

CITY COUNCIL MEETING OF JULY 23, 2018

A meeting of the Warrensburg City Council was held on July 23, 2018, at 7:20 p.m., at the Municipal Center, 200 S. Holden, with Mayor Danielle Johnston presiding. Roll was called as follows: Present were: Jacobs, Watts, Allen, Johnston. Absent: Lund.

Minutes of the July 9, 2018, meeting were considered. Allen moved to approve the minutes of the July 9, 2018, City Council meeting. Yes: Jacobs, Watts, Allen, Johnston. No: none. Absent: Lund.

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

Under Presentations was a Sewer Rate Presentation by Amanda Bagwell from HDR Engineering, Inc. Bagwell reviewed findings for this past year, and said the base charge was changed from \$9.00 to \$11.50. Bagwell explained the changes in sewer charges were to bring the fixed charges to an equitable rate. She said this is to achieve a 5 percent growth annually, and to maintain a reasonable charge for residential and commercial customers. Bagwell said this would also increase depreciation and offset capital improvement funding. She explained the rate review process for this year, reviewing sewer billing through April and looking at projections for the remainder of the year. Bagwell said revenues appear to be higher than projected and approximately 20 more customers were billed and consumption was higher.

Bagwell said the original budget was compared with the amended budget and the amount anticipated for the next fiscal year. She reviewed budget figures and said the forecast for the next year reflects a positive net balance. Bagwell said fully funding the depreciation was explored, and HDR recommends not fully funding the depreciation the first year, and to begin to build reserves for future projects.

Bagwell explained several alternatives as rate schedules. City Manager Harold Stewart asked City Council members their thoughts on the three options. Council member Jacobs said he prefers Option Three because it would be a small increase and other City Council members agreed. Finance Director Matthew Lue said he can provide those figures at the next meeting when the public hearing on this increase is also presented.

Mayor Johnston opened a Public Hearing on an Ordinance Establishing an LI: 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 Veterans Road. Community Development Director Barbara Carroll said this is the property where the Dollar Tree facility will be located. She said the zoning is consistent with this area. Carroll said this hearing was advertised and she received one comment from Steven Lyle who owns property to the north. Carroll said Lyle wanted to confirm the property location of the zoning request. As there was no further comment, the Public Hearing was closed.

Mayor Johnston read an Ordinance Establishing Minimum Regulations Governing the Safeguarding of Life and Safety from Fire and Explosion Hazards Known as the Fire Prevention

Code of the City of Warrensburg, State of Missouri, was read for the first time by title. Fire Chief Jim Kushner said these proposed local ordinances will be recommended upon acceptance of the building codes. He said there will be a few changes administratively, and with the food trucks.

Mayor Johnston read an Ordinance Establishing Minimum Regulations Governing the Design, Construction, Alteration, Enlargement, Repair, Demolition, Removal, Maintenance and Use of All Buildings and Structures Known as the Building Code of the City of Warrensburg, State of Missouri, was read for the first time by title. Building Official Brett Penrose said these are proposed ordinances as part of the update for the building codes. He said these codes are updated every six years and the International Code Council updates these codes every three years.

Penrose said a Building Code Update Committee was appointed and Penrose recognized and thanked those attending tonight's meeting. He said the members of the committee have extensive knowledge and experience in building code issues. Penrose said the committee met with City employees from January through May of this year.

City Council member Watts asked about the exterior disconnect proposal. Penrose explained this is for all new single-family homes, in the event of a fire, it is much simpler to have a single point to disconnect the power. Penrose said the idea is to get the power disconnected immediately, and not wait for KCP&L. Kushner explained KCP&L is aware of this proposal and it would be helpful during storms.

Mayor Johnston read an Ordinance Establishing Minimum Regulations Governing the Design, Installation, Alteration, Repair, Maintenance, and Use of Electrical Conductors and Equipment within the Public and Private Buildings, Known as the Electrical Code of the City of Warrensburg, State of Missouri, was read for the first time by title.

Mayor Johnston read an Ordinance Adopting the 2018 Edition of the International Energy Conservation Code, Regulating the Design, Construction, Installation, Alteration, and Maintenance of the Building Envelope in the City of Warrensburg, State of Missouri, was read for the first time by title.

Mayor Johnston read an Ordinance Adopting the 2018 Edition of the International Existing Building Code, Regulating and Governing the Repair, Alteration, Change of Occupancy, Addition and Relocating of Existing Buildings, Including Historic Buildings, in the City of Warrensburg, State of Missouri, was read for the first time by title. Council member Watts asked about the insurance requirements, and Penrose said there has not been this type of permit issued in over 10 years. Watts also questioned the size of the building and Penrose said this is a code requirement.

Mayor Johnston read an Ordinance Adopting the 2018 Edition of the International Fuel Gas Code, Regulating, and Controlling the Design, Construction, Installation and Repair of Fuel Gas Systems and Gas-Fired Appliances in the City of Warrensburg, State of Missouri, was read for the first time by title.

Mayor Johnston read an Ordinance Adopting the 2018 Edition of the International Mechanical Code, Regulating and Controlling the Design, Construction, Installation and Repair of Mechanical Systems in the City of Warrensburg, State of Missouri, was read for the first time by title.

Mayor Johnston read an Ordinance Regulating and Controlling the Design, Construction, Alteration and Repair of Detached One-and Two-Family Dwellings and Townhouses Not more Than Three Stories in Height, Known as The International Residential Code of the City of Warrensburg, State of Missouri, was read for the first time by title.

Mayor Johnston read an Ordinance Establishing Minimum Regulations Governing the Design, Construction, Repair and Maintenance of Plumbing Systems, Known as The Plumbing Code of the City of Warrensburg, State of Missouri, was read for the first time by title. Council member Watts wanted to confirm that three informational meetings have been scheduled. Penrose confirmed these meetings are educational and said all contractors and the public are invited to attend. The committee members were thanked for all their hard work.

Bill No. 7-4-18 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 Veterans Road was read for the second time by title. Carroll said City staff recommends approval of the ordinance. Watts moved to approve the ordinance. Roll was called for the adoption or rejection of said bill as follows: Yes: Jacobs, Watts, Allen, Johnston. No: none. Absent: Lund. Said bill was declared duly adopted and given Ordinance No. 5442.

Bill No. 7-5-18 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 Veterans Road was read for the first time by title. 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: Jacobs, Watts, Allen, Johnston. No: none. Absent: Lund. Said bill was declared duly adopted and given Ordinance No. 5443.

In Mayoral Appointments to Boards and Commissions, Mayor Johnston said she did not have any appointments this evening. Mayor Johnston said Erica Collins, a member of the Parks Board, contacted her concerning the two open Parks Board positions. Collins asked if Ray Cook, who could not be reappointed because of term limits, and Cassie Gates, who is no longer eligible because she no longer lives in the City limits, could serve until their positions are filled. Johnston said Ray Cook and Cassie Gates will serve until their positions are filled. Those interested in serving on the Parks Board are encouraged to apply.

Under Miscellaneous Matters from the Mayor and/or City Council, Council member Jacobs thanked Parks and Recreation Director Danielle Fesler for all the assistance from the Parks and Recreation Department with the American Legion Baseball Tournament that was recently held in Warrensburg.

In the City Manager's Report, Stewart said City staff is coordinating joint meetings with Main Street and the Warrensburg Convention and Visitor's Bureau which are planned for August. Stewart said he is hearing many positive comments about the Dollar Tree project. He said

Warrensburg has proven it can take on a project this size.

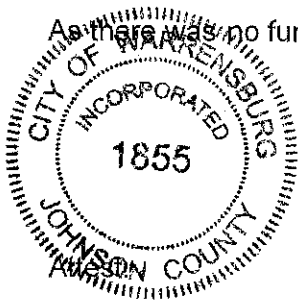
Mayor Johnston said she had a chance to speak with the Missouri Governor Mike Parson while attending the Dollar Tree Grand Opening, and he spoke very highly of Warrensburg and the City Management and City staff.


Jacobs moved to close 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 particular 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: Jacobs, Watts, Allen, Johnston. No: none. Absent: Lund.

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




Danielle Johnston, Mayor


Cindy Gabel, City Clerk