

Minutes of January 27, 2021, Regular Meeting
Board of Directors of
Downtown Moberly Community Improvement District
Moberly, Missouri

The Board of Directors met at 3:00 p.m. at Moberly City Hall Conference Room at 101 West Reed Street, Moberly, Missouri, on Wednesday, January 27, 2021.

Brian Crane, Chair, presiding, called the meeting to order and asked for roll call. Board Members answering the roll call were Michael Bugalski, Brian Crane, Kelsie Jeffries, Doug Sharp and Tom Sanders. Absent: none. Others present included: Tim Brubaker (via zoom), City Council liaison; Tom Cunningham, Legal Counsel (via Zoom); Megan Schmitt and Michelle Greenwell, Moberly Area Chamber of Commerce; and Randy Asbury, Moberly Area Economic Development Corporation, Austin Kyser, City Councilmember.

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

HEARING FROM CITIZENS:

The Chair next asked if there were any communications or comments received or if any person present wished to address the Board. There were no communication or requests.

OLD BUSINESS:

Under Old Business, the Chair called for approval of the December 16, 2020, Regular Meeting minutes. A motion was made by Mr. Sanders to approve the December 16, 2020, minutes. Mr. Bugalski seconded the motion. Ayes: Bugalski, Crane, Jeffries, Sanders and Sharp. Nays: None. Minutes approved.

NEW BUSINESS:

Under New Business, the Chair first called for consideration of Resolution No. 2021-01: **A RESOLUTION DIRECTING PAYMENT FOR SERVICES RENDERED; AND PROVIDING FURTHER AUTHORITY.** The Chair noted that this resolution authorized reimbursement of various payments including those to Westlake for ice melt, to Corey Roark for snow removal, to Moberly Monitor Index for bid advertisement. After brief discussion, a motion was made by Mr. Bugalski to approve Resolution No. 2021-01. Mr. Sharp seconded the motion. Ayes: Bugalski, Crane, Jeffries, Sanders and Sharp. Nays: None. Resolution No. 2021-01 adopted.

The Chair then called for consideration of Resolution No. 2021-02: **A RESOLUTION RATIFYING AND CONFIRMING A PRIOR ALLOCATION IN SUPPORT OF DOWNTOWN PROMOTION; APPROVING CERTAIN PAYMENTS FOR EXPENDITURES IN CONNECTION THEREWITH; MAKING CERTAIN FINDINGS; AND PROVIDING FURTHER AUTHORITY.** The Chair explained that the resolution authorized reimbursement to Moberly Chamber of Commerce for the 2020 Downtown holiday promotions. After brief discussion, a motion was made by Mr. Sharp to approve Resolution No. 2021-02. Ms. Jeffries seconded the motion. Ayes: Bugalski, Crane, Jeffries, Sanders and Sharp. Nays: None. Resolution No. 2021-02 adopted.

ITEMS FOR DISCUSSION:

The first item for discussion was “Electrical Outlets.” Ms. Schmidt explained that the services of Mr. Chris Long would be needed to repair the outlets along Reed Street and Coates Street for future events. Ms. Schmidt further explained that she would like to place outlets within the light poles. Ms. Schmidt indicated that having outlets on the light poles and outlets in the sidewalk would benefit the Downtown District when Moberly Chamber of Commerce host events. Ms. Schmidt further explained that having a couple outlets a higher amp for food vendors would be a benefit. Mr. Sanders stated that he will get with Mr. Long to look at all the outlets and to install a higher amp for food trucks. Mr. Sanders noted he would like to have SAM (Surveying and Mapping LLC) to map out where all the outlets are at in the downtown area and place on our GIS for future reference. After a brief discussion, Ms. Schmidt is to provide Mr. Sanders of a list of outlets that are not working in the downtown area.

The second item for discussion was “Banners on Light Poles.” Ms. Schmidt explained to the Board that this item was tabled last year. Ms. Schmidt would like to get direction on this item again this year. The Chair explain that in lieu of getting banners the poles need maintenance. Ms. Schmidt stated that banners would be placed on 59 poles for a cost of around \$4,500. However, some poles would need brackets repaired. After a brief discussion, Ms. Schmidt is to provide Mr. Sanders of a list of poles that are in need of repairs to the brackets and bring design of banners to the next Downtown CID board meeting.

The third item for discussion was “paint on light poles.” The Chair noted this was discussed in item two. Before the banners are able to be placed on the pole’s maintenance will need to be done to the light poles.

The fourth item for discussion was “We Choose Moberly banners.” Ms. Schmidt asked the board how they would like to proceed with the large banner; she referenced the large banner above Moberly Chamber of Commerce. The cost of these banners is \$449 apiece for a total of \$2,245 these would be the banner with a picture included.

The fifth item for discussion was “Café Light Across Street.” Ms. Schmidt noted that she has done some research on this project and would like to suggest a change to this project. Ms. Schmidt stated she would like to place Café lights across the side streets instead of across Reed Street and Coates Street. After a brief discussion, the board ask Ms. Schmidt to get with Craig Head, of Frost for a cost update and more information on this project and bring to the next Downtown CID board meeting.

The sixth item for discussion was “Downtown Recycle Bin.” Ms. Schmidt stated to the board that she has been approached regarding a recycle bin in the downtown area for business owners/residents. Mr. Sanders indicated that they are looking at Dr. Mark Lajunesse property off W. Rollins as a location, or old Fennel building parking lot, or Depot Parking lot; however, nothing has been confirmed as of yet. After a brief discussion Mr. Sanders will look into this request further.

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

The seventh item for discussion was the “PPI Program.” Mr. Bugalski stated that Mr. Asbury had sent out 7 letters to PPI applicants noting that their projects would need to be completed by 12/31/20. Mr.

Bugalski would like direction as to would the board like to extend these applications or indicate to those applicants they would need to reapply. Mr. Asbury stated that he has received 13 new applications for Round 6 totaling \$236,224.76. Mr. Asbury indicated has submitted three (3) additional PPI Grant applications. Mr. Asbury stated that the applications indicate that all the work has been completed at this time. The Vice Chair offered that a development agreement with Mr. Swartz for the multiple improvements might be applicable. In a related matter, Mr. Bugalski noted that the Board has discussed previously the consolidation of the PPI program for multiple projects and improvements under a single project development agreement. The Board plans to further discuss this approach at a subsequent meeting. Mr. Brubaker noted is there a limit of per owner on applications. Mr. Bugalski stated at this time no there is not. Mr. Sanders stated this would be an issue to address of repeat applicants. After a brief discussion, the Board directed the approval of the 13 applications and directed Legal Counsel to prepare resolution to approve the applications at the next regular meeting with completion date of October 6, 2021 and paperwork done by December 31, 2021.

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

The eight item for discussion was the "Pigeon Control." The Chair asked for a status report. Mr. Sanders noted that a quote was received from Orkin in the amount of \$16,500.00 with \$,4,090.00 per service visit. After a brief discussion the board felt it would best to have staff investigate various companies that could do trapping or other methods. Mr. Sanders and Ms. Schmidt will look to install deterrents to reduce or eliminate at this time. Ms. Schmidt will get a list together of locations to Mr. Sanders to place the deterrent items.

ADDITIONAL MATTERS:

Noting that all items specified on the approved agenda had been addressed, the Chair asked if there were any additional matters for discussion.

After determining that there were no further matters or concerns to be brought before the Board, the Chair called for a motion to adjourn the meeting. A motion was made by Ms. Jeffries and seconded by Mr. Sharp to adjourn the meeting. Ayes: Bugalski, Crane, Jeffries, Sanders and Sharp. Nays: None. The meeting was adjourned at approximately 4:30 p.m.

The next regular meeting of the Board of Directors will be held on Wednesday, February 17, 2021, at 3:00 p.m. in the Moberly City Hall Conference Room.

Respectfully submitted:
Shirley Olney for Doug Sharp, Secretary