



AGENDA

WARRENTON BOARD OF ALDERMEN

City Annex Building, 202 West Walton St.

Tuesday, April 16, 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. Work Session Minutes from April 2, 2024
 - b. Regular Meeting Minutes from April 2, 2024
4. Items Removed From Consent Agenda
5. Certification of Election Results
6. Presentation of Plaque to Alderman Miller
7. Oath of Office for Newly Elected Officials
8. Election of Board President
9. Approve Board of Alderman Committees for 2024
10. Public Comments
11. Board of Aldermen Comments
12. Mayor's Comments
 - a. Appoint Gary Miller to Planning & Zoning Commission to fill the unexpired term of Phillip Priest
13. Brandie Walters, City Administrator
 - a. Amending Section 500.450 regarding swimming pool and spa regulations
 - i. Bill No. 27-24 An Ordinance of the City of Warrenton, Missouri, Deleting Chapter 515 and amending Section 500.450 regarding the City's Swimming Pool and Spa Regulations
 - b. Operational Updates
14. Jon Struckhoff, Director of Operations
 - a. Monthly Admin Report
 - b. Arbor Day Celebration Poster Contest Winners picture at AC on April 22 at 6:00 p.m.
15. Mike Cross, Building Commissioner
 - a. Monthly Building Report

- 16. Larry Ellard, Chief of Police
 - a. Monthly Police Report
- 17. Tim Burks, Director of Planning and Development
 - a. Monthly Planning & Development Report
 - b. Amendment to Section 405.285 Location of Outdoor Pools (ADM-136)
 - i. Bill No. 28-24 An Ordinance of the City of Warrenton, Missouri, Amending Section 405.285 Regarding the Location of Swimming Pools
 - c. Hickory Ridge Family LLC Rezone of approximately 337.17 Acres from AG to M-1 Light Industrial (ZC-76)
 - i. Bill No. 29-24 An Ordinance of the City of Warrenton, Missouri, amending the Zoning Ordinance and Zoning Map of the City, and Providing for the Rezoning of a Certain Tract of Land Approximately 337.17 Acres in size located at 22151 North Service Road West
 - d. Royal Pets Conditional Use Permit & Site Plan (CUP-95 & SP-170)
 - i. Bill No. 30-24 An Ordinance approving a Conditional Use Permit to Allow a Proposed Pet Store, Located at 608 E. Booneslick Road, Suite A
 - ii. Bill No. 31-24 An Ordinance of the City of Warrenton Approving a Site Plan for a Tract of Land Located at 608 E. Booneslick Road, Suite A
- 18. Adjournment

Copy of the above Bills will be available for public inspection prior to the meeting. This meeting is open to the public. If you have any special needs as addressed by the ADA, please contact City Hall at 636 456-3535.

Agenda Posted: April 12, 2024 @ 3:00 P.M.
Melody Rugh, City Clerk

Next Regular Board of Aldermen Meeting: May 7, 2024 at 6:00 p.m.
* * * * *

The Board of Aldermen met at approximately 6:00 p.m. on April 16, 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, incoming Alderman Brandon Lang and City Attorney John Young.

Staff present: City Administrator Brandie Walters, Lieutenant Justin Unger, Director of Operations Jon Struckhoff, Building Commissioner Mike Cross, Director of Planning and Development Tim Burks and City Clerk Melody Rugh. Chief Larry Ellard 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. Work Session Minutes from April 2, 2024
- b. Regular Meeting Minutes from April 2, 2024

Alderman Steven Cullom moved and Alderman Larry Corder 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.

CERTIFICATION OF ELECTION RESULTS

Alderman Scott Schulze moved and Alderman Roger Romaker seconded the motion to approve the certification of election results for the April 2, 2024 election.

Gary Miller: Yes

Scott Schulze: Yes

Jack Crump: Yes

Larry Corder: Yes

Steven Cullom: Yes

Roger Romaker: Yes

The motion passed 6 to 0.

Form 158-E (Rev. 76) © 1986 - ELKINS-SWYERS ELECTION SYSTEMS, SPRINGFIELD, MO. Y-1084

CERTIFICATION OF ELECTION RESULTS BY COUNTY CLERK (FOR CANDIDATES)

To Melody Rugh, City Clerk of City of Warrenton District: _____

The following is a Official Certificate of Election Results of the Municipal Election held in Warren County, Missouri, on April 2, 2024,

FOR: Alderman Ward I - Two Year Term Alderman Ward III - Two Year Term
Alderman Ward II - Two Year Term

and having reviewed the record of the official results made by the Election Judges and having corrected any discrepancies, do hereby certify the following Abstract of Votes Cast.

CANDIDATES NAME	VOTES RECEIVED
<u>Alderman Ward I - Two Year Term</u>	
<u>Jack Crump</u>	<u>334</u>
<u>Alderman Ward II - Two Year Term</u>	
<u>Scott B. Schulze</u>	<u>204</u>
<u>Randy Courtway</u>	<u>115</u>
<u>Alderman Ward III - Two Year Term</u>	
<u>Gary Miller</u>	<u>129</u>
<u>Brandon Lang</u>	<u>130</u>

CERTIFICATE OF ELECTION RESULTS

I, Denise Stotler County Clerk/Election Authority of Warren County, Missouri, do hereby certify that the foregoing is a full and accurate return of all votes cast for all **CANDIDATES** at said election as certified to me by the duly qualified and acting judges of said election.

Certified this 5th day of April, 2024.

Denise Stotler

County Clerk/Election Authority

Warren
County, Missouri

Deputy

ESCO

PRESENTATION OF PLAQUE TO ALDERMAN MILLER

Mayor Eric Schleuter thanked Aldermen Gary Miller for serving the City of Warrenton and presented him with a plaque.

OATH OF OFFICE FOR NEWLY ELECTED OFFICIALS

Brandon Lang, Scott Schulze and Jack Crump qualified for their respective offices by taking and subscribing to the Oath of Office as required by State Statute and City Ordinance before the City Clerk and each thereupon assumed their duties for the ensuing term as elected. The newly elected Board of

Aldermen was seated.

ELECTION OF BOARD PRESIDENT

Alderman Larry Corder nominated Alderman Jack Crump as Board President, seconded by Alderman Steven Cullom.

Brandon Lang: Yes

Scott Schulze: Yes

Jack Crump: Yes

Larry Corder: Yes

Steven Cullom: Yes

Roger Romaker: Yes

The motion passed 6 to 0.

APPROVE BOARD OF ALDERMAN COMMITTEES FOR 2024

Alderman Scott Schulze moved and Alderman Brandon Lang seconded the motion to approve the following Board of Alderman Committees for 2024.

Brandon Lang: Yes

Scott Schulze: Yes

Jack Crump: Yes

Larry Corder: Yes

Steven Cullom: Yes

Roger Romaker: Yes

The motion passed 6 to 0.

COMMITTEE APPOINTMENTS FOR 2024

Development Committee

Roger Romaker
Larry Corder
Scott Schulze

Operations Committee

Jack Crump
Larry Corder
Steven Cullom

Downtown Committee

Jack Crump
Scott Schulze
Brandon Lang

Vetting Committee

Steven Cullom
Jack Crump
Scott Schulze

Representative to Planning and Zoning Commission - Steven Cullom

Representative to Park Board - Brandon Lang

Representative to Tourism – Roger Romaker

PUBLIC COMMENTS

There were none.

BOARD OF ALDERMEN COMMENTS

Alderman Roger Romaker stated the Charters of Freedom have been installed at the Tribute to Veterans Memorial site. There will be a dedication ceremony on May 27 at 11:00 a.m.

MAYOR’S COMMENTS

Appoint Gary Miller to Planning & Zoning Commission to fill the unexpired term of Phillip Priest. Alderman Roger Romaker moved and Alderman Scott Schulze seconded the motion to approve the

appointment of Gary Miller to the Planning and Zoning Commission to fill the unexpired term of Phillip Priest.

Brandon Lang: 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

Amending Section 500.450 regarding swimming pool and spa regulations. This change is merging conflicting information in the code relating to the enforcement of pools.

BILL NO. 27-24 AN ORDINANCE OF THE CITY OF WARRENTON, MISSOURI, DELETING CHAPTER 515 AND AMENDING SECTION 500.450 REGARDING THE CITY'S SWIMMING POOL AND SPA REGULATIONS

Alderman Steven Cullom moved and Alderman Larry Corder seconded the motion to introduce Bill No. 27-24. The motion carried and the City Clerk read the bill by title only. Alderman Jack Crump moved and Alderman Brandon Lang seconded the motion to read Bill No. 27-24 for the second time. The motion was approved and the City Clerk read the bill by title only. **Bill No. 27-24 passed becoming Ordinance No. 2856 which is on file at the office of the City Clerk.**

Brandon Lang: 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 joint work session on May 14 at 5:00 p.m. with the Planning and Zoning Commission.

JON STRUCKHOFF, DIRECTOR OF OPERATIONS

Monthly Admin Report. Jon Struckhoff presented the monthly report.

Arbor Day Celebration Poster Contest Winners picture at AC on April 22 at 6:00 p.m. The Board is invited to the Athletic Complex for a tree planting ceremony and have their picture taken with the following poster winners on April 22 at 6:00 p.m. with the Park Board. The Mayor invited the winners to attend the next Board of Alderman meeting on May 7th for a picture.

Mayson Duello – Daniel Boone

Dylan Edwards – Holy Rosary

Vaeda Tittle – Rebecca Boone

Emma Petersmeyer – Warrior Ridge

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.

MIKE CROSS, BUILDING COMMISSIONER

Monthly Building Report. Mike Cross presented the monthly report.

JUSTIN UNGER, LIEUTENANT

Monthly Police Report. Lt. Justin Unger 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 405.285 Location of Outdoor Pools (ADM-136). This is adding setback information to the zoning code for outdoor pools. Alderman Scott Schulze requested this item be postponed and clarification added to code to include the wording of rear setback for equipment also.

BILL NO. 28-24 AN ORDINANCE OF THE CITY OF WARRENTON, MISSOURI, AMENDING SECTION 405.285 REGARDING THE LOCATION OF SWIMMING POOLS

Alderman Larry Corder moved and Alderman Jack Crump seconded the motion to postpone Bill No. 28-24 with clarification added to include rear setback.

Brandon Lang: Yes	Scott Schulze: Yes	Jack Crump: Yes
Larry Corder: Yes	Steven Cullom: Yes	Roger Romaker: Yes

The motion passed 6 to 0.

Hickory Ridge Family LLC Rezone of approximately 337.17 Acres from AG to M-1 Light Industrial (ZC-76). Hickory Ridge Family LLC, has applied for a change in zoning for a 337.17-acre tract of land on the north side of North Service Rd East, west of State Hwy W. The applicant is requesting to rezone the vacant tract of land recently annexed into the City of Warrenton as AG zoning designation to M-1 Light Industrial District. Planning and Zoning recommended approval with a vote of 7 to 0, with 2 absent and 1 vacancy.

BILL NO. 29-24 AN ORDINANCE OF THE CITY OF WARRENTON, MISSOURI, AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY, AND PROVIDING FOR THE REZONING OF A CERTAIN TRACT OF LAND APPROXIMATELY 337.17 ACRES IN SIZE LOCATED AT 22151 NORTH SERVICE ROAD WEST

Alderman Scott Schulze moved and Alderman Steven Cullom seconded the motion to introduce Bill No. 29-24. The motion carried and the City Clerk read the bill by title only. Alderman Roger Romaker moved and Alderman Jack Crump seconded the motion to read Bill No. 29-24 for the second time. The motion was approved and the City Clerk read the bill by title only. **Bill No. 29-24 passed becoming Ordinance No. 2857 which is on file at the office of the City Clerk.**

Brandon Lang: Yes	Scott Schulze: Yes	Jack Crump: Yes
Larry Corder: Yes	Steven Cullom: Yes	Roger Romaker: Yes

The motion passed 6 to 0.

Royal Pets Conditional Use Permit & Site Plan (CUP-95 & SP-170). Josh Hall has applied for a Conditional Use Permit and a Site Plan for the building at 608 A, East Booneslick Rd. Suite A is the space in the strip mall next to the old Orscheln Store, and the building is currently zoned C-2 General Commercial. The applicant has proposed a pet store and plans to sell pet supplies permitted in the C-2 General Commercial and live animals, defined as Kennels in Appendix A, which requires a Conditional Use Permit. Planning and Zoning approved the Royal Pets Conditional Use Permit with the condition that no dogs or cats be bred, kenneled or groomed on site with a vote of 7 to 0, with 2 absent and 1 vacancy.

BILL NO. 30-24 AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT TO ALLOW A PROPOSED PET STORE, LOCATED AT 608 E. BOONESLICK ROAD, SUITE A

Alderman Steven Cullom moved and Alderman Scott Schulze seconded the motion to introduce Bill No. 30-24. The motion carried and the City Clerk read the bill by title only. Alderman Larry Corder

moved and Alderman Roger Romaker seconded the motion to read Bill No. 30-24 for the second time. The motion was approved and the City Clerk read the bill by title only. **Bill No. 30-24 passed becoming Ordinance No. 2858 which is on file at the office of the City Clerk.**

Brandon Lang: Yes

Scott Schulze: Yes

Jack Crump: Yes

Larry Corder: Yes

Steven Cullom: Yes

Roger Romaker: Yes

The motion passed 6 to 0.

BILL NO. 31-24 AN ORDINANCE OF THE CITY OF WARRENTON APPROVING A SITE PLAN FOR A TRACT OF LAND LOCATED AT 608 E. BOONESLICK ROAD, SUITE A

Alderman Steven Cullom moved and Alderman Brandon Lang seconded the motion to introduce Bill No. 31-24. The motion carried and the City Clerk read the bill by title only. Alderman Larry Corder moved and Alderman Roger Romaker seconded the motion to read Bill No. 31-24 for the second time. The motion was approved and the City Clerk read the bill by title only. **Bill No. 31-24 passed becoming Ordinance No. 2859 which is on file at the office of the City Clerk.**

Brandon Lang: Yes

Scott Schulze: Yes

Jack Crump: Yes

Larry Corder: Yes

Steven Cullom: Yes

Roger Romaker: Yes

The motion passed 6 to 0.

ADJOURNMENT

Alderman Scott Schulze moved and Alderman Steven Cullom seconded the motion to adjourn the Regular Board of Aldermen meeting. Motion was approved by all, and the Regular Board of Aldermen meeting was adjourned at approximately 6:38 p.m.

Eric Schleuter, Mayor

Melody Rugh, City Clerk