Minutes of April 17, 2019, Regular Meeting  
Board of Directors of  
Downtown Moberly Community Improvement District  
Moberly, Missouri

CID Board of Directors met at 4:00 p.m. in the Moberly City Hall Conference room on Wednesday, April 17, 2019.

The Chair called the meeting to order and asked for roll call. CID Board members answering the roll call were: Brian Crane, Chair; Tom Sanders; Christy Colston; Michael Bugalski; Doug Sharp. Attendees included: Tom Cunningham – Legal Counsel (by conference call); Megan Schmitt and Michelle Greenwell, Moberly Chamber of Commerce; Bob Ehle, local media representative; Steve Calcagno; Lindsey McKormick, MAEDC; and Mary Calcagno, Director of Public Utilities.

The Chair then asked for approval of an Amended Agenda. A motion was made by Mr. Sharp to approve the Agenda with addition of a resolution for reimbursement. Ms. Colston seconded the motion. Ayes: Crane, Colston, Sanders, Bugalski, Sharp; Nays: None. Amended Agenda approved.

HEARING FROM CITIZENS:

The Chair asked if there were communications or comments received. Steve Calcagno stated the trees are looking great in the downtown area.

OLD BUSINESS:

The Chair called for approval of the minutes of the March 20, 2019 regular meeting. A motion was made by Mr. Bugalski to approve the minutes. Mr. Sanders seconded the motion. Ayes: Crane, Sanders, Colston, Bugalski, Sharp; Nays: None. Minutes approved.

NEW BUSINESS:

Mr. Sharp took the Oath of Office in conjunction with starting his new term as Director.

The Chair then called for consideration of Resolution No. 2019-04: A RESOLUTION DIRECTING REIMBURSEMENT IN ACCORDANCE WITH A MASTER DEVELOPMENT AGREEMENT; AND PROVIDING FURTHER AUTHORITY. As presented, the Resolution called for reimbursements of $49.50 from deposits made to the District’s account for the CID Sales Tax, and $100.00 from deposits made to the District’s account for the CID Special Property Tax, a total of $149.50. This amount included invoices from Cunningham, Vogel & Rost, and Town and Country. A motion to approve was made by Mr. Sanders, seconded by Mr. Sharp. Ayes: Crane, Sanders, Bugalski, Colston, Sharp; Nays: None. Resolution 2019-04 approved.

Items for Discussion:

Main Street Moberly’s request (item #1 on the Amended Agenda) for a rebate of 2018 Special Property Tax in the amount of $1,452.35 was discussed. Mr. Cunningham, Legal Counsel, stated that the Missouri Constitution prohibits the granting of the request. The Chair asked Mr. Cunningham to draft a letter that explains that the state constitution prevents the District from granting public funds or anything of value to a private entity without sufficient legal consideration and mutuality of obligation, neither of which are present in the request. Mr. Cunningham will draft a letter for Mr. Crane’s signature.

The Chair then called for discussion of the draft 2019-2020 Budget (Item #2) noting that the CID Act requires that a draft budget be presented to the City Council not later than 90 days prior to the beginning of the District’s fiscal year. The
draft was submitted to the Council at the April 15th Council meeting and the Board is awaiting comments. The Chair discussed Code Enforcement support which will need to be added to Other Professional Services line item. A new line item of contract Labor will also need to be added for MAEDC and Chamber Contracts. Mr. Cunningham also noted that the final budget will need to be approved prior to July 1st, the beginning of the District’s new fiscal year.

The next item of discussion was Strategic Plan Update (Item #3). Megan Schmitt of the Moberly Chamber of Commerce stated that they would like to get the website and logo rolled out to the public soon. Steve Powell has presented the results of the website and logo. The Board has reviewed the document and Mr. Cunningham will draft a resolution to adopt the website and logo as part of the Strategic Plan for the next meeting of the Board.

The next item of discussion was the NID Project (Item #4). Mary Calcagno stated that she has not seen a revised scope of work document from Jim Ross at Bartlett and West at this time. Tom Sanders will be also contacting Bartlett and West for information on the sewer inlets. Mr. Sanders presented sample pictures and costs associated with developing downtown crosswalks. The Chair asked whether a public hearing would be required once the scope of work is finalized. Mr. Cunningham observed that NID Act requirements include a public hearing.

The next item of discussion was Downtown Fiber Project (Item #5). The Chair asked the Board to consider providing free internet in the downtown area. Mr. Bugalski stated his concern that having unlimited free internet would not necessarily improve the downtown economy and, if further consideration to the issue is given, it would be best to set limits. The Chair suggested that the Board look at other communities and see how these communities handle free internet in their downtown areas.

The last item of discussion is a CID-Chamber Joint Marketing Proposal (Item #6). Michelle Greenwell of the Chamber of Commerce stated that the Chamber has received a grant each year from the State that they must match. The Chamber currently has $4,345 remaining in unused matching funds for this year. Chamber would like to run downtown ads on the Chamber Facebook page but would require a District matching amount of $2,172.50 for the months of May and June. The Chair noted that that these amounts could be drawn from the District’s existing budget for advertising. The Chair requested, however, that any such ads identify a portion of the funds as coming from the District. Following brief discussion Mr. Bugalski made a motion to approve the proposal and funding of $2,172.50 for advertising in the months of May and June; Mr. Sanders seconded the motion. Ayes: Sharp, Colston, Sanders, Bugalski, Crane. Nays: none. Motion for matching funding approved.

ADDITIONAL MATTERS:

A motion made by Mr. Bugalski and seconded by Ms. Colston to suspend the open portion of the meeting and to go into closed session to discuss real estate matters as permitted by Missouri Revised Statutes, as amended, Section 610.021 (2)) Ayes: Sanders, Bugalski, Crane, Colston, Sharp. Nays: None.

At approximately 5:25 PM the Board re-entered Into open session. The Chair reported that no vote was taken.

A motion was then made by Mr. Sharp and seconded by Mr. Sanders to adjourn the meeting. Ayes: Crane, Colston, Sanders, Bugalski, and Sharp. Nays: None. Meeting adjourned.

The next regular meeting of the Board is tentatively scheduled for Wednesday, May 15, at 4:00 p.m. in the conference room at City Hall.

Respectfully Submitted: Shirley Olney, Assistant Secretary
April 17, 2019