



AGENDA
MEXICO CITY COUNCIL WORK SESSION
CITY HALL – 300 N. COAL
JULY 25, 2016
6:00 P.M.

1. Call to Order
2. Roll Call
3. Council Discussion
 - A. Teal Lake Village Housing Development
Pete Ramsel, Consultant to the Developer
 - B. Public Safety Department Update
Chief Susan Rockett
4. Other Business
 - A. Consideration of Future Discussion Items
 - B. Project Updates
5. Adjournment

BY ORDER OF THE MAYOR

Greg Miller

MAYOR

RECEIVED NOTICE:

RONALD LOESCH

STEVE NICHOLS

CHRIS WILLIAMS

GREG MILLER

CHRIS MILLER

**City of Mexico, Missouri
City Council Meeting Agenda
City Hall
300 N. Coal Street
Mexico, Missouri 65265**



**July 25, 2016
7:00 p.m.**

1. Call to Order

2. Roll Call

3. Approval of Minutes

A. June 27, 2016 – Regular Session

B. July 11, 2016 – Regular Session

4. New Business – Resolution (Reading and Passage)

A. Bill No. 2016 – 48. A Resolution of Official Intent of the City Council of the City of Mexico, Missouri, Toward the Issuance of Taxable Industrial Development Revenue Bonds To Finance A Project For Triad Catalog Co., LLC D/B/A Soft Surroundings, and Authorizing Certain Actions Relating Thereto. Reading and Passage.

5. New Business – Ordinance (Two Readings By Title Only and Passage)

A. Bill No. 2016 – 49. An Ordinance of the City of Mexico, Missouri to Establish A Procedure to Disclose Potential Conflicts of Interest and Substantial Interests for Certain Municipal Officials Two Readings By Title Only and Passage.

6. Other Business

A. Claims

7. Comments

A. Council

B. Public (*Please state name and address for the record and keep comments to a maximum of three minutes*).

8. Adjournment



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**CITY OF MEXICO, MISSOURI
CITY COUNCIL MEETING MINUTES
JUNE 27, 2016**

The Council of the City of Mexico, Missouri met in regular session on June 27, 2016 at 7:00 p.m. in the Council Chambers of City Hall, with the following members present: Chairman Pro Tem Chris Williams; Councilman Steve Nichols; Councilman Chris Miller. Also present were Bruce R. Slagle, City Manager; Roger Haynes, Deputy City Manager; Russell Runge, Assistant City Manager/Economic Development; Chad Shoemaker, Parks & Recreation Director; Kensey Russell, Public Works Director/City Engineer, Major Brice Mesko, Public Safety Department; Drew Williford, City Civil Engineer; Patrick Shaw, IT Specialist; City Attorney Lou Leonatti; Marcy LeCount, City Clerk; as well as members of the media and interested citizens. Not attending, Mayor Greg Miller; Councilman Ron Loesch.

The Meeting was called to order with Chairman Pro Tem Williams presiding.

APPROVAL OF MINUTES – JUNE 13, 2016 – REGULAR SESSION

Councilman Nichols moved for approval of the June 13, 2016 regular session minutes as presented. Councilman Miller seconded the motion. On a call by the Chair for ayes and nays, the motion carried, with the vote on passage as follows: Ayes, Williams, C. Miller, Nichols. Nays, none. Absent, G. Miller, Loesch. The Minutes were approved as presented.

RESOLUTIONS (READING AND PASSAGE)

Bill No. 2016 – 46. A Resolution Authorizing the City Manager to Execute An Agreement with the Audrain County Historical Society for Requested Funding from the Mexico Tourism Tax.

City Manager Slagle called upon Deputy City Manager Haynes to provide the report.

Deputy City Manager Haynes stated that a tourism tax is collected by the hotels/motels within the city limits. Bill No. 2016 - 46 authorizes the City Manager to execute an agreement with the Audrain County Historical Society to receive tourism funding for an advertising campaign. The Mexico Tourism Commission has reviewed the application and recommends to the Mexico City Council the distribution of funds as follows: Audrain County Historical Society - 2016 Walk Back In Time - \$8,500. Deputy City Manager Haynes recommended Council concur with the Mexico Tourism Commission's recommendation and proceed with reading and passage of Bill No. 2016 - 46.

Chairman Pro Tem Williams asked about the increase in funding for this event. Deputy City Manager Haynes provided additional information on the request and tourism funding.

Councilman Nichols moved for reading of Bill No. 2016 – 46. Councilman Miller seconded the motion. On a call by the Chair for ayes and nays, the motion carried, with the vote on passage as follows: Ayes, Williams, C. Miller, Nichols. Nays, none. Absent, G. Miller, Loesch. Bill No. 2016 – 46 was read in its entirety by Councilman Nichols.

Councilman Nichols moved for passage of Bill No. 2016 – 46. Councilman Miller seconded the motion. On a call by the Chair for ayes and nays, the motion carried, with the vote on passage as follows: Ayes, Williams, C. Miller, Nichols. Nays, none. Absent, G. Miller, Loesch. Bill No. 2016 – 46 was passed as Resolution No. 3782.

OTHER BUSINESS

Claims

The list of claims was presented for approval.

Councilman Miller moved for approval of the list of claims as presented. Councilman Nichols seconded the motion. On a call by the Chair for ayes and nays, the motion carried, with the vote on passage as follows: Ayes, Williams, C. Miller, Nichols. Nays, none. Absent, G. Miller, Loesch.

The list of claims was approved.

COUNCIL COMMENTS

Councilman Nichols commented on the Relay for Life event that was held on June 25th.

Councilman Miller commented on the upcoming “Home Court Shout Out” event scheduled for July 2nd to celebrate Mexico native Tyronn Lue.

Chairman Pro Tem Williams commented on the Relay for Life event that was recently held. Chairman Pro Tem Williams also commented on the upcoming events being held for Tyronn Lue and the recent Miss Missouri pageant. Chairman Pro Tem Williams inquired as to the pool operation. Director Shoemaker provided information on the closing of the pool due to needed repairs for a few days.

PUBLIC COMMENTS

None.

ADJOURNMENT

Chairman Pro Tem Williams moved to close the open session. The motion was seconded by Councilman Miller. The Chair called for a vote and motion carried with the vote as follows: Ayes, Williams, C. Miller, Nichols. Nays, none. Absent, G. Miller, Loesch. The City Council Regular Session Meeting was adjourned.

MAYOR

CITY CLERK

APPROVED BY COUNCIL JULY 25, 2016

**CITY OF MEXICO, MISSOURI
CITY COUNCIL MEETING MINUTES
JULY 11, 2016**

The Council of the City of Mexico, Missouri met in regular session on July 11, 2016 at 7:00 p.m. in the Council Chambers of City Hall, with the following members present: Chairman Pro Tem Chris Williams; Councilman Ron Loesch; Councilman Chris Miller. Also present were Bruce R. Slagle, City Manager; Roger Haynes, Deputy City Manager; Russell Runge, Assistant City Manager/Economic Development; Rita Jackson, Community Development Director; Chad Shoemaker, Parks & Recreation Director; Kensey Russell, Public Works Director/City Engineer, Chief Susan Rockett, Public Safety Department; Drew Williford, City Civil Engineer; Patrick Shaw, IT Specialist; City Attorney Lou Leonatti; Marcy LeCount, City Clerk; as well as members of the media and interested citizens. Not attending, Mayor Greg Miller; Councilman Steve Nichols.

The Meeting was called to order with Chairman Pro Tem Williams presiding.

APPROVAL OF MINUTES – JUNE 27, 2016 – REGULAR SESSION

The June 27, 2016 minutes will be presented for approval at the July 25, 2016 due to a lack of quorum available from those attending the Council Meeting.

ORDINANCE (TWO READINGS BY TITLE ONLY AND PASSAGE)

Bill No. 2016 – 47. An Ordinance Authorizing the Execution of a Lease of a Parcel of Land at the Mexico Memorial Airport and Sale of Airport Hangar to C.W. Caldwell and Caldwell Farms, Inc.

City Manager Slagle called upon Assistant City Manager Runge to provide the report.

Assistant City Manager Runge stated that C.W. Caldwell (Caldwell Farms, Inc.) submitted a request to purchase an existing hangar at the Mexico Memorial Airport which he currently rents. Mr. Caldwell would purchase Hangar B112 and Caldwell Farms, Inc. would lease the land from the City. The lease would be for an initial twenty (20) year period with the proposed lease being re-evaluated every five (5) years thereafter. The purchase price of Hangar B112 is \$16,952. Assistant City Manager Runge stated that the lease restricts the use of the building to aircraft storage and general aviation related purposes. Caldwell Farms, Inc. would pay the City the sum of \$80 per month to lease the property for Hangar B112. The rent is based on the hangar size during the term of the lease and a mandatory lease rent cost review every 5 years for the duration of the lease. Assistant City Manager Runge recommended Council proceed with two readings by title only and passage of Bill No. 2016 – 47, which had been posted the required length of time.

Councilman Loesch moved for first reading by title only of Bill No. 2016 – 47. Councilman Miller seconded the motion. On a call by the Chair for ayes and nays, the motion carried, with the vote on passage as follows: Ayes, Williams, C. Miller, Loesch. Nays, none. Absent, G. Miller, Nichols. First reading by title only was given to Bill No. 2016 – 47 by Councilman Loesch.

Councilman Loesch moved for second reading by title only of Bill No. 2016 – 47. Councilman Miller seconded the motion. On a call by the Chair for ayes and nays, the motion carried, with the vote on passage as follows: Ayes, Williams, C. Miller, Loesch. Nays, none. Absent, G. Miller, Nichols. Second reading by title only was given to Bill No. 2016 – 47 by Councilman Loesch.

Councilman Loesch moved for passage of Bill No. 2016 – 47. Councilman Miller seconded the motion. On a call by the Chair for ayes and nays, the motion carried, with the vote on passage as follows: Ayes, Williams, C. Miller, Loesch. Nays, none. Absent, G. Miller, Nichols. Bill No. 2016 – 47 was passed as Ordinance No. 4351.

OTHER BUSINESS

Update on the Industrial Development Authority/East Central Missouri Behavioral Health Services, Inc. Bond Issuance

City Manager Slagle provided an update to City Councilmembers regarding the recent update on the Industrial Development Authority/East Central Missouri Behavioral Health Services, Inc. bond issuance. City Manager Slagle stated that a change in banking facilities was made and that Central Bank of Audrain County would not be involved in the project and that First Community Bank will now be part of the funding support. City Manager Slagle stated that there was not a representative from the East Central Missouri Behavioral Health Services, Inc. attending tonight’s Council Meeting to provide additional comments.

Claims

The list of claims was presented for approval.

Councilman Miller moved for approval of the list of claims as presented. Councilman Loesch seconded the motion. On a call by the Chair for ayes and nays, the motion carried, with the vote on passage as follows: Ayes, Williams, C. Miller, Loesch. Nays, none. Absent, G. Miller, Nichols.

The list of claims was approved.

COUNCIL COMMENTS

Councilman Loesch made positive comments regarding the recent Tyronn Lue Homecoming events that were recently held in the Mexico community. Councilman Loesch commented on cleanup efforts made by City Staff during the recent storm damage/electrical outages throughout Mexico. Councilman Loesch expressed Thanks to all City Staff for their work.

Councilman Miller supported Councilman Loesch’s comments on the Tyronn Lue Homecoming. Councilman Miller also commented on the Morris Street project and the City’s continued efforts for storm damage cleanup and the extended hours at the brush yard.

City Manager Slagle commented on the storm damage and called upon Chief Rockett, Director Russell and Director Shoemaker to provide a report on each department’s involvement in the city wide cleanup of storm damage and downed electrical wires.

Chairman Pro Tem Williams made positive comments regarding the extended brush yard operation hours and expressed appreciation for the work of City Staff on the storm cleanup. Chairman Pro Tem Williams made positive comments regarding the Tyronn Lue Homecoming. Chairman Pro Tem Williams inquired about parking to close to the intersection and private pool drainage regulations.

PUBLIC COMMENTS

None.

ADJOURNMENT

Chairman Pro Tem Williams moved to close the open session. The motion was seconded by Councilman Loesch. The Chair called for a vote and motion carried with the vote as follows: Ayes, Williams, C. Miller, Loesch. Nays, none. Absent, G. Miller, Nichols. The City Council Regular Session Meeting was adjourned.

MAYOR

CITY CLERK

APPROVED BY COUNCIL JULY 25, 2016

CITY OF MEXICO, MISSOURI
OFFICE OF ASSISTANT CITY MANAGER/ECONOMIC DEVELOPMENT

Agenda: July 25, 2016

Members of City Council
City of Mexico, Missouri

RE: A Resolution of Official Intent of the City Council of the City of Mexico, Missouri,
Toward The Issuance Of Taxable Industrial Development Revenue Bonds To
Finance A Project For Triad Catalog Co., LLC D/B/A Soft Surroundings and
Authorizing Certain Actions Relating Thereto

Dear City Council Members:

As Council is aware, the City of Mexico is authorized and empowered under the provisions of the Revised Statutes of Missouri, to purchase, construct, extend and improve certain projects for the purposes to issue industrial development revenue bonds to provide funds to pay the costs of projects and to lease projects to private persons or corporations for manufacturing, commercial, warehousing and industrial development purposes upon such terms and conditions as the City shall deem advisable.

Triad Catalog Co., LLC d/b/a Soft Surroundings requested that the City issue its industrial development revenue bonds. The Bonds would be for a principal amount of approximately \$12,500,000 to provide funds to pay the costs of constructing an approximately 300,000 square-foot distribution center in the City.

The Bonds will be limited obligations payable solely out of payments, revenues and receipts derived from the lease of the Project by the City to Metromex, LLC, which will sublease the building to Soft Surroundings. The City will finance the costs of the project from the proceeds of the Bonds.

Staff recommends Council proceed with reading and passage of the attached Resolution.

Respectfully submitted,

Russell Runge
Assistant City Manager/Economic Development

Attachment

Reviewed by: Bruce R. Slagle, City Manager

RESOLUTION OF OFFICIAL INTENT OF THE CITY COUNCIL OF THE CITY OF MEXICO, MISSOURI, TOWARD THE ISSUANCE OF TAXABLE INDUSTRIAL DEVELOPMENT REVENUE BONDS TO FINANCE A PROJECT FOR TRIAD CATALOG CO., LLC D/B/A SOFT SURROUNDINGS, AND AUTHORIZING CERTAIN ACTIONS RELATING THERETO.

WHEREAS, the City of Mexico, Missouri (the “City”) is authorized and empowered under the provisions of Article VI, Section 27(b) of the Missouri Constitution, as amended, and Sections 100.010 to 100.200, inclusive, of the Revised Statutes of Missouri, as amended (collectively, the “Act”), to purchase, construct, extend and improve certain projects (as defined in the Act) for the purposes set forth in the Act and to issue industrial development revenue bonds for the purpose of providing funds to pay the costs of such projects and to lease or otherwise dispose of such projects to private persons or corporations for manufacturing, commercial, warehousing and industrial development purposes upon such terms and conditions as the City shall deem advisable; and

WHEREAS, Triad Catalog Co., LLC d/b/a Soft Surroundings (the “Company”) has requested that the City issue its industrial development revenue bonds (the “Bonds”) in a principal amount of approximately \$12,500,000 to provide funds to pay the costs of constructing an approximately 300,000 square-foot distribution center in the City (the “Project”); and

WHEREAS, the Bonds will be limited obligations payable solely out of payments, revenues and receipts derived from the lease of the Project by the City to Metromex, LLC (“Metromex”), which will sublease the Project to the Company; and

WHEREAS, the City has determined that it is necessary and desirable to declare the official intent of the City to finance the costs of the Project from the proceeds of the Bonds, subject to certain terms and conditions set forth in this Resolution;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MEXICO, MISSOURI, AS FOLLOWS:

Section 1. Finding of Public Benefit. The City Council hereby finds and determines that the Project will promote the economic well-being and industrial development of the City and the taxing districts within the area of the Project, and that the issuance of the Bonds to pay the costs of the Project will be in furtherance of the public purposes set forth in the Act.

Section 2. Declaration of Intent. The City Council hereby declares the intent of the City to issue the Bonds in a principal amount of approximately \$12,500,000 to provide funds to finance the costs of the Project, subject to the conditions set forth in this Resolution.

Section 3. Limited Obligations. The Bonds shall be limited and special revenue obligations payable solely out of payments, revenues and receipts derived from the lease of the Project by the City to Metromex. The Bonds and the interest thereon shall not be a debt of the City or the State of Missouri, and neither the City nor the State shall be liable thereon, and the Bonds shall not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

Section 4. Conditions to Issuance of Bonds. This Resolution constitutes a statement of intent of the City Council. The issuance of the Bonds and the execution and delivery of any documents related to financing the Project are subject, in the sole discretion of the City, to the following conditions:

- (a) approval by the City Council of a plan for industrial development in accordance with Section 100.050 of the Act;
- (b) authorization by ordinance of the City Council;
- (c) obtaining any other necessary governmental approvals for the Project;
- (d) agreement by the City, Metromex and the Company upon (1) mutually acceptable terms for the Bonds and for the sale and delivery thereof and (2) mutually acceptable terms and conditions of any documents related to the issuance of the Bonds and the Project; and
- (e) receipt by the City of satisfactory indemnification for all matters relating to the Project.

Section 5. Reimbursement for Project Costs. Metromex is hereby authorized to proceed with the purchase and installation of the Project, including the entering of contracts and purchase orders in connection therewith, and to advance such funds as may be necessary to accomplish such purposes. If the Bonds are issued, Metromex may be reimbursed out of the proceeds thereof for expenditures paid or incurred in connection with the Project.

Section 6. Notice to Taxing Districts. The City Clerk, on behalf of the City Council, shall send such notices as are required by the Act in connection with the issuance of the Bonds.

Section 7. Preparation of Documents. Gilmore & Bell, P.C., as Bond Counsel, and the officers, employees and representatives of the City, are hereby authorized to work with Metromex, the Company, their respective counsel and others, to prepare for submission to and final action by the City Council all documents necessary to effect the authorization, issuance and sale of the Bonds and other actions contemplated hereunder in connection with the financing of the Project.

Section 8. Further Authority. The City hereby authorizes and empowers the officers and representatives of the City to do all such acts and things and to execute, acknowledge and deliver all such documents as may in their discretion be deemed necessary or desirable in order to carry out or comply with the terms and provisions of this Resolution in connection with the structure and sale of the Bonds. All of the acts and undertakings of such officers and representatives which are in conformity with the intent and purposes of this Resolution, whether heretofore or hereafter taken or done shall be and the same are hereby in all respects, ratified, confirmed and approved.

Section 9. Effective Date. This Resolution shall be in full force and effect from and after the date of its passage.

PASSED by the City Council of the City of Mexico, Missouri, and **APPROVED** by the Mayor, this 25th day of July 2016.

Mayor

ATTEST:

City Clerk

CITY OF MEXICO, MISSOURI
OFFICE OF CITY MANAGER

Agenda: July 25, 2016

Members of City Council
City of Mexico, Missouri

RE: An Ordinance of the City of Mexico, Missouri to Establish A Procedure to
Disclose Potential Conflicts of Interest and Substantial Interests for
Certain Municipal Officials

Dear City Council Members:

In accordance with the provisions of S.B. 262, each political subdivision with an annual operating budget in excess of one million dollars must file personal financial interest statements or devise a code of ethics.

This Ordinance establishes a procedure for disclosure by certain officials and employees of private financial or other interests in matters affecting the City.

Staff recommends that Council proceed with two readings by title only and passage of the attached Ordinance. The Ordinance has been posted the required length of time.

Respectfully submitted,

Bruce R. Slagle
City Manager

Attachment

**AN ORDINANCE OF THE CITY OF MEXICO, MISSOURI, TO ESTABLISH A
PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND
SUBSTANTIAL INTERESTS FOR CERTAIN MUNICIPAL OFFICIALS**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEXICO, MISSOURI AS
FOLLOWS:

Section 1. **Declaration of Policy.** The proper operation of municipal government requires that public officials and employees be independent, impartial and responsible to the people; that government decisions and policy be made in the proper channels of the governmental structure; that public office not be used for personal gain; and that the public have confidence in the integrity of its government. In recognition of these goals, there is hereby established a procedure for disclosure by certain officials and employees of private financial or other interests in matters affecting the City.

Section 2. **Conflicts of Interest.** The Mayor or any member of the City Council, who has a substantial personal or private interest, as defined by state law, in any bill shall disclose on the records of the City Council the nature of his interest and shall disqualify himself from voting on any matters relating to this interest.

Section 3. **Disclosure Reports.** Each elected official, the City Manager and the Chief Purchasing Officer shall disclose the following information by May 1 if any such transactions were engaged in during the previous calendar year:

- a. For such person, and all persons within the first degree of consanguinity or affinity of such person, the date and the identities of the parties to each transaction with a total value in excess of five hundred dollars, if any, that such person had with the political subdivision, other than compensation received as an employee or payment of any tax, fee or penalty due to the political subdivision, and other than transfers for no consideration to the political subdivision; and
- b. The date and the identities of the parties to each transaction known to the person with a total value in excess of five hundred dollars, if any, that any business entity in which such person had a substantial interest, had with the political subdivision, other than payment of any tax, fee or penalty due to the political subdivision or transactions involving payment for providing utility service to the political subdivision, and other than transfers for no consideration to the political subdivision.

c. The City Manager and the Chief Purchasing Officer also shall disclose by May 1 for the previous calendar year the following information:

(1) The name and address of each of the employers of such person from whom income of one thousand dollars or more was received during the year covered by the statement;

(2) The name and address of each sole proprietorship that he owned; the name, address and the general nature of the business conducted of each general partnership and joint venture in which he was a partner or participant; the name and address of each partner or co-participant for each partnership or joint venture unless such names and addresses are filed by the partnership or joint venture with the Secretary of State; the name, address and general nature of the business conducted of any closely held corporation or limited partnership in which the person owned ten percent or more of any class of the outstanding stock or limited partnership units; and the name of any publicly traded corporation or limited partnership that is listed on a regulated stock exchange or automated quotation system in which the person owned two percent or more of any class of outstanding stock, limited partnership units or other equity interests;

(3) The name and address of each corporation for which such person served in the capacity of a director, officer or receiver.

Section 4. **Filing of Reports.** The reports shall be filed with the City Clerk and with the Missouri Ethics Commission prior to January 1, 2017. The reports shall be available for public inspection and copying during normal business hours.

Section 5. **When Filed.** The financial interest statements shall be filed at the following times, but no person is required to file more than one financial interest statement in any calendar year:

a. Each person appointed to office shall file the statement within thirty days of such appointment or employment;

b. Every other person required to file a financial interest statement shall file the statement annually not later than May 1 and the statement shall cover the calendar year ending the immediately preceding December 31; provided that any member of the City

Council may supplement the financial interest statement to report additional interests acquired after December 31 of the covered year until the date of filing of the financial interest statement.

Section 6. **Filing of Ordinance.** The City Clerk shall send a certified copy of this ordinance to the Missouri Ethics Commission, P. O. Box 1370, Jefferson City, Missouri 65102, within ten days of its adoption.

Section 7. **Effective Date.** This Ordinance shall be in full force and effect from and after the date of its passage and approval and shall remain in effect until amended or repealed by the City Council.

PASSED THIS 25TH DAY OF JULY 2016

MAYOR

ATTEST:

CITY CLERK