

CITY COUNCIL MEETING OF SEPTEMBER 23, 2019

A meeting of the Warrensburg City Council was held on September 23, 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 September 9, 2019, City Council meeting were considered. Jacobs moved to approve the minutes of the September 9, 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.

Bill No. 9-4-19 being for an Ordinance Approving and Accepting the Final Plat of Brentwood Plaza-Lot 2, a Subdivision in the City of Warrensburg, Missouri, Located at 800 N. Maguire Street and 208 & 210 E. Russell Avenue was read for the first time by title. Community Development Director Barbara Carroll said this is the final plat that takes three lots and combines them into one lot. She said these three lots currently have a structure on them. Carroll said once there is only one lot, there can only be one primary use. She said two of the structures will be removed. 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: Brooks, Jacobs, Holmberg, Allen, Lund. No: none. Said bill was declared duly adopted and given Ordinance No. 5546.

Bill No. 9-5-19 being for an Ordinance Accepting the Streets, Sanitary Sewer, and Storm Sewer Associated with Cayhill Subdivision Phase IV, Lots 158 thru 187, for Maintenance by the City of Warrensburg, Missouri, was read for the first time by title. Public Works Director Slim Coleman said City staff has completed the inspection for this development, and the authorization for use letter has been received from the Missouri Department of Natural Resources. 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. 5547.

Bill No. 9-6-19 being for an Ordinance Authorizing the City Manager and City Clerk to Execute a Memorandum of Understanding with the Warrensburg R-VI School District for the School Resource Officer Program for the 2019-2020 School Year was read for the first time by title. Police Chief Rich Lockhart said the only change in the contract from last year is the addition of another corporal position. He said the school district has agreed to add the additional position and will fund this position the same as the other three positions. 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. 5548.

In Other Business was Discussion of Community Capital Projects Prioritization. City Manager Harold Stewart gave a PowerPoint Presentation outlining future projects and community infrastructure needs to help continue to move the community forward.

Stewart explained the Maguire Street Corridor Plan was compiled in October of 2012. He said this plan assessed improvement needs from north on Highway 50 to Route DD/Hale Lake Road.

He said this report is available in his office or the Public Works Director's office for anyone who would like to review it. Stewart said the first phase of this project was completed in 2016. Stewart said additional improvements would help with traffic capacity and would replace the bridge over Highway 50. He said traffic currently backlogs during high traffic periods. Stewart said the estimated cost to complete this project is \$17 million dollars. He described several grants that are available. Stewart explained several of these projects would also need to go to the voters of Warrensburg for approval of additional funding.

Stewart said there continues to be a need for street and stormwater improvements in the City. He said this proposal would include the rebuild of Maguire from Cooper Avenue to Hale Lake Road/DD Highway. He said this would include a concrete road with built in storm drainage, sidewalk, curb and gutter. Stewart said these costs do not include the improvement of the Maguire Street bridge and are estimated at \$26.5 million dollars. Council member Allen said she knows this is a lot of money, but when people come to our City, they see our roads and their condition. Public Works Director Slim Coleman added this figure does not include the bridge over the railroad tracks.

Stewart said other street projects includes improving South Main Street by Lion's Gate (Southwest Drive to Clark Street) for an estimated cost of \$3.3 million dollars. He said if the Cooper Extension (near Walmart and Magnolia Ridge) was completed it would go through to Hawthorne which would open the area for traffic and further development. Stewart said that project would be an estimated \$750,000 dollars. He said in prior years there has been discussion of improvements on West Pine Street from Warren Street to George Cooper Road, at a cost of around \$8.9 million dollars. Stewart said Montserrat Park Road from Ridge View Elementary east bound is continuing to deteriorate. He said the replacement of Montserrat Park Road would be around \$950,000 dollars. Stewart said the Grandview Rebuild from Northpark to Cheatham, has had significant deterioration in infrastructure and repairs would cost around \$275,000 dollars. He said if \$1 million dollars was budgeted each year, \$10 million dollars could be raised to keep up with future road replacement projects.

Stewart said City Hall is beginning to run out of space. He said with the potential creation of a rental inspection program more space would be needed. He said when City Hall was remodeled in 2009, a third floor was part of the plan but was never constructed. Stewart said the estimated cost of a third floor would be around 6.5 million dollars which does not include the expense of desks, chairs, phone, computers, etc.

Stewart said with the growth in the northeast area of the community, City staff has been looking at response time and the possibility of another fire station. He said the City also needs to look at building an Emergency Operating Center and a Storm Shelter, which the City does not have. Stewart said with these two projects combined, there could possibly be FEMA money available to help with the expenses. He said depending on design figures, this cost is estimated at \$3.8 to \$5.6 million dollars.

Stewart said the Young Street proposed corridor project would most likely include funding for infrastructure. He said this could be like the downtown revitalization project. Stewart said a lot would depend on the results of the conceptual plan which would include stormwater replacement.

A couple months ago, Stewart said there was discussion of an additional Community Center. He said there has been discussion with the Parks and Recreation Director and Parks staff. Stewart said the Community Center is beginning to age and there are many activities that are

not offered now that would be a huge community draw. He said the current community center has been well-maintained, but there could be a regional draw with bigger amenities with activities such as indoor water parks with proper equipment, outdoor swimming pools, and a bowling alley. Stewart said it would need to be in an area that would be easily accessible to the community.

Stewart summarized other smaller projects discussed by City staff which included extending the DD Bike Trail and giving access over Maguire at a cost of \$300,000. He said there have been concerns about the intersection at DD and Mitchell and the need to widen Mitchell at a cost of \$750,000. Stewart said the demolition of the two properties on Culton Street is in this year's budget and an additional \$180,000 will be needed for the area to be usable. Stewart said there are two old wastewater treatment plants that should be demolished at a cost of \$150,000 because they are becoming a public safety hazard.

Council member Holmberg said he appreciates this discussion on these ideas and said it includes a lot of different directions. Holmberg said public safety is very important. Council member Allen said the proposal for an additional fire station is very important to the community. Chairman Pro Tem Jacobs said he believes the Maguire Street Bridge is the most important and secondly, the fire station. He said a new Community Center would be a huge expense. Council member Brooks said he believes focusing on the roads is important.

Mayor Lund said these are all important items that need to be considered and discussed in the coming months. The Mayor said the City's bonding capacity and funding options need to be discussed and considered. Council member Holmberg suggested a mini session like the one held last April. Mayor Lund said copies of conceptual drawings and pricing would be helpful and comparing that information once the results of the community survey are released. Stewart said an engineering firm could provide an update on the Maguire Street corridor and bridge proposals at a work session.


Under Miscellaneous Matters from the Mayor and/or City Council, Chairman Pro Tem Jacobs asked when the lot sizes would be discussed again, and Stewart said this will be discussed during one of the October meetings.

In the Director of Finance Report, Finance Director said the preliminary audit will begin September 30, 2019. He said the complete audit will be during the month of November. Lue said budget numbers are coming in as predicted.

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



Attest:


Cindy Gabel, City Clerk


Casey Lund, Mayor