelopment Project 1(g) approved May 12, 2020.
6. Fourth Amendment to Richmond Downtown Redevelopment Plan for Redevelopment Project 1(h) including the tax impact analysis for this project.
7. Richmond Downtown Redevelopment Program Application submitted by Weir Fitness, LLC.

There being no questions, comments or concerns expressed, Mayor Wright closed the Public Hearing at 7:02 p.m

2. Bill No: 22-17- AN ORDINANCE OF THE CITY OF RICHMOND, MISSOURI, APPROVING THE FOURTH AMENDMENT TO THE RICHMOND DOWNTOWN REDEVELOPMENT PLAN TO APPROVE REDEVELOPMENT PROJECT 1(h) AND AUTHORIZE TAX ABATEMENT AS DESCRIBED THEREIN. Motion for first and second reading by title only of Bill No. 22-17 by Councilor Peterson, second by Councilor Bond. Roll Called: AYES. Peterson, Bond, Kinnard, Brash, Guy, Hardison and Hardwick. NAYS: None. Motion approved 7-0. City Administrator Tonya Willim proceeded with first and second reading by title only of Bill 22-17. Motion to adopt Bill 22-17 as ordinance by Councilor Bond, second Councilor Guy. Roll Called: AYES: Bond, Guy, Kinnard, Brash, Hardison, Hardwick and Peterson. NAYS: None. Bill 22-17 approved 7-0.

- B. Bill No: 22-18 Lease Purchase with US Bank for Fire Pumper Truck. AN ORDINANCE REPEALING ORDINANCE NO. 2575 AND IN PLACE THEREOF AUTHORIZING THE EXECUTION AND DELIVERY OF A MASTER TAX-EXEMPT LEASE/PURCHASE AGREEMENT WITH U.S. BANKCORP GOVERNMENT LEASING AND FINANCING, INC., AS LESSOR, AND RELATED INSTRUMENTS IN CONNECTION WITH THE ACQUISITION OF A PUMPER TRUCK, AND DETERMINING OTHER MATTERS IN CONNECTION THERWITH, The City Council approved to move forward with a lease-purchase with Well's Fargo for the Fire Pumper Truck on May 24, 2022. Gilmore & Bell has been working with Well's Fargo to finalize the lease documents. The interest rate was variable until it locked at the time of closing of the lease. Due to rising interest rates and several other issues identified during legal review of the lease documents, it has been decided that forgoing the lease with Well's Fargo and entering into a lease with US Bank would be a better option for the City. US Bank Proposed Terms - The rate is locked at 3.728% if closing occurs before July 2, 2022. (Due to rising interest rates, the current Well's Fargo rate would be 3.80%, and increases are expected to continue into next week.) Prepayment is permitted after 13 months, however, prepayment would require 103% of remaining principal. There are no closing fees, escrow fees or other fees charged for this transaction by US Bank. This lease is for a seven year term, and annual lease payments will be \$87,139.74. The City estimated and budgeted \$87,300 for the annual payment during the FY22 budget development. The City entered into a lease-purchase with US Bank in December 2019 for the AMI water meters, therefore, the process to complete this transaction will be familiar to the City,


G&B and US Bank. G&B has worked with US Bank to prepare lease-purchase documents approved by both parties' legal counsels. Motion for first and second reading by title only of Bill No. 22-18 by Councilor Peterson, second by Councilor Bond. Roll Called: AYES. Peterson, Bond, Kinnard, Brash, Guy, Hardison and Hardwick. NAYS: None. Motion approved 7-0. City Administrator Tonya Willim proceeded with first and second reading by title only of Bill 22-18. Motion to adopt Bill 22-18 as ordinance and authorize the Mayor to sign by Councilor Bond, second Councilor Peterson. Roll Called: AYES Bond, Peterson, Hardwick, Kinnard, Brash, Guy and Hardison. NAYS: None. Bill 22-18 approved 7-0.

- C. Bill No. 22-19 Conditional Use Permit to allow Residential Apartment in B-2 District at 108 East Main Street. AN ORDINANCE ALLOWING A CONDITIONAL USE PERMIT ON A CERTAIN LAND LOCATED IN THE CITY OF RICHMOND, MISSOURI, UNDER THE AUTHORITY GRANTED BY THE CODE OF ORDINANCES OF THE CITY OF RICHMOND, MISSOURI; SETTING AN EFFECTIVE DATE FOR THIS ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH. Motion for first and second reading by title only of Bill No. 22-19 by Councilor Bond, second by Councilor Peterson. Roll Called: AYES. Bond, Peterson, Guy, Hardison, Kinnard, Hardwick and Brash. NAYS: None. Motion approved 7-0. City Administrator Tonya Willim proceeded with first and second reading by title only of Bill 22-19. Motion to adopt Bill 22-19 as ordinance by Councilor Bond, second Councilor Peterson. Roll Called: AYES: Bond, Peterson, Guy, Hardison, Kinnard, Hardwick and Brash. NAYS: None. Bill 22-19 approved 7-0.

D. Purchase of Altitude Valve and Standpipe. Altitude control valves are automatic control valves used for controlling water levels in tanks and elevated storage reservoirs. They are equipped with separate adjustable opening and closing speed controls. The valve at the standpipe has been repaired multiple times this year and continues to have issues. It is not able to consistently regulate the height of the water in the standpipe. It either shuts off before it reaches the top level to be maintained or it overflows. It was rebuilt year ago but it is just wore out and past its useful life. The quote from ESI is for Quantity 1 valve- Cla-Val 8" 136-51BDSPYKC Solenoid control valve equipped with return flow; ductile iron body, SS trim, 150# flange, globe pattern, check feature, gauge on inlet and outlet, opening and closing speed control, epoxy coating, black poly tubing with SS fittings, VC-22D controller- \$12,786.50, lead time is 4 – 6 weeks and the price includes installation and training. This is the company Olsson Engineering suggested and who we have used for the past few years regarding any altitude valve, fixes, rebuilds, etc. Staff has discussed and it is time to replace the valve. Funding would be available from – budgeted \$86,000 for limited water master plan in 52-52-00-6055 and 52-53-00-6055, but only paid out \$73,593.60 for it in FY22 (because part was paid out in Sept 2021 (FY21)). Therefore, there is \$12,406.40 remaining in that budget item that we could transfer to cover this altitude valve and miscellaneous under charges to cover the rest. Motion to approve the purchase of a new altitude control valve for the standpipe and reallocation of funds for purchase by Councilor Peterson, second by Councilor Hardison. Roll called. AYES.

Peterson, Hardwick. Kinnard, Bond, Brash, Guy and Hardwick. NAYS: None. Motion approved 7-0.

ADJOURN: Motion to adjourn at 7:10 p.m. by Councilor Guy, second by Councilor Hardwick. Roll Called: AYES: Guy, Hardwick, Kinnard, Bond, Hardison, Brash and Peterson. NAYS: None. Motion approved 7-0.



City Administrator, Tonya Willim
For City Clerk, Janelle Neece



Mayor, Mike Wright

