

**CITY COUNCIL WORK SESSION**  
**MARCH 15, 2021**  
**5:15 P.M.**

The Members of the Marshall City Council met for a work session at 5:15 p.m. on Monday, March 15, 2021, in the Council Chambers of the City Office Building, 214 N. Lafayette, Marshall, MO 65340, with the following Council Members present: Mayor Julie M. Schwetz; Council Members Dewey Hendrix, Kirk Arends, Leon Thompson, Chuck Hines, Charles Guthrey, Craig Thompson and Dan Brandt; City Administrator David Haugland, City Counselor Josh Taylor and City Clerk Julie Lewis. Ward 2 City Council Candidate Robert Ashford and Developer Jim Steinmetz were also in attendance.

Mayor Schwetz welcomed everyone and said the purpose of the work session is to discuss the potential development of the Gieringer Property with Jim Steinmetz.

Mr. Steinmetz provided several handouts to Council Members with information regarding subdivision covenants, workforce information, demographics, local median income, building permits and site development information.

Mr. Steinmetz said he spoke to City Administrator David Haugland regarding a sale price for the Gieringer property located on south Lincoln and that is why he is meeting with Council.

Mr. Steinmetz said he has put a great deal of effort into the potential development of the property. He has 25 to 30 years of development experience here in Marshall and other communities in Missouri.

Mr. Steinmetz explained his plans for the potential development in four phases. He inquired about the Council's vision for the property.

Mayor Schwetz said the Council's vision is similar to the drawing of the site development concept. Single family homes with a garage in the price range of \$175,000 to \$225,00.

Mr. Steinmetz discussed the public improvements that will need to be done to develop the site. The cost of the improvements, as estimated in the development concept, is approximately \$49,000 per lot. When added to the cost per square foot to construct a home, with a basement, the home price comes in way above \$225,000.

Mr. Steinmetz said he would like to know the price to purchase the property especially if the City wants to move forward with the project.

Mr. Steinmetz said he feels there should be some latitude with the type of housing considered. One area of the property could have duplexes or townhomes.

Council Members discussed the possibility of a Planned Unit Development.

Council Members discussed infrastructure needs for the potential development site and the possibility of development in phases.

Mr. Steinmetz said he has the following questions for the Council:

1. Do you want a developer to develop the site using their own money at their own risk and reward?
2. Do you want to pay someone \$49,000 per lot to develop the site?
3. Do you want to hire someone to oversee the project for the City?

Council Member Arends indicated the Council is certainly interested but will need to have discussion as a group.

Mayor Schwetz thanked Mr. Steinmetz for his input.

Mr. Steinmetz asked what the pricing would be for 15 lots.

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

The work session ended at 5:45 p.m.

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Julie M. Schwetz, Mayor

ATTEST:

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Julie A. Lewis, City Clerk