

## CITY COUNCIL MEETING OF FEBRUARY 26, 2018

A meeting of the Warrensburg City Council was held on February 26, 2018, at 7:00 p.m., at the Municipal Center, 200 S. Holden, with Chairman Pro Tem Danielle Johnston presiding. Roll was called as follows: Present were: Lund, Johnston, Watts, Allen. Absent: Jacobs.

Minutes of the February 12, 2018, minutes were considered. Watts moved to approve the minutes of the February 12, 2018, City Council meeting. Yes: Lund, Johnston, Watts, Allen. Absent: Jacobs. No: none.

The adoption of the agenda was considered. Lund moved to approve the agenda. Yes: Lund, Johnston, Watts, Allen. Absent: Jacobs. No: none.

Public Works Director Slim Coleman presented the 2018 Street Maintenance Program. Coleman reviewed all the projects for the upcoming summer. He said the streets are ranked according to the need for repair. Coleman described the curb and sidewalk program and ADA ramp improvements. He said he is encouraging property owners to consider utilizing this program.

Chairman Pro Tem Johnston opened a Public Hearing on an Ordinance Establishing a GB: General Business District for Property Recently Annexed into the City of Warrensburg, Missouri, Known as Right-of-Way for Missouri Route 13 Highway North of Highway 50 and Approximately 1,850 Feet South of the Highway 13 and Northeast 200 Road/Northeast HH Highway Intersection. Community Development Director Barbara Carroll said this ordinance is to establish a general business designation for nine acres. She said City staff received no comments and the Planning and Zoning Commission recommended approval. As there was no further comment, the Public Hearing was closed.

Chairman Pro Tem Johnston opened a Public Hearing on an Ordinance Establishing an LI: Light Industrial District for Property Recently Annexed into the City of Warrensburg, Missouri, Located at the Northeast Corner of the Intersection of Missouri Route 13 and Highway 50. Carroll said this area is the 69.3 acres at the northeast corner of the interchange at 50 and 13 Highways. Carroll said this property is for industrial development of the property and was approved by the Planning and Zoning Commission at the February meeting. As there was no further comment, the Public Hearing was closed.

Chairman Pro Tem Johnston opened a Public Hearing on an Ordinance Establishing an LI: Light Industrial District for Property Recently Annexed into the City of Warrensburg, Missouri, Located at the Southeast Corner of the Intersection of Missouri Route 13 Highway and the Extension of Veterans Road. Carroll said this property is at the future extension of Veterans Road. As there was no further comment, the Public Hearing was closed.

Bill No. 2-6-18 being for an Ordinance Annexing Certain Adjacent Territory into the City of Warrensburg, Missouri, Known as Missouri Route 13 Highway Right-of-Way North of Highway

50 and Approximately 1,850 feet South of the Highway 13 and NE 200 Road/NE HH Highway Intersection was read for the second time by title. Lund moved to approve the Ordinance. Roll was called for the adoption or rejection of said bill as follows: Yes: Lund, Johnston, Watts, Allen. Absent: Jacobs. No: none. Said bill was declared duly adopted and given Ordinance No. 5403.

Bill No. 2-7-18 being for an Ordinance Annexing Certain Adjacent Territory into the City of Warrensburg, Missouri, Located at the Northeast Corner of the Intersection of Missouri Route 13 Highway and Highway 50 was read for the second time by title. Watts moved to approve the Ordinance. Roll was called for the adoption or rejection of said bill as follows: Yes: Lund, Johnston, Watts, Allen. Absent: Jacobs. No: none. Said bill was declared duly adopted and given Ordinance No. 5404.

Bill No. 2-8-18 being for an Ordinance Annexing Certain Adjacent Territory into the City of Warrensburg, Missouri, Located at the Southeast Corner of the Intersection of Missouri Route 13 Highway and the Extension of Veterans Road. Allen moved to approve the Ordinance. Roll was called for the adoption or rejection of said bill as follows: Yes: Lund, Johnston, Watts, Allen. Absent: Jacobs. No: none. Said bill was declared duly adopted and given Ordinance No. 5405.

Bill No. 2-9-18 being for an Ordinance Establishing a GB: General Business District for Property Recently Annexed into the City of Warrensburg, Missouri, Known as Right-of-Way for Missouri Route 13 Highway North of Highway 50 and Approximately 1,850 Feet South of the Highway 13 and Northeast 200 Road/Northeast HH Highway Intersection was read for the first time by title. Carroll said the property has been annexed into the City limits. The proposed ordinance is for zoning the property. Lund 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: Lund, Johnston, Watts, Allen. Absent: Jacobs. No: none. Said bill was declared duly adopted and given Ordinance No. 5406.

Bill No. 2-10-18 being for an Ordinance Establishing an LI: Light Industrial District for Property Recently Annexed into the City of Warrensburg, Missouri, Located at the Northeast Corner of the Intersection of Missouri Route 13 Highway and Highway 50 was read for the first time by title. Carroll said this is approximately 69.63 acres, and this request is for Light Industrial Zoning. Watts 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: Lund, Johnston, Watts, Allen. Absent: Jacobs. No: none. Said bill was declared duly adopted and given Ordinance No. 5407.

Bill No. 2-11-18 being for an Ordinance Establishing an LI: Light Industrial District for Property Recently Annexed into the City of Warrensburg, Missouri, Located at the Southeast Corner of the Intersection of Missouri Route 13 Highway and the Extension of Veterans Road was read for the first time by title. 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: Lund, Johnston, Watts, Allen. Absent: Jacobs. No: none. Said bill was declared duly adopted and given Ordinance No. 5408.

Bill No. 2-12-18 being for an Ordinance Vacating Certain Storm Sewer and Drainage Easement Associated with the Chrysler Stormwater Extension Ware, Inc. Property, in the City of Warrensburg, Missouri was read for the first time by title. Coleman said the owner has worked on filling in this property. Coleman said the City is requiring an easement to vacate. Lund 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: Lund, Johnston, Watts, Allen. Absent: Jacobs. No: none. Said bill was declared duly adopted and given Ordinance No. 5409.

Bill No. 2-13-18 being for an Ordinance Accepting a Permanent Easement Dedication from Ware, Inc., in Warrensburg, Missouri, was read for the first time by title. Watts 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: Lund, Johnston Watts, Allen. Absent: Jacobs. No: none. Said bill was declared duly adopted and given Ordinance No. 5410.

In Other Business was Consideration of a Food Truck Festival. Salma Sahnoun, an Intern from the University of Central Missouri (UCM), has been working in the City Manager's office. Sahnoun said she has been working on a partnership between UCM and the City for a food festival. She would like the City to consider waiving the City's permit fee to encourage the participants to attend the festival. Sahnoun said the festival will be held close to the Kirkpatrick Library on April 17, 2018. She said the health permits will still be required by the Johnson County Community Health Department. City Manager Harold Stewart gave background information, and said the City would like to demonstrate the City does welcome food trucks. Lund moved to waive the fee for the vendors now through June 30, 2018. Yes: Lund, Johnston, Watts, Allen. Absent: Jacobs. No: none. Carried unanimously.

Bill No. 2-14-18 being for an Ordinance Creating the Warrensburg Energy and Sustainability Task Force, and Adopting Division 3 of Article V of Chapter 2 of the Code of Ordinances was read for the first time by title. Stewart said Council Members Lund and Watts have been working toward creating a proposed task force. Council member Watts said they met with several Members from the Environmental Task Force. He said this proposed ordinance was drafted in response to the meetings that previously took place. Watts said five voting members would make it easier to have a quorum. Council member Lund said they are ready to get started in an official capacity. Watts moved to amend the verbiage in the ordinance. Yes: Lund, Johnston, Watts, Allen. Absent: Jacobs. No: none. Lund 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: Lund, Johnston, Watts, Allen. Absent: Jacobs. No: none. Carried unanimously and given Ordinance No. 5411.

In Other Business was discussion of an Incentive Policy for Residential Development. Stewart said the City has had great success with economic development because of the Dollar Tree Project. He said the City does not have a lot of land platted for future development of houses. He said the new building process takes one to two years. Stewart said after discussions with developers and realtors throughout the community, he knows the costs are high. He said there is a need for homes in the \$150,000 to \$220,000 price range. Stewart said he wanted the City Council to have a chance to discuss this concern.

Stewart said some communities develop a Residential Incentive Program Policy, and it can be administered a number of different ways. He said the City can participate in the infrastructure costs and there are varying amounts and types of participation. Stewart said there can be an adjustment to fees and often tax abatements are offered. Stewart said with the new jobs that have been created from this new industry, the City needs to provide places for people to live or they will move to other communities.

City Council member Allen asked about the fees involved when developing property. Carroll reviewed the costs involved with developing property. Coleman added there are additional building permit fees. Johnson County Economic Development Director Tracy Brantner said the cost of the lots are high, and she believes there should be incentives. One realtor in the audience said the fastest-moving homes and townhomes at this time are in Savannah Commons. He said these single-family homes are selling for \$140,000, and offer a pool and are in an easily accessible area.

Chairman Pro Tem Johnston asked about land available to develop. Stewart said in addition to Cayhill, there is an area close to Northfield called Hawthorne Estates. Stewart said there are a few other sites, but costs make it hard to develop.

Council member Watts asked if Janet Ady with Ady Advantage has researched housing, and Brantner said the City Council could reach out to other communities to see what options are available. City Council members agreed to consider the different incentives available. Lund said this is a great way to begin thinking about the topic and to reach out to builders for their opinions. He said eventually a long-term strategy could be formed.

Under Appearances to the Council Not Listed on the Agenda, Diane Whitworth described her son's love of Warrensburg. She said after he passed away, to help deal with their grief, they set up this foundation in his honor. Whitworth said the 6<sup>th</sup> Annual 5K Race and Walk will be on Saturday, April 7, 2018, and invited anyone interested to plan to participate. Whitworth said they are always looking for volunteers to help with the race.

In the Finance Director's report, Finance Director Matthew Lue said he would like to schedule the City Council Budget Retreat with the Mayor and City Council members. He said there is still time, but he will tentatively plan on April 24, 25 and department tours on April 26.

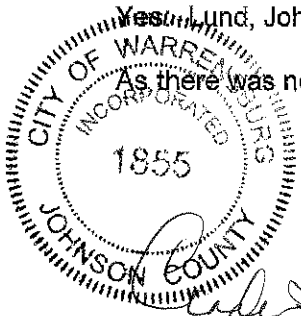
Allen moved to close part of this meeting pursuant to Section 610.021 of the Revised Statutes of Missouri, relating to:


- (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 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: Lund, Johnston, Watts, Allen. Absent: Jacobs. No: none.

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



  
Cindy Gabel, City Clerk

  
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Bryan Jacobs, Mayor