

CITY COUNCIL MEETING OF JANUARY 13, 2020

A meeting of the Warrensburg City Council was held on January 13, 2020, at the Municipal Center, 102 S. Holden. Roll was called, Present were: Brooks, Jacobs, Holmberg, Allen, Lund. Absent: none.

The minutes of the December 9, 2019, City Council meeting were considered. Jacobs moved to approve the minutes of the December 9, 2019, City Council meeting. Yes: Brooks, Jacobs, Holmberg, Allen, Lund. No: none.

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

Under Presentations, Public Works Director Slim Coleman said he would like to recognize several employees who have been promoted but did not have training as supervisors. He said information obtained from the American Public Works Association contained training sessions for new supervisors. Coleman said David McCannon and Phil Adlich from the Public Works Department attended classes and successfully completed 90 hours of training. Coleman presented a plaque to McCannon and Adlich and thanked them for their service.

Under Presentations, Police Chief Rich Lockhart said the Police Department was given an armored vehicle from Brinks. He said it will be used as armored transport for the Johnson County SWAT Team. Lockhart said this has truly been a community effort. He said the Vocational Technical class did the mechanical work and Warrensburg Collision supplied the paint. Lockhart said this saved the department a tremendous amount of money. Mayor Lund read a Proclamation to thank all for their contributions to the completion of labor for this project.

Mayor Lund opened a Public Hearing on an Ordinance Approving a Conditional Use Permit to Use the Property Located at 123 E. Young Street, Warrensburg, Missouri, for a Conforming Purpose Without Correcting the Non-Conforming Situations that are not Reasonably Possible to Eliminate. Community Development Director Barbara Carroll said several years ago this was a Chinese restaurant. She said since it was closed in 2016, the grandfather status has been lost. Carroll said this property is considered non-conforming because it does not meet design and setback requirements. Carroll said there is an exception and that would be a request for a Conditional Use Permit and the change to conforming use would be allowed if approved by the City Council.

Carroll said there is currently a contract with Four Seasons HVAC in which some of the business would be in Warrensburg, but the majority of business would be in Windsor. Carroll said Four Seasons HVAC has developed a Site Plan which would correct the non-conforming situations. She said the parking area would be smaller because of the smaller amount of anticipated business. As there was no further comment, the Public Hearing was closed.

Mayor Lund opened a Public Hearing on an Ordinance Amending Section 27-6 of Chapter 27 of the Code of City Ordinances Pertaining to the Definition of Halfway Houses and Pre-release Centers. Carroll said City staff has had discussions about homeless shelters and other community residences in Warrensburg. She said this term is very broad, and this ordinance is an attempt to narrow the definition of Halfway houses and pre-release center facilities. As there was no further comment, the Public Hearing was closed.

Mayor Lund opened a Public Hearing on an Ordinance Amending Chapter 27 of the Code of City Ordinances Regarding Minimum Lot Size, Setback and Driveway Requirements for Reduced Size Lots. Carroll said a staff report was brought forward in December, and she has outlined goals for a future ordinance. She said the proposed ordinance will allow the following changes:

1. A reduced size single-family lot to a minimum of 5,500 square feet, and a ratio of one reduced-sized Lot to 3 standard size lots (minimum of 7,000 square feet.)
2. This would be allowed in subdivisions with a mix of standard and reduced-size single-family lots in all R1, R2, R3, and R4 zoning districts.
3. For the reduced size single-family lots (5,500 square feet) other zoning ordinance requirements will be amended as follows:
 - a. Reduce minimum lot width to 50 feet
 - b. Reduce side setback requirement to 5 feet
 - c. The maximum driveway width is 20 feet

Carroll said the Planning and Zoning Commission considered this at a meeting last week and did recommend approval after a lot of discussion. As there was no further comment, the public hearing was closed.

Mayor Lund read an Ordinance Amending Section 3-14 Concerning Drinking in Public Places Prohibited of the Code of Ordinances of the City of Warrensburg, Missouri, was read for the first time by title. Stewart said this includes the appeal process which means if denied or approved by the City Manager, there is an option to appeal to the City Council. He said there have been questions about fees, and those are normally provided by Resolution. Stewart said if this is adopted by ordinance, the fees will be considered separately.

Mayor Lund read an Ordinance Amending Chapter 27 of the Code of City Ordinances Requiring Minimum Lot Size, Setback and Driveway Requirements for Reduced Size Lots was read for the first time by title. Council member Allen asked if this ordinance will include duplexes and four-plexes, and Carroll said no it would only be allowed for single-family residences. Holmberg moved to amend the proposed ordinance by adding per unit. Yes: Brooks, Jacobs, Holmberg, Lund. No: none. Carried unanimously.

Bill No. 1-1-20 being for an Ordinance Approving a Conditional Use Permit to Use the Property Located at 123 E. Young Street, Warrensburg, Missouri, for a Conforming Purpose Without Correcting the Non-Conforming Situations That are Not Reasonably Possible to Eliminate was read for the first time by title. 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. 5563.

Bill No. 1-2-20 being for an Ordinance Amending Section 27-6 of Chapter 27 of the Code of City Ordinances Pertaining to the Definition of Halfway Houses and Pre-release Centers was read for the first time by title. Brooks 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. 5564.

Bill No. 1-3-20 being for an Ordinance Authorizing the City Manager and City Clerk to Execute

an Agreement with Infinitech Consulting LLC for Upgrading the City's Virtual Server Infrastructure was read for the first time by title. Senior Computer Technician Gary Swanson said in 2014 the City migrated from a physical server infrastructure to a virtualized server infrastructure. He said the virtualized servers reduced the amount of physical equipment required and can be targeted to perform specific tasks versus physical servers performing. Swanson said this server infrastructure now needs to be updated. 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. 5565.

In Other Business was Discussion of the Retail Recruitment Consultant Contract. Stewart said the City has been working with Retail Coach for several years. He said City staff wants to be sure the City has the best partner at the best price, so this is bid out every 3 to 5 years. Stewart said Retail Coach was the lowest bid and City staff would like to continue with Retail Coach. Allen moved to approve the appointment. Yes: Brooks, Jacobs, Holmberg, Allen, Lund. No: none. Carried unanimously.

In Other Business was Discussion of a Rental Inspection Task Force. Stewart said there has been discussion of proposing seven members for this task force which would include a mixture of representation. He said he is hoping this can be completed by March.

Mayor Lund said he believes the members of the committee should either live or own property in the community.

The representatives on the task force will be as follows:

UCM, Whiteman AFB, two representatives from the landlords, two representatives from the City Council, and three potential renters.

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

In Mayoral appointments, Mayor Lund said he would like to recommend Scott Holmberg as an appointment to the Arts Commission. Allen moved to approve the appointment. Yes: Brooks, Jacobs, Holmberg, Allen, Lund. No: none. Carried unanimously.

Mayor Lund would like to recommend the following appointments to the Citizen Community Task Force:

City Council Representatives: Council member Robin Allen and Mayor Lund

UCM Representative: Appointment by Dr. Best

Whiteman Air Force: Appointment by WAFB

Landlords: Mike Rich and Jeff Terry

Renters: No appointments at this time.

Non-voting appointments: Harold Stewart and Barbara Carroll

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

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

Casey Lund, Mayor

Attest

Cindy Gabel, City Clerk