

5:00 p.m. Work Session – Interstate 70 Expansion



AGENDA
WARRENTON BOARD OF ALDERMEN
City Annex Building, 202 West Walton St.

Tuesday, March 19, 2024
6:00 PM

Public notice is hereby given that a meeting of the City of Warrenton Board of Aldermen will be held at 202 West Walton Street to consider and act upon the matters on the following agenda and such other matters as may be presented at the meeting and determined to be appropriate at that time.

In an attempt to be as transparent as possible and give everyone an opportunity to view our meetings, monthly Board of Alderman meetings will be streamed online and can be accessed at <https://zoom.us/j/9562748536> or by phone 1-312-626-6799 Meeting ID 956 274 8536 (long distance rates may apply). Anyone who attends a Board meeting via live-stream viewing or by phone will not be able to make public comments.

1. Open meeting
2. Pledge of Allegiance
3. Consent Agenda -*All matters listed under the Consent Agenda are considered to be routine by the Board of Aldermen and will be enacted in one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately. The expenditures listed on the Consent Agenda are items already approved in the current City budget.
 - a. Regular Meeting Minutes from March 5, 2024
4. Items Removed From Consent Agenda
5. Public Comments
6. Board of Aldermen Comments
7. Mayor's Comments
8. Logo Selection
9. Brandie Walters, City Administrator
 - a. Approval for Out of State Training for Finance Officer Meghan Waelder in April 2024
 - b. Change to Chapter 520 regarding Street Excavation
 - i. Bill No. 17-24 An Ordinance of the City of Warrenton, Missouri, amending Chapter 520 of the Municipal Code of the City of Warrenton by Deleting in its entirety; enacting, in lieu thereof, A New Chapter 520; and Enacting Right-Of-Way Management Regulations
 - c. Operational Updates
10. Jon Struckhoff, Director of Operations
 - a. Monthly Admin Report
11. Mike Cross, Building Commissioner
 - a. Monthly Building Report
12. Larry Ellard, Chief of Police
 - a. Monthly Police Report
13. Tim Burks, Director of Planning and Development
 - a. Monthly Planning & Development Report
 - b. Amendment to Section 405.255 Accessory Building or Structure (ADM-134)

- i. Bill No. 18-24 An Ordinance of the City of Warrenton, Missouri, amending regulations related to Accessory Structures and Buildings
- c. Parkview Estates Planned Unit Development (PUD-002)
 - i. Bill No. 19-24 An Ordinance of the City of Warrenton, Missouri, Providing for the Rezoning of Approximately 6.68 Acres on the West Side of Highway 47 North of Warrior Road from C-3 Highway Commercial District to Planned Unit Development
- d. On the Rocks Bar & Hookah Lounge Conditional Use & Site Plan (CUP-94 & SP-168)
 - i. Bill No. 20-24 An Ordinance of the City of Warrenton, Missouri, Approving a Conditional Use Permit for Certain Property Located at 108 E. Booneslick Road Within the “C-2” General Commercial District to Operate A Bar
 - ii. Bill No. 21-24 An Ordinance of the City of Warrenton, Missouri, Approving a Site Plan for Certain Property Located at 108 E. Booneslick Road in the City
- e. Hampton Inn Site Plan (SP-169)
 - i. Bill No. 22-24 An Ordinance of the City of Warrenton approving a Site Plan for a Tract of Land Located on Veterans Memorial Parkway
- f. Vacate 5,764 SQ FT Road & Utility Easement on Lot 3 Market St. Center
 - i. Bill No. 23-24 An Ordinance of the City of Warrenton, Missouri, providing for the Release and Vacation of a Road and Utility Line Easement Traversing Lot 3 of Market Street Center
- g. Vacate 5’ of 15’ Utility Easement for Lot 110 in Pinckney Manor
 - i. Bill No. 24-24 An Ordinance of the City of Warrenton, Missouri, providing for the Release and Vacation of the Eastern Five (5) Feet of a Fifteen (15) Foot Easement that Traverses the Western Edge of Lot 110 of Pinckney Manor

14. Executive Session- Legal Counsel & Real Estate

15. Adjournment

Copy of the above Bills will be available for public inspection prior to the meeting. This meeting is open to the public. Notice is hereby given that the Board of Aldermen of the City of Warrenton, Missouri, subject to a motion duly made and adopted, will close the public meeting and hold a closed meeting for the purpose of dealing with matters relating to the following: 610.021 (1) Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public government body or its representatives and its attorneys; 610.021 (2) Leasing, purchasing or sale of real estate; or other matters as permitted by Chapter 610. If you have any special needs as addressed by the ADA, please contact City Hall at 636 456-3535.

Agenda Posted: March 15, 2024 @ 3:00 P.M.

Melody Rugh, City Clerk

Next Regular Board of Aldermen Meeting: April 2, 2024 at 6:00 p.m.

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The Board of Aldermen met at approximately 6:00 p.m. on March 19, 2024 at Warrenton City Annex Building, 202 West Walton St. Present were Alderman Gary Miller, Alderman Scott Schulze, Aldermen Jack Crump, Alderman Larry Corder, Alderman Steven Cullom, Alderman Roger Romaker, Mayor Eric Schleuter and City Attorney Bradley Pryor.

Staff present: City Administrator Brandie Walters, Chief Larry Ellard, Director of Operations Jon Struckhoff, Building Commissioner Mike Cross, Director of Planning and Development Tim Burks and Deputy City Clerk Madison Childrey. City Clerk Melody Rugh was absent.

Mayor Eric Schleuter opened the meeting.

PLEDGE OF ALLEGIANCE

Everyone recited the pledge of allegiance.

CONSENT AGENDA -*All matters listed under the Consent Agenda are considered to be routine by the Board of Aldermen and will be enacted in one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately. The expenditures listed on the Consent Agenda are items already approved in the current City budget.

- a. Regular Meeting Minutes from March 5, 2024

Alderman Steven Cullom moved and Alderman Roger Romaker seconded the motion to approve the consent agenda items as submitted.

Gary Miller: Yes

Scott Schulze: Yes

Jack Crump: Yes

Larry Corder: Yes

Steven Cullom: Yes

Roger Romaker: Yes

The motion passed 6 to 0.

ITEMS REMOVED FROM CONSENT AGENDA

There were none.

PUBLIC COMMENTS

Sarah Collins lives in the Forest Ridge Subdivision, she is against the Planned Unit Development.

Gina Phang lives in Forest Ridge Subdivision, she is against the Planned Unit Development.

Ed Schmelz with ELS Properties who is the applicant for the Planned Unit Development answered the public’s questions about the development.

James Ortiz who is the applicant with On the Rock Hookah Bar gave an overview of his project.

Bart Korman, 19355 Durango Drive, has no issue with a bar going in at 108 E. Booneslick.

John Cornell, 452 Chantilly Court, discussed his concerns with the Planned Unit Development.

Kris Wolfe with Wunderlich Survey has a power point presentation which he will show when we get to the line item on the agenda.

Mayor Schleuter addressed some of the concerns from the public.

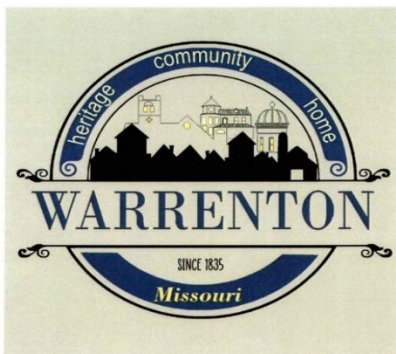
BOARD OF ALDERMEN COMMENTS

There were none.

MAYOR’S COMMENTS

He thanked Alderman Crump for filling in for him last week when he was out sick.

LOGO SELECTION



A



B



C

The Board reviewed the 3 selections. Alderman Gary Miller moved and Alderman Roger Romaker seconded the motion to approve Option A as the new logo.

Gary Miller: Yes

Scott Schulze: Yes

Jack Crump: Yes

Larry Corder: Yes

Steven Cullom: Yes

Roger Romaker: Yes

The motion passed 6 to 0.

BRANDIE WALTERS, CITY ADMINISTRATOR

Approval for Out of State Training for Finance Officer Meghan Waelder in April 2024. Alderman Larry Corder moved and Alderman Steven Cullom seconded the motion to approve out of state training for Meghan Waelder in April 2024.

Gary Miller: Yes

Scott Schulze: Yes

Jack Crump: Yes

Larry Corder: Yes

Steven Cullom: Yes

Roger Romaker: Yes

The motion passed 6 to 0.

Change to Chapter 520 regarding Street Excavation. This change is consistent with state statute regulations and changing street excavation to say right-of-way management.

BILL NO. 17-24 AN ORDINANCE OF THE CITY OF WARRENTON, MISSOURI, AMENDING CHAPTER 520 OF THE MUNICIPAL CODE OF THE CITY OF WARRENTON BY DELETING IN ITS ENTIRETY; ENACTING, IN LIEU THEREOF, A NEW CHAPTER 520; AND ENACTING RIGHT-OF-WAY MANAGEMENT REGULATIONS

Alderman Steven Cullom moved and Alderman Roger Romaker seconded the motion to introduce Bill No. 17-24. The motion carried and the Deputy City Clerk read the bill by title only. Alderman Gary

Miller moved and Alderman Larry Corder seconded the motion to read Bill No. 17-24 for the second time. The motion was approved and the Deputy City Clerk read the bill by title only. **Bill No. 17-24 passed becoming Ordinance No. 2846 which is on file at the office of the City Clerk.**

Gary Miller: Yes

Scott Schulze: Yes

Jack Crump: Yes

Larry Corder: Yes

Steven Cullom: Yes

Roger Romaker: Yes

The motion passed 6 to 0.

Operational Updates. There is a vacancy on the Planning and Zoning Commission. March 23 is the ribbon cutting at the Athletic Complex. March 25 is BRPC meeting at noon. March 26 is cocktails and conversation at GWCEDC from 5-6 at Social House, please RSVP. May 14 is the work session regarding the public hearing process with Planning & Zoning.

JON STRUCKHOFF, DIRECTOR OF OPERATIONS

Monthly Admin Report. Jon Struckhoff presented the monthly report. May 11 is the citywide yard sale. May 18 is the citywide clean up at the fairgrounds. July 2 from 10-2 there will be a blood drive in the annex building. Fall Festival is September 21 and Lone Star is on the main stage.

March 23 will be the ribbon cutting at the Athletic Complex for the new turf ballfields at 11:00 a.m.

MIKE CROSS, BUILDING COMMISSIONER

Monthly Building Report. Mike Cross presented the monthly report.

LARRY ELLARD, CHIEF OF POLICE

Monthly Police Report. Chief Larry Ellard presented the monthly report. May 24 is the Torch Run.

TIM BURKS, DIRECTOR OF PLANNING AND DEVELOPMENT

Monthly Planning & Development Report. Tim Burks presented the monthly report.

Amendment to Section 405.255 Accessory Building or Structure (ADM-134). This change to code is eliminating the ability to use shipping containers as accessory structures. Planning and Zoning recommended approval 6-0 with 3 absent and 1 vacancy.

BILL NO. 18-24 AN ORDINANCE OF THE CITY OF WARRENTON, MISSOURI, AMENDING REGULATIONS RELATED TO ACCESSORY STRUCTURES AND BUILDINGS

Alderman Steven Cullom moved and Alderman Roger Romaker seconded the motion to introduce Bill No. 18-24. The motion carried and the Deputy City Clerk read the bill by title only. Alderman Larry Corder moved and Alderman Jack Crump seconded the motion to read Bill No. 18-24 for the second time. The motion was approved and the Deputy City Clerk read the bill by title only. **Bill No. 18-24 passed becoming Ordinance No. 2847 which is on file at the office of the City Clerk.**

Gary Miller: Yes

Scott Schulze: Yes

Jack Crump: Yes

Larry Corder: Yes

Steven Cullom: Yes

Roger Romaker: Yes

The motion passed 6 to 0.

Parkview Estates Planned Unit Development (PUD-002). Ed Schmelz applied for a PUD on 6.68 acres of land located on the west side of Highway 47, north of Warrior Ave. The proposed PUD would include 19 buildings containing 64 units. The property is zoned C-3 Highway Commercial and the density is below the maximum residential allowed. Planning and Zoning recommended approval 6-0 with 3 absent and 1 vacancy.

Kris Wolfe with Wunderlich Survey gave a power point presentation.

BILL NO. 19-24 AN ORDINANCE OF THE CITY OF WARRENTON, MISSOURI, PROVIDING FOR THE REZONING OF APPROXIMATELY 6.68 ACRES ON THE WEST SIDE OF HIGHWAY 47 NORTH OF WARRIOR ROAD FROM C-3 HIGHWAY COMMERCIAL DISTRICT TO PLANNED UNIT DEVELOPMENT

Alderman Larry Corder moved and Alderman Steven Cullom seconded the motion to introduce Bill No. 19-24. The motion carried and the Deputy City Clerk read the bill by title only. Alderman Roger Romaker moved and Alderman Scott Schulze seconded the motion to read Bill No. 19-24 for the second time. The motion was approved and the Deputy City Clerk read the bill by title only. **Bill No. 19-24 passed becoming Ordinance No. 2848 which is on file at the office of the City Clerk.**

Gary Miller: Yes	Scott Schulze: Yes	Jack Crump: Yes
Larry Corder: Yes	Steven Cullom: Yes	Roger Romaker: Yes

The motion passed 6 to 0.

On the Rocks Bar & Hookah Lounge Conditional Use & Site Plan (CUP-94 & SP-168). Jesse Dettenwanger & James Ortiz have proposed a bar and grill hookah lounge at 108 E. Booneslick. The property is zoned C-2, General Commercial. Planning and Zoning recommended not approving 4-2 with 3 absent and 1 vacancy. Planning and Zoning vote on the Site plan tied 3-3 with 3 absent and 1 vacancy.

BILL NO. 20-24 AN ORDINANCE OF THE CITY OF WARRENTON, MISSOURI, APPROVING A CONDITIONAL USE PERMIT FOR CERTAIN PROPERTY LOCATED AT 108 E. BOONESLICK ROAD WITHIN THE “C-2” GENERAL COMMERCIAL DISTRICT TO OPERATE A BAR

Alderman Jack Crump moved and Alderman Scott Schulze seconded the motion to introduce Bill No. 20-24. The motion carried and the Deputy City Clerk read the bill by title only. Alderman Steven Cullom moved and Alderman Roger Romaker seconded the motion to read Bill No. 20-24 for the second time. The motion was approved and the Deputy City Clerk read the bill by title only. **Bill No. 20-24 passed becoming Ordinance No. 2849 which is on file at the office of the City Clerk.**

Gary Miller: No	Scott Schulze: Yes	Jack Crump: Yes
Larry Corder: No	Steven Cullom: Yes	Roger Romaker: No

Mayor Eric Schleuter: Yes

The motion passed 4 to 3 with the Mayor voting yes.

BILL NO. 21-24 AN ORDINANCE OF THE CITY OF WARRENTON, MISSOURI, APPROVING A SITE PLAN FOR CERTAIN PROPERTY LOCATED AT 108 E. BOONESLICK ROAD IN THE CITY

Alderman Steven Cullom moved and Alderman Scott Schulze seconded the motion to introduce Bill No. 21-24. The motion carried and the Deputy City Clerk read the bill by title only. Alderman Jack Crump moved and Alderman Roger Romaker seconded the motion to read Bill No. 21-24 for the second time. The motion was approved and the Deputy City Clerk read the bill by title only. **Bill No. 21-24 passed becoming Ordinance No. 2850 which is on file at the office of the City Clerk.**

Gary Miller: No	Scott Schulze: Yes	Jack Crump: Yes
Larry Corder: No	Steven Cullom: Yes	Roger Romaker: No

Mayor Eric Schleuter: Yes

The motion passed 4 to 3 with the Mayor voting yes.

Hampton Inn Site Plan (SP-169). SAMP Hospitality LLC submitted an application to build the 14,769 sq. ft Hampton Inn on a 2 acre lot located on Veterans Memorial Parkway. This property is zoned C-3

Highway Commercial.

BILL NO. 22-24 AN ORDINANCE OF THE CITY OF WARRENTON APPROVING A SITE PLAN FOR A TRACT OF LAND LOCATED ON VETERANS MEMORIAL PARKWAY

Alderman Jack Crump moved and Alderman Larry Corder seconded the motion to introduce Bill No. 22-24. The motion carried and the Deputy City Clerk read the bill by title only. Alderman Gary Miller moved and Alderman Scott Schulze seconded the motion to read Bill No. 22-24 for the second time. The motion was approved and the Deputy City Clerk read the bill by title only. **Bill No. 22-24 passed becoming Ordinance No. 2851 which is on file at the office of the City Clerk.**

Gary Miller: Yes Scott Schulze: Yes Jack Crump: Yes
Larry Corder: Yes Steven Cullom: Yes Roger Romaker: Yes

The motion passed 6 to 0.

Vacate 5,764 SQ FT Road & Utility Easement on Lot 3 Market St. Center. There is a road and utility easement that needs to be vacated where the Hampton Inn will be built.

BILL NO. 23-24 AN ORDINANCE OF THE CITY OF WARRENTON, MISSOURI, PROVIDING FOR THE RELEASE AND VACATION OF A ROAD AND UTILITY LINE EASEMENT TRAVERSING LOT 3 OF MARKET STREET CENTER

Alderman Steven Cullom moved and Alderman Roger Romaker seconded the motion to introduce Bill No. 23-24. The motion carried and the Deputy City Clerk read the bill by title only. Alderman Roger Romaker moved and Alderman Larry Corder seconded the motion to read Bill No. 23-24 for the second time. The motion was approved and the Deputy City Clerk read the bill by title only. **Bill No. 23-24 passed becoming Ordinance No. 2852 which is on file at the office of the City Clerk.**

Gary Miller: Yes Scott Schulze: Yes Jack Crump: Yes
Larry Corder: Yes Steven Cullom: Yes Roger Romaker: Yes

The motion passed 6 to 0.

Vacate 5’ of 15’ Utility Easement for Lot 110 in Pinckney Manor. This is to vacate 5’ of a utility easement to build a house on the last lot. There are no utilities in this easement.

BILL NO. 24-24 AN ORDINANCE OF THE CITY OF WARRENTON, MISSOURI, PROVIDING FOR THE RELEASE AND VACATION OF THE EASTERN FIVE (5) FEET OF A FIFTEEN (15) FOOT EASEMENT THAT TRAVERSES THE WESTERN EDGE OF LOT 110 OF PINCKNEY MANOR

Alderman Steven Cullom moved and Alderman Scott Schulze seconded the motion to introduce Bill No. 24-24. The motion carried and the Deputy City Clerk read the bill by title only. Alderman Gary Miller moved and Alderman Roger Romaker seconded the motion to read Bill No. 24-24 for the second time. The motion was approved and the Deputy City Clerk read the bill by title only. **Bill No. 24-24 passed becoming Ordinance No. 2853 which is on file at the office of the City Clerk.**

Gary Miller: Yes Scott Schulze: Yes Jack Crump: Yes
Larry Corder: Yes Steven Cullom: Yes Roger Romaker: Yes

The motion passed 6 to 0.

EXECUTIVE SESSION - LEGAL COUNSEL & REAL ESTATE & ADJOURNMENT

Alderman Scott Schulze moved and Alderman Steven Cullom seconded the motion to adjourn the Regular Board of Aldermen meeting and go into Executive Session for Legal Counsel and Real Estate.

Gary Miller: Yes Scott Schulze: Yes Jack Crump: Yes

Larry Corder: Yes

Steven Cullom: Yes

Roger Romaker: Yes

The motion passed 6 to 0.

Motion was approved by all and the Regular Board of Aldermen meeting was adjourned at approximately 7:22 p.m.

Eric Schleuter, Mayor

Melody Rugh, City Clerk