

**SAVANNAH CITY COUNCIL  
WORK SESSION  
SEPTEMBER 24, 2015 6:00 P.M.  
CLASBEY CENTER – COUNCIL CHAMBERS**

Purpose: Information on the TIF process.

City Attorney Emily Bauman presented an overview of the Tax Increment Financing (TIF) Process. If and when a TIF is approved, the adopted property taxes are frozen at the current rate level, pre-development. Bauman described PILOTs and EATs. PILOTs are payment in lieu of taxes and EATs are Economic activity taxes. The upcoming proposal does not include EATs. Bauman described the redevelopment plan and other steps. A TIF Commission is composed of 11 members of the tax entities and is an advisory board. She explained the required ordinances, special allocation fund, and other steps. She reviewed the municipality powers and duties including reporting and other procedures. TIF is a tool to spur economic development. A formal redevelopment plan has not been submitted to the City. The developer wanted to see if there was interest before proceeding. John Parker asked if the City needed to start the process to form a TIF commission. Bauman advised to create a commission to weigh the benefits versus cons. Council took a five minute break before starting the regular session.

**7:00 P.M. REGULAR SESSION**

Council President John Parker presiding.

Pledge of Allegiance was recited.

Council Members: Don Dillman, Kenny Maxwell, John Parker and Joy Thompson were present. Mayor Connie George was absent. City Administrator Bruce Lundy, City Attorney Emily Bauman, City Clerk/Treasurer Beth Kar and Chief of Police David Vincent were also present. The meeting notice was posted at City Hall September 23, 2015. The meeting was audio recorded.

**Approval of Agenda** – Don Dillman motioned to amend the agenda and add: create a TIF Commission to the City Attorney’s report. John Parker seconded. Motion carried on 4 yes votes.

**Minutes – August 17, 2015; September 16, 2015** – Joy Thompson motioned to approve the minutes. Kenny Maxwell seconded. Motion carried on 4 yes votes.

**Public Testimony – None.**

**Police Chief’s Report** — Chief of Police David Vincent reported that last Saturday the police helped with the Brad Arn 5K Memorial Run. There were approximately 70 participants. Homecoming celebration will be October 2<sup>nd</sup>. Don Dillman motioned to approve the Police Chief’s report. Joy Thompson seconded. Motion carried on 4 yes votes.

**City Administrator's report** – City Attorney Bruce Lundy reported:

**Retirement Reception** -- Dale Watson's retirement reception will be next Saturday, October 3<sup>rd</sup>, from 2 – 5 at the Clasbey Center. Dale has been with the City for just over 28 years.

**Ribbon Cutting** -- There are a couple ribbon cutting ceremonies coming up: September 25 at 11:30 a.m. for the new Edwards Jones office on the Square and at 11:30 a.m. on October 5th for J. Lynn's Consignment shop on the Square.

**Surplus to sell** -- With the purchase of the 2005 dump truck, the City can sell off the old one. It is a 1988 and there have been several people interested in buying it. The City also has three or four old mowers that do not run without repair. With Council's approval the items can be declared surplus and bid out. John Parker motioned and Don Dillman seconded to declare the dump truck and mowers as surplus and take bids. Motion carried on 4 yes votes.

**Homecoming** -- The Savannah Homecoming is next Friday October 2nd.

**MML Conference** – Deputy Clerk Brooke Bell, City Clerk Beth Kar, City Attorney Emily Bauman, and Lundy attended the Missouri Municipal League Conference in Kansas City earlier this week. That is a fabulous event that not only teaches but provides the opportunity to visit with vendors that provide services to Municipalities as well as meeting with other Administrators, Clerks, and Council members. There were classes on Council procedures, legal issues, planning and zoning basics, pitfalls for construction contracts, and safeguards and performance standards for economic development projects.

**Water Leaks** -- While Minde Dreher is on maternity leave, he and Utility Clerk Valorie Bush have been reviewing the possible leaks and contacting customers.

**Soft Drink Bid** -- Park Manager Donnie Knorr, Golf Course General Manager Mark Christopher, Coca Cola Representative Greg Gabler, and Lundy discussed the soft drink bid. Knorr and Christopher agreed on option 1: fountain drinks as well as bottled soda, sports drinks, and water. Gabler was inquisitive about why the Bantam Football Concessions stand was not included in this bid as the more that is sold, the lower the price. Lundy did not know why the Bantam football concession is not a City item so he could not answer that question.

Lundy included as the last part of his report the City Code on cats and dogs. “No person shall, without first obtaining a permit thereof in writing from City Hall, own, keep, harbor or have custody of any cat or dog over six (6) months of age, except that this Section shall not apply to the keeping of small cage birds or aquatic and amphibian animals solely as pets. . . No person or the occupants of a dwelling unit shall possess or keep more than four (4) dogs over the age of six (6) months or four (4) cats over the age of six (6) months within the City without a permit to operate a kennel.” Council discussed that the City pet license needed to be obtained each January, not when the rabies shot was renewed as previously followed. Don Dillman motioned to approve the City Administrator's report. Kenny Maxwell seconded. Motion carried on 4 yes votes.

**City Attorney's report--** City Attorney Emily Bauman prepared the TIF information session earlier in the meeting. She asked for a motion to start putting together a TIF commission. Don Dillman asked if the TIF Commission members had to be approved by Council. No, the tax entities each appoint their own representatives that become members of the commission. Council approves the City's representatives, School board for School, County Commissioners for County: 11 members total. There will be one floating from ambulance or library or another taxing authority for public hearing. Nancy Blake has been asking status of TIF decision. Anyone interested in serving on the commission should contact City Administrator or Mayor. City Administrator Bruce Lundy mentioned it would help to find people knowledgeable about water and other infrastructure. Don Dillman motioned to proceed with appointing a TIF Commission. Kenny Maxwell seconded. Motion carried on 4 yes votes. John Parker suggested having someone from Planning & Zoning for the City representative. Bauman prepared the ordinances for tonight's agendas. She attended the MML conference. John Parker asked the City Administrator to send letters to the tax entities to select members. Joy Thompson motioned to approve the City Attorney's report. John Parker seconded. Motion carried on 4 yes votes.

### **RESOLUTIONS FOR CONSIDERATION:**

**Resolution 2015-6 Lot Split for Clevenger** – John Clevenger was present to answer any questions. City Administrator Bruce Lundy described the property owners had followed through the lot split steps and the Planning and Zoning Commission had recommended approving the lot split. Don Dillman motioned to approve Resolution 2015-6. Kenny Maxwell seconded. Motion carried on 4 yes votes.

### **BILLS FOR CONSIDERATION:**

Bill 2015-17 Fiscal Year 2016 Budget was read for first and second readings.

#### **ORDINANCE: 2675**

This ordinance approves the operational FY 2016 Budget. Don Dillman motioned to adopt ordinance no. 2675. John Parker seconded. Vote: Dillman: aye; Maxwell: aye; Parker: aye; Thompson: nay. Motion carried.

Bill 2015-18 Fiscal Year 2015 Budget Amendments was read for first and second readings.

#### **ORDINANCE: 2676**

This ordinance amends the Fiscal Year 2015 budget. Don Dillman motioned to adopt ordinance no. 2676. John Parker seconded. Vote: Maxwell: aye; Parker: aye; Thompson: aye; Dillman: aye. Motion carried.

Bill 2015-19 Keller contract for asphalt program was read for first and second readings.

#### **ORDINANCE: 2677**

This ordinance approves the contract with Keller for the 2015 asphalt street program. Joy Thompson motioned to adopt ordinance no. 2677. John Parker seconded. Vote: Parker: aye; Thompson: aye; Dillman: aye; Maxwell: aye. Motion carried.

Bill 2015-20 Water Plant Lagoon Cleaning contract was read for first and second readings.

**ORDINANCE: 2678**

This ordinance approves the contract with Nutri-Ject to clean the lime lagoon. Joy Thompson motioned to adopt ordinance no. 2678. Don Dillman seconded. Vote: Thompson; Dillman: aye; Maxwell: aye; Parker: aye. Motion carried.

Bill 2015-21 Contract with Coca Cola for Soda was read for first and second readings. The Parks and Golf department decided to go with option 1 instead of option 4 as listed in the ordinance. Joy Thompson motioned to amend the ordinance to select option 1 instead of option 4. John Parker seconded to amend Bill 2015-21 to option 1. Motion carried on 4 yes votes.

**ORDINANCE: 2679**

This ordinance approves a contract with Coca Cola for Golf and Parks facilities. Don Dillman motioned to adopt ordinance no. 2679. Joy Thompson seconded. Vote: Dillman: aye; Maxwell: aye; Parker: aye; Thompson: aye. Motion carried.

**Second Public Testimony:** None.

**ELECTED OFFICIALS DISCUSSION**

John Parker said he had received no official complaints in the Mayor's absence. City Administrator Bruce Lundy asked about concerns with golf carts. John Parker responded that those concerns were resolved once he talked with General Manager Mark Christopher. Don Dillman commented the golf cart details had been discussed thoroughly at the Golf Committee meeting and the decision had been postponed. Dillman was concerned that someone was submitting falsehoods and causing problems.

**Adjournment** -- No further business to discuss. Council adjourned at 7:50 p.m. on a motion by Joy Thompson and seconded by Don Dillman. Motion carried on 4 yes votes.

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John Parker, Council President

ATTEST: \_\_\_\_\_  
Beth Kar, City Clerk