

CITY COUNCIL MEETING OF JANUARY 11, 2016

A meeting of the Warrensburg City Council was held on January 11, 2016, 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, Renfrow, Allen. Absent: Rutt.

Minutes of the December 14, 2015, City Council meeting were considered. Renfrow moved to approve the minutes of the December 14, 2015, City Council meeting. Yes: DeFrain, Jacobs, Renfrow, Allen. Absent: Rutt. No: none.

The adoption of the agenda was considered. DeFrain moved to adopt the agenda. Yes: DeFrain, Jacobs, Renfrow, Allen. Absent: Rutt. No: none.

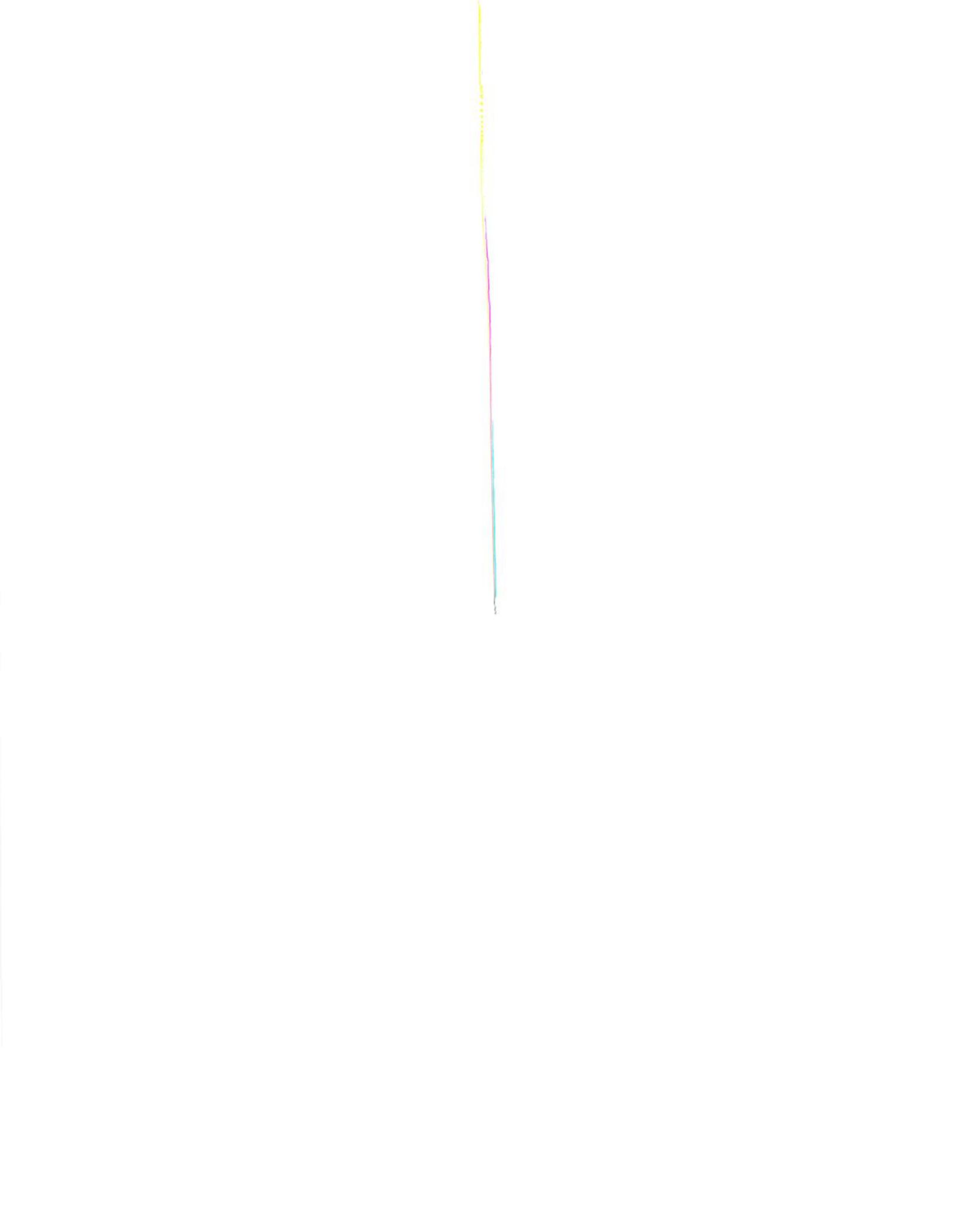
Mayor Allen opened a Public Hearing on an Ordinance Amending Section 27-200 of the Code of City Ordinances of the City of Warrensburg, Missouri, Regarding Land Use 3.130. Community Development Director Barbara Carroll said a variety of uses are allowed in an LI: Light Industrial district but they do not allow office or clinics of physicians or dentists with not more than 10,000 square feet of gross floor area. She said the Planning and Zoning Commission discussed this issue at their last meeting and were agreeable to an amendment to the current ordinance. As there was no further comment, the Public Hearing was closed.

Mayor Allen opened a Public Hearing on an Ordinance Amending Section 27-28 (e) of the Code of City Ordinances of the City of Warrensburg, Missouri, Regarding Non-Conforming Situations, Repair, Maintenance or Reconstruction. Carroll said City staff routinely reviews the zoning ordinance for outdated sections. She said City staff said Section 27-28, dealing with non-conforming situations, needs clarification. Carroll said this would clarify this section concerning repairing damaged or modified or demolished structures beyond 75 percent of the fair market value of the building. She said the words would be bold in the proposed ordinance. Carroll said City staff and the Planning and Zoning Commission recommended approval. Brent Green, 416 N. Washington, said he believes these changes are unnecessary and not fair to property owners. As there was no further comment, the Public Hearing was closed.

In Other Business was a Preliminary Plat of Hawthorne Boulevard Commercial Center. Carroll said this is for the tract of land on the north side of Hawthorne Boulevard between Cheatham Court and PCA Road. She said this property is zoned General Business and is not developed. Carroll said the plat shows the potential of developing five lots. DeFrain moved to approve the preliminary plat. Yes: DeFrain, Jacobs, Renfrow, Allen. Absent: Rutt. No: none. Carried unanimously.

Bill No. 1-1-16 being for an Ordinance Amending Section 27-200 of the Code of City Ordinances of Warrensburg, Missouri, Regarding Land Use 3.130 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, Renfrow, Allen. Absent: Rutt. No: none. Said bill was declared duly adopted and given Ordinance No. 5197.

Bill No. 1-2-16 being for an Ordinance Amending Section 27-28 (e) of the Code of City Ordinances of the City of Warrensburg, Missouri, Regarding Non-Conforming Situations, Repair, Maintenance or Reconstruction was read for the first time by title. Carroll clarified this ordinance would not be



used for demolition of a structure. 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, Renfrow, Allen. Absent: Rutt. No: none. Said bill was declared duly adopted and given Ordinance No. 5198.

Bill No. 1-3-16 being for an Ordinance Approving and Accepting the Minor Plat of Hawthorne Boulevard Commercial Center, a Subdivision in the City of Warrensburg, Missouri, Located at 1005, 1025, 1045 Hawthorne Boulevard 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, Renfrow, Allen. Absent: Rutt. No: none. Said bill was declared duly adopted and given Ordinance No. 5199.

Bill No. 1-4-16 being for an Ordinance Authorizing the City Manager and City Clerk to Execute a Tax Increment Financing Redevelopment Agreement with J.W. Franklin Co., & Keystone Hospitality, L.L.C., was read for the first time by title. City Manager Harold Stewart said the City has been working on this for several months. He said last year the Tax Increment Financing (T.I.F.) Commission and City Council approved the T.I.F. area and the Redevelopment area. Stewart said the City has been negotiating a contract with J.W. Franklin Company. He said there have been several changes, but the City would like to recommend approval of the T.I.F. contract. DeFrain moved said bill be passed to second reading by title. Carried unanimously. Said bill was read a second time by title. Roll was called for the adoption or rejection of said bill as follows: Yes: DeFrain, Jacobs, Renfrow, Allen. Absent: Rutt. No: none. Said bill was declared duly adopted and given Ordinance No. 5200.

Bill No. 1-5-16 being for an Ordinance Authorizing the City Manager and City Clerk to Execute a Supplemental Sublease and Addendum Agreement with the Greater Warrensburg Area Chamber of Commerce was read for the first time by title. Stewart said this lease expired in December and he is recommending a renewal of the lease for an additional five one-year term. 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, Renfrow, Allen. Absent: Rutt. No: none. Said bill was declared duly adopted and given Ordinance No. 5201.

Bill No. 1-6-16 being for an Ordinance Amending Ordinance 5170, Concerning the Annual Budget for FY16 for the Parks and Recreation Fund as Approved by the Warrensburg Parks & Recreation Board was read for the first time by title. Parks and Recreation Director Dodee Matthews said In FY12 the Parks and Recreation Board asked to defer three payments to meet the financial demands due to the Nassif and Community Center debt and the new Master Plan for the department. She said the board would like to pay off this loan graciously given by the City Council. 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, Renfrow, Allen. Absent: Rutt. No: none. Said bill was declared duly adopted and given Ordinance No. 5202.

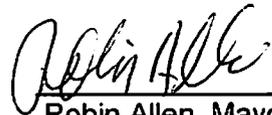
Bill No. 1-7-16 being for an Ordinance Amending Ordinance 5170, Concerning the Adopted FY16 Annual Budget for General Fund, Debt Service Fund and Water Pollution Control Fund was read for the first time by title. Finance Director Matthew Lue said the Police Department has 3 vehicles that they can no longer use and need to be disposed of. He said these vehicles have been used as collateral on the City's 2011 Certificate of Participation debt issuance. Lue said to dispose of the vehicles this fiscal year, the City will need to pay off the remaining balances of \$27,840 from

the General Fund and \$27,240 from the Water Pollution Control Fund. 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, Renfrow, Allen. Absent: Rutt. No: none. Said bill was declared duly adopted and given Ordinance No. 5203.

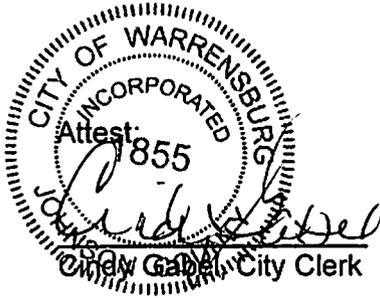
Under Mayoral Appointments to Boards and Commissions, City Clerk Cindy Gabel said Mayor Allen did not have any additional appointments this evening.

Under Miscellaneous matters from the City Manager, Stewart thanked the University of Central Missouri for the tickets to attend the Jennies and Mules Basketball game last week. He said they also presented a plaque to the City at half-time of the game.

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



Robin Allen, Mayor


Attest:
Cindy Gabel, City Clerk