

## CITY COUNCIL WORK SESSION MEETING

JUNE 13, 2022

A Work Session meeting of the Warrensburg City Council was held on June 13, 2022, at 5:00 p.m., at 102B S. Holden, with Mayor Jim Kushner presiding. Mayor Kushner called the meeting to order. Roll was called as follows, Present: Osborne, Bentley, Lund, Uhler, Kushner. Absent: none.

Also in attendance were City Manager Dulin, Asst. City Manager/Public Works Director Villegas, Community Development Director Carroll, Finance Director McCoy, Human Resource Director McCullough, WCVB Tourism Director Barnhart, Parks Director Foster, Acting Police Chief Gilbert, Fire Chief Jennings, City Clerk Schneider and Sara Lawson, Reporter from The Star Journal.

The adoption of the agenda was considered. Lund moved to adopt the agenda. Yes: Osborne, Bentley, Lund, Uhler, Kushner. No: none.

City Manager Dulin gave a brief overview of the city's strategic long-term community plan documents entitled "2017-2022 Strategic Plan" and "Vision 2010" (1998-2010). Discussion began by asking questions, "Where would city council allocate limited resources?" and "If you moved away for ten years, what would you like to find when you got back?"

In response to those questions, items included recycling, divergent diamond over Highway 50, street and utility improvements for Maguire and Young streets, ongoing developer roundtable discussions, more civic engagement on boards/commissions, develop Maguire as gateway to downtown area with more activities to draw in surrounding community populations, obtain an estimate and/or promote a permanent bypass for Highways 13 and 50, develop Brady Commerce Park as a business/residential corridor, focus on a cleaner and more neat aesthetic route into town, sustainability, outdoor biking and hiking trails, and building a stronger relationship with the University.

City Manager Dulin said the 2017-2022 Strategic Plan consisted of five focus areas each with one goal and several objectives. Thereafter, strategies were laid out to accomplish those objectives.

Under Focus I: Investment in Infrastructure, an objective was to maintain city sidewalks. There were not many citizens that took advantage of the Curb and Sidewalk program and budgeted funds were used towards mill and overlay projects instead. With bicycle connectivity as a priority, Council Member Uhler suggested to require sidewalks in new developments. Also discussed was to focus on the goal of connectivity by working with the Spirit Trails group. These projects may include a bike trail to downtown, bike path along Holden and establish a U.S. Bike Route 51 (our own designated route) that heads through Warrensburg and Holden.

It was suggested that the extension of Cooper Street to Hawthorne Blvd. be given to Johnson County Economic Development Commission ("JCEDC") for an ARPA project. It was also suggested to put together an estimate utilizing General Obligation bonds and available funding to the Hawthorne Transportation Development District ("Hawthorne TDD") regarding the sale and development of Hawthorne lots that were included within the district. It was further

suggested to perform a Pavement Condition Index Study to rate roads and conditions and use the data for a pavement management plan reviewed annually and shared with the public.

Additionally, it was necessary to establish a stormwater program and identify a funding source. It was discussed to set aside \$1,000,000.00 ARPA funds for mandated stormwater compliance. Council Member Osborne asked for an explanation on the problem areas for stormwater. City Manager Dulin cited underground pipe deterioration, potholes, ground sinkage, sidewalk cave-in, localized flooding (e.g., Maguire, Hale Lake Road, etc.), the highway had no stormwater infrastructure and drained to an undersized outlet and many open storm drains around town. Dulin continued that the city needed to move toward retention, detention and green infrastructure such as bioswales as opposed to gray-pipes and concrete. The current retention requirements were to make the after-development rate of flow equal to the predevelopment rate.

The Maguire Street Bridge would be a collaborative effort with MoDOT and funded by the RAISE grant and general obligation bond proceeds. While the city did not own the business industrial park, the city would continue working with JCEDC to build, recruit and retain industrial sites.

Chief Jennings offered a detail list of initiatives associated with Fire Station 3. These initiatives over the next 5-10 years include increased training, update equipment, recruit/retain firefighters, and increased safety of firefighters. The specific timeline for Fire Station 3 was acquire the land in FY27 and break ground in FY30.

Under Focus II: Community Pride and Interaction includes public relations through the City Clerk and City Manager as points of contact. City Clerk engaged with the community through social media and website. It was recommended that due to extensive record management duties, a communications specialist position would be added using the proposed 1% public safety sales tax. An increased effort to re-energize and engage the City's boards/commissions was recommended.

In furtherance of regional draw, the City would provide continued support of WCVB and Arts Commission events. The City would also review the agreement with Warrensburg Main Street on the City's three sponsored events to strengthen regional draw exposure. There was consensus by city council to add an objective under Focus II: to collaborate with Warrensburg Main Street for an outside shelter project with a cost estimate of \$6 million dollars for a farmer's market and outside events. Council Member Uhler commented that the streetlights downtown were dim and not LED.

Under Focus III: Growth and Development, Acting Police Chief Gilbert provided an overview of the CALEA rating for the Police Department and explained the large amount of time, expense, paperwork and staffing associated with it. The benefit derived from the rating would be the defense of the policies therein set forth. Gilbert deferred any decision to implement for the next police chief. Chief Jennings agreed that fire service accreditation was equally labor intensive to implement and extensive to maintain it. The ISO rating and commercial development industry standard would remain in the strategic plan.

City Manager Dulin said that a recommendation for a retail recruitment firm will be brought to council along with dedicated economic development policies.

Assistant City Manager/Public Works Director Villegas said there was a need to revisit construction practices for right-of way development such as permit fees, street widening and

new development. Council Member Uhler said that a turn around or round about on Pine Street should be considered.

There was no staffing for a redevelopment authority or rental inspection program. There was a question asked about where Airbnb rentals were located in town and the answer was unknown as the State regulates the City's ability to regulate an Airbnb.

As there was no further business, the meeting adjourned.

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Jim Kushner, Mayor

Attest:

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Jodi L. Schneider, City Clerk

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