



CITY OF SEDALIA, MISSOURI
PUBLIC HEARING – GALAXY WEST COMMUNITY
IMPROVEMENT DISTRICT
COUNCIL MEETING – FEBRUARY 16, 2016

Public Hearing – Galaxy West Community Improvement District

Mayor Galliher called the public hearing to order at 7:14 p.m.

City Administrator, Gary Edwards, stated that the purpose of the public hearing is to allow public comments regarding the establishment of the Galaxy West Community Improvement District.

Joe Lauber, with Lauber Municipal Law, LLC and the City's Economic Development Counsel, presented the process for the implementation of the Galaxy West Community Improvement District.

On November 23, 2015 the City Council passed Ordinance No. 10392 which approved the 50 Highway Tax Increment Financing Plan. A component of the financing in said plan is revenue coming from a Community Improvement District sales tax, however, before that is implemented the City must adopt an ordinance forming a Community Improvement District.

Steps for Establishing Community Improvement District:

- **December 18, 2015** – petition filed in City Clerk's office for the formation of the Galaxy West Community Improvement District; City Clerk with assistance of City Special Counsel reviewed petition; determined petition substantially complies with CID Act. (City Clerk has 90 days to certify; Developer requested a delay so that the TIF and CID would coincide)
- Named Developer – Star Acquisitions, Inc.
- Name of District – Galaxy West Community Improvement District.
- Petition signed by at least 50% per capita/assessed value property owners of – (3 owners): Star Acquisitions, Inc., State Highway Commission of Missouri & Priti Bhakta.
- District Governed by a board of directors (Political Subdivision) – 5 members, 1 of which will be appointed from City.
- Funding Mechanism/Term of Existence – Up to 1% sales tax after district is formed – board must pass a resolution which is then put to voters of the district (property owners) for approval; tax terminates when costs to form the district are reimbursed (\$311,712.00) or at the end of a 30 year time period. (Aids in paying down the establishment costs for the TIF District)
- Blight Determination – Petition is seeking blight finding to coincide with blight determination of TIF plan; allows the Community Improvement District to spend dollars on blight remediation to help pay down the costs of establishment of the TIF District sooner.
- Five Year Plan – details what the district will undertake including revenues and expenditures – projects include: water, sanitary sewer, lift station, MoDOT deceleration lane, infrastructure improvements and stormwater/detention costs in said area; Annual cost of district administration for 1st year - \$7,500.00 and \$5,000.00 for each subsequent year and there will be a total startup cost of \$25,000.00.

The Community Improvement District covers a larger area than the TIF district because in order for revenues to be spent on improvements they must be within the boundaries of the improvement district.

In order to cover the cost of road improvements not in the TIF district, the Community Improvement District was enlarged.

Mr. Lauber stated that the proposed ordinances for the establishment of the Galaxy West Community Improvement District and approval of a cooperative agreement with the City will be brought before the Council for approval at the March 7, 2016 Council meeting, along with Bill No. 2015-150 to approve the Tax Increment Financing redevelopment and activation that was read at a Special Council meeting held November 23, 2015.

Bob Johnson, with Star Acquisitions, was present to answer any questions.

With no public comments, the public hearing closed at 7:27 p.m.

Council Meeting

The Council of the City of Sedalia, Missouri duly met on Tuesday, February 16, 2016, at 7:27 p.m. at the Municipal Building with Mayor Stephen J. Galliher presiding. Mayor Galliher called the meeting to order and asked for a moment of silent prayer and asked everyone to please remember the two students that died due to auto accidents this past week. The Pledge of Allegiance was then led by Councilman Nash.

ROLL CALL:

James Cunningham	Absent	Donald Meier	Present
Jo Lynn Turley	Present	Bob Cross	Present
Russell Driskell	Present	Tolbert Rowe	Present
Bonita Nash	Present	Vicky Collins	Present

MINUTES:

The following minutes were approved on motion by Meier, seconded by Driskell. All present in favor. Cunningham was absent.

- Pre-Council Meeting February 1, 2016
- Regular Council Meeting February 1, 2016 – as amended in Pre-Council Meeting

REPORTS OF SPECIAL BOARDS, COMMISSIONS & COMMITTEES:

Accepted the minutes of the Citizen’s Traffic Advisory Commission dated January 13, 2016 on motion by Driskell, seconded by Nash. All present in favor. Cunningham was absent.

ROLL CALL OF STANDING COMMITTEES:

PUBLIC SAFETY – RUSSELL DRISKELL, CHAIRMAN – No Report.

PUBLIC WORKS – TOLBERT ROWE, CHAIRMAN

Approved Change Order #1 from Sterling Excavation & Erection, LLC in the amount of \$243,502.50 for the Sedalia Wastewater Improvements North Relief Sewer Project on motion by Nash, seconded by Meier. All present in favor. Cunningham was absent.

FINANCE & ADMINISTRATION – BONITA NASH, VICE-CHAIRMAN

Approved purchase of (4) Firewall Licenses for the Municipal Building, Airport and Streets/Water Pollution Control from Rhinoville IT, Riverside, MO in the amount of \$20,888.00 on motion by Rowe, seconded by Meier. All present in favor. Cunningham was absent.

Approved quote for Security Information and Event Management from AlienVault, San Mateo, CA in the amount of \$5,436.00 for licensing and maintenance for 2 years on motion by Meier, seconded by Cross. All present in favor. Cunningham was absent.

Approved a Records Destruction Request from the Finance Department on motion by Rowe, seconded by Meier. All present in favor. Cunningham was absent.

Approved a Records Destruction Request from the Personnel Department on motion by Rowe, seconded by Cross. All present in favor. Cunningham was absent.

NEW BUSINESS:

BILL NO. 2016 – 09, ORDINANCE NO. 10417 – AN ORDINANCE APPROVING AN AGREEMENT BY AND BETWEEN THE CITY OF SEDALIA, MISSOURI, AND PICTOMETRY INTERNATIONAL CORPORATION, FOR THE UPDATING OF AERIAL IMAGERY ASSOCIATED WITH THE CITY'S GIS PROJECT was read once by title.

2nd Reading – Motion by Rowe, 2nd by Meier. All present in favor. Cunningham was absent.

Final Passage – Motion by Rowe, 2nd by Driskell. All present in favor. Cunningham was absent.

Roll Call Vote: Voting "Yes" were Turley, Driskell, Nash, Meier, Cross, Rowe and Collins. No one voted "No". Cunningham was absent.

BILL NO. 2016 – 10, ORDINANCE NO. 10418 – AN ORDINANCE APPROVING AND ACCEPTING A MASTER SERVICES AGREEMENT BY AND BETWEEN THE CITY OF SEDALIA, MISSOURI AND JMA INFORMATION TECHNOLOGY, INC. RELATING TO THE PURCHASE OF HARDWARE AND PROFESSIONAL SERVICES FOR THE CITY'S TELEPHONE SYSTEM was read once by title.

2nd Reading – Motion by Meier, 2nd by Rowe. All present in favor. Cunningham was absent.

Final Passage – Motion by Driskell, 2nd by Nash. All present in favor. Cunningham was absent.

Roll Call Vote: Voting "Yes" were Turley, Driskell, Nash, Meier, Cross, Rowe and Collins. No one voted "No". Cunningham was absent.

RESOLUTION NO. 1858 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEDALIA, MISSOURI APPROVING AND ACCEPTING A THIRD ADDENDUM TO THE LEASE AND OPERATIONS AGREEMENT BY AND BETWEEN THE CITY OF SEDALIA, MISSOURI AND SIERRA BULLETS, L.P. was read once by title and approved on motion by Rowe, seconded by Meier. All present in favor. Cunningham was absent.

APPOINTMENTS: None.

BIDS: None.

LIQUOR LICENSES:

The following Renewal Liquor Licenses were read and approved on motion by Meier, seconded by Nash. All present in favor. Cunningham was absent.

- Michael Smith dba El Espolon, 2400 S Limit – Liquor by Drink with Sunday Sales
- Robert H. Edwards dba Grellner Sales & Service, Inc., 1510 W Henry – Wholesale Liquor
- Amanda Goon dba Break Time #3079, 2801 W Broadway – Packaged Liquor

DEPARTMENT BILLS thru February 16, 2016 totaling \$295,628.41 were approved for payment on motion by Driskell, seconded by Nash. All present in favor. Cunningham was absent.

MISCELLANEOUS ITEMS FROM MAYOR/COUNCIL/ADMINISTRATOR: None.

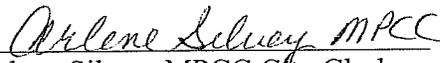
GOOD & WELFARE: None.

The meeting adjourned at 7:35 p.m. on motion by Nash, seconded by Meier. All present in favor. Cunningham was absent.

THE CITY OF SEDALIA, MISSOURI



Stephen J. Galliher, Mayor



Arlene Silvey, MPCC City Clerk