

## CITY COUNCIL MEETING OF DECEMBER 9, 2019

A meeting of the Warrensburg City Council was held on December 9, 2019, at the Municipal Center, 102 S. Holden. Roll was called, Present were: Brooks, Jacobs, Holmberg, Allen, Lund. Absent: none.

The minutes of the November 12, 2019, City Council meeting were considered. Jacobs moved to approve the minutes of the November 12, 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. Absent: none.

Police Chief Rich Lockard explained the funding for the new K9 dog, Negan was totally funded through Go Fund Me. He said Adam Wade and his wife Cecile, and daughter Anniston, are very excited about Negan and are here tonight for his badge pinning. Mayor Lund said the City is happy to welcome Negan.

Bill No. 12-1-19 being for an Ordinance Authorizing and Directing the Issuance of Neighborhood Improvement District Limited General Obligation Refunding Bonds (Hawthorne Development Project), Series 2019 and Certain Documents and Actions by the City, was read for the first time. David Martin with Piper Jaffray said this new issuance will mean significant savings, and the City's payments will be significantly less. City Manager Harold Stewart said when he was first appointed City Manager, this was a serious financial liability. He said selling some portions of this property and the refinancing will help alleviate this debt.

Council member Holmberg asked how much land is left to sell, and Stewart said Lots 6, 7, 8, and 9. Holmberg 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. 5558.

Bill No. 12-2-19 being for an Ordinance Approving and Accepting the Minor Plat of Thousand Oaks Meadow, a subdivision in the City of Warrensburg, Missouri, Located at 603 E. Hale Lake Road was read for the first time by title. Community Development Director Barbara Carroll said this plat follows the recent rezoning on Hale Lake Road by the Nazarene Church. She said the plat will show the correct zoning of this property. Carroll said City staff recommends approval. She said this will create a new street name, Thousand Oaks Drive. 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. 5559.

Bill No. 12-3-19 being for an Ordinance Authorizing the City Manager and City Clerk to Execute a Maintenance Pledge Agreement Concerning Brentwood Plaza Lot 2 in the City of Warrensburg, Missouri, was read for the first time by title. Public Works Director Slim Coleman said Lot 2 is currently being developed and the pledge agreement will be used for future expenses. 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: Brooks, Jacobs, Holmberg, Allen, Lund. No: none. Said bill was declared duly adopted and given Ordinance No. 5560.

Bill No. 12-4-19 being for an Ordinance Amending Ordinance 5543 Concerning the Adopted FY20 Annual Budget, for the Community Investment Program, was read for the first time by title. Coleman said this is for the cost of the replacement of the heating and cooling system. He said this project has been completed, and this transfer should be made for this fiscal year. 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: Brooks, Jacobs, Holmberg, Allen, Lund. No: none. Said bill as declared duly adopted and given Ordinance No. 5561.

Bill No. 12-5-19 being for an Ordinance Granting Missouri-American Water Company, Its Successors and Assigns, for the Renewal Term of Twenty Years, the Right, Authority, Power and Franchise to Establish, Construct, Operate, and Maintain the City of Warrensburg all Equipment, Works and Plants Necessary and Requisite to Operate and Maintain a Waterworks for the purpose of supplying and furnishing water to the City and the inhabitants thereof and Grant to said Company the Right to use the Streets, Alleys, Avenues, Lanes and Other Public Places Thereof was read for the first time by title. Stewart said this is a 20-year agreement and there are no significant changes. He said this has been reviewed by our City Counselor and he recommends approval. 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. 5562.

Mayor Lund read a Resolution of the Council of the City of Warrensburg, Accepting a Proposal Prepared by Mike Keith Insurance for Property, Liability and Cyber Insurance for 2020. Human Resources Director Greg McCullough said Mike Keith Insurance submitted a proposal that shows a total increase of 2.60 per cent, or \$8,149 for all premiums. McCullough explained the breakdown of proposals, and said if there are additional questions, Mike Keith is at tonight's meeting. Holmberg moved to approve the Resolution. Yes: Brooks, Jacobs, Holmberg, Allen, Lund. No: none. Carried unanimously and given Resolution No. 2178.

In Other Business was Discussion of the Retail Recruitment Service Contract Extension with Retail Coach. Stewart said the City received proposals for these services and needs time to review them. Stewart said he would like to request a two-month extension of the current contract. Nolan moved to extend the contract for a two-month period. Yes: Brooks, Jacobs, Holmberg, Allen, Lund. No: none. Carried unanimously.

In Other Business was a Request for Funding for the Christmas Store. City Clerk Cindy Gabel said this is a request from the Christmas Store for funding to help feed families in need around the holidays. She said last year they fed 421 families for a total of 1,053 individuals. Allen moved to approve. Yes: Brooks, Jacobs, Holmberg, Allen, Lund. No: None. Carried unanimously.

There was a request for \$1,000 for Project Graduation 2020. Stormy Taylor, President of Project Graduation 2020, said this year there are 196 seniors. She said a few changes are being made this year and explained some of the games and prizes that will be offered. Holmberg moved to approve the funding of \$1,000 for Project Graduation 2020. Yes: Brooks, Jacobs, Holmberg, Allen, Lund. No: none. Carried unanimously.

In Other Business, Stewart said the Whiteman Area Leadership Council (WALC) applied for funding from the State in 2019 for a housing study to find out the community's needs. He said

this will help with hiring a company to conduct the assessment. Stewart said the grant amount is \$34,000 and WALC will need to pay one-half since it is a match grant. Stewart said he would like to request the City pay one-half of the match. Holmberg moved to approve the sharing of the cost in the amount of \$8,500. Yes: Brooks, Jacobs, Holmberg, Allen, Lund. No: none. Carried unanimously.

There was discussion of minimum lot sizes. Community Development Director Barbara Carroll said several months ago there was discussion of needing more affordable housing in Warrensburg. She said at that meeting there was a consensus to proceed with discussion of ordinance changes that would result in subdivisions with mixed lot sizes.

Carroll said the City could recommend one reduced-size family lot size of 5,500 square feet could be allowed in 3 standard-size family lots (7,000 square feet.) She said this could result in lot sizes of 75 per cent being the standard size and 25 per cent a reduced size (5,500 square feet.) Carroll said for the reduced size single family lots (5,500 square) other zoning requirements could be amended, such as:

- 1) Reduce minimum lot width to 50 feet
- 2) Reduce side setback requirements to 5 feet
- 3) Add a maximum driveway width of 20 feet

Carroll said the City Council must decide if the ordinance should allow the mixed lot size by right or through an overlay district process as well as the plat.

Mayor Lund said the City wants to continue the current aesthetics, but is looking for ways to provide affordable housing. He said several concerned citizens do not want the lot sizes to be smaller. Mayor Lund said some flexibility might allow some changes, and a balance would be helpful. Mayor Lund said he hopes those attending tonight's meeting will share their thoughts about affordable housing.

Justin Harris, a local realtor and developer, said he sees this as an issue that would work for a portion of a subdivision with leftover land. He said this will be a small fix to the problem, and he believes there is a demand for single-family houses. Suzy Latare, a Warrensburg resident, said she is concerned about those in the area that are considered homeless and there are many in our community. Paul Polychronis, a Warrensburg resident, said he is concerned about the affordable housing being "gobbled up" by investors and filling up quickly. Brian Colson said he agrees with Justin Harris and added that real estate values are increasing.

Mayor Lund said it is the consensus of the City Council that this could work, but it is a small step forward. It was agreed it would be allowed by right. City Counselor Doug Harris will ask his staff to write an ordinance for consideration with some of the suggestions made at tonight's meeting.

In the Rental Inspection Program Discussion, Stewart said he would like to propose a Citizen Community Task Force to report findings to the City Council on behalf of the community. Council member Allen said she would like to be on this task force. Mayor Lund said it would be good to check with other communities that have similar programs. Stewart said the task force could begin meeting in late January and review ordinances of other cities.

In Mayoral appointments, Mayor Lund said he would like to recommend Paul Shaffer as a new appointment to the Tree Board, and Steve Westhead as a reappointment to the Planning and

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

Lund moved to close part of this meeting 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.
- (2) Leasing, purchase or sale of real estate where public knowledge might adversely affect the amount paid in the transaction.
- (3) Hiring, firing, disciplining or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded.
- (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: Brooks, Jacobs, Holmberg, Allen, Lund. No: none. Carried unanimously.

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

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Casey Lund, Mayor

Attest:

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Cindy Gabel, City Clerk