

CITY COUNCIL MEETING JUNE 10, 2019

A meeting of the Warrensburg City Council was held on June 10, 2019, at 7:00 p.m., at the Municipal Center, 200 S. Holden, with Mayor Casey Lund presiding. Roll was called as follows: Present were: Brooks, Jacobs, Holmberg, Allen, Lund. Absent: none.

Minutes of the May 13, 2019, City Council meeting were considered. Allen moved to approve the minutes of the May 13, 2019, City Council meeting. Yes: Brooks, Jacobs, Holmberg, Allen, Lund. No: none.

The adoption of the agenda was considered. Jacobs moved to adopt the agenda. Yes: Brooks, Jacobs, Holmberg, Allen, Lund. No: none.

Mayor Lund opened a Public Hearing on an Ordinance Annexing Certain Adjacent Territory into the City of Warrensburg, Missouri, Known as a Portion of NW 21 Road (Holden Street). Community Development Director Barbara Carroll said the Johnson County Commission has requested this annexation and said a portion of the road north and south of this section are already annexed into the City limits. She said the County has requested the right-of-way be zoned General Business and this will be discussed at the July City Council meeting. As there was no further discussion, the Public Hearing was closed.

Mayor Lund opened a Public Hearing on an Ordinance Establishing a GB: General Business District for Property Recently Annexed into the City of Warrensburg, Missouri, Located at the Southwest Corner of 141 NW 21 Road. Carroll said this is a Public Hearing concerning the zoning of land located at the southwest corner of 141 NW 21 Road into the City limits. She said the Planning and Zoning Commission did not have a quorum at their June 3, 2019, meeting, so City staff cannot forward a written recommendation. Carroll said she would recommend continuing this hearing until the July 8, 2019, City Council meeting. Holmberg moved to continue this Public Hearing until Monday, July 8, 2019. Yes: Brooks, Jacobs, Holmberg, Allen, Lund. No: none. Carried unanimously.

Mayor Lund read an Ordinance Annexing Certain Adjacent Territory into the City of Warrensburg, Missouri, Known as a Portion of NW 21 Road (Holden Street) for the first time by title. Carroll said this is for first reading only and will be considered again at another meeting.

Bill No. 6-1-19 being for an Ordinance Annexing Certain Adjacent Territory into the City of Warrensburg, Missouri, Located at the Southwest Corner of 141 NW 21 Road Adjacent to Holden Street was read for the second time by title. Carroll said this is the triangle portion of land owned by Elvin Maloney. She said this ordinance was read for the first time at the last City Council meeting. Carroll said there were no written objections received. Allen moved to approve. Roll was called for the adoption or rejection of said bill as follows: Yes: Brooks, Jacobs, Holmberg, Allen, Lund. No: none. Absent: none. Said bill was declared duly adopted and given Ordinance No. 5519.

Bill No. 6-2-19 being for an Ordinance Amending Section 23-370, Storage of Vehicles on City Streets Prohibited, of the Code of Ordinances of the City of Warrensburg was read for the first time by title. Lieutenant Tim Lowry said the Police Department has been getting complaints about vehicles parked on the street for long periods of time. He said often the license plates have expired. Lowry said this ordinance would give the ability to ticket the vehicles. Jacobs 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: Brooks, Jacobs, Holmberg, Allen, Lund. No: none. Said bill was declared duly adopted and given Ordinance No. 5520.

In Other Business was a Request for Discussion of Building Safety and Maintenance by Warrensburg resident Peter Sickle. Sickle said since he has moved to Warrensburg, he has not seen ordinances really enforced for the betterment of the City. He said he is a licensed engineer with several business degrees and is familiar with regulations because this is like his type of work. Sickle explained he has bought property in this community 15 years ago after delivering his daughter to college. He said he has an investment and an emotional and financial tie to this City. He said some homes in Warrensburg are beyond unsafe. Sickle said he is requesting teeth for the enforcement of all the violations. He said there are problems with abandoned houses, and it has a snowball effect. He said as he drives around town, Sickle said he notices many unmaintained lawns, holes in buildings. Sickle said he does see some areas that are very well-maintained. Sickle said where he worked, those that were not maintained were shut down.

In Other Business was a Request for Funding from the Stevenson Fund for the Lions Club. Gary Curtis, a member of the Warrensburg Lions Club and Vice-Chair of the Missouri Athletic Committee, said he would like to request \$500 for funding for a football game. He said the football game will be held in Warrensburg and the event is to help a charity program, Kid Sight, which screens children in Missouri from seven common disorders which can lead to blindness if not treated. Curtis said this event will bring many individuals to Warrensburg, not only to our hotels, but also into our local businesses. Jacobs moved to approve the \$500 request from the Stevenson Fund. Yes: Brooks, Jacobs, Holmberg, Allen, Lund. No: none. Carried unanimously.

In Other Business was Discussion of the Hawthorne Neighborhood Improvement District Debt Refunding. Matthew Lue, Finance Director, said the outstanding debt for the Hawthorne Improvement District (NID) is \$3,039,418.76. He said the City has an opportunity to refinance this debt and receive a better interest rate of 3 percent. Lue said it could be a little lower than the 3 percent, depending on the market at the time of funding. He said overall, this could save the City about \$200,000.

Lue said City staff has worked with Piper Jaffray, and he explained four different scenarios that could be implemented to pay back this debt. He said this is a big consideration for the City, and he wanted to consult the City Council for an opinion from them. He added the City will be receiving \$400,000 in the next few days for property in Hawthorne that recently sold. Lue said after discussions with City staff and City Manager Harold Stewart, the City is trying to lower the annual payment to lower the financial burden and the preferred option was Scenario Three. Stewart said this will help make this situation manageable and lessen the City's financial burden. It was a consensus of the Mayor and City Council to implement Scenario Three.

Under Appearances to the Council Not listed on the Agenda, David Ewing, 1224 Walnut Lane, said he would like to express his concerns about the new Holiday Inn Express being built behind his house. Ewing said he has a prepared PowerPoint. Ewing would like to invite everyone to his neighborhood so they can observe what he is talking about. He said many other members of the neighborhood agree with him, but he knows it is easier if only one individual comes to the meeting to voice concerns. Ewing explained notes and conditions that were established

concerning the construction of the hotel. He said the berm was not constructed as planned, which is hindering proper water drainage. Ewing said the lighting is not as low as agreed upon, and the number of windows were supposed to be 36. He said he sent a certified letter to the owner of the hotel expressing his concerns, and the letter was refused. Ewing said he is trying to make this a better situation for himself and the neighbors. He said he would like to know why there were changes and he was never notified.

In Mayoral appointments, Mayor Lund made the following recommendations for appointment:

Children's Memorial Advisory Board/Nancy Anderson Park: Sarah Burton
Energy and Sustainability Task Force: Phil Miller and Steve Fox, reappointments
Historic Preservation Commission: Francis Ellis, new appointment
Parks and Recreation Board: Ashley Carter and Eva Clark, new appointments,
Jason Duffey, reappointment
Tree Board: Ray Crisp, reappointment, Stephen Wilson, new appointment
Depot Renovation, Mayor Lund

Jacobs moved to approve the appointments. Yes: Brooks, Jacobs, Holmberg, Allen, Lund. No: none. Carried unanimously.

In Miscellaneous Matters from the City Manager, Stewart said his trip to Las Vegas was productive. He said there are some interested parties in our community. Stewart said City staff is continuing to work on the budget, and there is still a lot of work to do.

Stewart said the City is reviewing applications for the Fire Chief position and hoping to wrap up the process in July or August. He said Tim Lowry is retiring from the Police Department, and Stewart thanked Lowry for his years of service in the community.

As there was no further business, the meeting was adjourned.

Casey Lund, Mayor

Attest:

Cindy Gabel, City Clerk