



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

**August 24, 2020
6:00 p.m.**

NOTICE

Due to COVID – 19, the City of Mexico has limited seating for the public during this meeting.

The City of Mexico invites you to attend virtually by viewing the meeting live on Facebook Live (City of Mexico – City Hall). The meeting can also be viewed by tape delay on the City's website at www.mexicomissouri.org, the day following the meeting.

The City apologizes for any inconvenience the meeting format change may pose to individuals but it is extremely important that extra measures be taken to protect residents, employees, and elected officials during these challenging times.

REGULAR SESSION

1. Call to Order

2. Roll Call

3. Approval of Minutes

A. August 10, 2020 – Regular Session

4. Public Hearings

A. Rezone a Portion of a Tract of Land Lying in the Northwest Quarter of Section 36, Township 51 North, Range 9 West in the City of Mexico, County of Audrain and State of Missouri and Amending the District Map Referred to In Section 42-205 of the Code of the City of Mexico, Missouri (Zoning) from I-2, Heavy Industrial District to I-1, Light Industrial District

B. To Establish the 2020 Property Tax Rates

5. Ordinances (Two Readings By Title Only and Passage)

A. Bill No. 2020 – 46. An Ordinance Rezoning a Portion of a Tract of Land Lying in the Northwest Quarter of Section 36, Township 51 North, Range 9 West in the City of Mexico, County of Audrain and State of Missouri and Amending the District Map Referred to In Section 42-205 of the Code of the City of Mexico, Missouri (Zoning) to I-1, Light Industrial District. Two Readings By Title Only and Passage.

B. Bill No. 2020 – 47. An Ordinance Levying Taxes on All Property for the Fiscal Year October 1, 2020 to September 30, 2021 for the City of Mexico, Missouri. Two Readings By Title Only and Passage.

C. Bill No. 2020 – 48. An Ordinance Authorizing the City Manager to Execute a Missouri Highways and Transportation Commission Coronavirus Aid, Relief, and Economic Security Act Agreement for Use at the Mexico Memorial Airport. Two Readings By Title Only and Passage.

6. Resolution (Reading By Title Only and Passage)

A. Bill No. 2020 – 49. A Resolution Authorizing the City Manager to Execute an Amendment IV Renewal Sublease of Business Property with Home Depot U.S.A. Inc. Reading By Title Only and Passage.

7. Other Business

A. Golf Carts on Public Streets – Discussion Follow-up

B. Claims

8. Comments

A. Council

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

9. Adjournment into Executive Session pursuant to the Revised Statutes of Missouri § 610.021 (2) real estate matters

10. Adjournment

**CITY OF MEXICO, MISSOURI
CITY COUNCIL REGULAR MEETINGS MINUTES
AUGUST 10, 2020**

The Council of the City of Mexico, Missouri met in regular session on August 10, 2020 at 6:00 p.m., in the Council Chambers of City Hall, with the following members present: Mayor Dr. Ayanna Shivers; Chairman Pro Tem Vicki Briggs; Council Member Chris Williams; Council Member Chris Miller; Council Member Steve Haag. Also present were Bruce Slagle, City Manager; Roger Haynes, Deputy City Manager; Chief Susan Rockett, Department of Public Safety; Chad Shoemaker, Parks & Recreation Director; Kensey Russell, Public Works Director/City Engineer; Louis J. Leonatti, City Attorney; Marcy LeCount, City Clerk; as well as a member of the media and interested citizens.

Due to COVID – 19 Pandemic, the Council Meeting was also live streamed on the City’s Facebook account, City of Mexico – City Hall. There was limited public attendance.

The Regular Session Meeting was called to order with Mayor Shivers presiding.

APPROVAL OF MINUTES – JULY 27, 2020 – REGULAR SESSION MEETING

Chairman Pro Tem Briggs moved for approval of the July 27, 2020 Regular Session minutes as presented. Council Member Williams seconded the motion. On a call by the Chair for ayes and nays, the motion carried, with the vote on passage as follows: Ayes, Haag, Briggs, Shivers, Williams, Miller. Nays, none. The Minutes were approved as presented.

APPROVAL OF MINUTES – JULY 29, 2020 – BUDGET STUDY SESSION MEETING

Council Member Williams moved for approval of the July 29, 2020 Budget Study Session minutes as presented. Council Member Haag seconded the motion. On a call by the Chair for ayes and nays, the motion carried, with the vote on passage as follows: Ayes, Haag, Briggs, Shivers, Williams, Miller. Nays, none. The Minutes were approved as presented.

NEW BUSINESS – ORDINANCE

Bill No. 2020 – 44. An Ordinance Authorizing the Issuance of Sewerage System Refunding Revenue Bonds, Series 2020, of the City of Mexico, Missouri; Prescribing the Form and Details of the Bonds and the Covenants and Agreements to Provide for the Payment and Security Thereof; and Authorizing Certain Actions and Documents and Prescribing Other Matters Relating Thereto.

Mayor Shivers called upon City Manager Slagle to present the report.

On May 27, 2010 the City of Mexico issued 2010B Series Wastewater Revenue Bonds in the amount of \$5,170,000 and on April 13, 2011 the City of Mexico issued 2011 Series Wastewater Revenue Bonds in the amount of \$5,695,000. The money from both bond issues was used to make certain necessary improvements to the wastewater treatment plant and collection system. Currently, those bonds combined have an outstanding principal balance of \$8,755,000 with the final maturity being July 1, 2040 for the 2010B Series and July 1, 2032 for the 2011 Series. As of this year both bond issues are callable at their face value without any penalty for prepayment. With the bond market providing favorable rates for refunding, combined with the recent reaffirmation of an “A” Rating and stable outlook for the City by Standard & Poor’s Global Rating Agency, an exceptional opportunity exists to refinance the outstanding bond balance at a lower interest rate, shorten the final maturity term and reduce annual debt service. During the July 27, 2020 Council meeting, Council authorized by Resolution, offering for sale sewerage system refunding revenue bonds. The attached Ordinance authorizes the City of Mexico to move forward with the refunding sale at an amount not to exceed \$8,100,000 in Sewerage System Refunding Revenue Bonds along with completion of necessary documents and processes to properly execute the sale.

City Manager Slagle recommended Council proceed with two readings by title only and passage of Bill No. 2020 – 44, which had been posted the required length of time.

Todd Goffoy, Managing Director of Public Finance & Investment Banking with Pipe Sandler & Company, was available for questions regarding the sale of the bonds.

Council Member Williams moved for first reading by title only of Bill No. 2020 – 44. Chairman Pro Tem Briggs seconded the motion. On a call by the Chair for ayes and nays, the motion carried, with the vote on passage as follows: Ayes, Briggs, Shivers, Williams, Haag, Miller. Nays, none. First Reading By Title Only was given to Bill No. 2020 – 44 by Council Member Williams.

Council Member Williams moved for second reading by title only of Bill No. 2020 – 44. Council Member 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, Briggs, Shivers, Williams, Haag, Miller. Nays, none. Second Reading By Title Only was given to Bill No. 2020 – 44 by Council Member Williams.

Council Member Williams moved for passage of Bill No. 2020 – 44. Chairman Pro Tem Briggs seconded the motion. On a call by the Chair for ayes and nays, the motion carried, with the vote on passage as follows: Ayes, Briggs, Shivers, Williams, Haag, Miller. Nays, none. Bill No. 2020 – 44 was passed as Ordinance No. 4444.

NEW BUSINESS – RESOLUTION

Bill No. 2020 – 45. A Resolution Authorizing the City Manager to Sign a Memorandum of Agreement with the National Parks & Recreation Association and the Walt Disney Company for Meet Me* at the Park Play Spaces Grant.

City Manager Slagle called upon Director Shoemaker to present the report.

The Mexico Parks & Recreation Department has been awarded a \$40,000 grant for the construction of the Garfield Park Youth Basketball Court. This grant funding is made possible through the support of the Walt Disney Company and the National Recreation Parks Association (NRPA). This MOU confirms approval of the terms governing the acceptance and use of \$40,000 grant funds. The Walt Disney Company and NRPA will manage the administration of the grant program. Grants made through this Program are intended to support increased access to play and youth sports for children and families through both a park improvement project and a Community Play Report. The project is to include the construction of a 45' x 80' youth basketball court and 220' of ADA sidewalk. Construction includes excavation of existing court and sidewalk, installation of new concrete and asphalt, basketball goals and court lighting. There is no requirement for matching funds and the project will need to be completed by March 26, 2021. Director Shoemaker recommends Council proceed with reading by title only and passage of the attached Bill No. 2020 45. *(The Walt Disney Company, Meet Me at the Park Play Spaces Grant will be given to NRPA. NRPA will distribute the grant through their Play & Youth Sports Grant)*

Council Member Haag moved for reading by title only of Bill No. 2020 – 45. Council Member Williams seconded the motion. On a call by the Chair for ayes and nays, the motion carried, with the vote on passage as follows: Ayes, Briggs, Shivers, Williams, Haag, Miller. Nays, none. First reading consideration by title only was given to Bill No. 2020 – 45 by Council Member Haag.

Council Member Haag moved for passage of Bill No. 2020 – 45. Council Member Williams seconded the motion. On a call by the Chair for ayes and nays, the motion carried, with the vote on passage as follows: Ayes, Briggs, Shivers, Williams, Haag, Miller. Nays, none. Bill No. 2020 – 45 was passed as Resolution No. 3986.

OTHER BUSINESS

Proposed FY 20 – 21 Budget Study Discussion Follow-up

Mayor Shivers called upon City Manager Slagle to present the report.

City Manager Slagle presented Council Members with the property tax rate for 2020. The tax rate for 2019 was .7272 and the rate for 2020 will be .7422. The valuation has not changed and is down and the tax rate is revenue neutral. There is a proposed 1.5 cent increase and the numbers were based on 100% being collected. The tax rate Public Hearing will be held by Council at the August 24, 2020 council meeting. City Manager Slagle discussed with Council Members the sanitation rates and the Council's recommendation to increase the Handi – Shop's support to \$12,000 and the rates of the current trash collection contract with Dayne's Waste. City Manager Slagle indicated that the rate would increase 2.81% in April 2021. The increase in fees would be

consistent with past history and stay under a 3% increase, which has been completed over the last five years. Upon City Council's recommendation, City Manager Slagle presented a recommendation of a 1% COLA for all City employees and allow a ½ day vacation for Christmas Eve.

City Manager Slagle stated that Council will hold a public hearing on August 24, 2020 for the tax rate and the first meeting in September will hold a public hearing for the proposed 2020 – 2021 budget.

It was the consensus of the Council to proceed with the proposals.

Claims

The list of claims was presented for approval.

Council Member Williams moved for approval of the list of claims as presented. Council Member 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, Briggs, Shivers, Williams, Haag, Miller. Nays, none.

The list of claims was approved.

COUNCIL COMMENTS

Council Member Haag commented on citizens using the parks and attending the MML Elected Officials Conference. Council Member Haag commented on the recent shootings in the community and providing options for youth to resolve problems.

Council Member Williams commented on the recent shootings in the community and the need of mentors for youth.

Mayor Shivers commented on a group meeting called "Rebuilding The Village" regarding reaching out and mentoring youth as an empowerment program. Mayor Shivers provided information on offering free diversity classes and supporting and mentoring the youth of today.

City Manager Slagle reported that an emergency repair of a section of city sewer lines has been approved for 260' of sewer main that has located 5 sections that have collapses on North Olive. City Manager Slagle also reported the need for a repair of 300' of storm sewer repair on North Clark, between Jackson and Monroe Streets. The cost of the North Clark project is estimated at \$53,000 which will replace the Fairground pipe project for the 2019 – 2020 budget and the Fairground pipe project would be delayed to the 2020 – 2021 budget. The 2019 – 2020 budget contains \$58,000 to cover the project.

PUBLIC COMMENTS

None

ADJOURNMENT

Council Member Miller moved to adjourn the meeting. The motion was seconded by Council Member Williams. The Chair called for a vote and motion carried with the vote as follows: Ayes, Briggs, Shivers, Williams, Haag, Miller. Nays, none. The City Council Regular Session Meeting was adjourned.

MAYOR

CITY CLERK

APPROVED BY COUNCIL AUGUST 24, 2020

CITY OF MEXICO, MISSOURI
DEPARTMENT OF COMMUNITY DEVELOPMENT

Agenda: August 24, 2020

Members of City Council
City of Mexico, MO

RE: Public Hearing – To Rezone a Portion of a Tract of Land Lying in the Northwest Quarter of Section 36, Township 51 North, Range 9 West in the City of Mexico, County of Audrain and State of Missouri and Amending the District Map Referred to In Section 42-205 of the Code of the City of Mexico, Missouri (Zoning) from I-2, Heavy Industrial District to I-1, Light Industrial District

Dear City Council Members:

This Public Hearing concerns a request from Adair W. Hathaway on behalf of Geeding Properties LLC & NGBS LLC to rezone a portion of their property located at 1882 Huntingfield Drive/Lowe Road from I-2, Heavy Industrial District to I-1, Light Industrial District.

Adair Hathaway has entered into a contract with Geeding Properties LLC & NGBS LLC to purchase a portion of this property. The rezoned use of the property would be for a distillery with retail space and a separate single family residence. A summary sheet is attached of the proposed use changes submitted by Adair W. Hathaway.

The City's Zoning Ordinances limit development in I-2, Heavy Industrial District to only a predefined list of potential uses. This aspect is unique among the City's district regulations, preventing development of any other types or uses, including other commercial or residential uses. Rezoning to an I-1, Light Industrial District will not only allow potential uses as listed, but uses from more restricted commercial zoning districts as well.

The City's Comprehensive Plan shows the proposed rezoning area as a Business Campus; a flexible zone to promote business retention, expansion and recruitment to attract new jobs in multiple sectors, including Light Industrial and Commercial.

Notices were sent to six (6) surrounding property owners within 300' of the requested rezoning. City Staff received one telephone communication regarding the rezoning request. The property owner was requesting additional information regarding the dimensions of the distillery.

At the August 4, 2020 Planning and Zoning meeting, the Commission made a motion recommending that the City Council grant approval of the requested rezoning. Attached is a copy of the Planning and Zoning minutes.

Staff recommends that Council proceed with the advertised Public Hearing.

Respectfully submitted,

Rita Jackson
Community Development Director

RJ
Attachments

Reviewed by: Bruce Slagle, City Manager

To My Neighbors of the Proposed Zoning Change:

Currently the property is zoned I-2, Heavy Industrial District. I am proposing to rezone to I-1, Light Industrial District. I would like to build a house on site for my family as well as build a distillery production and retail space.

The house will go on the northwest side of the lake and the distillery on the west side of the lake on the subject grounds. I hope to start construction in the fall of 2020 on the distillery and finish in spring of 2021. Upon completion start on house build.

About myself and my family. My name is Adair Hathaway. I grew up in Monroe City, MO, went to college at University of Missouri-Columbia with a dual Bachelor's Degree in Finance and Agricultural Science. Keri grew up in Macon, MO and attended dental school at Cherry Hill Dentistry. Our children are Haydalynn 6, Pierson 10, Samantha 13 and Landon 14. We currently live outside Paris, MO. We are an active family and consider ourselves an outdoorsman family.

We hope you will consider our change request and look forward to meeting each of you. A few of you I have already had the pleasure of meeting and a couple I have known for years. For those we haven't met; please feel free to come by any time or reach out to me on my cellphone at 660-833-2170. If you have any questions about the business or about us personally we're an open book.

With many thanks for your time,
Adair Hathaway and Family

Thanks,
Adair Hathaway

**CITY OF MEXICO, MISSOURI
PLANNING AND ZONING COMMISSION
THIRD FLOOR COUNCIL CHAMBERS – CITY HALL
TUESDAY, AUGUST 4, 2020
3:30 PM**

The Planning and Zoning Commission held its regular meeting on Tuesday, August 4, 2020, at 3:30 p.m. in the 3rd Floor Council Chambers. Commissioners present: Vice Chairman Bryan Gruber, Commissioner Mike Beardslee, Commissioner Michael Myers, Commissioner Ron Whittaker, and Commissioner Jim Dye. Also present were Rita Jackson, Community Development Director, Matthew Kreyling, Building Official, Gary Dunnivant, Building and Code Specialist, and Nikki Davis, Acting Secretary, as well as Adair Hathaway, Donald “Bucky” Green and Andy and Heather Utterback. Absent: Commissioner Craig Kimbel and Commissioner Dave Wilburn.

The meeting called to order at 3:30 p.m., with Vice Chairman Gruber presiding.

APPROVAL OF MINUTES

Commissioner Beardslee moved to approve the July 7, 2020 minutes as presented. Commissioner Dye seconded the motion. On a call for ayes and nays, Commissioners voted on passage as follows: Ayes: Gruber, Myers, Beardslee and Whittaker. Nays: None. Abstain: Dye.

CASE NO. 2020 – 07. REQUEST FROM ADAIR W. HATHAWAY ON BEHALF OF GEEDING PROPERTIES LLC & NGBS LLC TO REZONE A PORTION OF THEIR PROPERTY LOCATED AT 1882 HUNTINGFIELD DRIVE/LOWE ROAD FROM I-2, HEAVY INDUSTRIAL DISTRICT TO I-1, LIGHT INDUSTRIAL DISTRICT

Vice Chairman Gruber called on Matthew Kreyling, Building Official to present the Staff Report.

The City of Mexico received a rezoning request from Adair W. Hathaway on behalf of Geeding Properties LLC & NGBS LLC to rezone a portion of their property located at 1882 Huntingfield Drive/Lowe Road from I-2, Heavy Industrial District to I-1, Light Industrial District.

Geeding Properties LLC, & NGBS LLC entered into an agreement with Adair Hathaway for the purchase of a portion of this property. The proposed use of the property would be a distillery with retail space and separate single family residence. A summary sheet is attached outlining the proposed use changes submitted by Adair Hathaway.

The City’s zoning ordinances limit development in Heavy Industrial Districts (I-2) to only a pre-defined list of potential uses. This aspect is unique among the City’s district regulations, preventing development of any other types or uses, including other commercial or residential uses. Light Industrial Districts (I-1) allow not only for potential uses as listed, but from more restricted commercial zoning districts as well. The City’s Comprehensive Plan indicates this area as a Business Campus; a flexible zone to promote business retention, expansion and recruitment to attract new jobs in multiple sectors, including Light Industrial & Commercial.

Notices were sent to nine (9) surrounding property owners within 300' of the requested rezoning. City Staff received one telephone communication regarding the request. The property owner was requesting additional information regarding the dimensions of the distillery.

Staff recommends that the Planning and Zoning Commission grant approval of the requested rezoning.

Commissioners held discussion regarding the proposed project (distillery, seating, products, utilities, sewer, square footage, by-product, waste product, and smell).

Mr. Hathaway indicated the production building construction would be 60 x 40, 16' side wall, metal construction with a tasting room. The distillery would be starting with flavored vodka, whiskey and moonshine. The planned distillery would have indoor/outdoor seating, and could be used for special events i.e.; weddings, receptions and corporate events. The structure will have a total of 6,000 square feet, be 60 x 120 overall. Mr. Hathaway stated that three (3) sides of the building will have lake views. Mr. Hathaway indicated that there all production would be inside the structure and that there would not be an odor. There would be a waste product that would be hauled off, but the waste product would not have an odor. Mr. Hathaway indicated that future plans would be to construct residence on the property. The construction plans indicated that the building would be located about 100 yards from the south property line and that a sign would be placed at the entrance of Huntingfield Road for the distillery.

Discussion was held regarding the placement of utilities on the property. Mr. Hathaway indicated that after speaking with several contractors, the lay of the land would allow sewer to be gravity flow and that the water easement would be obtained from an adjoining property owner with electrical already located on the property.

Commissioners held discussion regarding the distillery, number of acres purchase/available for the project and the entrance road to the facility.

Don "Bucky" Green, 2020 Huntingfield Court, inquired about the noise and odor from the production.

Commissioner Myers made a motion to grant approval to rezone a portion of property located at 1882 Huntingfield Drive/Lower Road and make recommendation to City Council. Commissioner Beardslee seconded the motion. On a call for ayes and nays, the motion carried with the vote on passage as follows: Ayes: Myers, Gruber, Dye, and Whittaker. Nays: None. Absent: Kimbel and Wilburn.

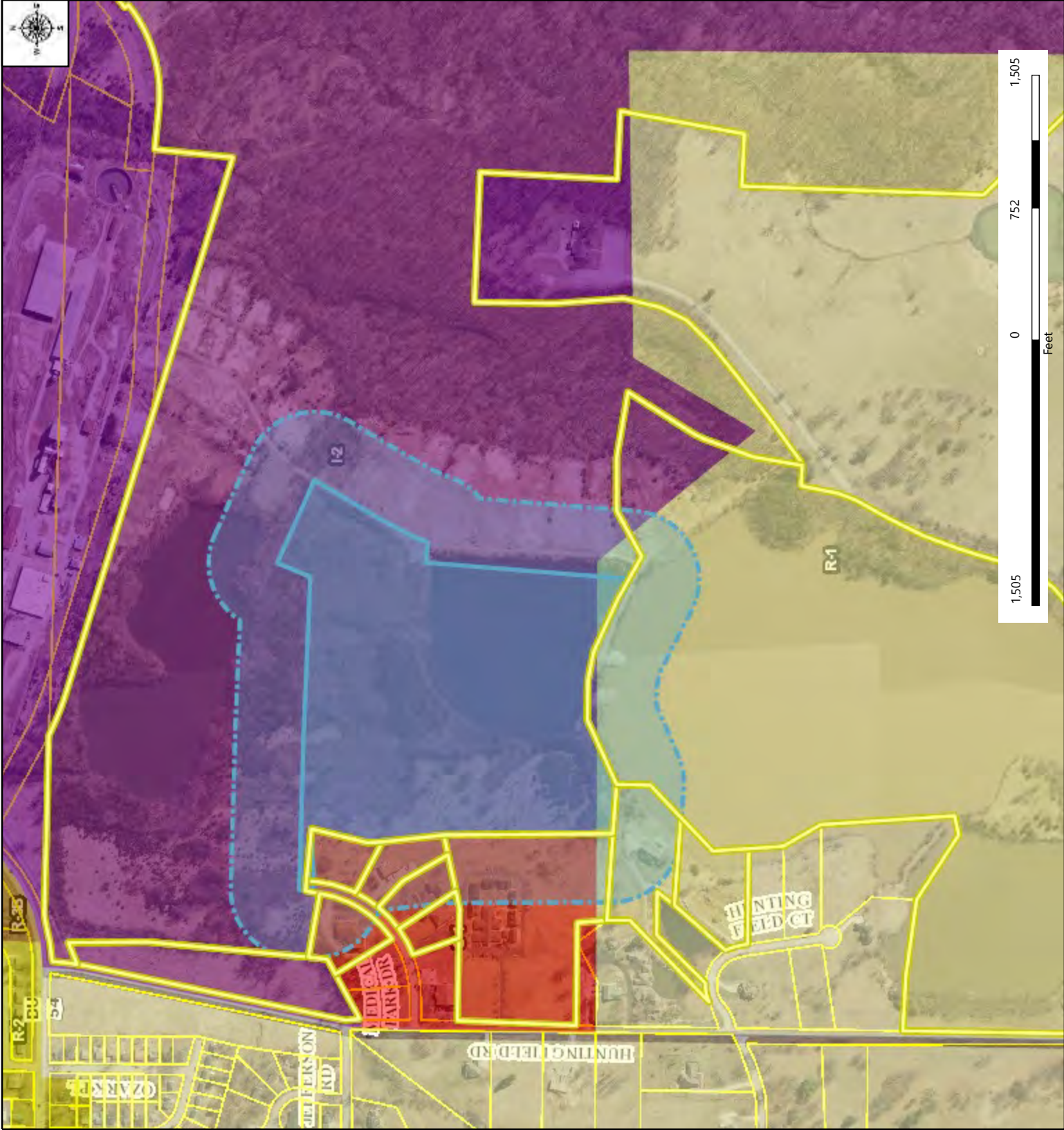
OTHER BUSINESS

None.

ADJOURNMENT

Commissioner Dye made a motion to adjourn. Commissioner Beardslee seconded the motion. Ayes: Gruber, Myers, Dye, Beardslee and Whittaker. Nays: None. Absent: Kimbel and Wilburn.

The meeting adjourned at 3:50 p.m.

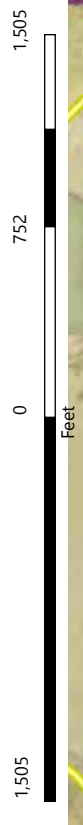


- City Limits
- Zoning
- Single Family Dwellings
- Two Family Dwellings
- Multiple Family Dwellings
- Office and Professional
- Local Commercial
- General Commercial
- Business
- Light Industry
- Heavy Industry
- Parcel

July 9, 2020



Prepared By
HORNER SHIFRIN



CITY OF MEXICO, MISSOURI
OFFICE OF CITY MANAGER

Agenda: August 24, 2020

Members of City Council
City of Mexico, Missouri

RE: Public Hearing – To Establish the 2020 Property Tax Rates

Dear City Council Members:

As required by state law, City Council will conduct a public hearing, at this council meeting, to establish the current year's property tax rates for the 2020 Property Tax Levy.

As Council is aware, the State Auditor's office calculates the allowable property tax rates based on keeping revenue neutral, exclusive of new construction.

Based on the 2020 Assessed Value (\$155,037,677) and the State Auditor's Office allowable tax rate calculations of .7422 per \$100 assessed valuation, revenues for the City of Mexico would be \$1,150,689. Based on the 2020 Assessed Value (\$155,037,677), revenues for the City of Mexico would be as follows for Budget Year 2020 – 2021.

Proposed Revenue by Fund Using Current Rates	Proposed Revenue	Proposed Tax Rate
General Fund	\$ 685,576	\$.4422
Parks & Recreation	155,038	.1000
Public Health	310,075	.2000
	<hr/>	
	\$1,150,689	\$.7422

Staff recommends that Council proceed with the advertised public hearing in order to establish the 2020 Property Tax Levy.

Respectfully submitted,

Bruce R. Slagle
City Manager

NOTICE OF PUBLIC HEARING

A Public Hearing will be held at 6:00 p.m. Monday, August 24, 2020 at City Hall, Mexico, Missouri, at which time citizens may be heard on the property tax rates proposed to be set by the City Council of the City of Mexico, Missouri. The tax rates are set to produce the revenues that the budget for the fiscal year beginning October 1, 2020 shows to be required from the property tax. Each tax rate is determined by dividing the amount of gross revenue needed by the current assessed valuation. The result is multiplied by 100 so the tax rate will be expressed in cents per \$100 valuation.

Assessed Valuation	Tax Year 2020	Tax Year 2019
Real Estate	\$103,064,900	\$106,713,800
Personal	40,870,565	40,525,712
Railroads & Utilities	<u>11,102,212</u>	<u>11,226,676</u>
	\$155,037,677	\$158,466,188
Proposed Revenue by Fund	Proposed Revenue	Proposed Tax Rate Per \$100 assessed value
General Fund	\$685,576	\$.4422
Parks & Recreation	155,038	.1000
Public Health	<u>310,075</u>	<u>.2000</u>
	\$1,150,689	\$.7422

By Order of the Council
Marcy LeCount, City Clerk
Mexico, Missouri

Mexico Ledger –

Please place the above in the Public Notices for publication on Saturday, August 8, 2020. Please refer to **P. O. No. 87144** for billing purposes. If you have any questions, please contact Roger Haynes or Marcy LeCount at 581-2100.

CITY OF MEXICO, MISSOURI
DEPARTMENT OF COMMUNITY DEVELOPMENT

Agenda: August 24, 2020

Members of City Council
City of Mexico, Missouri

RE: An Ordinance Rezoning a Portion of a Tract of Land Lying in the Northwest Quarter of Section 36, Township 51 North, Range 9 West in the City of Mexico, County of Audrain and State of Missouri and Amending the District Map Referred to In Section 42-205 of the Code of the City of Mexico, Missouri (Zoning) to I-1, Light Industrial District

Dear City Council Members:

The attached Ordinance, a request from Adair W. Hathaway on Behalf of Geeding Properties LLC & NGBS LLC to rezone a portion of their property lying in the Northwest Quarter of Section 36, Township 51 North, Range 9 West in the City of Mexico, County of Audrain and State of Missouri from I-2, Heavy Industrial District to I-1, Light Industrial District. Rezoning of this property was discussed in the previously held Public Hearing.

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

Respectfully submitted,

Rita Jackson
Community Development Director

RJ
Attachment

Reviewed by: Bruce R. Slagle, City Manager

AN ORDINANCE REZONING A PORTION OF A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 51 NORTH, RANGE 9 WEST IN THE CITY OF MEXICO, COUNTY OF AUDRAIN AND STATE OF MISSOURI AND AMENDING THE DISTRICT MAP REFERRED TO IN SECTION 42-205 OF THE CODE OF THE CITY OF MEXICO, MISSOURI (ZONING) TO I-1, LIGHT INDUSTRIAL DISTRICT

WHEREAS, the Planning and Zoning Commission has recommended the rezoning submitted by Adair W. Hathaway on behalf of Geeding Properties LLC and NGBS LLC and is described on the attached Exhibit “A”; and

WHEREAS, the City Council, after such hearing deemed such rezoning to be necessary and proper.

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

- Section 1. That the legal description of the tract of land to be rezoned is described on the attached Exhibit “A”.
- Section 2. The District Map referred to in Section 42-205 of the Code of the City of Mexico, Missouri (Zoning) is hereby amended to show the aforementioned property as I-1, Light Industrial District
- Section 3. This Ordinance shall be in full force and effect from and after the time of its passage.

PASSED THIS 24TH DAY OF AUGUST 2020

MAYOR

ATTEST:

City Clerk

Exhibit "A"

A tract of land lying in the Northwest Quarter of Section 36, Township 51 North, Range 9 West, Audrain County, Missouri and being more fully described as follows to-wit:

Commencing at a 5/8" iron pin marking the East Quarter Corner of said Section 36; thence North 00°40'02" East along the East line of said Section 861.69 feet; thence North 75°44'51" West leaving said East line 2950.06 feet to the True Point of Beginning, from which a 5/8" iron pin bears North 75°44'51" West 25.00 feet; thence South 29°50'00" West along the centerline of a private drive 509.83 feet; thence South 21°47'37" West along said centerline 58.97 feet to a point from which a 5/8" iron pin bears South 74°11'45" West 25.00 feet; thence South 74°11'45" West leaving said centerline 131.37 feet; thence South 03°02'47" West 842.55 feet to a 5/8" iron pin; thence North 62°46'14" West 120.86 feet to a found iron pipe; thence North 67°07'44" West 269.67 feet to a found iron pipe; thence North 82°43'24" West 142.40 feet to a found iron pipe; thence North 89°23'24" West 152.87 feet to a found iron pipe; thence South 69°21'06" West 315.31 feet to a found iron pipe; thence South 01°10'06" West 35.00 feet to a found iron pipe; thence North 88°48'44" West 203.91 feet to a found 1/2" iron pin; thence North 01°11'26" East 772.76 feet to a found iron pipe; thence North 07°19'14" West 334.42 feet to a found iron pipe; thence North 14°36'16" East 254.61 feet to a found iron pipe; thence North 89°25'44" West 234.29 feet to a 5/8" iron pin; thence North 00°34'16" East 60.00 feet to a 5/8" iron pin; thence South 89°25'44" East 1295.86 feet to a 5/8" iron pin; thence North 09°10'54" West 65.92 feet to a 5/8" iron pin; thence South 75°44'51" East 523.26 feet to the Point of Beginning, containing 40.0 Acres, more or less, with the above described being subject to easements and rights-of-way of record or not of record, if any. As per survey #2020-006344 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during July of 2020.

CITY OF MEXICO, MISSOURI
OFFICE OF CITY MANAGER

Agenda: August 24, 2020

Members of the City Council
City of Mexico, Missouri

RE: An Ordinance Levying Taxes on All Property for the Fiscal Year October 1, 2020 to September 30, 2021 for the City of Mexico, Missouri

Dear City Council Members:

This Ordinance establishes the property tax rates for the next fiscal year. As required by State law, the City Council conducted a public hearing for the 2020 Property Tax Levy earlier this evening.

As discussed at the Public Hearing, the County Clerk has certified the City's total assessed valuation for 2020 as \$155,037,677 which compared to the 2019 as \$158,466,188. Staff is proposing that the property tax levies for the various funds be proportioned as follows:

	<u>2019</u>	<u>2020</u>
General Fund	.4310	.4422
Parks & Recreation Fund	.0987	.1000
Public Health Fund	<u>.1975</u>	<u>.2000</u>
Totals:	.7272	.7422

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

Attachments

**AN ORDINANCE LEVYING TAXES ON ALL PROPERTY FOR THE FISCAL YEAR
OCTOBER 1, 2020 TO SEPTEMBER 30, 2021 FOR THE CITY OF MEXICO, MISSOURI**

WHEREAS, Section 67.110 RSMo., as amended, requires that each political subdivision of the State of Missouri shall fix its property tax rates not later than September 1 of each year; and

WHEREAS, the required notice has been published and a public hearing has been held on August 24, 2020, in accordance with the law.

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

- Section 1. For the purpose of maintaining the City of Mexico General Fund, there is hereby levied a tax for the calendar year 2020 on all taxable property in said city at the rate of forty-four point twenty-two cents on each one-hundred dollars (\$100) of the assessed valuation of said property.
- Section 2. For the purpose of maintaining the City of Mexico Parks & Recreation Fund, there is hereby levied a tax for the calendar year 2020 on all taxable property in said city at the rate of ten point zero cents on each one-hundred dollars (\$100) of the assessed valuation of said property.
- Section 3. For the purpose of maintaining the City of Mexico Public Health Fund, there is hereby levied a tax for the calendar year 2020 on all taxable property in said city at the rate of twenty point zero cents on each one-hundred dollars (\$100) of the assessed valuation of said property.
- Section 4. The total tax rate levy for the fiscal year October 1, 2020 to September 30, 2021 shall be seventy-four point twenty-two cents per one-hundred dollars (\$100) assessed valuation.
- Section 5. This Ordinance shall be in full force and effect from the time of its passage.

PASSED THIS 24TH DAY OF AUGUST 2020

MAYOR

ATTEST:

City Clerk

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

Agenda: August 24, 2020

Members of City Council
City of Mexico, Missouri

RE: An Ordinance Authorizing the City Manager to Execute a Missouri Highways and Transportation Commission Coronavirus Aid, Relief, and Economic Security Act Agreement for Use at the Mexico Memorial Airport

Dear City Council Members:

The attached Ordinance authorizes the City Manager to execute a CARES Act sub grant with the Missouri Highways and Transportation Commissions (MoDOT) to be used for the Mexico Memorial Airport operational and maintenance expenses.

The Agreement provides CARES Act financial assistance to the City of Mexico to maintain safe and efficient airport operations. The funds must be used only for purposes directly related to the airport and may include reimbursement of the airport's operational and maintenance expense or debt service payments.

Expenses incurred after January 20, 2020 are eligible for reimbursement and MoDOT has allocated \$30,000 to the City of Mexico. This grant does not require local matching funds and Staff plans to use the assistance towards the replacement of runway edge lighting and the runway displacement projects.

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,

Russell Runge
Assistant City Manager/Economic Development

RR
Attachments

Reviewed by: Bruce R. Slagle, City Manager

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE A MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION CORONAVIRUS AID, RELIEF, AND ECONOMIC SECURITY ACT AGREEMENT FOR USE AT THE MEXICO MEMORIAL AIRPORT

WHEREAS, CARES Act Financial Assistance has been approved for the City of Mexico to maintain safe and efficient airport operations; and

WHEREAS, the funds must be used for purposes directly related to the airport and may include reimbursement of the airport’s operational and maintenance expense or debt service payments; and

WHEREAS, an Ordinance to authorize the City Manager to execute a State Block Grant Agreement with the Missouri Highways and Transportation Commission providing \$30,000 from CARES Act Financial Assistance.

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

- Section 1. The City Manager is hereby authorized to execute on behalf of the City of Mexico, a Grant Agreement with the Missouri Highways and Transportation Commission providing CARES Act Financial Assistance for \$30,000 for costs associated with the Mexico Memorial Airport.
- Section 2. All Ordinances or parts of Ordinances, which are in conflict, are hereby appealed.
- Section 3. This Ordinance shall be in full force and effect from and after the time of its passage.

PASSED THIS 24TH DAY OF AUGUST 2020

MAYOR

ATTEST:

CITY CLERK

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

Agenda: August 24, 2020

Members of City Council
City of Mexico, Missouri

RE: A Resolution Authorizing the City Manager to Execute an
Amendment IV Renewal Sublease of Business Property with
Home Depot U.S.A. Inc.

Dear City Council Members:

Home Depot U.S.A., Inc currently subleases business property from the City located at 2501 Christopher Drive. The current sublease expires September 30, 2020. Staff has been contacted by Home Depot U.S.A., to extend the current sublease for 7 years.

The proposed extension will include a monthly rental fee of \$13,260 until October 1, 2022 and increase to \$14,000 per month for the remainder of the lease. The building will continue to be used to operate as part of Home Depot's distribution facilities in Mexico, Missouri.

Staff recommends that Council proceed with reading and passage of the attached Resolution authorizing the City Manager to execute an Amendment IV Renewal Sublease of Business Property with Home Depot U.S.A.

Respectfully submitted,

Russell Runge
Assistant City Manager/Economic Development

Attachments

Reviewed By: Bruce R. Slagle, City Manager

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT IV
RENEWAL SUBLEASE OF BUSINESS PROPERTY WITH HOME DEPOT U.S.A., INC**

WHEREAS, the City of Mexico recognizes the need to promote economic welfare in the community by fostering and facilitating the creation of supporting jobs; and

WHEREAS, the City of Mexico has a 100,800 square foot industrial building located on Route JJ – 2501 Christopher Drive that is currently being rented by Home Depot U.S.A., Inc. to support economic growth; and

WHEREAS, Home Depot, U.S.A., Inc. is interested in extending the sublease of the City industrial building to September 30, 2027.

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

- Section 1. The City Manager is hereby authorized to execute an Amendment IV Renewal Sublease of Business Property with Home Depot U.S.A., Inc. for the City industrial building located at Route JJ – 2501 Christopher Drive.
- Section 2. This Resolution shall be in full force and effect from and after the time of its passage.

PASSED THIS 24TH DAY OF AUGUST 2020

MAYOR

ATTEST:

City Clerk

AMENDMENT IV RENEWAL SUBLEASE OF BUSINESS PROPERTY

WHEREAS, Home Depot U.S.A., Inc, a Delaware Corporation, 2455 Paces Ferry Road, Atlanta, Georgia 30339 (hereinafter referred to as "HDC") and the City of Mexico, Missouri, a Municipal Corporation, 300 North Coal Street, Mexico, Missouri 65265, (hereinafter referred to as "City") desire to extend a Renewal Sublease of Business Property, dated January 24, 2012; and

WHEREAS, the City is the Lessee of a 100,800 square foot industrial building located on Route JJ, 2501 Christopher Drive, Mexico, Missouri; and

WHEREAS, HDC desires to continue to operate a distribution facility in the City of Mexico at the Premises; and

WHEREAS, both parties are interested in an extension of the current Sublease.

NOW, THEREFORE, in consideration of the above recitals, good and valuable consideration, and the mutual covenants hereinafter contained, the parties do hereby contract and agree to extend the sublease as follows:

1. The extension term shall be for a 7-year term effective October 1, 2020 to September 30, 2027.
2. The rental for the extension shall be the sum of Thirteen Thousand Two Hundred Sixty Dollars and no/100 Dollars (\$13,260) per month until October 1, 2022; and increase to Fourteen Thousand Dollars and no/100 Dollars (\$14,000) per month for the remainder of the Lease.
3. All other terms and conditions of the Sublease shall remain in full force and effect during the extension term.

IN WITNESS WHEREOF, City and HDC have caused this Amendment IV Renewal Sublease to be executed by their authorized representative this ____ day of August, 2020.

CITY OF MEXICO
MISSOURI MUNICIPAL CORPORATION

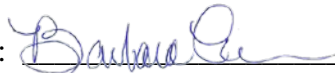
HOME DEPOT U.S.A., INC.
A DELAWARE CORPORATION

By: _____
Bruce R. Slagle, City Manager

By:  _____
Name: John Chescavage

Attest:

Marcy LeCount, City Clerk

Witness:  _____
Name: Barbara Turner

LT