

CITY COUNCIL MEETING OF JUNE 11, 2018

A meeting of the Warrensburg City Council was held on June 11, 2018, at 7:00 p.m., at the Municipal Center, 200 S. Holden, with Chairman Pro Tem Casey Lund presiding. Roll was called as follows: Present were: Jacobs, Lund, Watts, Allen. Absent: Johnston.

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

Minutes of the May 14, 2018, meeting were considered. Allen moved to approve the minutes of the May 14, 2018, City Council meeting. Yes: Jacobs, Watts, Allen, Lund. No: none. Absent: Johnston.

There will not be a Presentation at tonight's meeting.

Chairman Pro Tem Lund opened a Public Hearing on an Ordinance Approving a Conditional Use Permit for a Telecommunications Tower in a LI: Light-Industrial District Located at 1111 South Mitchell Street, Apartment B, in the City of Warrensburg, Missouri. Community Development Director Barbara Carroll said this is a request for a telecommunications tower. She said a court reporter is present tonight because of federal regulations of municipalities. Carroll described the two exhibits concerning the Public Hearing and reviewed her City staff report. Carroll described the property where the proposed cell tower would be located, and said it was previously divided into two tracts of land. She said one section has a house, and the other contains the owner's business and equipment. Carroll said this property is zoned light-industrial and does meet height requirements. Jim Janowick of Xcell Towers said this tower is being built to utilize better coverage and may be used by other cell phone providers. As there was no further comment, the Public Hearing was closed.

Chairman Pro Tem Lund opened a Public Hearing on an Ordinance Establishing an R2: One and Two-Family Residence District for Property Recently Annexed into the City of Warrensburg, Missouri, Located at 91 NW 10 Road in the 800 Block of West Gay Street on the North Side of West Gay Street. Carroll said Colson Construction has purchased this property, and the owners plan to build duplexes on this property. She said the zoning district for this property must also be established. As there was no further comment, the Public Hearing was closed.

Bill No. 6-1-18 being for an Ordinance Annexing Certain Adjacent Territory into the City of Warrensburg, Missouri, Located at 91 NW 10 Road in the 800 Block of West Gay on the North Side of West Gay Street was read for the second 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: Jacobs, Watts, Allen, Lund. No: none. Absent: Johnston. Said bill was declared duly adopted and given Ordinance No. 5431-a.

Bill No. 6-2-18 being for an Ordinance Approving a Conditional Use Permit for a Telecommunications Tower in a LI: Light Industrial District at 1111 South Mitchell Street, Apartment B, in the City of Warrensburg, Missouri, 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

called for the adoption or rejection of said bill as follows: Yes: Jacobs, Watts, Allen, Lund. Absent: Johnston. No: none. Said bill was declared duly adopted and given Ordinance No. 5436.

In Other Business was Discussion of a Feral Cat Program. Megan Geiger said she wanted to speak on a subject that is close to her heart and is important for the welfare of animals. Geiger said for several years she has been involved as a volunteer with different groups, including a group called Alley Cat Allies. Geiger said she would like to present a proposal for a Trap, Neuter, Return (TNR) ordinance for the City of Warrensburg.

Geiger explained TNR is humane strategy for the feral and stray cat population control. She said this reduces the shelter intake of orphaned kittens. Geiger said the return in TNR is key. She said the cats have caretakers who care for them and this prevents the "vacuum effect." Geiger described the many advantages to this process and said veterinary offices in the Mid-Missouri area participate in low-cost spay and neuter services, including TNR. She said signing-up for grants would be an important positive step for animal shelters. Geiger said this will in-turn help shelters and might help with costs for identifying cats by microchip. She said this should be a community effort to make it work.

Chairman Pro Tem Lund asked about the current process for complaints about cats. Police Chief Rich Lockhart said they are handled on a by complaint process, and the animal control officer will set a trap. He said they are spayed or neutered and put up for adoption. Lockhart said the City has a barn buddy process for feral cats.

In Possible Appointments to Boards and Commissions, Chairman Pro Tem Lund asked how many alternate Board of Adjustment positions were open and Carroll said two. Chairman Pro Tem Lund said there are three applications. Carroll said she has had difficulty finding a meeting time that is convenient for the members. She said often the alternates are contacted to check their availability. Watts moved to consider Mike Shaw and Lynn Solomon for the two alternate positions on the Board of Adjustment. Yes: Jacobs, Watts, Allen, Lund. No: none. Absent: Johnston. Carried unanimously.

Under Appearances to the City Council Not Listed on the Agenda, David Ewing, 1024 Walnut Lane, said a hotel is being built in his backyard. Ewing said as a compromise a 10-foot berm was promised to ensure privacy. He said the berm has been moved to the property line and does not go across all the property as planned. Ewing said the trees were removed which were to remain as a buffer. He said he is also concerned about water drainage onto his property. Ewing said he is not sure why the original plans were changed, and he also complained about contractors not observing City noise ordinances. Chairman Pro Tem Lund asked about certain specifications to obtain an occupancy permit, and Carroll said there are requirements that must be met. Carroll said the trees will be planted near the end of the project.

Under miscellaneous matters from the Mayor and or City Council, Council member Jacobs said the animal shelter was awarded a grant for \$15,000 which will really help the shelter. Chairman Pro Tem Lund said he attended the Farm to Table Event and it was a great event. There was a brief discussion of changing the location next year.

second time. Roll was called for the adoption or rejection of said bill as follows: Yes: Jacobs, Watts, Allen, Lund. Absent: Johnston. No: none. Said bill was declared duly adopted and given Ordinance No. 5432

Bill No. 6-3-18 being for an Ordinance Approving and Accepting the 3rd Replat of Hawthorne Estates Minor Plat, a Subdivision in the City of Warrensburg, Missouri, Located at 480 Sycamore Court and 484 Sycamore Court was read for the first time by title. Carroll said the applicants, Brant Homes, LLC, and Tristan and Rafael Maxson & Ila Frona Bruce have submitted this plat which contains 0.88 acres on the south side of Sycamore Court. Carroll said this moves the lot line between Lot 20-A and 21-B. She said a wing wall on the west side extends over the west property line between the two lots. Carroll said the owners are seeking the replat to move the lot line so the whole wing wall will be on Lot 20-A. She said the Planning and Zoning Commission approved this with one condition which is stated in the ordinance. 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, Watts, Allen, Lund. Absent: Johnston. No: none. Said bill was declared duly adopted and given Ordinance No. 5433.

Bill No. 6-4-18 being for an Ordinance Approving and Accepting the Re-Plat of Lot 4 of Hawthorne Development, a Subdivision in the City of Warrensburg, Missouri, Located at 1205 Basswood Street was read for the first time by title. Carroll said Stonewall Heights, LLC, has submitted a minor plat which creates three lots out of a 5.34-acre tract of land. She said currently a multi-family complex is being constructed on the northern part of the property. Carroll said the owner is seeking this plat to create two new lots on the south end for future residential development. She said there are conditions for approval listed in this ordinance. Carroll said City staff recommends approval subject to the conditions. Allen moved said bill be passed to second reading by title. Yes: Watts, Allen, Lund. Abstained: Jacobs. No: none. Absent: Johnston. Said bill was read a second time. Roll was called for the adoption or rejection of said bill as follows: Yes: Watts, Allen, Lund. Abstained: Jacobs. Absent: Johnston. No: none. Said bill was declared duly adopted and given Ordinance No. 5434.

Bill No. 6-5-18 being for an Ordinance Establishing an R2: One and Two-Family Residence District for Property Recently Annexed into the City of Warrensburg, Missouri, Located at 91 NW 10 Road in the 800 Block of West Gay Street on the North Side of West Gay Street was read for the first time by title. Carroll said this would zone this property as R2, and City staff recommends 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, Watts, Allen, Lund. Absent: Johnston. No: none. Said bill was declared duly adopted and given Ordinance No. 5435.

Bill No. 6-6-18 being for an Ordinance to Purchase Self-Contained Breathing Apparatus from Field Fire Equipment was read for the first time by title. Fire Chief Jim Kushner said his department has tagged on a bid from a nearby department and received their pricing. He said this has been a big savings for the department. Kushner said the department has applied for several grants, but has been told the money has been appropriated to someone else and now there is no more grant money available. Kushner said the savings from the tagged bid and the passage of the bond issue have helped to finance this project. Watts moved said bill be passed to second reading by title. Carried unanimously. Said bill was read a second time. Roll was

In the City Manager's report, City Manager Harold Stewart said the Wage and Benefit Presentation and the City's annual contracts will be on the agenda for funding for the next fiscal year on the June 25, 2018, City Council agenda. Stewart thanked City staff for the employee luncheon held today at Fire Station 1. Stewart said he will not be able to attend the next City Council meeting on Monday, July 9, 2018.

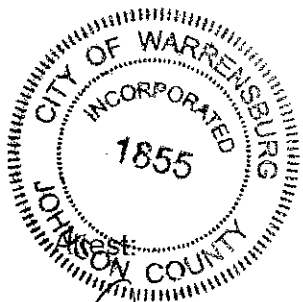
In the Finance Director's report, Finance Director Matthew Lue said the Request for Proposal for Banking has been sent and there have already been several inquiries.


Lund moved to close part of this meeting pursuant to Section 610.021 of the Revised Statues 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 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 record pertaining to employees or applicants for employment.

Yes: Jacobs, Watts, Allen, Lund. No: none. Absent: Johnston.

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




Cindy Gabel, City Clerk


Danielle Johnston, Mayor