

CITY COUNCIL MEETING OF FEBRUARY 14, 2022

A meeting of the Warrensburg City Council was held on February 14, 2022, at 7:00 p.m., at 200 S. Holden and via Zoom, with Mayor Scott Holmberg presiding. Roll was called as follows, Present were: Brooks, Kushner, Lund, Bentley, Holmberg. Absent: none.

The minutes of the January 24, 2022 meeting were considered. Lund moved to approve the minutes of the January 24, 2022, City Council meeting. Yes: Brooks, Kushner, Lund, Bentley, Holmberg. No: none.

The adoption of the agenda was considered. City Manager Danielle Dulin stated she would like to make an amendment to the agenda. The Diversity and Inclusion Committee would like to move their Black History Month presentation to the city council meeting on February 28, 2022. Bentley moved to adopt the amended agenda. Yes: Brooks, Kushner, Lund, Bentley, Holmberg. No: none.

Tracy Brantner from the Johnson County Economic Development Corporation (JCEDC) presented an update to the council. She stated JCEDC has maintained a contract for at least sixteen years with the City of Warrensburg. Brantner provided an overview of the service JCEDC provides, as well as what it has been working on.

Mayor Holmberg opened a Public Hearing on an Ordinance Amending a Conditional Use Permit for Land Use 18.200 Community Utility Facility In a GB: General Business District Located at 1705 Montserrat Park Road in the City of Warrensburg, Missouri. Community Development director Barbara Carroll stated the existing conditional use permit was approved in 2006. She stated an additional building is being requested. Council member Tarl Bentley asked what the building would be used for. A representative of Missouri American Water stated sodium hypochlorite. Carroll stated the Planning and Zoning Committee recommended for approval. She stated there had been no public comment. As there were no more comments, the public hearing was closed.

Mayor Holmberg opened a Public Hearing on an Ordinance Rezoning Land Located on the West Side of the 1100 block of South Mitchell Street for GB: General Business District to R4: Medium Density Multifamily Residence District. Carroll stated Teena Simon is a representative of James T Myers, requesting to rezone this area from GB to multifamily. Carroll stated this would be an extension of existing R4 properties and would be a downzoning from GB with less intensive use. She stated Planning and Zoning, as well as staff, recommend approval. Randy Vick, 501 Hamilton, questioned what the required buffer would be. Carroll read the required buffer from the codes. Vick stated his son and daughter-in-law live across from the lots in question. He stated the homes that have recently been built are very nice, single-family homes. He stated they are concerned that multi-family property would hurt the property value of the single-family homes. Anita Love, 1012 Deer Run, stated she just built a home across from the lots in question. She stated she is concerned about being encircled by multifamily residence. She is concerned with the increase in traffic and the future sales their homes on that street. Tony Vick, 1014 Deer Run, stated he and his wife bought their lot knowing it was across from the lots being zoned as GB. He stated they were ok with that because a business would have then faced South Mitchell Street instead of Deer Run. As there were no more comments, the public hearing was closed.

Mayor Holmberg read an Ordinance Amending a Conditional Use Permit for Land Use 18.200 Community Utility Facility In a GB: General Business District Located at 1705 Montserrat Park Road in the City of Warrensburg, Missouri for the first time by title. There were no further comments.

Mayor Holmberg read an Ordinance Rezoning Land Located on the West Side of the 1100 block of South Mitchell Street for GB: General Business District to R4: Medium Density Multifamily Residence District for the first time by title. There were no further comments.

Mayor Holmberg read an Ordinance Approving and Accepting the Final Plat of Juniper Ridge 4th Plat a Subdivision in the City of Warrensburg, Missouri, Located at 700-717 Mahogany Court for the first time by title. Carroll stated this would create 18 buildable lots, which would be either R3 or R4. She stated these lots would fit duplexes, with end lots large enough for multifamily units. She stated Planning and Zoning as well as staff recommend approval. There were no further comments.

City Manager Danielle Dulin requested Mayor Holmberg explain to those in attendance the process of the first reading. Mayor Holmberg explained that each item is read for a first time and would then be on the agenda for the following city council meeting to accept or reject during a second reading.

Mayor Holmberg read an Ordinance Authorizing the City Manager and City Clerk to Execute a Contract with Insituform Technologies USA, LLC for the 2022 Sanitary Sewer Main Lining Project, in the City of Warrensburg, Missouri for the first time by title. Dulin stated this is the City's annual sewer main lining project. She stated the bids received were much higher than anticipated, so they will have to scale down the project by 700 feet. There were no further comments.

Mayor Holmberg read an Ordinance Authorizing the City Manager and City Clerk to Execute a Contract with Empire Electric Services & Technologies for the East/West Wastewater Treatment Plant (WWTP) SCADA Upgrade Project, in the City of Warrensburg, Missouri for the first time by title. Dulin explained the current system is out of date and necessary to replace. She stated 2 bids were received. Dulin explained Empire was the lowest bid but is still much higher than budgeted. She stated with some budget modifications, there may still be a need to spend wastewater reserves. There were no further comments.

Bill No. 02-01-2022 being for an Ordinance authorizing the city manager to enter into a memorandum of understanding between the City of Warrensburg and Johnson County for assistance with criminal investigations was read for the second time by title. Interim Police Chief Andy Munsterman stated this memorandum will strengthen the relationship between the two departments. Brooks moved to approve. Yes: Brooks, Kushner, Lund, Bentley, Holmberg. No: none. Said bill was declared duly adopted and given Ordinance No. 5700.

Bill No. 02-02-2022 being for an Ordinance Accepting the Streets, Sanitary Sewer, and Storm Sewer Associated with Cayhill Subdivision Phase VI, Lots 195 thru 219, for Maintenance by the City of Warrensburg, Missouri was read for the first time by title. Dulin stated all improvements have been inspected and approved. She stated staff recommends approval. Lund moved to approve. Yes: Brooks, Kushner, Lund, Bentley, Holmberg. No: none. The ordinance was read for a second time by title for adoption or rejection. Yes: Brooks, Kushner, Lund, Bentley, Holmberg. No: none. Said bill was declared duly adopted and given Ordinance No. 5701.

Mayor Scott Holmberg read a Resolution Awarding an Arts Commission Grant to the University of Central Missouri Division of Music to host BLINKBEATS in April 2022. Finance Director Marcella McCoy stated this will be a \$500 grant. Kushner moved to approve the resolution. Yes: Brooks, Kushner, Lund, Bentley, Holmberg. No: none. Carried unanimously and given Resolution No. 2208.

Appearances to the council not listed on the agenda:

Max Ridenhour – Ridenhour stated he is the business owner of PCMR Computer Services in the City of Warrensburg and recently moved his business from downtown to Business 50. He stated they have been doing the remodeling over the past few months and all that was left was the inspection. He stated that it was during this inspection he was informed of the parking lot needing to be hard surfaced. Ridenhour stated his frustration is that he is still unable to open his business only because of the parking lot requirements. He is recommending the city look at their codes and consider giving businesses temporary licenses while certain construction is planned but waiting on contractors.

Mayor Holmberg appointed Steve Carter to the Arts Commission. Lund moved to approve. Yes: Brooks, Kushner, Lund, Bentley, Holmberg. No: none.

Director of Finance Marcella McCoy gave an update. She stated the sales tax collection for the beginning of February has been up.

Parks & Recreation Supervisor Danielle Fesler stated there would be a job fair on February 28.

Fire Chief Ken Jennings stated they offered employment to three perspective employees. He stated they are working to expand their training facilities.

Council member Tarl Bentley stated staff did a great job during the most recent snowstorm. Bentley then asked Dulin for any update on the solid waste management issue. Dulin said she would give an update after Chief Munsterman.

Interim Police Chief Andy Munsterman stated the department was able to serve a search warrant and take a couple people into custody. He stated they have also been able to promote a few officers.

Dulin stated she received an email from the U.S. Department of Transportation to schedule a RAISE Grant debrief which will be on Friday, February 19. She stated she is looking forward to receiving that feedback on the application that was not approved.

Dulin gave an update on the solid waste plan. She explained the city continues to have issues with Republic Waste Services around town not picking up customers' trash, and their communication has broken down as well. Dulin stated an opportunity has come up to apply for a grant.

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

(3) Hiring, firing, disciplining or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded.

Yes: Brooks, Kushner, Lund, Bentley, Holmberg. No: none.

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



Scott Holmberg, Mayor

Attest:



Carey L. West, Deputy City Clerk

