

CITY COUNCIL MEETING OF DECEMBER 14, 2020

A meeting of the Warrensburg City Council was held on December 14, 2020, at 7:00 p.m., at 200 S. Holden and via Zoom, with Mayor Bryan Jacobs presiding. Roll was called as follows, Present were: Brooks, Holmberg, Lund, Kushner, Jacobs. Absent: none.

The minutes of the November 9, 2020, meeting were considered. Lund moved to approve the minutes of the November 9, 2020, meeting. Yes: Brooks, Holmberg, Lund, Kushner, Jacobs. No: none.

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

Under Presentations, Tracy Brantner, Executive Director of the Johnson County Economic Development Corporation (JCEDC), gave a presentation explaining the economic services JCEDC provides for the City of Warrensburg and the region surrounding Warrensburg.

Brantner gave an overview of JCEDC from October 1, 2019, until the end of September 2020. She also provided a summary of all her work because of the COVID Pandemic. Brantner explained and provided a summary of the transformative response to COVID and the help provided for the Small Business Development Center. She also included JCEDC's plans for 2021.

Brantner said JCEDC began 25 years ago and previously several celebrations had been planned but were cancelled until more people can attend. She said they serve all of Johnson County and the surrounding communities. Brantner said they also help with infrastructure and community readiness to help communities be ready for economic development. She said JCEDC focuses on collaboration and often shares resources with local, regional, and statewide partners.

Brantner explained JCEDC's five goals which include the following: Fundamental Economic Development Strategy, Redefined Goal for Broader Placemaking and Partnerships, Supporting a Culture of Innovation and Entrepreneurship, Talent Retention, Development and Attraction, and Fundamental Economic Development Strategy. Chairman Pro Tem Holmberg mentioned Dollar Tree locating in Warrensburg, and Brantner said that is an example of Warrensburg's selection based on Dollar Tree's expected projections of future sales from Placemaking. She said Warrensburg was a place where people would want to live and work for a fine quality of life.

Brantner said almost immediately after COVID, JCEDC began to explore webinars and tried to maintain a lot of what was learned due to the pandemic. She said JCEDC has remained active in supporting both large and small businesses. Brantner said they used the Microloan Program to help businesses and offered workshops and free virtual training events. She said there should be another round of Payroll Protection Plans (P.P.P.), and she said they plan to offer that protection again. Brantner said it will be for the smaller businesses with 300 or fewer employees. Brantner said these businesses will need to prove a 30 per cent revenue loss. She said this has represented over 180 hours of counseling during a small window of time. Brantner said all others involved were of great assistance to JCEDC.

Brantner said they are beginning to "gear up" for another round of assistance for businesses

again. She said businesses must have sustained at least a 30 percent revenue loss in any quarter of 2020. Brantner said various businesses like the Tourism Board that were not eligible before, will be this time.

Brantner said for 2021, JCEDC will provide site planning and this will need to be done on JCEDC's website. She said they are really going to have to spend a lot of time on virtual enhancements for site planning. Brantner said site readiness is also very important to prevent elimination. She said it is best to have all the information available on a website.

Mayor Jacobs read an Ordinance Authorizing the City Manager and City Clerk to Execute a Master Agreement for Software with Environmental Systems Research Institute, Inc. (ESRI) for the first time by title. Community Development Director Barbara Carroll said this access to this software is available directly from ESRI and not through third party vendors. She said this software purchase will enable the City to use the GIS system, and will allow City staff to use the program as a management tool. She said with this software, the City will be able to change the GIS map and how it looks on the website.

Mayor Jacobs read an Ordinance Authorizing the City Manager and City Clerk to Execute a Contract with SAK Construction, LLC for the 2021 Sanitary Sewer Main Lining Project in the City of Warrensburg, Missouri, for the first time by title. Assistant City Manager Danielle Dulin said this is the annual infiltration lining project. She said in the past, the City has been able to take advantage of some great pricing and would like to move forward with more lining projects and recommend 6,065 linear feet of sewer mains in the Broadview Addition as well as a section of Maple Street, North Holden. Dulin said this also includes Market and several sections on East Culton. Dulin said four bids were received and the lowest was from SAK Construction, LLC. The City has used this company in the past and would like to recommend them again.

Mayor Jacobs read an Ordinance Placing a Tax Lien on Property Located at 1102 D Pine Court for the Purpose of Abating a Public Nuisance was read for the first time by title. Carroll said this property was mowed through the City abatement process earlier this year. She said with this ordinance, after approved by the City Council, the next two ordinances will be recorded at the Johnson County Courthouse as a lien against these properties.

Mayor Jacobs read an Ordinance Approving the Filing of a Tax Lien on a Property Located at 340 Hawthorne Blvd. for the Purpose of Abating a Public Nuisance for the first time by title.

Bill No. 12-1-20 being for an Ordinance Authorizing the City Manager and City Clerk to Execute Documents with Warrensburg Animal Rescue, Inc., and the County of Johnson Related to Cooperative Operations of an Animal Shelter was read for the first time by title. City Manager Harold Stewart said the final agreement has been included in the packet and he e-mailed a copy of the agreement to the Mayor and City Council members. He said a lot of hard work has been involved with putting this agreement together and City staff recommends approval. 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, Holmberg, Lund, Kushner, Jacobs. No: none. Said bill was declared duly adopted and given Ordinance No.5629.

In Other Business was Discussion of the Midwest Pool Management Contract Extension. Parks and Recreation Director Danielle Fesler said this company has managed the indoor pool and Nassif Aquatic Center since 2009. She said this was last bid out in 2017, and at that time Midwest Pool Management was the best bid. Fesler said the contract extension is now being

considered, and the Parks and Recreation Department would like to recommend this extension until 2024. She said the cost of the aquatic management services have increased by 8 percent due to the increase of Missouri's Minimum Wage. Holmberg moved to approve the extension of the contract until 2024. City Counselor Doug Harris said since this contract exceeds \$50,000 it will need approval by the City Council. Holmberg moved to approve. Yes: Brooks, Holmberg, Lund, Kushner, Jacobs. No: none. Carried unanimously.

Mayor Jacobs 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 the City's Property, Liability, and Cyber Insurance is set to expire on January 1, 2021. He said a renewal quote from Mike Keith Insurance shows a total increase of \$21,505 for all premiums. McCullough said the total fiscal impact is \$355,750 for next Fiscal Year. He said this is an increase from the budgeted amount of \$354,003.65. He said City staff recommends the approval of this as submitted. Brooks moved to approve the Resolution. Yes: Brooks, Holmberg, Lund, Kushner, Jacobs. No: none. Carried unanimously and given Resolution No. 2190.

The next item for Discussion was the City Manager Recruitment RFP. Stewart explained the Request for Proposal that had been prepared with a deadline date for submittals of January 22, 2021. Lund moved to approve. Yes: Brooks, Holmberg, Lund, Kushner, Jacobs. No: none. Carried unanimously.

There was Discussion of the Appointment of City Representation to Boards. Stewart said there are several boards and commissions he has served on and a replacement will need to be made. He said this includes the following: Johnson County Economic Development Corporation, Pioneer Trails Planning Commission, and Warrensburg Economic Coalition, and other boards as outlined in his memo. Stewart said since Danielle Dulin has been appointed the Interim City Manager, he would like to recommend Danielle fill in for these positions. Kushner moved to approve. Yes: Brooks, Holmberg, Lund, Kushner, Jacobs. No: none. Carried unanimously.

In the General Obligation Bond/Ballot Discussion, Marcella McCoy, Director of Finance, said Matt Courtney, a Financial Consultant with Piper Jaffrey, is available via zoom for any questions concerning the ballot language for the upcoming ballot issue. McCoy said City staff would like to ask for the first and second readings to be during the January 11, 2021, City Council meeting. She said the certification of the ballot language needs to be at the Johnson County Clerk's office by January 26, 2021.

Courtney said the City's General Obligation Bond issue that was passed in 2017, had two pieces for consideration. Courtney said the fire portion was structured for a period of five years and the street portion was for a period of ten years. He said the City is getting close to the initial five-year period. Courtney said the City now has an option available to layer in more bonds while still retaining the same debt service levy.

Courtney said there has been discussion with City staff of two options. He said one was for \$17 million that would be paid off over 20 years, and it would be in two pieces, one for \$4 million and \$13 million in 2022. He said this would only tax real estate for debt service. Courtney said another higher option would be at its current level but expanded to around \$21.5 million. Courtney said he agrees it is best not to delay both readings of the proposed ordinance.

Stewart asked about the City's bonding capacity concerning how much debt the City can take on and the long-term debt. Stewart said he thought if the City decided on the \$21.5 million for

both real and personal property, it might exhaust the City's ability for a tax increase levy. Courtney said he believed that was correct, but that it might not be for the whole 20 years, but a large majority of those years.

Council member Brooks said he would prefer not to have both readings of the ballot language at one meeting because of the importance of this issue. Chairman Pro Tem Holmberg suggested a Study session to discuss this issue. Mayor Jacobs said he would be available after December 28, 2020. Council member Brooks will be out of town but available via Zoom. Stewart suggested keeping the bond issue simple and extending it for the 20 years.

In Appearances Not Listed on the Agenda, Olivia Bloom, Vice-President of Warrensburg Animal Rescue (WAR), said when the news was released of the potential closing of the local Animal Shelter, groups from across Missouri and Kansas stepped-up and aided the animals. Bloom said long, exhausting hours were worked to be sure no animal would be left behind.

A group was brainstorming for a solution to the problem. She said they saw how important it was for the community to aid the shelter. Bloom said this gave the group a glimmer of hope during a dark time, and Kayla Frank who was the Interim Manager of the Animal Shelter, took this challenge with the group.

Bloom said WAR is forever grateful for the support of the community, the Warrensburg City Council, as well as the Johnson County Commissioners for all their hard work to keep the shelter alive. She said they truly look forward to this new chapter in history.

Former Resident and Veterinarian Mark Means said the group would like to thank Harold Stewart and his assistants for all their hard work. He would also like to thank Bryan Jacobs and Casey Lund for their enthusiastic support and positive input.

In Mayoral appointments, Mayor Jacobs said he would like to recommend Tarl Bentley to the Parks and Recreation Board. Holmberg moved to approve. Yes: Brooks, Holmberg, Lund, Kushner, Jacobs. No: none. Carried unanimously.

Mayor Jacobs thanked everyone for their hard work to save the Warrensburg Animal Shelter. The Mayor also thanked Devon Powell for this letter to the City Council thanking them for allowing the pianos to be painted and placed in downtown Warrensburg.

In Miscellaneous Matters from the Mayor and City Council, Council member Kushner thanked Stewart for his excellent five years of service with the City of Warrensburg. Chairman Pro Tem Holmberg thanked Harold and said he appreciated his help with the Inclusive Playground Park. He also said Harold has gained a lot of respect in the community. Council member Brooks said he has learned a lot from Harold and thanked him for mentoring so many others. Stewart said he appreciated the five years he has been in Warrensburg. He said this is a very active, vibrant community.

Chairman Pro Tem Holmberg said the Chamber of Commerce is hosting the Coffee with the Council on Saturday, January 9, 2021.

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

Bryan Jacobs, Mayor

Attest:

Cindy Gabel, City Clerk