

CITY COUNCIL MEETING
Study Session
March 22, 2021

A Study session of the Warrensburg City Council was held on Monday, March 22, 2021, at 6:00 p.m., at 200 S. Holden and via Zoom, with Chairman Pro Tem Scott Holmberg presiding. Roll was called as follows, Present were: Brooks, Lund, Kushner, Holmberg. Absent: Jacobs.

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

Community Development Director Barbara Carroll introduced Jane Heavin who replaced Ray Almaguer as the City's Code Enforcement Officer. Carroll explained Heavin's duties include outside elements of property. She said this primarily involves Chapter 11, Garbage and Trash; Chapter 13, General Nuisances; and Chapter 25, Vegetation. Carroll explained vegetation is outside weeds and grass.

Carroll said the ordinances on the agenda are for first reading. She said they were brought forward by Heavin. Carroll said as a new employee, Heavin looked at the City's ordinances. Heavin suggested changing the wording to clarify the offense which would specify the violation. Carroll said the objective has been transparency.

Chapter 13-General Nuisances

Carroll explained pictures showing different code violations. She said there are currently 15 summarized sections of the ordinances. Carroll said City staff is proposing adding three new sections at the end of this ordinance that include the following: discarded appliances, plumbing fixtures, mattresses, building or construction materials; broken furniture or any furniture on the exterior of the structure or lot except for that furniture referred to as patio furniture, lawn furniture, picnic tables or chairs; parts of automobiles, derelict automobiles, automobile frames parked or stored on premise, except for inside an enclosed building or garage.

Council member Brooks said some vehicles are broken down and it takes time to repair them. Carroll said this impacts the esthetics of the community, and they are willing to work with people. Carroll said there must be a reasonable amount of time in which the property must be fixed. Brooks said he knows it is annoying, but the City needs to be careful when it is someone's property. He said the City is not offering to help or give any time to fix the complaint.

Carroll said the City is asking to set a standard, and the voting is dependent upon the City Council. City Counselor Doug Harris said the standard for derelict vehicles can vary and can depend on whether it is operable.

Chapter 25 Vegetation

Carroll said many of these pictures are based on tall grass and weeds more than 12 inches tall. She said a lot of this vegetation needs some attention. Carroll said City staff is proposing the new language be added toward the end of Section 25-17. She said those bushes growing in an uncontrolled manner would be considered a violation. Carroll said the new language would consider uncontrolled vegetation and could be considered a nuisance if it hangs over or borders any public place, right-of-way, or driveway. She said any exceptions would be managed landscapes of native and/or ornamental plants and vegetable gardens exceeding 12 inches in

height are permitted if they are free of nuisance plants, noxious weeds, and non-native invasive plants. Carroll said vegetable plants and oriental additions exceeding 12 inches in height would be permitted if it is in a controlled, managed area.

There was discussion of lots and other undeveloped land that is not being maintained. Harris said often there are complaints that the property is not being maintained. Council member Brooks said he has had complaints about the City's rules. He said he understands the need for a nice community, but he also can understand those not wanting to have to deal with the City. Brooks said he understands the need to reduce vegetation around signs. He believes the City should take time before making too many changes. Council member Lund said some of these proposed changes clear-up some question's citizens might have. He said some of this is intended to be friendlier to promote native grasses and rain gardens, and to clear-up wording to make it easier for constituents to understand.

Stormwater Management

Phil Adlich, Wastewater Operations Manager and James Williams, Wastewater Lab Technician, presented information concerning stormwater management. Williams said the City must comply with the MS4 Plan, which is the Municipal Separate Storm System Plan. He said this process collects everything that goes to our streams, creeks, and lakes. Williams said the City tries to keep this water clean to protect our lakes and streams.

Williams said in 1987, the Clean Water Act was developed to mainly regulate the sewer system. He said the storm management plan was basic with no real control aspect. Williams said there were complaints about the plan, and in January of 2017, there was the Remand Rule. He said this was "clear, specific, and measurable" goals which made the previous plan unacceptable. He said in 2021, a comprehensive storm management plan, the MS4 Plan was developed.

Williams explained the six minimum control measures of the Remand Rule that must be followed. Those include the following: Public Education and Outreach on Stormwater Impacts, Illicit Discharge Detection and Elimination, Public Participation, Construction Site Stormwater Runoff Control, Pollution Prevention/Good Housekeeping for Municipal Operations, and Post-Construction Stormwater Management.

Williams said the Public Education and Outreach of Stormwater Impacts must involve residents and an additional audience such as a homeowner's association. He said the Outreach Strategy includes four educational and outreach tasks and two involvement opportunities (so those involved understand the importance.) Williams said with the Target Pollutants the pollutants can be tracked and becomes easy to know what to eliminate.

Williams said the Farmers Market is a great example of a time when approximately 145 free tree seedlings were distributed to those interested in learning about how native plants can improve our local water quality and erosion and pollutant control. He said his department wants the public to become involved and let them know what they can do to help save the environment.

Williams said for public participation, there must be a 30-day public notice period for citizen comments. He said they want to educate the public with annual updates to the City Council and by distributing information to the local schools. Williams said this program will work the best the more people that are aware of it and become involved.

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



Cindy Gabel
Cindy Gabel, City Clerk

Bryan Jacobs

Bryan Jacobs, Mayor