

CITY COUNCIL MEETING OF OCTOBER 28, 2019

A meeting of the Warrensburg City Council was held on October 28, 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 October 14, 2019, City Council meeting were considered. Jacobs moved to approve the minutes of the October 14, 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.

Bill No. 10-7-19 being for an Ordinance Amending Ordinance 5474 Concerning the Adopted FY19 Annual Budget, and Ordinance 5543 Concerning the Adopted FY20 Annual Budget, for the Community Investment Program was read for the first time by title. Finance Director Matthew Lue said several of the City departments have items that should be adjusted for the close of this past fiscal year. Lue said a total of \$513,445.28 will need to be cut from the FY19 budget and added to the FY20 budget. 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. 5555.

In Other Business was Discussion of Minimum Lot Requirements. City Manager Harold Stewart said a local developer asked at a recent meeting if the City Council would consider changing the minimum lot size requirement. He said there was an interest in continuing to discuss this request, and City staff have reviewed the options and made several suggestions.

Stewart said parking is one of the major concerns. In his PowerPoint presentation, Stewart had pictures of off-street parking on both sides of the street. He said this increases pressure for more parking and regional transportation. Stewart pointed out today's generation is not as anxious to drive and depend on other forms of transportation.

Stewart said the width of the street is important when snow removal is necessary. He said the ability to provide street sweeping should also be taken into consideration. Stewart said there are other considerations such as the size and height of the houses, privacy issues because of the closeness of the houses, and public safety since fire response time is important. He said there can be privacy issues and an increase need for parks, community centers, and public gathering places. Stewart also pointed out this can have an impact on property values.

Stewart said he noticed an area, while recently in St. Louis, where there is parking on both sides of the street and two-lane traffic is not possible. He said with a decrease in lot size, this is an example of the type of impact possible in a development. Stewart said the current lot size for a single residential structure is 7,000 square feet, and this number could be lowered. He said studies show the developer will build to the minimum lot size because they can increase their profitability and spread the costs.

Stewart said a new Residential Zoning Designation could be created. He said this would allow smaller lots. Stewart said the City Council could choose where this is allowed. He said this would involve updating the Comprehensive Plan Zoning maps. Stewart said this will encourage

pockets of minimum lot sizes within the community.

Stewart said for Mixed Development, some changes could be made to the current zoning ordinance. He explained, as an example, that for every 5 lots platted at the current minimum lot size, an allowance for one 6,000 square foot lot will be given. Stewart said the City Council would have to consider if it wants to set parameters of where these lots are allowed within the development; consolidated or spread out throughout the development. Stewart said he would recommend the mix for stronger cultural, social and socioeconomic aspects of the community. He said this can build a strong understanding and better relationships. Stewart said friendships can be formed and this could make the community stronger.

Stewart said the Land Bank Concept became popular about 15 years ago on the East Coast. He said this allows a developer to purchase the development rights of one piece of property and to transfer the rights to another property to build a greater density that would usually be allowed by zoning restrictions. He said some communities use this to preserve park property or to preserve farmland. Stewart said there are various possible uses. He said it is an option the City Council could consider, but he has not studied the legal side of the concept. Stewart said he did find there is a Land Bank in Blue Springs, but he believes it is used differently.

Stewart said the Planned Unit Development (PUD) is currently allowed in Warrensburg but is not utilized very much. He said there may be a need to review the current PUD. Stewart said there is always the option of no change. He said there are reference articles that can be researched for additional information.

Council member Allen asked why the builder requested this change. Community Development Director Barbara Carroll said there is a great deal of up-front commitment. She said if not committing to a certain floor plan, you are committing to a lot of common ownership. She said this might work in the beginning, but often there can be problems when not everyone can agree on an issue. Carroll said often the Homeowner's Association does not take responsibilities originally outlined by the group. Chairman Pro Tem Jacobs said real estate sales contracts are not approved because other property owners cannot agree.

Council member Holmberg said he is an owner that lives at Savannah Commons, and he is happy with where he lives and said the concept makes sense for many individuals. Everyone agreed to leave the PUD's as they currently are in City ordinances. There was a short discussion of the Land Bank option, and everyone agreed this option should not be utilized.

Stewart said the City Council needs to decide what is best for the City and its culture. He said it could be changed significantly all at once or changed in bits and pieces. Mayor Lund said the Mixed Development could be researched, and later they could have a longer, more broad-based discussion of it. Council Member Holmberg said he was in favor of the Mixed Development to allow for affordable housing, along with Council member Brooks, and Chairman Pro Tem Jacobs said he is in favor of keeping R1 as it is but looking at the Mixed Development in R1, R2, R3 and R4 to see about higher density use. Stewart said City staff will begin to work on this.

In the City Manager's report, Stewart said he thought the trip to Chicago was successful and said some of the businesses that came to the City's booth were already familiar and interested in Warrensburg. He said he also had a good City Manager's Conference in Nashville, Tennessee, and has found that many other cities are faced with problems like Warrensburg's.

In the Finance Director's Report, Lue said the City is in good shape financially. He said

revenues came in higher than expected, and expenses are down. Stewart thanked Finance Director Matthew Lue for his work with the City of Warrensburg. He said the City is in excellent financial shape because of his expertise and diligence. Stewart said the City of Columbia is lucky to get Matthew.

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



Attest:

A handwritten signature in blue ink, appearing to read "Cindy Gabel".

Cindy Gabel, City Clerk

A handwritten signature in blue ink, appearing to read "Casey Lund".

Casey Lund, Mayor