

CITY COUNCIL MEETING OF FEBRUARY 11, 2019

A meeting of the Warrensburg City Council was held on February 11, 2019, at 7:00 p.m., at the Municipal Center, 200 S. Holden, with Mayor Danielle Johnston presiding. Roll was called as follows: Present were: Jacobs, Lund, Watts, Allen, Johnston. Absent: none.

Minutes of the January 28, 2019 meeting were considered. Allen moved to approve the minutes of the January 28, 2019, City Council meeting. Yes: Jacobs, Lund, Watts, Allen, Johnston. No: none.

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

Mayor Johnston read a Proclamation recognizing Black History Month during February. Morris Collins was in attendance for the Proclamation.

Mayor Johnston read a Proclamation for American History Month. Several members from the Daughters of the American Revolution accepted the Proclamation from Mayor Johnston.

Mayor Johnston opened a Public Hearing on an Ordinance Establishing an R2: One-and Two-Family Residence District by Rezoning Land Located at 810, 820, and 830 Enterprise Drive from GB: General Business District to R2: One-and Two -Family Residence District. Community Development Director Barbara Carroll said this is a large project that involves several parcels of land with one piece owned by Larry Meyer, and the other piece is owned by Vance Delozier. She said the Delozier property is currently zoned General Business and the north 1/3 of the property is requested to be rezoned. Carroll said the preliminary plat of this development is Winterset Villas, and this item is also on tonight's agenda.

Carroll said there were two public comments concerning this rezoning. Carroll said Kelly Taylor requested general information about the property and did not state if she was for or against the project. Carroll said Darin Baldwin called and said he is against this request because of the increased traffic on Enterprise Avenue and the intersection of Enterprise Avenue and Highway 50.

Carroll said the Planning and Zoning Commission considered this request and recommended approval, as well as City staff. Council member Allen asked about the one-way in-and-out area. Carroll said that will limit the number of dwelling units to 36, which includes the units to the north. Carroll said Enterprise Drive would be extended because of the addition of the Delozier property. As there was no further business, the Public Hearing was closed.

Bill No. 2-1-19 being for an Ordinance Approving and Accepting the Final Plat of Hunter Hollow, 3rd Plat, A Subdivision in the City of Warrensburg, Missouri, Located on the North Side of the 800 Block of West Gay Street was read for the first time by title. Carroll said a preliminary plat of this was discussed at a recent meeting and this land was rezoned last summer. She said the plat includes all of Lot 7 of Hunter Hollow 2nd Plat, and creates 6 buildable lots, 1 undevelopable lot, and Tract A of the North side of the developable lots on Gay Street. Carroll said all the changes requested by City staff have been made, and the Planning and Zoning Commission and City staff recommend approval. 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: Jacobs, Lund, Watts, Allen, Johnston. No: none. Absent: none. Said bill was declared duly adopted and given Ordinance No. 5502.

Bill No. 2-2-19 being for an Ordinance Approving and Accepting the Minor Plat of Garden Walk, a Replat of Lot 7 Hawthorne Development, a Subdivision in the City of Warrensburg, Missouri, Located at 1105 Hawthorne Thompson Street was read for the first time by title. Carroll said this is a minor plat that contains 2 buildable lots, one that is 10 acres, and the remainder is Lot 7B. She said the City currently owns Lot 7A, and is working with the developer on a tax-credit project. Carroll said an easement was added, and Council member Watts asked when the easement was added. Carroll said it was after the Planning and Zoning Commission meeting. She said City staff has added an additional requirement for this storm drainage utility easement. Lund 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, Lund, Watts, Allen, Johnston. No: none. Absent: none. Said bill was declared duly adopted and given Ordinance No. 5503.

Bill No. 2-3-19 being for an Ordinance Establishing an R2: One-and Two-Family Residence District by Rezoning Land Located at 810, 820, 830 Enterprise Drive from GB: General Business District to R2: One-and Two-Family Residence District was read for the first time by title. 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, Lund, Watts, Allen, Johnston. No: none. Said bill was declared duly adopted and given Ordinance No. 5504.

In Other Business was a Preliminary Plat of Winterset Villas. Carroll explained the plat and property boundaries. She said this will create 55 buildable lots. Carroll said there are still 7 conditions that need to be met and those are included on the ordinance. Watts moved to approve the conditions stated on the ordinance. Yes: Jacobs, Lund, Watts, Allen, Johnston. No: none. Carried unanimously.

In Other Business was Follow-Up Conservation on the Animal Shelter Service Level Expectations. City Manager Harold Stewart said after the recent report and update on the Animal Shelter by Intern Joe Hackney, some direction is needed for future expectations. Stewart said the Mayor and City Council can ask additional questions at this time so City staff can prepared for future service levels. Stewart said with budget discussions approaching, City staff thought this would be a good time to discuss how to proceed.

Council member Jacobs said he prefers for the City to operate as an Animal Shelter and not as a Dog Pound. He said he knows this will mean an increase in funding and staffing. Council member Allen said she is concerned about animals being dropped off in the county if the Animal Shelter is full. She does not want the Animal Shelter to be a Dog Pound, and Council member Watts agreed that he prefers it to be an Animal Shelter. Mayor Johnston said she likes the current direction of the Animal Shelter since Hackney has become the Interim Manager. The Mayor said she would like a qualified candidate to continue Hackney's direction. Stewart said the Animal Shelter Director position was part of the City's latest pay study.

Stewart said several of the animals currently at the shelter have been there for a few months. He said when the shelter is at the maximum level, it is difficult to keep the shelter clean. Stewart said the City currently does not have the staffing to properly maintain the shelter. Council member Watts said to operate it as an Animal Shelter, it is going to require additional funding. Chairman Pro Tem Lund said as the home of "Man's Best Friend" he would like to

maintain it as an Animal Shelter. He said it will be necessary to contribute funds and staffing to increase service levels.

Council member Allen asked if the City is partnering with the County, and Stewart said the City currently has a contract with the County. Hackney will provide additional requested information from the Mayor and City Council members when Animal Shelter discussions continue during the budget process.

In the City Manager's report, Stewart thanked the Public Works Department staff for their hard work during the latest winter storm.

In the Director of Finance Report, Finance Director Matthew Lue said revenues are still up this month.

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

- 1) Legal action, 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 particular employees by a public governmental body when personal information about 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: Jacobs, Lund, Watts, Allen, Johnston. No: none.

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



Cindy Gabel
Cindy Gabel, City Clerk

Danielle Johnston
Danielle Johnston, Mayor