Minutes of June 19, 2019, Regular Meeting
Board of Directors of
Downtown Moberly Community Improvement District
Moberly, Missouri

CID Board of Directors met at 3:00 p.m. in the Moberly City Hall Conference room on Wednesday, June 19, 2019.

The Chair called the meeting to order at 3:08 p.m. and asked for roll call. CID Board members answering the roll call were: Brian Crane, Chair; Michael Bugalski, Doug Sharp, Tom Sanders. Absent Christy Colston. Attendees included: Tom Cunningham – Legal Counsel (by conference call); Megan Schmitt and Michelle Greenwell, Moberly Chamber of Commerce; Bob Ehle and Eric Cliburn, local media representatives; Steve Calcagno.

The Chair then asked for approval of the Agenda. A motion was made by Mr. Bugalski to approve the Agenda. Mr. Sharp seconded the motion. Ayes: Crane, Bugalski, Sharp, Sanders; Nays: None. Agenda approved.

HEARING FROM CITIZENS:

The Chair asked if there were communications or comments received or if any persons present wished to address the Board on any matter. There were no communications, comments or requests.

OLD BUSINESS:

The Chair called for approval of the draft minutes of the May 15, 2019 regular meeting. Mr. Bugalski stated that on page 2 paragraph 2 needs to be corrected. A motion was made by Mr. Sharp to approve the minutes with the corrections requested. Mr. Sanders seconded the motion. Ayes: Crane, Bugalski, Sharp, Sanders; Nays: None. Corrected Minutes approved.

NEW BUSINESS:

The Chair then called for consideration of Resolution No. 2019-08: A RESOLUTION CONTAINING FINDINGS; APPROVING AND RATIFYING AN EXPENDITURE FOR THE PROMOTION OF SPECIAL EVENTS TOURISM; AND PROVIDING FURTHER AUTHORITY. Following brief discussion, a motion to approve was made by Mr. Bugalski, seconded by Mr. Sharp. Ayes: Crane, Bugalski, Sharp, Sanders; Nays: None. Resolution 2019-08 approved.

At this time the Chair relinquished the gavel to the Vice Chair and briefly left the meeting.

The Vice Chair then called for consideration of Resolution No. 2019-09: A RESOLUTION APPROVING A SECOND ROUND OF GRANT AWARDS UNDER THE DISTRICT’S PRIVATE PROPERTY IMPROVEMENT PROGRAM; AND PROVIDING FURTHER AUTHORITY. After brief review of the recommended awards a motion to approve was made by Mr. Sharp, seconded by Mr. Sanders. Ayes: Bugalski, Sharp, Sanders; Abstentions: Crane (in recusal); Nays: None. Resolution 2019-09 approved.

At this time the Chair returned to the meeting and assumed the gavel.

The Chair then called for consideration of Resolution No. 2019-10: A RESOLUTION CONTAINING FINDINGS; APPROVING AND RATIFYING A CERTAIN COOPERATIVE PURCHASE AND DEVELOPMENT AGREEMENT; APPROVING AND RATIFYING CERTAIN PURCHASE AGREEMENTS; RATIFYING PRIOR ACTS; AND PROVIDING FURTHER AUTHORITY. A motion to approve was made by Mr. Sanders, seconded by Mr. Sharp. Ayes: Crane, Bugalski, Sharp, Sanders; Nays: None. Resolution 2019-10 approved.

The Chair then called for consideration of Resolution No. 2019-11: A RESOLUTION CONTAINING FINDINGS; APPROVING A CERTAIN COOPERATIVE AGREEMENT; APPROVING AND ASSIGNMENT; AND PROVIDING FURTHER AUTHORITY. In discussion the Chair reported that the Cooperation Agreement with the City would provide for financing of the
purchase. The Chair also noted that the Purchase Agreement requires the seller to make repairs to various properties currently violating the City’s building codes and to pay at closing all past due property taxes on all delinquent properties owned by the seller. A motion to approve was made by Mr. Sanders, seconded by Mr. Sharp. Ayes: Crane, Bugalski, Sharp, Sanders; Nays: None. Resolution 2019-11 approved

The Chair then called for consideration of Resolution No. 2019-12: A RESOLUTION DIRECTING REIMBURSEMENT IN ACCORDANCE WITH A MASTER DEVELOPMENT AGREEMENT; AND PROVIDING FURTHER AUTHORITY. Following discussion the draft resolution was amended to correct the total amount to be reimbursed and to correct various allocated amounts consistent with attached invoices. A motion to approve the resolution as so amended was made by Mr. Bugalski, seconded by Mr. Sanders. Ayes: Crane, Bugalski, Sharp, Sanders; Nays: None. Resolution 2019-12 approved

Items for Discussion:

In discussions Mr. Sanders introduced options for adding a brick paver feature to Reed Street and Coates Street. Mr. Sanders also noted that brick streets look good initially but are difficult to maintain. The first option discussed was an epoxy material that has the appearance of bricks that could be used at the cross-walk areas. Mr. Sanders indicated that this material wears well and holds up under harsh weather conditions and noted that costs for this treatment at all 50 crosswalks in the downtown area would be approximately $210,432. At 20 locations costs would be approximately $97,745.55. Mr. Sanders added that logos and wording can also be added to this material. The second option discussed was brick stamped concrete. Mr. Sanders stated that costs to apply this treatment at all crosswalks would be approximately $240,000. There was discussion that all ADA approaches would still require the raised surface as they meet an intersection. The third option discussed was the use of brick pavers. Mr. Sanders stated that the use of bricks on the street would require troughs to be cut to allow for the bricks/pavers to be inset and remain in place. The total cost of this treatment would be approximately $460,000. Mr. Sanders further discussed the costs of man hole lining in the downtown area, indicating that the cost of man hole lining would be $99,975 and that the cost of elbow tie-in’s (@20 locations) would be approximately $130,000. Mr. Sanders stated that additional work to replace plantar bump-outs at 70 downtown locations would be approximately $77,000. There was further discussion regarding the replacement of 26 ADA approach ramps in the CID district.

Legal Counsel requested figures proposed specifically for NID financing. Mr. Cunningham observed that any overage of cost could be covered by CID funding and any excess moneys could be used for additional related projects. The Chair stated that he would speak with Mr. Sanders and Mary West Calzagno in regard to compiling firm numbers for the project and this information would be presented at the next CID meeting

ADDITIONAL MATTERS:

No additional matters required the attention of the Board.

A motion was then made by Mr. Bugalski and seconded by Mr. Sanders to adjourn the meeting. Ayes: Crane, Bugalski, and Sharp, Sanders. Nays: None. Meeting adjourned at 4:05 p.m..

The next regular meeting of the Board is tentatively scheduled for Wednesday, June 19, at 3:00 p.m. in the conference room at City Hall.

Respectfully Submitted: Shirley Olney, Assistant Secretary 
June 19, 2019