CITY COUNCIL MEETING OF JANUARY 12, 2015

A meeting of the Warrensburg City Council was held on January 12, 2015, at 7:00 p.m., at the Municipal Center, 200 S. Holden, with Mayor Donna DeFrain presiding. Roll was called as follows: Present were: Allen, Brock, Renfrow, DeFrain. Absent: Rutt.

Minutes of the December 8, 2014, meeting were considered. Brock moved to approve the minutes of the December 8, 2014, meeting. Yes: Allen, Brock, Renfrow, DeFrain. Absent: Rutt. No: none.

In the City Manager's report, City Manager Paula Hertwig Hopkins said $180,000 has been set aside for funding for the development of the business industrial park. She said the planning will begin this year for the development of the Comprehensive Plan. Hertwig Hopkins said the Finance Transition Team continues to meet weekly.

In the Director of Finance Report, Acting Director Rachel Denfeld said she would be happy to answer any questions. City Collector Carl Larkerbrink reviewed recent progress with the sewer billing and said the department is now sending notices to delinquent customers and actual shut-offs have begun.

The adoption of the agenda was considered. Brock moved to accept the agenda. Yes: Allen, Brock, Renfrow, DeFrain. Absent: Rutt. No: none.

Mayor DeFrain recognized and welcomed City Council candidates Bryan Jacobs and Flip Piontek.

Under Presentations, Tracy Brantner, Executive Director of the Johnson County Economic Development Corporation gave an annual report. Brantner presented a gift representing Janesville Acoustics that opened a new facility in Warrensburg the past year. She said she appreciates all the City's contributions. Brantner gave a brief review of accomplishments in 2014 and plans for 2015.

Julie Turnipseed, Executive Director of Main Street, gave an annual report. Turnipseed thanked the City for all the support. She said they continue to revitalize the downtown, and she described the activities of Main Street and its board members and volunteers. Board President Rhonda Gelbach distributed 2015 Main Street calendars.

Bill No. 1-1-15 being for an Ordinance Approving and Accepting a Final Plat of Hawthorne Plaza, 2nd Plat a Replat of Lot 4, Hawthorne Plaza Lots 1 thru 9 and Tract A, a Subdivision in the City of Warrensburg, Missouri, Located at 340 and 354 Hawthorne Boulevard was read for the first time by title. Community Development Director Barbara Carroll said Omar Dewan currently owns this property, and this would split the lots to two new lots. She said both sites meet the requirements for a general business district, and the Planning and Zoning Commission recommended approval at its last meeting. Brock moved said bill be passed to second reading by title. Carried unanimously. Said bill was read a second time. Roll was called for the adoption or rejection of said bill as follows: Yes: Allen, Brock, Renfrow, DeFrain. Absent: Rutt. No: none. Said bill was declared duly adopted and given Ordinance No. 5048.

Bill No. 1-2-15 being for an Ordinance Accepting the Enterprise Parking Lot Design/Build Project and Authorizing the City Manager to Make Final Payment to J.C. Myers Construction Company, Inc., in the City of Warrensburg, Missouri, was read for the first time by title only. Public Works Director Slim Coleman said J.C. Myers Construction Company completed this project, and this is a request for the final payment. Renfrow moved said bill be passed to second reading by title. Carried unanimously. Said bill was read a second time. Roll was called for the adoption or rejection of said bill as follows: Yes: Allen, Brock, Renfrow, DeFrain. Absent: Rutt. No: none. Said bill was declared duly adopted and given Ordinance No. 5049.

Bill No. 1-3-15 being for an Ordinance Authorizing the City Manager and City Clerk to Execute a Lease Contract with Charter for Internet Service Provider Services was read for the first time by title. Hertwig Hopkins provided background information concerning internet service. She said the current connection speed is not adequate. Hertwig Hopkins said the City requested proposals for internet service and three proposals were received. She said because of other computer issues, there was a delay. Hertwig Hopkins said City staff has reviewed the proposals and recommends Charter Communications for all City locations except the animal shelter and west sewer plant. She said City staff and the City's consultants are recommending fiber through Bluebird for City Hall and the Community Center. Gary Swanson, Computer Technician, said fiber is expensive but after discussion it will be utilized more in the future. Allen moved said bill be passed to second reading by title. Carried unanimously. Said bill was read a second time. Roll was called for the adoption or rejection of said bill as follows: Yes: Allen, Brock, Renfrow, DeFrain. Absent: Rutt. No: none. Said bill was declared duly adopted and given Ordinance No. 5050.

Bill No. 1-4-15 being for an Ordinance Accepting the Streets, Sanitary Sewer, and Storm Sewer Associated with Cayhill Subdivision Phase III, Lots 118 thru 157, and Tracts M & N, for Maintenance by the City of Warrensburg, Missouri, was read for the first time by title. Brock moved said bill be passed to second reading by title. Carried unanimously. Said bill was read a second time. Roll was called for the adoption or rejection of said bill as follows: Yes: Allen, Brock, Renfrow, DeFrain. Absent: Rutt. No: none. Said bill was declared duly adopted and given Ordinance No. 5051.

Bill No. 1-5-15 being for an Ordinance Establishing Traffic Control in the Cayhill Subdivision, Phase III, Lots 118 thru 157 and Tracts M & N, in the City of Warrensburg, Missouri, was read for the first time by title. Coleman said the Traffic Commission met on December 17, 2014, and reviewed and approved the proposed traffic control plan for this subdivision. Renfrow moved said bill be passed to second reading by title. Carried unanimously. Said bill was read a second time. Roll was called for the adoption or rejection of said bill as follows: Yes: Allen, Brock, Renfrow, DeFrain. Absent: Rutt. No: none. Said bill was declared duly adopted and given Ordinance No. 5052.

Bill No. 1-6-15 being for an Ordinance Authorizing the City Manager and the City Clerk to Execute a Design Professional Services Agreement with M Design, LLC for the Architectural, Mechanical, and Electrical Design of the Sewer Billing City Hall Remodel Project in the City of Warrensburg, Missouri, was read for the first time by title. Coleman said City staff is requesting the consideration of M Design for services for the remodeling project. He said Mike Moores is the Architect on this project and submitted a design cost of $9,000. Coleman said this company will be working at the existing reception area and said the current electrical equipment in that area does not fit what is needed for sewer billing and collections. Renfrow said he does not want to spend money on this project when the Visitors' Center project has not been completed. He said he knows the sewer billing is also an important project. Coleman said he wants to get Moores on retainer as a contractor for the City, so they can move forward with his stamp on the project. Coleman said

once the design has been completed, there will be a better idea of costs. Brock moved said bill be passed to second reading by title. Carried unanimously. Said bill was read a second time. Roll was called for the adoption or rejection of said bill as follows: Yes: Allen, Brock, DeFrain. Absent: Rutt. No: Renfrow. Said bill was declared duly adopted and given Ordinance No. 5053.

Bill No. 1-7-15 being for an Ordinance Amending Ordinance 5008, Concerning the Adopted Annual Budget for FY15 for the Credit Union Right-Turn Lane Agreement was read for the first time by title. Coleman said a development agreement was approved with the credit union in January of 2013 once there was final acceptance of the project. He said the City agreed to pay $77,500 over five years. He said the ordinance in 2013 incorrectly stated $15,000 over a five-year period and the ordinance should read $15,500. Renfrow moved said bill be passed to second reading by title. Carried unanimously. Said bill was read a second time. Roll was called for the adoption or rejection of said bill as follows: Yes: Allen, Brock, Renfrow, DeFrain. Absent: Rutt. No: none. Said bill was declared duly adopted and given Ordinance No. 5054.

Bill No. 1-8-15 being for an Ordinance Approving Change Order No. 2 with DB2 Services, Inc., for the Community Center Roof Repair Project, in the City of Warrensburg, as Approved by the Warrensburg Parks and Recreation Board was read for the first time by title. Parks and Recreation Director Dodee Matthews said in July of 2014 DB2 Services, Inc., were to remove the shingles on the roof and replace with a metal roof for the Warrensburg Community Center. She said the approved cost to remove and replace the shingles was $523,000. Matthews said when budgeting for this project, the Warrensburg Parks and Recreation Board felt it was best to repair all of the decking. She said Change Order No. 2 is for 84 square feet of plywood decking over the pool portion of the roof project in the amount of $384,000. Matthews said it was also necessary to repair the tongue and groove of the decking and repair the existing wood deck for $126,154.02. She said this amount is included in Change Order No. 3. Renfrow moved said bill be passed to second reading by title. Carried unanimously. Said bill was read a second time. Roll was called for the adoption or rejection of said bill as follows: Yes: Allen, Brock, Renfrow, DeFrain. Absent: Rutt. No: none. Said bill was declared duly adopted and given Ordinance No. 5055.

Bill No. 1-9-15 being for an Ordinance Approving Change Order No. 3 with DB2 Services, Inc., for the Community Center Roof Repair Project, in the City of Warrensburg, as approved by the Warrensburg Parks & Recreation Board was read for the first time by title. Allen moved said bill be passed to second reading by title. Carried unanimously. Said bill was read a second time. Roll was called for the adoption or rejection of said bill as follows: Yes: Allen, Brock, Renfrow, DeFrain. Absent: Rutt. No: none. Said bill was declared duly adopted and given Ordinance No. 5056.

Mayor DeFrain read an Ordinance Authorizing the City Manager and City Clerk to Execute a Contract with Marco Publishing, Inc., for Advertising Services for the first time by title. Public Information Officer Sylvia Carpenter said she has met with Don Crady of the Public Affairs office at Whiteman Air Force Base. She said this magazine is distributed among individuals at Whiteman AFB. Carpenter described the various entities that would benefit from this publication. She said other cities are also involved with this publication. Carpenter said, along with information about the City, she would like to include Main Street and the Johnson County Historical Society. Allen said she would like to see the advertisement for the City before an agreement is reached. Renfrow said advertising is important, but he believes there should be cost-sharing for the advertisement. This will be discussed again at a future meeting.

In Other Business Appearances was a Staff Report from Carroll on City-owned property. She said there was a request in a previous meeting for a report on City-owned property. Carroll said a

system was set-up twenty years ago along with a map, and she has updated that information.

In a Staff Report, Carroll gave an update on the Carbon-Monoxide Alarm/Detector Program. She said during the adoption of the property maintenance code, there was discussion of carbon-monoxide requirements in residential dwellings that have fuel-fired appliances or an attached garage. She said concerns from the community concerning those requirements resulted in postponing enforcement of this program until July 2014. Carroll said City Council approved a budget of $3,000 to develop a program to help the community meet the requirements. She said the Community Development Department has developed a program that will assist in educating and preventing carbon-monoxide deaths through outreach and alarm/detector donations.

Also Under Other Business Appearances in a Staff Report, Carroll said there will likely be another notice of a grant award available for a TIGER Grant. She said this grant would be for construction for some improvements in line with the corridor recommendations from the Maguire Street Corridor Plan. Carroll described three possible projects and said cost estimates cannot be determined because no design or engineering has been done and there are many unknown variables. Hertwig Hopkins reviewed revenue options.

The next agenda item was a Request to City Council to Assist Financially in the Construction of the Old Drum Dog Park in Cave Hollow Park. Matthews said members of this group were present to discuss this issue. Several members explained their fund-raising efforts but said they are often faced with other entities requesting assistance. It was the consensus of the City Council to help this group financially.

Police Chief Bruce Howey said bids were solicited and received in December for the police cars and animal control truck. He said an out-of-town bid submitted by Joe Machens Ford of Columbia, Missouri, was the low bid for both vehicles. Howey said the combined bid by Machens Ford was $3,587.08 lower than the local bidder. He said the bid for the animal control truck was only a difference of $19. After discussion by City Council members, it was the consensus to award the police vehicle bid to Joe Machens Ford and the animal control truck bid to the local dealer.

The next item was Additional Engineering Service for the Community Center Roof. Matthews said because of all the issues with the Community Center Roof, an additional scope of work has been necessary with Great River Associates for Engineering Services for an additional $10,000.

Matthews said under the next agenda item regarding Replacement of a Portion of the Tongue and Groove Over the Community Center Pool, the information concerning this additional expense of $4,847.77 has been included in the City staff report.

Under Mayor Appointments Mayor DeFrain said she would like to appoint Tommy Fatka, Don Butterfield, and Dana Phelps for three-year appointments to the Warrensburg Convention and Visitors' Bureau (WCVB). She said she would like to recommend Amanda Roberts to replace Vandan Patel whose term will expire in 2016. Mayor DeFrain said the WCVB and she would like to jointly submit these names. City Counselor Doug Harris said the WCVB Board and Mayor make their recommendations to the City Council. Renfrow said he believes it would be good to have new ideas and someone who would look at the future and not at what has happened. Brock moved to approve all the appointments. Yes: Brock, DeFrain. No: Allen, Renfrow. After discussion with Harris, Brock moved to continue this agenda item until the next City Council meeting on January 26, 2015. Yes: Allen, Brock, DeFrain. Absent: Rutt. No: Renfrow. Motion carried.

Under Appearances Not Listed on the Agenda, Mayor DeFrain said several individuals have signed up to speak. Mike Watts, a Warrensburg resident, said he has organized a group against the new machine the Police Department has applied for through the grant application process. He described the problems this equipment can cause and said they are expensive to use and maintain. Robert Yates said this military vehicle is going to be expensive and will be costly to maintain. Mayor DeFrain thanked them for sharing their thoughts.

Renfrow said he understood the frustration and he does not think this situation should be taken lightly. He said he has learned these vehicles are used to get closer to a building. Renfrow said this vehicle will be used to protect our lives and those of police officers. Brock said the City needs to be in the position to protect people. He said the City is fortunate to have a highly-trained professional police force.

Renfrow moved to close pursuant to Section 610.021 of the Revised Statutes of Missouri relating to:

(1) Legal Actions, causes of action or litigation involving the City and any confidential or privileged communication between the City and its representatives and its attorneys.

(12) Documents or any documents related to a negotiated contract until a contract is executed or all proposals are rejected.

(13) Individually identifiable personnel records, performance ratings or records pertaining to employees or applicants for employment.

Yes: Allen, Brock, Renfrow, DeFrain. Absent: Rutt. No: none.

As there was no further business, the meeting was adjourned to the closed session.

Donna DeFrain, Mayor

CITY OF WARRENSBURG INCORPORATED 1855 JOHNSON COUNTY

Attest:

Cindy Gabel, City Clerk