



AGENDA

WARRENTON BOARD OF ALDERMEN

City Annex Building, 202 West Walton St.

Tuesday, June 18, 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 June 4, 2024
 - b. Liquor License renewal for Social House 227 in the amount of \$600.00
 - c. Award the Paving/Striping/Repair of East Veterans Memorial Parkway Bid to Mid River Asphalt in the amount of \$93,811.60 the low bid.
4. Items Removed From Consent Agenda
5. Public Comments
6. Board of Aldermen Comments
7. Mayor's Comments
 - a. Reappointment of Laura Zimmer to the Park Board for a 3-year term.
8. Street Closings for Fall Festival on September 21, 2024
9. Brandie Walters, City Administrator
 - a. Code Change to Section 505.130
 - i. Bill No. 43-24 An Ordinance Amending Section 505.130 of the Municipal Code of the City of Warrenton, Missouri relating to Violations for Dangerous Buildings
 - b. Operational Updates
10. Jon Struckhoff, Director of Operations
 - a. Monthly Admin Report
 - b. Painting of Water Tower #6 Bid tabs
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 Height Limitations in C-2, C-3 & C-4 Zoning Districts (AMD-137)
 - i. Bill No. 36-24 An Ordinance amending Section 405.140, 405.150 and 405.160 of the Municipal Code of the City of Warrenton, Missouri, regarding Height Limitation
- c. Amendment to Overlay District (ADM-138)
 - i. Bill No. 37-24 An Ordinance of the City of Warrenton, Missouri, Amending Section 405.195 of the Municipal Code of the City of Warrenton; and Amending Regulations Relating to Certain Overlay Districts
- d. Dollar General Subdivision (SUBD-122)
 - i. Bill No. 38-24 An Ordinance of the City of Warrenton, Missouri, approving the Preliminary and Final Plat of the Subdivision known as “East Highway 47 Dollar General Subdivision”
- e. Dollar General Site Plan (SP-172)
 - i. Bill No. 39-24 An Ordinance of the City of Warrenton, Missouri, Approving a Site Plan for certain property Located on the East Side of Highway 47 North of Isabella Drive
- f. Hopewell Winery Conditional Use Permit (CUP-97) & Site Plan (SP-173)
 - i. Bill No. 40-24 An Ordinance Approving A Conditional Use Permit to Allow a Proposed Winery, located at 209 E. Booneslick Road
 - ii. Bill No. 41-24 An Ordinance of the City of Warrenton Approving a Site Plan for a Tract of Land Located at 209 E. Booneslick Road
- g. Park Hills Boundary Line Adjustment (SUBD-123)
 - i. Bill No. Bill No. 42-24 An Ordinance of the City of Warrenton, Missouri, Accepting the Boundary Adjustment for Park Hills Plat 2 located on Park Hills Court

14. Executive Session – Legal Counsel

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; 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: June 14, 2024 @ 3:00 P.M.

Melody Rugh, City Clerk

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

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The Board of Aldermen met at approximately 6:00 p.m. on June 18, 2024 at Warrenton City Annex Building, 202 West Walton St. Present were Alderman Brandon Lang, Alderman Scott Schulze, Aldermen Jack Crump, Alderman Larry Corder, Alderman Steven Cullom, Alderman Roger Romaker, Mayor Eric Schleuter and City Attorney Brad Pryor.

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

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 June 4, 2024
- b. Liquor License renewal for Social House 227 in the amount of \$600.00
- c. Award the Paving/Striping/Repair of East Veterans Memorial Parkway Bid to Mid River Asphalt in the amount of \$93,811.60 the low bid.

**Paving/Striping/Repair East Veteran Memorial Parkway
June 6, 2024**

Item #	Description	Mid River Asphalt Troy, MO Amount	Bryne & Jones St. Louis, MO Amount	Pace Construction St. Louis, MO Amount
1.)	Milling/Paving	\$93,811.60	\$105,845.00	\$143,473.00
		Bid Total \$93,811.60	Bid Total \$105,845.00	Bid Total \$143,473.00

It is the recommendation of the Public Works Director to accept the bid from Mid River Asphalt

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

Brandon Lang: 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

There were none.

BOARD OF ALDERMEN COMMENTS

Alderman Larry Corder thanked the local gardening club for the great job they did with the flowers on main street.

Alderman Roger Romaker received a compliment on the banners on Main Street.

MAYOR'S COMMENTS

Reappointment of Laura Zimmer to the Park Board for a 3-year term. Alderman Steven Cullom moved and Alderman Larry Corder seconded the motion of the Mayor's reappointment of Laura Zimmer to the Park Board for a 3 year term.

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

The motion passed 6 to 0.

MIKE CROSS, BUILDING COMMISSIONER

Monthly Building Report. Mike Cross presented the monthly report.

JUSTIN UNGER, LIEUTENANT

Monthly Police Report. Lt. Unger presented the monthly report.

TIM BURKS, DIRECTOR OF PLANNING AND DEVELOPMENT

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

Amendment to Height Limitations in C-2, C-3 & C-4 Zoning Districts (AMD-137). This is changing the building height to 4 stories instead of 3.

BILL NO. 36-24 AN ORDINANCE AMENDING SECTION 405.140, 405.150 AND 405.160 OF THE MUNICIPAL CODE OF THE CITY OF WARRENTON, MISSOURI, REGARDING HEIGHT LIMITATION

Alderman Larry Corder moved and Alderman Brandon Lang seconded the motion to introduce Bill No. 36-24. 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. 36-24 for the second time. The motion was approved and the Deputy City Clerk read the bill by title only. **Bill No. 36-24 passed becoming Ordinance No. 2866 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.

Amendment to Overlay District (ADM-138). This restricts permitted uses in the overlay district as previously discussed.

BILL NO. 37-24 AN ORDINANCE OF THE CITY OF WARRENTON, MISSOURI, AMENDING SECTION 405.195 OF THE MUNICIPAL CODE OF THE CITY OF WARRENTON; AND AMENDING REGULATIONS RELATING TO CERTAIN OVERLAY DISTRICTS

Alderman Steven Cullom moved and Alderman Scott Schulze seconded the motion to introduce Bill No. 37-24. The motion carried and the Deputy City Clerk read the bill by title only. Alderman Larry Corder moved and Alderman Roger Romaker seconded the motion to read Bill No. 37-24 for the second time. The motion was approved and the Deputy City Clerk read the bill by title only. **Bill No. 37-24 passed becoming Ordinance No. 2867 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.

Dollar General Subdivision (SUBD-122). DG Partners LLC has submitted an application for a Preliminary / Final Record Plat for 7.30 acres on the east side of Hwy. 47, north of Isabella Drive. The Preliminary Plat application to create two new commercial lots has been submitted with a Final Record Plat. The subject site is zoned C-2 General Commercial District. Planning and Zoning recommended approval with a vote of 8 to 0, with 2 absent.

BILL NO. 38-24 AN ORDINANCE OF THE CITY OF WARRENTON, MISSOURI, APPROVING THE PRELIMINARY AND FINAL PLAT OF THE SUBDIVISION KNOWN AS "EAST HIGHWAY 47 DOLLAR GENERAL SUBDIVISION"

Alderman Larry Corder moved and Alderman Brandon Lange seconded the motion to introduce Bill No. 38-24. The motion carried and the Deputy City Clerk read the bill by title only.

The applicant requested the second reading be tabled to the next meeting.

Alderman Scott Schulze moved and Alderman Steven Cullom seconded the motion to table the second reading of Bill No. 38-24 till the next meeting.

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

The motion passed 6 to 0.

Dollar General Site Plan (SP-172). DG Partners LLC has submitted a Site Plan application for approval for 2.13 acres on the east side of Hwy. 47, north of Isabella Drive. The site plan shows the construction of a one-story 10,640 S.F. Dollar General Store. Appendix A of the Zoning Code shows the retail store as permitted in the C-2 General Commercial District, which the subject site is currently zoned. Planning and Zoning recommended to DENY the Site Plan with a vote of 8 to 0, with 2 absent.

Elizabeth Lum with Amundsen Davis LLC, attorney for the applicant, presented a power point presentation and answered the Boards questions and requested the second reading be tabled till the next meeting.

BILL NO. 39-24 AN ORDINANCE OF THE CITY OF WARRENTON, MISSOURI, APPROVING A SITE PLAN FOR CERTAIN PROPERTY LOCATED ON THE EAST SIDE OF HIGHWAY 47 NORTH OF ISABELLA DRIVE

Alderman Larry Corder moved and Alderman Brandon Lange seconded the motion to introduce Bill No. 39-24. The motion carried and the Deputy City Clerk read the bill by title only.

The applicant requested the second reading be tabled to the next meeting.

Alderman Roger Romaker moved and Alderman Scott Schulze seconded the motion to table the second reading of Bill No. 39-24 till the next meeting.

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

The motion passed 6 to 0.

Hopewell Winery Conditional Use Permit (CUP-97) & Site Plan (SP-173). Jeremy Wombles has submitted an application for a Conditional Use Permit and a Site Plan for the building at 209 E. Booneslick Rd. The building is currently zoned C-2 General Commercial. The applicant's plan is to use a portion of the building used as a past restaurant as a proposed Winery / Restaurant. The restaurant is permitted use in the C-2 General Commercial District, and Appendix A defines bar, tavern, and nightclub as conditional use. Planning and Zoning recommended approval with a vote of 8 to 0, with 2 absent.

BILL NO. 40-24 AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT TO ALLOW A PROPOSED WINERY, LOCATED AT 209 E. BOONESLICK ROAD

Alderman Roger Romaker moved and Alderman Brandon Lang seconded the motion to introduce Bill No. 40-24. The motion carried and the Deputy City Clerk read the bill by title only. Alderman Scott Schulze moved and Alderman Larry Corder seconded the motion to read Bill No. 40-24 for the second time. The motion was approved and the Deputy City Clerk read the bill by title only. **Bill No. 40-24 passed becoming Ordinance No. 2868 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. 41-24 AN ORDINANCE OF THE CITY OF WARRENTON APPROVING A SITE PLAN FOR A TRACT OF LAND LOCATED AT 209 E. BOONESLICK ROAD

Alderman Steven Cullom moved and Alderman Brandon Lang seconded the motion to introduce Bill

No. 41-24. 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. 41-24 for the second time. The motion was approved and the Deputy City Clerk read the bill by title only. **Bill No. 41-24 passed becoming Ordinance No. 2869 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.

Park Hills Boundary Line Adjustment (SUBD-123). Premier Builders & Developers LLC has submitted an application for a Boundary Line Adjustment Plat for Lots 16, 17, and 18 of Plat 2 Park Hills Subdivision on the west side of South Morgan Street, across from Binkley Woods and Spector Lake. Planning and Zoning recommended approval with a vote of 8 to 0, with 2 absent.

BILL NO. 42-24 AN ORDINANCE OF THE CITY OF WARRENTON, MISSOURI, ACCEPTING THE BOUNDARY ADJUSTMENT FOR PARK HILLS PLAT 2 LOCATED ON PARK HILLS COURT

Alderman Brandon Lang moved and Alderman Roger Romaker seconded the motion to introduce Bill No. 42-24. The motion carried and the Deputy City Clerk read the bill by title only. Alderman Steven Cullom moved and Alderman Scott Schulze seconded the motion to read Bill No. 42-24 for the second time. The motion was approved and the Deputy City Clerk read the bill by title only. **Bill No. 42-24 passed becoming Ordinance No. 2870 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.

EXECUTIVE SESSION - LEGAL COUNSEL & ADJOURNMENT

Alderman Steven Cullom moved and Alderman Roger Romaker seconded the motion to adjourn the Regular Board of Aldermen meeting and go into Executive Session for Legal Counsel.

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 6:44 p.m.

Eric Schleuter, Mayor

Melody Rugh, City Clerk