

CITY COUNCIL MEETING OF DECEMBER 14, 2015

A meeting of the Warrensburg City Council was held on December 14, 2015, at 7:00 p.m., at the Municipal Center, 200 S. Holden, with Mayor Robin Allen presiding. Roll was called as follows: Present were: DeFrain, Jacobs, Rutt, Renfrow, Allen. Absent: none.

Minutes of the November 9, 2015, City Council meeting and November 17, 2015, City Council meeting were considered. DeFrain moved to approve the minutes of the November 9, 2015, City Council meeting and November 17, 2015, City Council meeting. Yes: DeFrain, Jacobs, Rutt, Renfrow, Allen. Absent: none.

The adoption of the agenda was considered. Jacobs moved to adopt the agenda. Yes: DeFrain, Jacobs, Rutt, Renfrow, Allen. Absent: none.

Under the Consent Agenda was A Resolution Authorizing the Chief of Police to Sign a Memorandum of Agreement Between the Board of Governors for the University of Central Missouri, the Warrensburg Police Department, and Johnson County Sheriff's Department, a Resolution of the Council of the City of Warrensburg Regarding the Share Leave Policy, a Resolution of the City of Warrensburg, Missouri, Appointing the Director of Finance for the City of Warrensburg to Serve on the Hawthorne Development District Board of Directors. DeFrain moved to approve the Consent Agenda. Carried unanimously and given Resolution Numbers 2129, 2130, and 2131.

Mayor Allen opened a Public Hearing on an Ordinance Rezoning Lot 4 and Tracts D, E, and N Hawthorne Development Located at the Northeast Corner of Basswood Street and Hawthorne Boulevard from R3: Low-Density Multi-Family Residence District to R-4: Medium-Density Multi-Family Residence District. Community Development Director Barbara Carroll said this is a request for the property on the north side of Hawthorne (Lot 4) that is zoned R3, and the request is to zone it R4. She said this has a specific development proposal and the developer and applicant, Ken Hamilton, is at the meeting tonight.

Hamilton explained the site plan and showed a rendering of the project. He said this is affordable housing for families with no income guidelines. Hawthorne resident Kevin Timbers said he is concerned about the elevation of his house and the excessive amount of water runoff and property values. Hamilton explained several options to Timbers. Fred Bechhold said he is concerned about the traffic flow and the elevation and water flow. As there was no further comment, the Public Hearing was closed.

Mayor Allen opened a Public Hearing on an Ordinance Rezoning Lots 6, 7, and Tract L Hawthorne Development Located at Cooper Boulevard and Hawthorne Boulevard from GB: General Business District to R4: Medium-Density Multi-Family Residence District. Carroll said the City owns these two lots east of Walmart. Carrie Ewing said she is concerned about the impact on the surrounding properties. She made several suggestions for development of the property. Mike Grelle said he has given tours of Warrensburg over the years and has been asked about zoning in Warrensburg. He said he believes the City Council should reconsider this request. As there was no further comment, the Public Hearing was closed.

Mayor Allen opened a Public Hearing on an Ordinance Rezoning Lot 9 and Tract J Hawthorne Development Located at the Northwest Corner of Cheatham Court and Hawthorne Boulevard from

R3: Low-Density Multi-Family Residence District to R4: Medium-Density Multi-Family Residence District. Carroll said the City also owns this property, and there are no specific development plans for this property at this time. She said Regina Eichler and Mike Grelle contacted City staff about this zoning proposal. David Ewing said he is concerned about the water issue and does not understand the purpose of R4 zoning next to R1 zoning. Several other neighbors in this area spoke against the changing the zoning of this property. As there was no further comment, the Public Hearing was closed.

Mayor Allen read a Resolution of the Council of the City of Warrensburg Amending Resolution 2092, Concerning the Personnel Policies of the City. Human Resources Manager Shannon Ramey reported on the information she received from other communities concerning tuition reimbursement for City employees. After discussion of various requirements concerning the reimbursement, Rutt moved to add an amendment to specific completion of courses. Yes: DeFrain, Jacobs, Rutt, Renfrow, DeFrain. No: none. Carried unanimously. Rutt moved to approve the Resolution as amended. Yes: DeFrain, Jacobs, Rutt, Renfrow, DeFrain. No: none. Carried unanimously and given Resolution No. 2132.

Mayor Allen read a Resolution of the Council of the City of Warrensburg Accepting a Proposal from Savers and Net Guard Plus Insurance for Property Liability and Cyber Insurance for 2016. Finance Director Matthew Lue said this is for the renewal of this insurance policy which will expire on January 1, 2016. He said there has been a 3.8 percent increase but overall this is under what had been budgeted. Lue said there is Terrorism coverage added because of the City's proximity to Whiteman Air Force Base. Rutt moved to approve the Resolution. Yes: DeFrain, Jacobs, Rutt, Renfrow, Allen. No: none. Carried unanimously and given Resolution No. 2133.

Mayor Allen read a bill being for an Ordinance Rezoning Lot 4 and Tracts D, E, and N Hawthorne Development Located at the Northeast Corner of Basswood Street and Hawthorne Boulevard from R3: Low-Density Multi-Family Residence District to R4: Medium-Density Multi-Family Residence District was read for the first time by title. Rutt asked Community Development Director Barbara Carroll to explain the difference between R3 and R4 zoning regulations. Carroll explained the regulations for R3 Zoning and R4 Zoning in detail and the various differences including building heights allowed. She also said other than several minor changes, the current zoning districts are the same as when Hawthorne was developed. 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: Jacobs, Rutt, Renfrow. No: DeFrain, Allen. Motion failed. City Manager Harold Stewart explained a super majority is required by the zoning code.

Bill No. 12-2-15 being for an Ordinance Rezoning Lots 6, 7 and Tract L Hawthorne Development Located at Cooper Boulevard and Hawthorne Boulevard from GB: General Business District to R4: Medium-Density Multi-Family Residence District was read for the first time by title. DeFrain 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: DeFrain, Jacobs, Rutt, Renfrow, Allen. No: none. Said bill was declared duly adopted and given Ordinance No. 5190.

Mayor Allen read an Ordinance Rezoning Lot 9 and Tract J Hawthorne Development Located at the Northwest Corner of Cheatham Court and Hawthorne Boulevard from R3: Low-Density Multi-Family District to R4: Medium-Density Multi-Family Residence District. DeFrain moved to rescind this application for this proposed ordinance. Yes: DeFrain, Jacobs, Rutt, Renfrow, Allen. No:

none. Carried unanimously. Stewart explained since this request has been withdrawn this property will remain the same at this time. He said the City can make this request at another time.

Bill No. 12-3-15 being for an Ordinance Authorizing the City Manager to Enter Into a Mutual Aid Agreement between the City of Warrensburg and Johnson County, Missouri, for Animal Shelter Services was read for the first time by title. Finance Director Matthew Lue said this is an increase in the fees which will be passed on to those seeking services. Stewart said the County will be billed quarterly. 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: DeFrain, Jacobs, Rutt, Renfrow, Allen. No: none. Absent: none. Said bill was declared duly adopted and given Ordinance No. 5191.

Mayor Allen read for an Ordinance Authorizing the City Manager and City Clerk to Execute a Contract Agreement with Reasbeck Construction, Inc., for the Community Entrance Signs Project Alternative 2, in the City of Warrensburg, Missouri, was read for the first time by title. Public Works Director Slim Coleman said there has been community support for new entrance signs. He said there were two local bidders and one from the Kansas City area. He said one bid was rejected because the information submitted was inaccurate and incomplete. Coleman said the City Council has eight different options for the selection process. Dean Wille with Gator Graphics said he submitted a bid with a lower electrical option than the solar option. He said three suppliers recommended to not use the solar lighting. Wille said the problem is the length of time they are on and they also do not work properly. He said when he did get a quote for solar it was much higher. Stewart said \$80,000 has been budgeted for this project but that was for two signs. He said several options are available including rebidding the whole process. Stewart said the City could proceed with the north sign and look into the south sign later this fiscal year or the next fiscal year. After further discussion of different sign options, Bill No. 12-4-15 being for an Ordinance Authorizing the City Manager and City Clerk to Execute a Contract Agreement with Reasbeck Construction, Inc., for the Community Entrance Signs Project, Alternative 1, Alternate 1- A in the City of Warrensburg, Missouri, was read for the first time by title. Rutt 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: DeFrain, Jacobs, Rutt, Renfrow, Allen. No: none. Absent: none. Said bill was declared duly adopted and given Ordinance No. 5192. Bill No. 12-5-15 being for an Ordinance Authorizing the City Manager and City Clerk to Execute a Contract with Reece Commercial, Inc., dba Reece Commercial Real Estate for Certain Lots in Hawthorne Development was read for the first time by title. Renfrow 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: DeFrain, Jacobs, Rutt, Renfrow, Allen. No: none. Said bill was declared duly adopted and given Ordinance No. 5193.

Bill No. 12-6-15 being for an Ordinance Authorizing the City Manager and City Clerk to Execute an Agreement with The Retail Coach for Retail Recruitment Services was read for the first time by title. Carroll said the City has discussed in the past hiring a firm to help attract new retail businesses. She said proposals were advertised and Retail Coach was the top choice. Rutt 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: DeFrain, Jacobs, Rutt, Renfrow, Allen. No: none. Said bill was declared duly adopted and given Ordinance No. 5194.

Bill No. 12-7-15 being for an Ordinance Authorizing the City Manager and City Clerk to Execute a Contract with James K. Heaton and Jacquelyn S. Heaton for Repairs to a Sanitary Sewer Easement Area was read for the first time by title. Coleman said he was contacted by this property

owner about the City's sanitary sewer main that had settled and collapsed their concrete driveway. He said City staff responded to the complaint, and the property owners requested assistance from the City to repair their driveway. Coleman said the owner made an offer to repair the driveway and to share 1/3 of the repair cost with the City. He said Scooter's Flatwork in Sedalia had the lowest cost at \$5,500. Rutt 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: DeFrain, Jacobs, Rutt, Renfrow, Allen. No: none. Said bill was declared duly adopted and given Ordinance No. 5195.

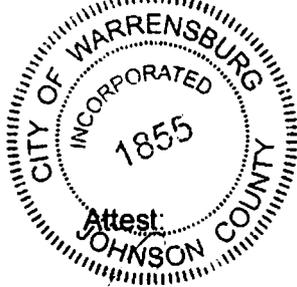
Bill No. 12-8-15 being for an Ordinance amending Ordinance 5170, Concerning the Adopted FY16 Annual Budget for General Fund was read for the first time by title. Lue said this ordinance is necessary because of the approval of the Resolution concerning tuition reimbursement. He said the amount for the General Fund for FY16 is \$20,000. Rutt 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: DeFrain, Jacobs, Rutt, Renfrow, Allen. No: none. Said bill was declared duly adopted and given Ordinance No. 5196.

In Other Business was Discussion of the 2016 Tree Resource Improvement and Maintenance (T.R.I.M.) Grant. Parks and Recreation Director Dodee Matthews said the City entered an agreement to fund the removal of 12 hazardous street and park trees. She said the total grant project is \$14,334 with \$10,000 in grant funds and a local match of \$250.

Also in Other Business, Ramey said the Wage and Benefit Committee sent a Benefit Survey to all employees and received over 95 responses. She said wages and retirement benefits were the top two important issues for employees. Ramey described several retirement options available to City employees and more information will be obtained.

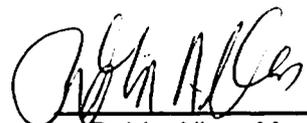
Under Mayoral Appointments to Boards and Commissions, City Clerk Cindy Gabel said Mayor Allen did not have any additional appointments this evening.

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



Attest:


Cindy Gabel, City Clerk


Robin Allen, Mayor