

**CITY OF WARRENSBURG**  
Public Works

Council Letter No.

January 7, 2019

Honorable Mayor and  
Members of the City Council  
City of Warrensburg, Missouri

Dear Mayor and Council Members:

SUBJECT: Murdock Banner Financial Group, 206 S. Holden St. Warrensburg, Mo

**BACKGROUND:**

In October 2018 staff received a complaint from Mark Banner on behalf of Murdock Banner Financial Group located at 206 S. Holden regarding the removal of parking along the West side of Holden street. In describing the design that included the installation of bike lanes on both sides of the street, Mark Banner wanted to know why the City installed “bike lanes to no where”. Staff responded by describing the long term plan for the City to extend the bike lanes on Holden street to Hale Lake Road and to the east to connect to the existing trail system on DD Hwy.

Within the Downtown Revitalization Project Phase IV on Holden street from Grover St. to South St., a portion of the project included the design for widening of the roadway and to incorporate bike lanes on both sides of the street. The project also included the realignment of the roadway from Grover St. south which required the removal of approximately 5 parking stalls located on the west side of Holden street between Ming St. and the Municipal Center. A public meeting for this project was held on September 28, 2018, all property owners and tenants were invited to attend the meeting. Please see attached meeting sign in sheet and rendering provided at the meeting.

Staff met with Paula Murdock during the acquisition for the project on January 4, 2018, Mark Banner participated in the meeting via conference call. The project scope of work was discussed in the meeting that included that bike lanes would be installed on both east and west sides of the roadway, removal of existing parking stalls was not specifically addressed. The main subject of the acquisition meeting was to discuss the necessary temporary construction easement required from them for the project.

Staff followed up further discussions regarding the removal of the existing parking stalls in a meeting with Murdock Banner Financial Group staff on December 11, 2018. City staff present at the meeting included Harold Stewart, Marvin Coleman, William Graves, Councilmen Casey Lund and Bob Watts, along with Ross Karmann of Engineering Surveys & Services (ESS).

The project scope and design of the project was discussed specifically describing the realignment of Holden St. from Grover St. to South St. to match the existing drive lanes on Holden St. with 12-foot drive lanes. ESS engineer Ross Kasmann verified the design specifications for the widening and realignment requirements for the roadway, and in order to match the drive lane requirements it was necessary to remove the subject parking. Murdock Banner staff asked what could be done in order to reinstall the parking stalls and that their business caters to elderly people. Staff described that the current layout and design

would not warrant re-installing parking stalls due to the conflict to the now established 12 foot drive lanes. Staff stated that one parking stall could be reinstalled without disrupting the 12 foot drive lane within the area but existing bike lane painting would have to be removed and repainted. Staff further specified that their request to reinstate parking would be presented to City Council for the final determination.

Staff also specified that persons dropping off customers within the area and existing bike lane location could do so without recourse.

**ISSUE:**

Determination of reinstalling any parking at the subject location or to leave existing parking as designed.

**STRATEGIC PLAN:**

Focus I: Investment in Infrastructure, Goal: Allocate resources efficiently to maintain existing infrastructure. while forecasting future needs and properly providing standards that ensure quality infrastructure for future growth.

**FISCAL IMPACT:**

Estimated cost of \$500.00 to grind off marking and re-install by staff.

**ECONOMIC BENEFITS/IMPACT:**

There is no Economic Benefit or impact.

**RECOMMENDATIONS:**

Staff is requesting a determination for the re-installation of at least one parking stall or to make no changes to existing design.

Sincerely,

Marvin Coleman  
Director of Public Works

CC: City Manager

Attachments: Public Meeting sign in sheet  
Rendering