

## CITY COUNCIL MEETING OF MARCH 9, 2020

A meeting of the Warrensburg City Council was held on March 9, 2020, at the Municipal Center, 102 S. Holden. Roll was called, Present were: Brooks, Jacobs, Holmberg, Allen, Lund.  
Absent: none.

The minutes of the February 24, 2020, City Council meeting were considered. Jacobs moved to approve the minutes of the February 24, 2020, 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, Dr. Scott Patrick, Superintendent of Schools for the Warrensburg R-VI District, presented information concerning the school's request for a funding increase. Patrick explained the School District is asking for a 10-cent increase, from 72 cents to 82 cents for the debt service levy, and Patrick said this increase will generate over 17 million dollars for additions and renovations.

Patrick said as an example, the tax increase for a home worth \$154,000 would be approximately \$ 23.00 per year. Patrick said this is an increase in taxes, but it is not intended to be a huge increase for property owners.

Patrick said the Facility committee, which includes parents and staff, presented the Board of Education with recommendations regarding future facility needs. He said that included additional space, classrooms, and an activities complex. Patrick said student enrollment continues to grow each year, and the middle school now has more students than it is equipped to handle. He said they believe the enrollment trend will continue.

Patrick added safety and security is also important as additional space is added. He said they want to be able to provide secure entryways in all facilities. He said high-wind shelters are necessary and have been added to this project.

Patrick said at the high school, restrooms, six classrooms, and an elevator would be added to the lower level. He said an Activities Center would be added at the high school which would include a 2,000-seat stadium. Patrick said with this levy, Phase I of the Activities Center would be constructed, with an alternative plan if there is extra money. He said if there is no extra money, a capital campaign will begin for those wishing to donate. Patrick said if the Activities Center was on-site, it would prevent the students from leaving the school.

Patrick said the Campaign Committee met this morning, and to contact them if interested in helping, and Patrick encouraged others to vote. Patrick said the completion date for the Activities Center is scheduled for August of 2021, if everything goes as planned. He also added in another 5 years there will most likely be the need for an additional facility, and at this time he is not sure but believes a new elementary school may be needed.

Mayor Lund thanked Scott Patrick for coming to tonight's meeting and making this presentation. He said this could be a huge economic development project for Warrensburg's future.

Bill No. 3-1-20 being for an Ordinance Approving and Accepting the Final Plat of 311 Broad Street Addition, a Subdivision in the City of Warrensburg, Missouri, Located at 311 Broad Street was read for the first time by title. Community Development Director Barbara Carroll said this is for property located on Broad Street. She said the property was rezoned from R2 to R4 for potential redevelopment of multi-family housing. Carroll said there was a fire at the property in June of last year, and this property was sold after the fire. She said this takes three lots and combines them into one. Carroll said City staff recommends approval as well as the Planning and Zoning, subject to conditions listed in this ordinance. 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. 5571.

Bill No. 3-2-20 being for an Ordinance Authorizing the City Manager and City Clerk to Execute a Contract with SAK Construction LLC, for the 2020 Sanitary Sewer Main Lining Project, in the City of Warrensburg, Missouri, was read for the first time by title. Assistant City Manager Danielle Dulin said SAK Construction was the low bidder on this project. She said most of this project will be done in the Broadview addition, but some work will also be done around Warrensburg. Dulin said there will also be work on the manhole rehabilitation project. 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. 5572.

In Other Business was Discussion of Journey House Parking Options. Carroll said this was discussed two weeks ago with the McDaniels. She said there are still several parking options for consideration before this homeless shelter can open. Carroll said the first option was to use the three, possibly four available parking spaces at Compton Park (west of the Police Department Building), on Madison Street, or the Journey House could purchase a hang tag for parking south of the safety center on University of Central Missouri (UCM) property. Carroll said either of these options would require authorization from the Mayor and City Council. Carroll said the parking could be provided on-site in the rear, but that would most likely require an application for a variance.

Council Member Allen asked what the City's requirements are for parking, how many spaces are required. Carroll said four spaces for a ten-bed facility, six spaces for a twenty-bed facility. When asked about the cost, Carroll said the variance request cost is \$500. After further discussion of parking requirements and other possible solutions, the cost of the hang tags, the variance, and sharing parking solutions with neighbors and UCM will be explored further as options.

Mayor Lund read a Resolution of the Council of the City of Warrensburg Accepting a Proposal Prepared by Mike Keith Insurance for Workers' Compensation Insurance for 2020-2021. Human Resources Director Greg McCullough said this insurance will expire on April 1, 2020. He said there was a presentation by Mike Keith for City Manager, the Finance Director, and himself on March 3, 2020. McCullough said there is an increase of \$34,683 year over year. He said the expense constant remained the same at \$200, the second injury fund showed a decrease of \$559, the MO Admn/Prem Tax showed a decrease of \$349 and the dividends showed an increase of \$53 for the total increase in premium of \$34,683. Holmberg moved to approve. Yes: Brooks, Jacobs, Holmberg, Allen, Lund. No: none. Carried unanimously and given Resolution No. 2181.

Assistant City Manager Danielle Dulin gave a Presentation of the 2020 Street Maintenance Program. She said the last few weeks she has been driving with different members of the Public Works staff and learning more about Warrensburg's streets. Dulin said the age of the streets was taken into consideration, and she said some streets were marked off because the asphalt overlay will be used on those streets. Dulin said they are also trying to coordinate the department's activities with the other utilities. She said the Gas Company has provided a five-year maintenance plan as well as the Water Company.

Dulin explained the asphalt overlay program and the areas that will be treated. She said this will add an additional 10-15 years on these streets. Dulin explained the streets where the polymer overcoat will be used and said with the help of the Community Development team a map has been put together. Dulin said there will also be sewer lining replacements in some areas. She said with this polymer overcoat, they hope to extend the life of these roads another 5 to 7 years. Dulin said the total cost of this project will be around \$384,000. She said there is money remaining after these repairs, and some patching and crack-filling will be done, as well as pavement markings.

Council member Allen mentioned the condition of Maguire Street and asked about future repairs and improvements. Stewart explained this is a huge expense and will most likely need to be a future ballot issue. He said he would recommend a Pavement Management Indexing Study for future reference. Stewart said this could be used to measure the highest priorities of replacement needs.

Mayor Lund read a Resolution of the City Council of the City of Warrensburg, Missouri, Establishing Fees for Application and Issuance of Suspensions of Section 3-14 Under Sections 3-14(C) and (D) for Open Containers in Public Places by title. Stewart said he included various fees which have not been adopted in the past. He said having Federal Emergency Management Agency (FEMA) fees available would be helpful.

Council member Allen asked what businesses have used the open container license in the past besides Main Street. City Counselor Doug Harris said there have been beer gardens and downtown festivals put on by non-profit organizations. Stewart said in this instance, a community event is being held where alcohol is sold and carried out in a wide area. He said there have been unruly circumstances and safety issues during these events.

Council member Holmberg said he does not want to flip-flop on this issue from what he has said previously, but the City is trying to bring people downtown and he believes the proposed expense of 25 per cent is excessive. Holmberg said he would prefer no fee or a flat fee.

Jill Purvis, Main Street Executive Director, said they use this type of license for concerts and Burg Fest. She said Main Street does not make any money when on the concerts because they do not run the bar. Purvis said this is the first year the open container license has been used for this event. She said the fee presented by the City for what is involved with this event is probably too low because applying for the license takes time and many documents are required. Purvis said if approved for the open container license, many volunteers must be available to help with exits to prevent any problems with drinking outside the approved area. She said it can become very complex and expensive. There was discussion of a reasonable percentage, and Holmberg moved to amend the Resolution to approve a fee of 10 percent. Yes: Brooks, Jacobs, Holmberg, Allen, Lund. Carried unanimously and given Resolution No. 2182.

In Mayoral appointments, Mayor Lund said he would like to recommend Dorothy Arvizu and

Vicki Martins as appointments to the Diversity and Inclusion Commission. Allen moved to approve the appointments. Yes: Brooks, Jacobs, Holmberg, Allen, Lund. No: none. Carried unanimously.

In the City Manager's Report, Stewart said he has been anxious to hear about the decision about on-line sales taxes. He said he received a call from a concerned citizen about the coronavirus. Stewart said with spring break near he expressed concerns about an outbreak. He said at this time the risk is considered low for this area. Stewart said City staff will continue to monitor and will devise a plan if necessary.

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