

CITY COUNCIL MEETING OF MAY 9, 2022

A meeting of the Warrensburg City Council was held on May 9, 2022, at 7:00 p.m., at 200 S. Holden and via Zoom, with Mayor Jim Kushner presiding. Mayor Kushner called the meeting to order and led in the Pledge of Allegiance. Roll was called as follows, Present: Osborne, Bentley, Lund, Uhler, Kushner. Absent: none.

The minutes of the April 25, 2022, meeting were considered. Bentley moved to approve. Yes: Osborne, Bentley, Lund, Uhler, Kushner. No: none.

The adoption of the agenda was considered. Bentley moved to adopt the agenda. Yes: Osborne, Bentley, Lund, Uhler, Kushner. No: none.

Mayor Kushner requested members of the Warrensburg Police Department to come forward for the reading of the National Police Week and Peace Officer's Memorial Day Proclamation on May 11-17, 2022. Mayor Kushner commended the officers and Police Department for their service to the community.

Mayor Kushner read the National Public Works Week Proclamation on May 15-21, 2022 and commended the department for its substantial contributions made to health, safety and quality of life for the Warrensburg community.

Mayor Kushner announced a Public Hearing on an Ordinance Enlarging an R4: Medium Density Multifamily Residence District by Rezoning Land Located at 1001 S. Warren Street from R-MH: Manufactured Home Residence District to R4: Medium Density Multifamily Residence District. Community Development Director Carroll said the applicants for the rezoning application had purchased the 7.5 acre undeveloped parcel of land with the intent to sell the lot in the future for new development but had no plans at this time to develop the land. The land had been vacated since 2000-2001 and was formerly zoned a mobile home park since 1992. There was public notice given to surrounding property owners, in the newspaper and on the property with two comments received involving traffic safety and the impact to stormwater. The Planning & Zoning Commission considered the rezoning request and believed it was compatible with the 2017 Comprehensive City Plan update as the current trend of existing development and any impact on stormwater and traffic would be evaluated when a specific project was submitted. Council Member Osborne asked for a definition of medium density and Carroll explained the four residential districts of the zoning code included R1 is single family, R2 is 1-2 family dwelling-duplex, R3 is low density multi-family and R4 is medium density multi-family. R3 and R4 allow the same building-type (height restrictions differ) but R3 required more land and R4 required smaller lot sizes. There being no further comments, Mayor Kushner closed the Public Hearing.

Mayor Kushner announced a Public Hearing on an Ordinance Authorizing a Conditional Use Permit for Land Use 18.200 Community Utility Facility in a GB: General Business District Located at 720 E. Young Street in the City of Warrensburg, Missouri. Community Development Director Carroll said the applicant, Evergy Missouri West, Inc., already operated as a utility on the property but wanted to construct an addition to the northwest corner of the existing building for warehouse purposes. The addition increased overall parking and necessitated a landscape buffer along the south and east property lines. The proposed site plan showed the use of an existing chain link fence with privacy slats and additional plantings for the landscape buffer. The

applicant revised the site plan per the Fire Department's request for changes on the driveway and drive-around canopy. There was public notice given to surrounding property owners, in the newspaper and on the property with two comments received asking for more information. The Planning & Zoning Commission recommended approval after a discussion on stormwater impact. The proposed ordinance is written to give City Staff approval authority for a final site plan when adopted. There were Evergy representatives present at the meeting if the council had any questions. Council Member Osborne asked if there were any environmental concerns. Carroll responded there were no concerns as Evergy had designed their stormwater around the building into an existing drainage way. There being no further comments, Mayor Kushner closed the Public Hearing.

Mayor Kushner announced a Public Hearing on an Ordinance Amending Section 27-406 of the Code of Ordinances of the City of Warrensburg, Missouri Regarding Parking Requirements for Land Use 5.300 Libraries, Museums, Art Galleries, Art Centers, and Similar Uses. Community Development Director Carroll said the Johnson County Historical Society wanted to expand its museum complex by use of the Culp Building located at the southwest corner of 302 N. Main St. and 311 N. Main St. Since 2000, the Culp Building had been designated for storage use and thereby its parking space requirements were 1 parking space for 500 square feet of building area. The proposed change of use from storage to museum would subject the building to a greater parking requirement of 1 parking space for every 80 square feet (or 30 spaces) which is the same as required for a banquet center. Upon further discussions with the historical society on the use of space for museum exhibits and displays, City Staff agreed to look at parking requirements by other cities in comparison. The comparison revealed the 1 parking space for 500 square feet was in the mid-range and a good number for Warrensburg.

Carroll noted the proposed amendment was written to be consistent with restaurant-type land uses under 8.000-8.300 for any restaurant facilities. For example, if an on-site restaurant use developed under Land Use 5.300, the use would be subject to additional parking requirements to utilize the building. There being no further comments, Mayor Kushner closed the Public Hearing.

Mayor Kushner read an Ordinance Enlarging an R4: Medium Density Multifamily Residence District by Rezoning Land Located at 1001 S. Warren Street from R-MH: Manufactured Home Residence District to R4: Medium Density Multifamily Residence District for the first time by title. This will be considered again at the next meeting.

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Bill No. 05-01-2022 being for An Ordinance Authorizing and Directing the Issuance, Sale and Delivery of \$12,000,000 Principal Amount of General Obligation Bonds, Series 2022 of the City of Warrensburg, Missouri, and Authorizing Certain Other Documents and Actions in Connection Therewith was read a first time by title. Finance Director McCoy relayed this \$12,000,000 offering was the final issue of the \$17,000,000 General Obligation Bond approved by voters on

April 6, 2021. McCoy introduced Sarah Granath, Gilmore Bell as Bond Counsel and Todd Goffoy, Piper Sandler, as the City's Municipal Advisors. Goffoy said the competitive bid opening was held that morning at 10:00 a.m. for the purchase of the City's General Obligation Bonds with the lowest effective interest rate. There were six bids received from underwriters ranging in cost between 3.86% and 3.91% basis points. Goffoy said the closing date was set for June 7th. Goffoy stated generally that interest rates since January 2022 were up by 2%. Goffoy said the overall plan between the first issuance of \$5,000,000 last Fall of 2021 and this final issuance was amortized with the existing debt levy of \$.59 cents and matured in 2042. There being no questions, Lund moved said bill be passed to a 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: Osborne, Bentley, Lund, Uhler, Kushner. No: None. Said bill was declared duly adopted and given Ordinance No. 5724.

Under Mayoral Appointments, Mayor Kushner said he would like to reappoint Shari Bax to Planning & Zoning Commission for a four-year term expiring in 2026. Bentley moved to approve said appointment. Yes: Osborne, Bentley, Lund, Uhler, Kushner. No: none.

Mayor Kushner read a Resolution of the City Council of the City of Warrensburg, Missouri, Authorizing Destruction of Records Held for the Required Period Based on the Missouri Records Retention Schedule. Community Development Director Carroll said every spring the department completes the annual archiving of building permit records. The 2014 residential files have been processed for permanent archiving and portions of the files that have been held for the required time have been set aside for destruction. The records for destruction were listed on Exhibit A attached to this resolution. Osborne moved to adopt said resolution. Yes: Osborne, Bentley, Lund, Uhler, Kushner. No: none. Said resolution was declared duly appointed and given Resolution No. 2217.

Mayor Kushner read a Resolution of the City Council of the City of Warrensburg, Missouri, Adopting a Proclamation and Procedure Policy. City Clerk Schneider said due to the frequency of proclamation requests, it would be helpful to establish criteria for the consideration of each request by governing body and staff. The procedure policy was attached and market Exhibit A to this resolution. Osborne moved to adopt said resolution. Yes: Osborne, Bentley, Lund, Uhler, Kushner. No: none. Said resolution was declared appointed and given Resolution No. 2218.

There were no Appearances to the Counsel Not Listed on the Agenda.

Council Member Osborne said while driving around, he saw park maintenance/ mowing was needed in general. Osborne specifically mentioned mowing, graffiti on gazebos, tables moved atop wood chips in Blind Boone Park. City Manager Dulin said the Parks Director was not present to respond but these concerns would be relayed to the director and a report given at the next meeting. Dulin continued that a parks mowing contract had just been approved and there may have been delays in mowing due to weather.

Finance Director McCoy did not have the revenue numbers for May yet but typically May revenues historically slow down. Overall, revenues exceeded 10% collection receipts from last year. The bond receipts will be utilized for infrastructure improvements. The ARPA reporting was timely filed with the U.S. Treasury pertaining to the first payment. The second payment of ARPA funds is anticipated in September 2022. The Banking Services RFP bid submittals were in review. Mayor Kushner asked whether all funds were spent from the first payment of ARPA funds. City Manager Dulin said the first payment of \$1.3 million dollars was spent on upgrading

radio equipment in police and fire departments, mobile computer upgrades in police cars with docking stations, and an engineering services RFQ for Enterprise lift stations. A portion of the funds are set aside for anticipated 50/50 matching DNR grant applications for wastewater treatment and water infrastructure programs.

Acting Police Chief Mike Fidler reported the installation of the radios for Police and Fire Departments would be the end of July.

Fire Chief Jennings reported that fire department staff attended Metropolitan Community College-Blue River Campus and spoke with a class of thirty students, nine of which were interested in a fire department career. The department participated in mutual aid training. Three new full-time firefighter positions will start on May 16th.

City Manager Dulin reminded everyone of the Come, Sip & Shop Event this Saturday by Warrensburg Main Street and Chamber of Commerce.

City Manager Dulin reminded council of the Joint Meeting of City Council and Park Board on Wednesday, May 25th beginning at 6:30 p.m. at the Warrensburg Community Center Parks Recreation Building, 445 E. Gay Street. An agent from the Missouri Department of Conservation will be giving a presentation.

Additionally, City Manager Dulin reminded council of the June 8th all day event for Department Tours, Budget Work Sessions starting at 5:00 p.m. on June 13th and June 27th. An Assistant City Manager/Public Works Director candidate had accepted an employment offer.

Mayor Kushner asked Jill Purvis if she would like to report on the Farmer's Market this past Saturday. Ms. Purvis said there were forty vendors at the market this past Saturday. Ms. Purvis appreciated the street closures and extra safety by police officers given during the event. The Farmer's Market runs every Saturday until the end of September. Ms. Purvis appreciated council's support on the dog shadow art project and the art displays in the stairway going through the alley by the law office.

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

Jim Kushner, Mayor

Attest:

Jodi L. Schneider, City Clerk