

## CITY COUNCIL MEETING AUGUST 12, 2019

A meeting of the Warrensburg City Council was held on August 12, 2019, at 7:00 p.m., at the Municipal Center, 200 S. Holden, with Mayor Casey Lund presiding. Roll was called as follows: Present were: Brooks, Jacobs, Holmberg, Allen, Lund. Absent: none.

Minutes of the July 22, 2019, City Council meeting were considered. Jacobs moved to approve the minutes of the July 22, 2019, City Council meeting. Yes: Brooks, Jacobs, Holmberg, Allen, Lund. No: none. Absent: none.

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

Mayor Lund opened a Public Hearing on an Ordinance Establishing a GB: General Business District for Property Recently Annexed into the City of Warrensburg, Missouri, Located at the Southwest Corner of 141 NW 21 Road. Community Development Director Barbara Carroll said the four Public Hearings on tonight's agenda will not be held because the Daily Star Journal did not run the ordered Public Hearing Notice on July 26, 2019, as required by state law because of a computer issue. She said these Public Hearings will need to be continued until the next City Council meeting on Monday, August 26, 2019. Jacobs moved to continue this Public Hearing until Monday, August 26, 2019. Yes: Brooks, Jacobs, Holmberg, Allen, Lund. No: none. Carried unanimously.

Mayor Lund 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 a Portion of NW 21 Road (Holden Street.) Brooks moved to continue this Public Hearing until Monday, August 26, 2019. Yes: Brooks, Jacobs, Holmberg, Allen, Lund. No: none. Carried unanimously.

Mayor Lund opened a Public Hearing on an Ordinance Enlarging a GB: General Business District by Rezoning Land Located at 309 E. Market Street from R1: Single Family Residence District to GB: General Business District. Holmberg moved to continue this Public Hearing until Monday, August 26, 2019. Yes: Brooks, Jacobs, Holmberg, Allen, Lund. No: none. Carried unanimously.

Mayor Lund opened a Public Hearing on an Ordinance Enlarging a GB: General Business District by Rezoning Land Located at 310 E. Gay Street from R2: One-and-Two-Family Residence District to GB: General Business District. Allen moved to continue this Public Hearing until Monday, August 26, 2019. Yes: Brooks, Jacobs, Holmberg, Allen, Lund. No: none. Carried unanimously.

Mayor Lund read an Ordinance Establishing Sewer Base Rate Charges for the FY20 Budget Year in the City of Warrensburg, Missouri, for the first time by title. Finance Director Matthew Lue said this was considered at the July 8, 2019, City Council meeting, and there was a Public Hearing at the July 22, 2019, City Council meeting. He said at that time, the City Council chose to continue with the current sewer rate schedule. Lue said if the City Council decides to pass this ordinance, the first bills with updated base charges will be for the October reading which will be billed around the first week of November. This will be considered again at another meeting.

Mayor Lund read an Ordinance Adopting the Annual Operating Budget for the Fiscal Year

Beginning October 1, 2019, for the City of Warrensburg, Missouri, for the first time by title. There will be a presentation and an opportunity to ask questions concerning the budget later.

Bill No. 8-1-19 being for an Ordinance Approving and Accepting the Final Plat of CWW, LLC Addition, a Subdivision in the City of Warrensburg, Missouri, Located at 524 and 528 N. Warren Street was read for the first time by title. Carroll said this minor plat was brought forward by Wendall Davis of CWW, LLC. She said this combines three existing lots into two lots. Carroll said the north lot is large enough to be developed with a duplex. She said all requested corrections have been met including a variance or exception for lot depth. Jacobs moved said bill be passed 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. 5529.

Bill No. 8-2-19 being for an Ordinance Authorizing the City Manager and City Clerk to Execute an Agreement Between the City of Warrensburg and KAT Excavation, Inc., for the Cheatham Court Stormwater Repair Project in the City of Warrensburg, Missouri, was read for the first time by title. Public Works Director Slim Coleman said some pipes have deteriorated and replacement is needed. He said this project will remove failed infrastructure, and will replace with new piping, outfall structures, junction boxes, and new street inlets. 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. 5530.

In Other Business was Discussion of Building Permit Fees. Carroll said each year since 1999, the building permit fee calculations are reviewed. She said this formula takes into consideration the costs necessary to operate the Building Inspection Division. Carroll said the new construction valuation is also considered and a permit fee modifier recovery rate of 40% is used to maintain expenses. She explained the permit fee modifier was not adjusted until 2016. Carroll said it was increased in 2016 and 2017 and remained the same in 2018. She said there was an increase in the construction valuation in 2018 due to an increase in building projects. Carroll said expenses were considerably less once a full-time position authorized in prior years became a part-time position. She said once the GI Coordinator position is filled, this part-time position will become full-time again.

Carroll explained estimated recovery rates and revenues with different modifiers. She said currently compared to other cities, Warrensburg is in the middle. Carroll said City staff is seeking direction from the City Council on setting the modifier. Mayor Lund said he would recommend, based on the current data, that the City work toward phasing this in at 35 per cent with the 40 per cent recovery rate as the goal. Allen moved to approve the 35 per cent modifier. Yes: Brooks, Jacobs, Holmberg, Allen, Lund. No: none. Carried unanimously.

In Other Business was Presentation of the Proposed Fiscal Year 2020 Annual Budget. Lue said this is the first draft of the budget. He reviewed figures for Fiscal Year 2018-2019 and said the financial policies were updated last year. Lue said operating expenses will not exceed 20 percent of the operating revenues plus 50 percent of the unencumbered balance. He said expenditures are down 20 percent compared to the same time last year.

Lue explained the six restricted funds in the General Fund which are the following: Cemetery,

Animal Shelter, Tuition Assistance, Storm Response, Business Park, and Hawthorne Neighborhood Improvement District Debt Reserve. He said with the recent sale of land at Hawthorne, only \$205,000 will need to be allocated from the General Fund. Lue said the total restricted funds will be \$525,000, and the restricted reserve will be \$2,400,000, leaving a non-restrictive reserve of \$1,300,000. He said this will leave a remaining estimated cash balance of \$4,400,000 at the end of this fiscal year.

Lue summarized currently funded projects for the various departments. He said several of these will involve grants, but some details of the grants have not been released. Lue also reviewed the unfunded items and said these will be considered the next fiscal year.

Lue said within the Capital Improvement Program (C.I.P.) is the street maintenance program which includes the curb and sidewalk program, infra-red pot-hole repair equipment, and the South to Main Trail Project among other improvements. Lue said the ½ cent sales tax for the remodeling of City Hall will sunset in 2024, and as we go forward renewal of this will need to be discussed.

Lue explained the current General Obligation Bond Fund is for the debt of fire equipment and vehicles, street maintenance, traffic signal upgrades, and the extension of Veterans Road and is on real property only. City Manager Harold Stewart explained this issue was placed on the ballot for the voters on real property only, not personal property.

Stewart said the Maguire Street Corridor Project discussions should be discussed soon. He said the infra grant has been mentioned as a source of funding for infrastructure projects. Stewart said because of the expense of this type of project, the City Council will need to decide if additional funding should be requested. Council member Holmberg said he would like to continue to invest in the community. Council member Allen said the side streets are looking great, but a focus on Maguire Street would be good in the future.

Lue distributed several Projected Debt Service Fund Cash Flows for personal property as well as real property. Matthew Courtney from Piper Jaffray explained the figures and several possible future election dates. Courtney said conservative figures were used for the projections. Stewart said this could be a ballot issue next April, but the City also needs to consider other issues that will be on the ballot at the same time.

Mayor Lund said it is helpful to see the costs of the projects, although he knows the prices will be increasing. Stewart clarified that decisions concerning the Maguire Street Corridor Project, financing of the ½ cent sales tax, and future funding for street maintenance, traffic signals, and fire department improvements do not need to be made simultaneously. After further discussion, Lue said a Study Session will be scheduled with information on the Maguire Street Corridor Project.

Mayor Lund said he knows the rental inspection program was important to the City's Base partners and wondered if this could be phased in this year. Stewart said he agrees this is important and will be a main priority once the budget is approved.

Lue explained the new vehicle replacement fund. He said this has been funded from the sales of City vehicles and reimbursements. Stewart said it will be used in the future for the replacement of vehicles. Council member Holmberg pointed out there must be a lot of miles put on Public Works trucks and Police Department vehicles.

Lue described the Hawthorne Neighborhood Fund, and said it currently earns about \$66,000 per year. He said with the refinancing option around \$100,000 is financed each year from the General Fund. Lue said with the current plan, the interest earned should help pay this debt. Council member Holmberg commented that budgeting can be very complex, and he appreciates all the hard work that has gone into the budget. Holmberg said recruiting and maintaining quality employees is important. Council member Allen thanked Stewart for all his hard work on benefits and raises for City employees.

Stewart said there are five candidates that will be interviewed for the Fire Chief position. He said there will be a meet and greet for the public and refreshments will be provided. Stewart said the International Conference for Shopping Centers will be held in October.

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