

CITY COUNCIL MEETING OF AUGUST 8, 2016

A meeting of the Warrensburg City Council was held on August 8, 2016, at 7:00 p.m., at the Municipal Center, 200 S. Holden, with Mayor Casey Renfrow presiding. Roll was called as follows: Present were: Johnston, Jacobs, Watts, Allen, Renfrow. Absent: none.

Minutes of the July 25, 2016 City Council meeting were considered. Jacobs moved to approve the minutes of the July 25, 2016, meeting. Yes: Johnston, Jacobs, Watts, Allen, Renfrow. No: none.

The adoption of the agenda was considered. Allen moved to approve the agenda. Yes: Johnston, Jacobs, Watts, Allen, Renfrow. No: none.

Under the consent agenda was a Preliminary Plat of Brentwood Plaza. Allen moved to approve the Consent Agenda. Carried unanimously.

Mayor Renfrow opened a Public Hearing on an Ordinance Enlarging an R4: Medium-Density Multi-Family Residence District by Rezoning Land Located on the North Side of the 500 Block of Anderson Street from R1: Single-Family Residence District to R4: Medium-Density Multi-Family Residence District. Community Development Director Barbara Carroll said the applicant purchased this property at the end of Anderson Street and would like to redevelop the property with a multi-family apartment building with one zoning district. As there was no further comment, the Public Hearing was closed.

Mayor Renfrow opened a Public Hearing on a Conditional Use Permit for a Four-Story Hotel Building in a GB: General Business District Located at 1005 Hawthorne Boulevard in the City of Warrensburg, Missouri. Carroll said this is the re-opening of a hearing held last month. She described the location of the property and said the applicant has been working with surrounding property owners concerning the development of the property. Carroll said the applicant and the architect have revised the site plan. Carroll said the Planning and Zoning Commission recommended approval of a 4-story hotel with conditions. She said the conditions have been included in the ordinance for consideration.

Warrensburg resident David Ewing said his back yard is 100 feet from the back of this proposed construction site. He described his neighborhood and said over 60 people signed a petition against this proposed 4-story hotel. Ewing said most properties zoned general business are not open all night for business and requested the City withdraw the plan for the parking lot behind the building..

Developer Jeff Hanna said there have been a lot of changes over the years in Warrensburg and recently there has been dramatic growth in Warrensburg. He said although many signed a petition against this development, many that were initially against the project have changed their minds. As there was no further comment, the Public Hearing was closed.

Bill No. 8-1-16 being for an Ordinance Enlarging an R4: Medium-Density Multi-Family Residence District by Rezoning Land Located on the North Side of the 500 Block of Anderson Street from R1: Single-Family Residence District to R4: Medium-Density Multi-Family Residence District was read for the first time by title. 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: Johnston, Jacobs, Watts, Allen, Renfrow. No: none. Said bill was declared duly adopted and given Ordinance No. 5253.

Bill No. 8-2-16 being for an Ordinance Approving a Conditional Use Permit for a Four-Story Hotel Building in a GB: General Business District Located at 1005 Hawthorne Boulevard in the City of Warrensburg, Missouri, was read for the first time by title. Allen and Jacobs commented that no parking would be allowed behind the hotel and Jacobs further commented he was glad the property owners and architect were able to work together. Mayor Renfrow said he realizes it may be hard for some residents to accept this change but the location of this property makes it a great area for a hotel. Watts 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: Johnston, Jacobs, Watts, Allen, Renfrow. No: none. Said bill was declared duly adopted and given Ordinance No. 5254.

Bill No. 8-3-16 being for an Ordinance Approving and Accepting the Final Plat of Brentwood Plaza Lot 1, a Subdivision in the City of Warrensburg, Missouri, Located at 728 North Maguire Street, was read for the first time by title. Carroll said this property is between Sparks Avenue and East Russell Avenue and is the former site of Verizon Wireless and Kentucky Fried Chicken properties. 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: Johnston, Jacobs, Watts, Allen, Renfrow. No: none. Said bill was declared duly adopted and given Ordinance No. 5255.

Bill No. 8-4-16 being for an Ordinance Adopting Section 1-15(e), of the Code of Ordinances Relating to Punishment for Minor Traffic Violations was read for the first time by title. Project Manager Donyell Wolfe said the next three ordinances are required because of changes in the state law. 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: Johnston, Jacobs, Watts, Allen, Renfrow. No: none. Said bill was declared duly adopted and given Ordinance No. 5256.

Bill No. 8-5-16 being for an Ordinance Amending Section 1-17, Imprisonment for Failure to Pay Fine or Costs of Prosecution, of the Code of Ordinances, was read for the first time by title. Watts 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: Johnston, Jacobs, Watts, Allen, Renfrow.. No: none. Said bill was declared duly adopted and given Ordinance No. 5257.

Bill No. 8-6-16 being for an Ordinance Amending Chapter 13, Nuisances, of the Code of Ordinances of the City of Warrensburg, Missouri, was read for the first time by title. City Council Doug Harris said this includes code and nuisance violations. 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: Johnston, Jacobs, Watts, Allen, Renfrow. No: none. Carried unanimously and given Ordinance No. 5258.

Bill No. 8-7-16 being for an Ordinance Authorizing the City Manager to Enter Into an Agreement with Emergency Reporting for Record Management System Services for Use by the Fire Department was read for the first time by title. Fire Chief Jim Kushner said the current software is outdated and in recent years it has been difficult to receive maintenance support. He said the department began evaluating systems about a year ago and found this company will serve the

department's needs. 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: Johnston, Jacobs, Watts, Allen, Renfrow. No: none. Said bill was declared duly adopted and given Ordinance No. 5259.

Bill No. 8-8-16 being for an Ordinance Amending Ordinance 5170, Concerning the Adopted Annual Budget for FY16 for the Parks and Recreation Fund as Approved by the Warrensburg Parks and Recreation Board was read for the first time by title. Parks and Recreation Director Dodee Matthews said this for hiring Confluence for the Master Site Plan for West Park. Watts 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: Johnston, Jacobs, Watts, Allen, Renfrow. No: none. Said bill was declared duly adopted and given Ordinance No. 5260.

Under Other Business Appearances was Discussion of Building Permit Fees. Carroll said the City reviews fees annually. She said when the City is proposing an increase in building permit fees, the builders are given a couple months advance notice. She explained how the fees are calculated and said a percentage is also figured based on City staff time. City Manager Harold Stewart pointed out the Hancock Amendment prevents the City from raising some fees and this is a fair way to propose fee changes to cover administrative costs. There was a consensus of the council members to approve the increase building permit fees. Carroll said she will begin to notify the builders.

Under Mayoral appointments to Boards and Commissions, Mayor Renfrow said the City Council will begin an application process for citizens interested in serving on the various Boards and Commissions. Stewart said an application has been completed and will be available. Mayor Renfrow said he would like to recommend Robin Allen as the liaison to the Traffic Commission and Melissa Tucker as a reappointment to the Children's Memorial Advisory Board. Watts moved to approve. Yes: Johnston, Jacobs, Watts, Allen, Renfrow. Carried unanimously.

Under Discussion of Reactivating the Human Relations Commission, Mayor Renfrow said a citizen had inquired about reactivating the Board. He said he would like the Police Chief to be involved and Stewart said he has spoken with the University of Central Missouri Charles Ambrose about being proactive with communication.

Under Appearances Not Listed on the Agenda, Warrensburg Police Officer Trent Frobee, a 10 year employee of the City, said he is concerned about the new proposal for the City's health care. Frobee said he does not like the changes in the accumulated sick hours. Stewart said there are some changes in the sick time policy, but new options to the City's insurance plan are proposed that can be beneficial to employees.

Watts moved to close part of this meeting pursuant to Section 610.021 of the Revised Statutes of Missouri relating to:

- (1) Legal actions, causes of action or litigation involving the City and any confidential or privileged communication between the City and its representatives and its attorneys.
- (2) Leasing, purchase or sale of real estate where public knowledge might adversely affect the amount paid in the transaction.
- (3) Hiring, firing, disciplining or promoting of individual employees when personal information concerning the employee is discussed or recorded.

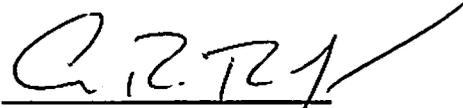
(12) Documents or any documents related to a negotiated contract until a contract is executed, or all proposals are rejected.

(13) Individually identifiable personnel records, performance ratings or records pertaining to employees or applicants for employment.

Yes: Johnston, Jacobs, Watts, Allen, Renfrow. No: none.



As there was no further business, the meeting was adjourned to the closed session.


Casey Renfrow, Mayor


Cindy Gabel, City Clerk