

# Meeting Minutes

## Meeting of the Board of Directors

### The Martin City Community Improvement District

**Date:** August 11, 2011

**Time:** 8:30 a.m. – 10:00 a.m.

**Place:** Jess & Jim's Restaurant - 517 East 135<sup>th</sup> Street, Kansas City, Missouri

**Board Members Attending:** Debbie Van Noy, Warren Keith, Steve Okenfuss, Mark Nigro, Curtis Stroud

**Guests Attending:** Vickie Wolgast, South Kansas City Chamber of Commerce; Kellie Johnston, City of KCMO; Denise Amor, resident; Ryan Cocherl, Martin City State Bank property; Matt Moore, Martin City Brewing Company; Officer Mike Hammer and Captain Kevin Sullivan, KCMO South Patrol; Karyn Brooke, Sidelines Custom Floral Design; Janice Hynds, Beadz Galore; Steve Rinne, Economic Development Corporation; Brad Schaffner, George's Imports

#### **I. CALL TO ORDER – 8:40 a.m.**

**Introductions of guests and CID Board**

#### **II. Announcements were read:**

- **Tonight - Rosehill Gardens' Tropical Breeze Party**

**Date:** Thursday, August 11th

**Time:** 5:30 to 8:00 p.m.

**Location:** 311 E. 135<sup>th</sup> St.

One night only sale

25 -75% off sale select plants and products

DOOR PRIZES! Drawings throughout the evening but must be present to win

Please RSVP to the Garden Center at 816-941-2332 or [rfischer@rosehillgardens.com](mailto:rfischer@rosehillgardens.com)

- **The South Kansas City Chamber monthly event – a joint breakfast this month with the Grandview Chamber of Commerce:**

**Date:** Friday, August 19, 2011

**Time:** 8:00 – 9:30 a.m.

**Location:** Faulkner's Ranch, 10600 Raytown Road, Kansas City, MO 64134

**Speaker:** Mayor Sly James

**Cost:** \$18 for members and \$23 for non-members.

Reservations required by August 16, 2011

Call 816-761-7660 or email [vwolgast@southkcchamber.com](mailto:vwolgast@southkcchamber.com) to RSVP or for more information.

#### **III. Approval of Minutes** from Board Meetings

*(Motion to approve is not necessary. The minutes are either approved as read or as corrected, but without a vote.)*

The July minutes were emailed to the Board prior to this meeting. There were no additions or corrections.

#### **IV. 135<sup>th</sup> St. Update:**

**Warren Keith, TapanAm Engineers**

**Design completion status:** Preliminary Design, Right-of-Way Negotiation & Acquisition, and Final Design

### **Issues Reviewed by Warren Keith:**

MC-CID is talking with Don Pearce (Pearce Construction) about a drainage easement across his property; but also looking for any other viable options. The proposed routing is across the George's Import and Pearce properties.

Kelli Johnston suggested hiring an overseer for all the improvements.

MC-CID wants to add 55 parallel parking spots for on-street parking – from the UP tracks west up to Martin City Sports Complex driveway – nothing on north side of street at this location and nothing west of Martin City Sports Complex driveway

Cost of construction: \$ 85,000 estimate

Cost of modified design plans: \$28,500 (to be paid by MC-CID)

6<sup>th</sup> District Councilmen Scott Taylor and Sharp support this change as does Jackson County.

Warren also discussed doing away with a retention basin on the vacant property across the street from Rosehill Gardens at 311 E. 135<sup>th</sup> St. (Additional 250 ft. of pipe) it doesn't meet current criteria – there is already drainage easement (can't build anything over in present condition)

Mark Nigro asked: Why was on-street parking never in original plan?

Debbie Van Noy asked: Should we contact Bucher Willis Ratcliff, the Area Plan Engineering Design firm?

### **Important Issues Summarized:**

➡ **Right-of-Way Management** – Jackson County Public Works Department hesitation to manage the Martin City 135<sup>th</sup> St. Right of Way efforts.

✓ **Resolution will be complete following a presentation to the Jackson County Legislature on August 22, 2011:**

#### **From Jackson County Public Works on August 4, 2011**

Jackson County, MO. is planning to take 135<sup>th</sup> St. Improvements, project # 3084, thru Final Design. This includes Right-of-Way Acquisitions & Negotiations. Please take a look at the Revised Addendum 1 Agreement for 135<sup>th</sup> St. between City of Kansas and Jackson County, MO. I have added an additional \$25,000 to the agreement to include the on-street parking design cost. I added this cost to the Martin City CID contribution amount. Therefore, the new addendum amount is \$265,930.18. Please review and provide me with your comments.

#### **From City of KCMO Public Works:**

Please see below, Jackson County's acceptance of the final design including ROW negotiations. I spoke with Chris Jenkins this afternoon and the County would like to execute the agreement between the County and the City by the 15<sup>th</sup> of this month.

Have you decided on whether or not to add the on street parallel parking? If so, is MC-CID willing to accept the additional design cost of \$28,500 (Chris mistakenly showing \$25,000)? I can amend our previously executed agreement to show the change from previous amount of **\$140,930.18 to \$169,430.18** and route it for signature.

Please advise at your earliest convenience.

## ➡ Who is responsible for the expense of the water plan design for 135<sup>th</sup> St.?

✓ **Resolution of issue completed:**

### **From Terry Leeds – Water Dept. on 7/20/2011**

I see that you were cc'd on previous e-mails between Water Services and Public Works staff on the funding of the design for the water main relocation associated with 135<sup>th</sup> Street Road improvement project. This issue has been resolved and Water Services will be funding the design cost of the water main relocation, while the construction cost of the water line relocation will be covered as a part of the overall construction funding for the road improvements.

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## ➡ CID Financial Contribution of \$140, 978.18 for the Design Completion

**Resolution of issue not yet completed:**

This amount as yet not invoiced by the City of KCMO but anticipated yet this summer. Also, the amount may change to \$169,430.18 if Resolution 2011-05 is approved on August 11, 2011.

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## ➡ Adding on-street parking in Final 135<sup>th</sup> St. Design

**Resolution of issue not yet completed:**

A Special Board Meeting was held on 7/28/2011 at 8:30 a.m. at Jess & Jim's Steakhouse to discuss on-street parking

**Board of Directors Attending:** Debbie Van Noy, Curtis Stroud, Warren Keith

**Staff Attending:** Barbara Engel, District Manager

**KCMO Staff Attending:** Kellie Johnston, City Planning; Masood Alemifar, Public Works

**Martin City Businesses Owners Attending:**

Don Pearce, Pearce Construction; Brad Schaffner, George's Imports; Paul Carl, Source Automotive; Matt Moore, Martin City Brewing Company; David Van Noy, RC's; Krista Sloan, Rooms That Bloom; Ryan Cocherl and Pat Cocherl, Martin City State Bank Building; Ron McCutcheon, McKinzie Construction; Mike Van Noy, Jess & Jim's; Kay Tucker, Suburban Lawn & Garden; Scott Rutledge, The Sharper Edge.



**Warren Keith presented the options for adding on-street parking to the 135<sup>th</sup> St. design.**

He pledged to leave the meeting and investigate the impacts of adding the new parallel parking spots from the UP tracks to west of Rosehill Gardens property including in front of the Martin City Sports Complex. He cautioned that despite the CID's wish for this, the City of KCMO may not approve in the end.

**Warren's Findings:**

It looks like we can fit in 55 parallel parking spaces at an estimate of the additional construction cost of approximately **\$85,000+/-**. We have only computed a rough estimate of the construction of this work so it could vary slightly during final design and might even be less.

However, to add these spaces we will have to revise the design, the calculations and revise 57 drawings. We can revise the design and drawings for **\$28,500**.

This amount would have to be added to our agreement with the County and their agreement with the City. If this additional engineering fee is covered by the MC-CID then you will have to revise your agreement with KCMO.

**Discussion involved:**

Does MC-CID want to pursue 55 on-street spots?

Is MC-CID willing to accept the new design cost of \$28,500 with an increase of funding from \$ 140,930.18 to \$169,430.18?

**SEE STRIP MAP NEXT PAGE:**

Following discussion , the MC-CID Board can agreed they want to pursue adding 55 on street parking spots and are willing to provide the additional funding.

A motion was made to adopt **Resolution 2011-05** approving the additional funding of \$28,500 to cover the cost of the on-street parking design. This amount plus the \$140,930.18 will be due to the City of KCMO per their cooperative agreement.

Motion to approve: Debbie Van Noy

Seconded: Mark Nigro

Motion passed unanimously by all board members present

**Additional 135<sup>th</sup> St. issues:** Debbie Van Noy informed the group about water leaks – at Wholehouse Flooring and another one in front of Jess & Jim’s Steakhouse and across street.



## **V. PIAC 2011 Submissions:**

### **2011 Meeting Dates:**

**The deadline to submit a request is August 31, 2011**

✓ **6<sup>th</sup> District Public Hearing** - June 23<sup>rd</sup>

6:30 p.m. – 8:30 p.m. Hillcrest Community Center (10401 Hillcrest Road)

**Critical Citywide Hearing Public Hearing –**

**Friday, Aug. 19, 2011 9 a.m. to noon City Hall, 10th floor Committee Room**

**Wednesday, August 24<sup>th</sup> 6:30 – 8:30 p.m. at Hillcrest Community Center** – MC-CID asked 135<sup>th</sup> St. business owners to attend with District Manager and Project Manager as well as Board of Directors to introduce themselves and voice their support of the project. District Manager & Project Manager gives a full report.

### **Martin City CID requests prioritized:**

- 1.) 135<sup>th</sup> St. Construction Funding
- 2.) Holmes Road Study Revisited
- 3.) Signature Signage for MC-CID at Hwy. 150 and Wyandotte
- 4.) 135<sup>th</sup> St. Trailhead Funding

## **VI. July Requests for Property Upkeep:**

- 1.) **To Sonic property** – weeds overgrown in parking lot and flower bed; mowing inadequate; discarded sofa in dumpster area

**Resolution:** Property cleaned up as of 7/26/2011

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- 2.) **Email sent to Zoning Inspector in City Planning Dept.** 7/27/2011 - An inspector has been assigned to look into these issues at the Wholehouse parking lot and report back to the CID.

### **Parking Lot 620 E. 135<sup>th</sup> St./Wholehouse Flooring property 13440 Holmes Rd –**

Abandoned, vandalized car on blocks in corner of parking lot  
Unlicensed vehicles allowed to be stored at back of parking lot  
Used-car inventory allowed to remain on premises for days on end  
Large storage bin permanently located on lot  
Extensive trash accumulation at fence line

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- 3.) **To Steve Okenfuss (Reno Power Sports)** please continue to have your mowing vendor mow weeds and reeds along Holmes Road adjacent to the former Robin Nigro Academy property.

**Resolution:** Steve contacted his vendor and the area was mowed.

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## **VII. Financial Report – Steve Okenfuss, Treasurer:**

### **Bank Accounts:**

**Checking Account Information through August 11, 2011 – Commerce Bank**

Balance as of 08/06/2011: **\$31,550.55**

Sales Tax Assessment Deposit 08/11/11: **\$20,606.40**

DOR Local Option Disbursement 08/11/11: **\$294.08**

Property Tax Assessment: \$00.00

**Martin City Security Program 32 Participants - 100% of fees received as of 8/11/2011: \$22,700.00**

**Money Market Information through August 11, 2011 – Commerce Bank**

Balance as of 08/11/2011: \$ 504,189.64

Transfer of funds from checking to money market 07/26/2011: \$30,000.00

<b>2011 Monthly Sales Tax Revenue Budgeted vs. Actual</b>			
<b>Deposits made at the first of the month reflect sales tax collected from the previous month.</b>			
<b>Month</b>	<b>Budget</b>	<b>Actual</b>	<b>Difference</b>
January	\$20,000.00	\$20,068.00	+\$68.90
February	\$20,000.00	\$23,362.28	+\$3,362.28
March	\$20,000.00	\$6,262.35	-\$13,737.65
	<b>1<sup>st</sup> Qtr. Sales Tax Gain/Loss</b>		<b>-\$10,307.37</b>
April	\$20,000.00	\$22,502.89	+\$2,502.89
May	\$20,000.00	\$12,849.89	-\$7,150.11
June	\$20,000.00	\$26,983.69	+\$6,983.69
	<b>2<sup>nd</sup> Qtr. Sales Tax Gain/Loss</b>		<b>+\$2,336.47</b>
July	\$20,000.00	\$39,999.42	+\$19,999.42
Aug	\$20,000.00	\$20,606.40	+606.40
Sept.	\$20,000.00		
	<b>3<sup>rd</sup> Qtr. Sales Tax Gain/Loss</b>		
Oct.	\$20,000.00		
Nov.	\$20,000.00		
Dec.	\$20,000.00		
	<b>4th Qtr. Sales Tax Gain/Loss</b>		
<b>2011 Sales Tax Revenue to date:</b>			<b>\$173,924.81</b>

**Commerce Bank Account Interest:**

(January = \$216.38; February = \$193.59 ; March = \$192.09) **First Quarter Interest = \$602.06**

(April = \$179.77 ; May = \$199.54 ; June = \$192.69) **Second Quarter Interest = \$567.00**

(July = \$189.57 ; August = ; September = )

(October = ; November = ; December = )

<b>Total Expenses for August 2011 = \$9,517.88</b>
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√District manager net monthly salary = \$2,380.47 net check per month

\$571.88 automatically deducted monthly for federal taxes)

√District Manager July 2011 Mileage Reimbursement (195miles x \$.50 per mile): \$97.50

**Accounting:**

√Dominic Cusimano – Quarterly Fee CPA: \$300.00

**Beautification:**

√Suburban Lawn & Garden – monthly mowing of signature signage Hwy. 150 & 135<sup>th</sup> St: \$220.00

√H&H Mowing – Hwy 150 frontage, 135<sup>th</sup> St. to Firestone boundary July mowing: \$1,403.00

**Credit Card Expenses**

√Commerce Bank Monthly VISA bill – Primary Account #1138:**\$ 103.99**  
( Storage Mart monthly fee)

Commerce Bank Monthly VISA bill – Secondary Account #1146:**\$00.00**

√**Legal Expenses** - Husch Blackwell Sanders (Annual reporting to City, County, State) = **\$595.70**

**Mobile Phone:**

√Monthly phone bill through 07/02/11:**\$112.50**

√**Security Program**

Orion Security Inc. –September 2011 fee: **\$3,685.34**

√**Utilities:**

Kansas City Power & Light – monthly electricity for sign at 990 W. 135<sup>th</sup> St from 07/3/10 – 08 /04/11: **\$ 47.50**  
(This account is paid online monthly.)

**July Payments Not Listed:**

Blue Hills Homes Association – Full page ad in 2011 neighborhood directory:**\$150.00**

Rosehill Gardens – weeding at 135<sup>th</sup> St. & Hwy. 150 hill:**\$321.25**

KC Sign Express – move middle flag pole 135<sup>th</sup> St. & Hwy 150: **\$375.00**

**VIII. Martin City Business Updates:**

**This from commercial realtor, Janet Wilkerson:**

**Big City Hot Dogs & More** has leased the Sonic building with an option to buy the property. They are also considering using the Urban Renewal Tax Abatement program as they make upgrades to the property/building.

**A Spa/Aesthetician** has signed a lease for 13356 Holmes (the former chiropractic office)

**A yellow roof at Bambini Creativi** - leasing 400 E. 135<sup>th</sup> St. An early learning experience that will open on September 12, 2011 with a maximum of 80 students ages 3 – 5. There is a complete renovation of the interior building on both floors taking place this summer as well as hiring of 8 instructors. Flag poles are being erected in front of property as well.



## Back yard renovations taking place as well at Bambini.



### **Frontier Services, Inc.**

Scott Siegwald, President

13406 Holmes Road 816-912-2243

[www.frontierservices.net](http://www.frontierservices.net)

Frontier is SBA Certified in two categories: 8 (a) and Hub Zone

Frontier Services is a diversified contractor since 2003 providing turn-key general construction, civil construction, environmental remediation and professional services

They were selected as the Minority Enterprise Development Construction Firm of the Year 2010.

### **IX. Security Program Report for Martin City Area**

#### **July 2011 Orion Security Incident Summary**

Unsecured doors/gates/padlocks – 4

Unsecured Tire Bin – 1

Car parked on grass at former Nigro Golf Academy property

Alarms (building, gate, fence) – 2

Paycheck found in parking lot; returned to building - 1

Suspicious Activity at Babcock & Wilcox

Suspicious Activity in Suburban Lawn & Garden Recycle Facility

July 31, 2011- Beer bottles thrown at the Martin City State Bank building windows scraping and chipping glass. Security cameras show the incident occurred at 3:45 a.m. This property owner does not participate in the Martin City Security Program.

#### **Officer Mike Hammer- Martin City area KCMO Police crime report:**

The South Patrol caught a male who confessed to the Rob Sight thefts and others. Suspect was stopped on a traffic violation and found outstanding warrants for car theft. (Name of “Sheets” – South Patrol apparently knew of him). Also arrested another male by the of name of Lunt. South Patrol is happy to have cleaned up area a bit for now.

## X. Other Business

MC-CID took a full page \$150 inside front cover advertisement out with the Blue Hill Homes Association for their upcoming neighborhood directory

Steve Rinne (Economic Development Corporation) was asked about a program to possibly help businesses financially. Steve said the program has “too man hoops to jump through” to be an advantage for small businesses. The Martin City Brewing Company said they considered applying but it was “too much trouble”.

It was reported that Sutherlands is being used for all other area stores storage. They intend to hang onto the property until a huge financial offer is made.

Janice Hynds from Beadz Galore reported: The CID needs better signage along Hwy. 150 as the customer approaches 135<sup>th</sup> Street. They get “at least’ four calls a day for directions.” Karyn Brooke and Debbie Van Noy also concurred.

## **Next Board Meeting – September 8, 2011**

Jess & Jim’s Steakhouse 8:30 a.m. – 10:00 a.m.

## **XI. Meeting adjourned 9:15 a.m.**

Minutes submitted by Kay Tucker/Barbara Engel and reviewed by Warren Keith

**Experience  
Martin City**  
[www.MartinCity.org](http://www.MartinCity.org)

**Thank you, Blue Hills Homes Association,  
for supporting Martin City!**

American Catastrophe	Overman's Department Store	Martin City Phillips	Keno's Power Sports
Bambini Creations	Hangers Dry Cleaners	Martin City Safety Storage	Rob Sight Lincoln Ford
Bavarian Auto Group	Hardee's Restaurant	Martin City Sports Complex	Rooms That Bloom
BB Mallors	Hometown Liquor	Midwest Heating & Cooling	Rosenthal Garless
BEADZ Galore	Jack Shack BBQ	Malch Mart	Salinas Custom Floral
Bikram Yoga	Jess & Jim's Steakhouse	Paris Nails	Source Automotive
Body Basics	KC Condo Garages	Party City	South KC Mini Storage
Central Plumbing & Heating	Kanetco Water Systems	Pat Cremation Services	Suburban Lawn & Garden
Christ Community Church	Liston Insurance	Pizza Shoppes	Tapen Engineering
Dr. Gregory Rivers Dentist	Loving Arms Adult Day Care	Pro Mail Mailing & Printing	The Sharper Edge
Eagle's Oym Centre	Lukas Retail Liquors	Quano's Sub Shop	Town & Country Car Wash
Farmer's Insurance	Mac 'n' Seltz Baseball Academy	Quik Trip	U.S. Post Office
Firestone Complete Auto Care	Martin City Animal Hospital	Qwds Web Services	Volleyball Beach
George's Imports	Martin City Brewing Company	RC's Restaurant	Wholesale Flooring

**Locally-owned Businesses  
Hometown Values**  
The Martin City Community Improvement District