

CITY COUNCIL WORK SESSION
AUGUST 29, 2023
6:00 P.M.

The members of the Marshall City Council met for a Work Session at 6:00 p.m. on Tuesday, August 29, 2023, in the Meeting Room of the Marshall Municipal Utilities Service Center, 1459 W. Arrow, Marshall, MO 65340, with the following members present: Mayor Vincent Lutterbie; Council Members Phil Perkins, Drew Green, Nathan Swisher, Charles Guthrey, Dan Brandt and Steve Cook; City Clerk Julie Lewis. Council Members John Allen and Craig Thompson excused absent. City Administrator JD Kehrman excused absent.

Also present were Michelle Pointer, Sandy Hisle, Todd Lewis, Tina Howard, Jackie Tobar, Tiffany Dowell, Lindsey Dehn and Shelly McEachern.

Michelle Pointer, of the Central Missouri Board of Realtors, provided information regarding the current housing crisis within Marshall.

The construction of new housing within the community will economically impact all of the taxing entities within the City of Marshall with additional tax revenue. If 50 % of the items needed for the new home are purchased in Marshall, that will generate additional income as well.

Property values of existing homes will be preserved and dividends for the City would go on for years.

Other benefits to the community include:

- Local network, local supplies, plumbers, electricians and other local vendors
- Local support – provide jobs, wages and keeps income in the community
- Supports local business – restaurants, gas stations increase traffic in neighborhoods
- Increases tax base
- Tourism
- Better customer service
- New residents

Sandy Hisle provided a compilation of articles related to the development of mixed use housing and said the Gieringer property would be a great location for that type of development instead of using it for agriculture. She requested the Council pull back on the bid process and allow the Realtors within Marshall approximately 6 months to market the property to a developer.

The group discussed potential infrastructure and utility improvements for the Gieringer property. Making sure that control is kept through contract language will be essential for successful development.

Zoning rules within Marshall are currently restrictive; suggestions were made to allow mixed use without a Planned Development designation, allow the construction of homes under 700 square

feet, allow patio homes and accessory dwelling units (ADU) and examining setbacks for high density areas.

Currently, there are approximately 36 houses on the market and 400 open jobs. We have people working within Marshall that have purchased homes in other communities. Missouri Valley College needs more housing as they continue to grow. Marshall's business community is beginning to grow and we have a very nice hospital that provides many healthcare services.

Todd Lewis spoke about recent developments in Sedalia and Warrensburg and what those developments have done for the communities from an economic standpoint. The City of Marshall has a huge opportunity with the Gieringer property.

Council Members discussed the opportunity to sell the property for agricultural use as farmers are willing to pay more per acre for the property.

Council Member Green indicated the City doesn't want to be in the development business, however there are development opportunities because the school tax passed.

Council Member Perkins said now is the time to sell the property to a potential developer.

Council Members discussed the monetary investment the City has already made in the property; the City's investment would need to be recouped.

Jeff Bergstrom, representing Marshall Saline Development, spoke about workforce development. There are four key areas – schools, hospital, child care and housing; with housing being the most difficult.

The group of Realtors in attendance encouraged the members of the City Council to consider allowing 6 months to market the property for development.

Council Members discussed proposed developments, ideas for infill lots and zoning restrictions.

The members of the Marshall City Council made no decisions during the work session.

The work session ended at 7:18 p.m.

Julie A. Lewis,
City Clerk