

Ste. Genevieve County Commission Minutes

MONDAY, DECEMBER 19, 2022

21ST Day of the October Term. The Commission Met Pursuant to Adjournment. Present were Presiding Commissioner Garry Nelson, Associate Commissioners Karen Stuppy and Randy Ruzicka along with Deputy County Clerk, Michele Gatzemeyer.

THE MEETING WAS CALLED TO ORDER BY PRESIDING COMMISSIONER NELSON AT 8:00 A.M.

THE MINUTES OF PREVIOUS MEETING THAT WAS HELD ON THURSDAY, DECEMBER 15, 2022 ARE SCHEDULED TO BE READ AT NEXT REGULARLY SCHEDULED MEETING TO BE HELD ON THURSDAY, 12/22/2022.

Conference Call held with Spectrum. Complaints have lessened. Mr. Schmieder noted that he will inspect the repairs that have been made on River Aux Vases Church Road. Most of the other 'issues' have been addressed.

Mr. Scott Schmieder, R&B Foreman, appeared before the Commission to provide report for today's meeting. Following were the items reported:

- *R&B Department placing 'Pipes'.

- *Road Department preparing for inclement weather.

- *Fuel Tickets from most recent fuel purchase attached to Commission Record

Supplement for this Date.

- *Road Department in need of another 'fuel supply'. Bids requested; Award issued to MFA Oil as they had 'low bid'. Pricing as follows: "On-Road" Fuel Pricing - \$3.447/gallon; "Off-Road" Fuel Pricing - \$3.757/gallon; "Gasoline" Pricing - \$2.633/gallon. (Copies of 'Bid Request' Forms along with Pricing attached to Commission Record Supplement for this Date.)

- *Mr. Schmieder along with Commissioners inspected 'tractor' in Altenburg – Additional review to be given to the same. Mr. Schmieder was asked about 'priority equipment' to factor into 'Budget' next year. Items that are planned on: new 'Truck' for R&B Department/replacing '2018 J.D. Motor Grader on 'Buyback' Program with 'new' '2023 J.D. Motor Grader/Boom Mower will have to be given consideration.

- *Mr. Schmieder noted that 'County' should be receiving 'Right of Way' Permits from MoDOT. Mr. Schmieder met with Mr. Jake Butler for various site inspections at several areas. One 'site visit' that was conducted was at location of Highway 32 & Doralac Road. It was the intent of the 'Road Department' to 'widen' this intersection; however, MoDOT did not approve the same. Intersection will remain the same at this time.

Ozora Community Improvement District Board of Directors met for meeting with this portion of meeting beginning @ 8:30 A.M. The following were attendees in addition to the Commission:

- *Mr. Mark Spykerman w/Gilmore Bell/Mr. Dennis Otte – CID Board Member; Mr. Fred Grein – CID Board Member; Mr. Ralph Pike – CID Board Member; Mr. Ray Gettinger – CID Board Member.

*Initial portion of meeting included members from Mountain View Properties, which is the group that purchased the property at the Ozora Travel Plaza. In addition, the Real Estate Broker also present. Ozora TIF adopted in '2011 w/12 years remaining on 'TIF Note'.

*Mr. Spykerman noted that the 'CID' includes all of the property. (The TIF does not.)

*New ownership affiliated with a 'National Company'. Most of their 'stores' are 'independent'. (It was noted that they have 'relationships' with Chevron & Shell.)

*Plans for 'Ozora C-Store' – Brand is planned on becoming "19" to be managed by 'Pilot'. Pumps/Canopies/Etc. are anticipated to be redone.

*There are plans to sell off various other property – to 'Developer'. They are currently searching for a 'Buyer'; they have reached out to 'Brokers' with no actual "Deep Conversations" regarding the same as of yet. They have just begun the process of 'marketing of property'.

*TIF – lies on 'West Side' of New Bremen.

*Mountain View Properties expressed that they wish to 'work together' with the community/'County'/etc. Mr. Spykerman established that this will hopefully be a collaborative effort.

*Question posed by the 'CID Board' regarding potential improvements to the facility. No specific details could be made available for 'site improvements' at this time; however, there are definitely plans for 'improvements'. Member of the 'CID' Board voiced their concern and disappointment with the fact that 'TIF' was awarded with the understanding that there would be improvements. Mr. Spykerman noted that Mr. Crawford did meet the 'qualifying criteria' as it pertained to the 'TIF' requirements. Board verified that they are anxious to work with new ownership; if this had not taken place, they verified that it was their intent to cease 'CID' Payments, which is within the 'law'. (CID Payments paid semi-annually. In addition, Mr. Spykerman explained the 'breakdown' of payment schedule.) All present agreed that increased property values equate to increased TIF Values.

*Mr. Spykerman is going to be in contact w/UMB.

*Mr. Spykerman stated that within the 'updated agreement' as the TIF will remain in existence; there should be 'Amendment' to protect the necessity for improvements. Mr. Spykerman noted that if 'County' has a 'TIF'; taxpayers need to see proof of their 'rewards'. Those present from Mountain View Properties acknowledged that their desire is to improve 'Appearance' as well as 'Functionality'. Member of 'CID Board' advised that with the previous ownership; they as well as local residents considered this a 'situation of neglect'. Amended agreement to be negotiated with new ownership.

It was noted that since Mr. Crawford sold property; he will no longer be a qualifying member of the 'Board'. Replacement will be considered.

At this point in the meeting, Mr. Spykerman along with 'CID Board Members' performed completion of their 'regular' meeting. Normal meeting included approval of previous minutes as well as CID Board of Directors. Approval of Minutes handled accordingly.

*As it relates to 'Board of Directors'; Mr. Fred Grein noted that he would be resigning from the 'Community Improvement District' Board of Members with updated 'Board of Directors' as follows: Said 'appointments' handled under Resolution No. 2022-1 to appoint Officers of the District.

- *Chairman of Board – Mr. Ray Gettinger
- *Vice-Chair of Board – Mr. Dennis Otte
- *Treasurer of Board – Mr. Ralph Pike
- *Secretary of Board – Mrs. Michele Gatzemeyer

Resolution No. 2022-2 adopting an amended budget for Fiscal Year ending as of 12/31/2022 along with a budget for FY '2023 addressed. (Applicable Copies maintained in 'Ozora TIF' project folder overseen in Ste. Genevieve County Clerk's Office.)

Several members from IDC Board as well as Sandra Cabot (Ms. Cabot present to clarify 'scope' of economic development.) along with Mark Spykerman w/Gilmore Bell met with the Ste. Genevieve County Commission as it relates to prospective subdivision that has been discussed for substantial amount of time. Also present were (2) Aldermen for City of Ste. Genevieve. Those present in addition to the Ste. Genevieve County Commission and Sandra Cabot were as follows: Tom Keim (IDC), Wayne Schweigert (IDC), Dave Weber (IDC), Brad Arnold (IDC), Joe Prince (Alerman), and Bob Donovan (Alderman). The following points of interest were reviewed:

- *Ste. Genevieve City – Owner of 'Property' that would include potential development.
- *Property in 'TIF' District.
- *It was noted by Commissioner Nelson that 'TIF' money spent incorrectly for specific 'TIF Area' (3).
- *Mr. Spykerman, Counsel w/Gilmore Bell, explained that a 'City' cannot 'give away' property; however, rules can change in situation that involves 'Redevelopment' w/various 'public' issues addressed. Mr. Spykerman noted this as 'housing development' leads to other 'Development' as well as 'Economic Development'. In reality, the 'City' could donate land for purpose of redevelopment.

SEMO Regional Planning Commission performed a 'survey' that identified the necessity for 'affordable housing' within our community. It was noted that 'Developer' attended Public Hall Meeting @ City of Ste. Genevieve and was 'shut down' regarding 'land situation'. IDC to meet with 'Developer' again.

Mr. Spykerman advised 'Group' that a contract could be drawn to make a transaction 'Fair and Equitable' between the parties. Bot 'City Aldermen' that were present agreed that they felt the 'City' would benefit from prospect of additional revenue should a subdivision development reach fruition.

It was also noted that there has already been an environmental study completed. IDC Board noted that they would be willing to absorb the cost of a 'Specialist' in the area of TIF Counsel to make this happen; they do not expect the 'City of Ste. Genevieve' to absorb said cost.

Mr. John Stallons w/McCoy Equipment forwarded updated 'Purchase Order Agreement' for a '2023 John Deere Motor Grader 'Model 672G' with a Guaranteed Buyback of \$129,000 that is based on a 5-Year or 5000 Hour Warranty. Paperwork also shows that the 'Trade-In' Allowance for '2018 Motor Grader to be credited is \$117,000.

Upon review of information presented, Commissioner Ruzicka made a 'Motion' to 'Approve' PA#09283555 through McCoy Equipment as presented by Mr. John Stallons for purchase of new '2023 John Deere Motor Grader (672G) based on information provided above. Commissioner Stuppy seconded the 'Motion'. Commissioner Ruzicka yea. Commissioner Stuppy yea. All in favor. Motion passed. (Copy of all relative documentation can be located in Ste. Genevieve County Clerk's Office.)

Sheriff Stolzer, Jerry Bergtholdt and Brad Korn with Bloomsdale Bank appeared before the Commission to present 'Amendment to Lease Purchase Agreement between Ste. Genevieve County Sheriff's Department and the Bank of Bloomsdale.' Increased financing in the amount of \$2.2 Million for refinancing on the 'original loan' intended to be used for the purpose of upgrading the communications capabilities for Ste. Genevieve County which includes the following equipment:

- *Replace one tower & add two new towers ..
- *30 Antennas/30 Transmitters/30 Receivers

Review of Documentation reviewed closely. Commissioner Ruzicka made a 'Motion' to 'Approve' the presented 'Amendment to Lease Purchase Agreement' as explained by Mr. Bergtholdt effective as of 12/19/2022 for amount of \$2.2 Million with intended use as noted above. Commissioner Stuppy seconded the 'Motion'. Commissioner Ruzicka yea. Commissioner Stuppy yea. All in favor. Motion passed. (All relative paperwork located in identified folder to be maintained by the Ste. Genevieve County Clerk'.

Ryan Huck w/Cut N' Edge Landscaping and Lawncare appeared before the Commission to review 'Grounds Mowing Agreement' that had been 'drawn between Ste. Genevieve County and his company. Final 'details' surrounding agreement were verified. After review of 'final draft' of Grounds Mowing Agreement between Ste. Genevieve County and Cut N' Edge Landscaping and Lawncare LLC; Commissioner Ruzicka made a 'Motion' to 'Approve' final draft of agreement with the stipulation that services are not to exceed \$45,000 annually. (Agreement approved for a 3-Year Term.) Commissioner Stuppy seconded the 'Motion'. Commissioner Ruzicka yea. Commissioner Stuppy yea. All in favor. Motion passed. (Copy of said 'Agreement' maintained in Ste. Genevieve County Clerk's Office.)

Area resident that resides on Colony Church Road contacted the Commission questioning when their road might be considered for paving. The Commission noted that 'Banks' need to be set back with tree removal per their memory recollection of road previously. However, the Commission noted that reassessment could be completed this Spring.

Accounts Payable for Date 12/19/2022 in the amount of \$91,094.26 were reviewed and approved for payment by the Commission.

ADJOURN

A Motion was made by Commissioner Stuppy to adjourn @ 12:25 P.M. Commissioner Ruzicka seconded the Motion.

Ordered that the Commission adjourn until 12/22/2022.

SUBMITTED BY:

APPROVED BY:

PRESIDING COMMISSIONER