

CITY COUNCIL MEETING OF OCTOBER 14, 2019

A meeting of the Warrensburg City Council was held on October 14, 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 23, 2019, City Council meeting were considered. Allen moved to approve the minutes of the September 23, 2019, City Council meeting. Yes: Brooks, Jacobs, Holmberg, Allen, Lund. No: none. Absent: none.

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

Tracy Brantner, Executive Director of the Johnson County Economic Development Corporation (JCEDC), gave her semi-annual report. Brantner explained a new tracking report that has been created and said JCEDC 's fiscal year is by calendar year, January through December. She said JCEDC relies on the generous donations of members of this community that help fund economic development. She gave a brief overview of JCEDC and thanked the City not only for their support financially but also with City staff support.

Brantner explained JCEDC's Plan for Growth and 2021 Strategic Planning Goals. She said JCEDC supports Johnson County's existing economic base in growth and expansion as the group targets attraction efforts to drive economic diversification in the county. Brantner said they collaborate with many not-for-profit organizations, even regionally. She said JCEDC fosters placemaking efforts to create an inviting community that supports greater population in-migration and retention. Brantner said JCEDC strives to cultivate entrepreneurship and innovation by supporting and developing the entrepreneurial ecosystem. She said JCEDC has done a lot of counseling over the years, and they have begun to learn the microloan process in order to help businesses.

Brantner said another goal has been supporting talent pipeline development by aligning talent retention, recruitment, and development initiatives in Johnson County. She said this has become very important in site selection, along with development and encouraging regional thinking and focus toward alignment and partnership building. Brantner said currently JCEDC needs more information about talent initiatives. Brantner said this will require a new assessment, and JCEDC does not have the talent to perform this assessment. She said they were not successful in obtaining the grant, but they will apply again, and they are looking at other funding sources.

Brantner said JCEDC has been working hard on educating others on the Warrensburg Opportunity Zone and finding out more what it is all about. She said the City's Governmental Information System (GIS) has been a tremendous help and has provided many of the maps. City Manager Harold Stewart added these materials will be used during the upcoming trip to Chicago for the International Conference of Shopping Centers. Stewart said he is hoping this will help attract businesses to Warrensburg during the conference. Brantner explained the Opportunity Zone covers the western part of the county, south of Highway 50, and she said a portion is outside of the City limits.

Council member Holmberg asked how to begin making these changes, and Brantner said there are several approaches. Brantner said having a vision of needs can be a way to begin. She

said a third party could be hired to help, or the community can come together to discuss needs. Brantner said the economics of Young Street could be checked and travel patterns, including ingress and egress, should be studied. Stewart said when he recently gave his revitalization report, he mentioned money should be set aside for infrastructure for future needs.

Brantner gave an update on the business support services JCEDC offers in partnership with the Missouri Small Business Development Center. She said they offer small businesses growth and exit strategies.

Mayor Lund opened a Public Hearing on an Ordinance Enlarging an R3: Low-Density Multi-Family Residence District by Rezoning Land Located at 603 E. Hale Lake Road from GB: General Business District to R3: Low-Density Multi-Family Residence District. Community Development Director Barbara Carroll said this property is owned by the Nazarene Church and is located on DD Highway. She said the parcel the church owns is split into two zoning districts. Carroll said the applicant, Robert Denham, on behalf of the church, has applied to rezone approximately 3.17 acres of the northeast portion to R3 Low-Density Multi-family Residence District. She said the applicant plans to replat the property and sell new parcels for future development.

She said the Planning and Zoning Commission considered this at the meeting last week, and there were several comments. He said there have been several objections to this change, but City staff recommends approval. She said this is an extension of a R3 development and this is consistent with the area. Carroll said the Planning and Zoning Commission denied this request; therefore, a 4/5 vote is required by the City Council to approve. Bobby Hall said the Church of the Nazarene's minister was not able to attend tonight's meeting. Council member Allen asked why this request is being made now. Hall said because the property is not being used. As there was no further comment, the Public Hearing was closed.

Bill No. 10-1-19 being for an Ordinance Enlarging an R3: Low-Density Multi-Family Residence District by Rezoning Land Located at 603 E. Hale Lake Road from GB: General Business District to R3: Low-Density Multi-Family Residence District was read for the first time by title. Mayor Lund said there were several concerns expressed at the Planning and Zoning Commission meeting. Mayor Lund said some property owners felt their property would be harder to sell if this zoning was changed. Stewart said before any action is taken, he wanted to be sure the request is still for R3, and Church member Bobby Hal said yes. 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, Lund. No: Allen. Said bill was declared duly adopted and given Ordinance No. 5549.

Bill No. 10-2-19 being for an Ordinance Amending Chapter 12 of the Code of Ordinances of the City of Warrensburg, Missouri, Regarding Human Rights was read for the first time by title. Finance Director Matthew Lue said with this ordinance the term of office for the board members will be three years, not two years. City Counselor Doug Harris said these changes will clean-up several issues with the prior ordinance. 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. 5550.

Bill No. 10-3-19 being for an Ordinance Accepting the Business Hwy 13 Hawthorne Blvd. Roundabout Project, and Approval of the Final Change Order, and Authorizing the City Manager

and City Clerk to Make Final Payment to J.C. Myers Construction Co., Inc., in the City of Warrensburg, Missouri, was read for the first time by title. Public Works Director Slim Coleman said this project has been completed and accepted by City staff after two extension of time due to weather-related delays. 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. 5551.

Bill No. 10-4-19 being for an Ordinance Authorizing the City Manager and City Clerk to Execute an Agreement with Davis Structure & Development Corporation for the West Wastewater Treatment Plant UV Upgrade Project, in the City of Warrensburg, Missouri, was read for the first time by title. Coleman said four bids were received and Davis Structure and Development Corporation provided all necessary documentation required in the bid documents at a cost of \$541,566.00. 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. 5552.

Bill No. 10-5-19 being for an Ordinance Authorizing the City Manager and City Clerk to Execute an Amendment to the Municipal Advisor Services Contract Between the City of Warrensburg, Missouri, and Piper Jaffray & Co. was read for the first time by title. Lue said this was initially a three-year contract, and he said at this time he would like to recommend an extension of the contract for a 12-month period. 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. 5553.

Bill No. 10-6-19 being for an Ordinance Amending Chapter 24, Article II of Division 4, of the Code of City Ordinances of the City of Warrensburg, Missouri, Regarding Sewer Improvement Fees was read for the first time by title. Stewart said the new Culver's construction project is required to install a sanitary sewer main in order to provide service to the development. He said the developer asked if they could be reimbursed as future businesses connect to the sewer main extension they paid to have installed. Stewart said the City does not currently have this type of policy and said this would be fair to other business owners and developers. He said this proposed ordinance would allow this type of reimbursement. 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. 5554.

In Other Business, Mayor Lund read a Resolution Authorizing the Offering for Sale of Neighborhood Improvement District Limited General Obligation Refunding Bonds for the Benefit of the City of Warrensburg, Missouri. Lue said this will begin the process of refinancing the bonds. Jacobs moved to approve the Resolution. Yes: Brooks, Jacobs, Holmberg, Allen, Lund. No: none. Carried unanimously and given Resolution No. 2177.

Under Mayoral appointments, Mayor Lund said he would like to recommend the following re-appointments to the Diversity and Inclusion Commission: Atusi Mori, Erica Collins, Heather Jepsen, and Kamel Ghozzi. Allen moved to approve the appointments. Yes: Brooks, Jacobs, Holmberg, Allen, Lund. No: none. Carried unanimously.


In the City Manager's report Stewart said he would like to add that Community Development

Director Barbara Carroll and City Counselor Doug Harris did a lot of work on the ordinance concerning sewer improvement fees. He said he appreciate their hard work and research. Stewart said his trip to Washington, DC on behalf of the Whiteman Leadership Council was very productive. He said he will be out of the office for the next few weeks attending the I.C.S.C. Conference in Chicago and the ICMA meeting in Nashville the following week.

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



Attest:


Cindy Gabel, City Clerk



Casey Lund, Mayor