

**6:00 P.M. Work Session on Vacation/Recreation Vehicles**



**AGENDA**  
**WARRENTON BOARD OF ALDERMEN**  
**Tuesday, November 17, 2009**  
**7:30 P.M.**  
**Warrenton City Hall Chambers**  
**200 West Booneslick**

Public notice is hereby given that a meeting of the Warrenton Board of Aldermen will be held at City Hall, 200 West Booneslick, Warrenton, Missouri, on Tuesday, **November 17, 2009** at 7:30 P.M. 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.

**Public Hearing:**

- **Annexation of Interstate 70 and the surrounding right-of-ways from the eastern city limits at Franklin Road approximately 3500 feet east.**
  - **Kids Under Construction (daycare-child learning center)-501 N. Hwy 47 Conditional Use Permit (CUP-32)**
1. Open meeting
  2. Approval of Open and Executive Minutes from November 3, 2009
  3. Approval of Work Session Minutes from November 4, 2009 – Truesdale meeting
  4. Hearing from the Public
  5. Board of Aldermen Comments
  6. Mayor's Report to the Board
  7. Letter of Support for Crider Health Center
  8. Letter of Support for Fairgrounds Park Villas- Michael Marti w/Allie Construction.
  9. Presentation of Audit Results – Allen Schulte, Botz, Deal & Co., P.C.
  10. Cochran Engineering – Update on Booster Pump Station
  11. Chris Graville, City Attorney
    - a) Kids Under Construction-501 N. Hwy 47 Conditional Use Permit(CUP-32)
  12. Terri Thorn, Director of Operations/Finance Officer
    - a) Warren County Web-GIS Access Agreement
    - b) Christmas Bow Bid
    - c) Municipal Court
    - d) Occupational License Renewal Problem
  13. Rob Hamlin, Public Works Director
    - a) Lift Station Pump repair
  14. Patrick Randolph, Recreation Director
    - a) Morgan Park Pool Report
    - b) Tree Bid for Athletic Complex
  15. Greg Houdyshell, Chief of Police
    - a) Monthly Report
  16. Jim Daly, Building Commissioner
  17. Deb Jett, Human Resources Director
    - a) Catering Bid- City Awards Banquet
  18. Michelle Schlenker, Economic Development Director
  19. Resolution No. 282 - Resolution calling for a public hearing to annex the right-of-way of Interstate 70 at the western city limits.
  20. Executive Session – Litigation

- 21. Executive Session – Real Estate
- 22. Executive Session – Personnel
- 23. Adjournment

Copy of the above Bills will be available for public inspection prior to the meeting.

This meeting is open to the public.

Pursuant to Section 610.022 RSMo, the Board of Aldermen of the City of Warrenton, Missouri, subject to a motion duly made and adopted, may also close the public meeting and hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: 610.021(1) Legal Actions, Causes of Action, Litigation or Privileged Communications between the City’s representatives and its attorneys; 610.021(2) Leasing, purchasing or sale of real estate; 610.021(3) Hiring, firing, disciplining or promotion of an employee of a public governmental body 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.

Dated and posted this 13<sup>h</sup> day of November, 2009.

Melody Rugh  
City Clerk

**Next regular meeting of the Warrenton Board of Aldermen  
December 1, 2009 at 7:30 p.m.**

\* \* \* \* \*

Mayor Greg Costello called the meeting to order at approximately 7:30 p.m. on November 17, 2009 at Warrenton City Hall, 200 West Booneslick. Present were Mayor Costello, Alderman Dreyer, Alderman Flake, Alderman Cullom, Alderman Tallo, Alderman Clark, Alderman Kendall and City Attorney Chris Graville.

Staff present: Director of Operations/Finance Officer Terri Thorn, Public Works Director Rob Hamlin, Chief of Police Greg Houdyshell, Economic Development Director Michelle Schlenther, Human Resources Director Deb Jett, Building Commissioner Jim Daly, Recreation Director Patrick Randolph, and City Clerk Melody Rugh.

**PUBLIC HEARING**

Annexation of Interstate 70 and the surrounding right-of-ways from the eastern city limits at Franklin Road approximately 3500 feet east. No comments were made from the public.

Kids Under Construction (daycare-child learning center) at 501 N. Hwy 47. Conditional Use Permit (CUP-32). Mrs. Lori Todd was here on behalf of this conditional use. No comments were made from the public.

**APPROVAL OF MINUTES**

Alderman Cullom moved and Alderman Dreyer seconded the motion to approve the November 3, 2009 open and executive session minutes.

Dreyer: Yes                      Flake: Yes                      Cullom: Yes  
Tallo: Yes                        Kendall: Yes                      Clark: Yes

AYES: 6 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0

The motion passed 6 to 0.

Alderman Tallo moved and Alderman Clark seconded the motion to approve the November 4, 2009 work session minutes with the City of Truesdale.

Dreyer: Yes                      Flake: Yes                      Cullom: Yes  
Tallo: Yes                      Kendall: Yes                      Clark: Yes  
AYES: 6    NAYS: 0    ABSTENTIONS: 0    ABSENT: 0  
The motion passed 6 to 0.

**LETTER OF SUPPORT FOR CRIDER HEALTH CENTER**

Alderman Cullom moved and Alderman Flake seconded the motion for the Mayor to sign a letter of support for Crider Health Center to apply for a \$3,000,000.00 grant to help with cost for uninsured residents.  
Dreyer: Yes                      Flake: Yes                      Cullom: Yes  
Tallo: Yes                      Kendall: Yes                      Clark: Yes  
AYES: 6    NAYS: 0    ABSTENTIONS: 0    ABSENT: 0  
The motion passed 6 to 0.

**LETTER OF SUPPORT FOR FAIRGROUNDS PARK VILLAS**

Michael Marti with Allied Construction and Barry Ash with GM Consultants were here to present this. They did not have a letter of support drafted at this time. Alderman Cullom moved and Alderman Tallo seconded the motion for the Mayor to sign a letter of support for the Fairgrounds Park Villas after a draft has been presented and reviewed by the City Attorney.  
Dreyer: Yes                      Flake: Yes                      Cullom: Yes  
Tallo: Yes                      Kendall: Yes                      Clark: Yes  
AYES: 6    NAYS: 0    ABSTENTIONS: 0    ABSENT: 0  
The motion passed 6 to 0.

**COCHRAN ENGINEERING**

Kurt Daniels was here and gave an update to the Board. Currently everything is still on schedule to be delivered around December 15 with the project being complete the first of next year.

**CHRIS GRAVILLE, CITY ATTORNEY**

Chris Graville presented the Kids Under Construction Conditional Use Permit (CUP-32) located at 501 N. Hwy 47. Mrs. Todd would like to open a daycare/child learning center Monday – Friday 6:00 a.m. to 6 p.m. It does meet the parking requirements. The conditional use passed planning and zoning with a vote of 9 to 0 with one absent and with the following requested conditions: sign approval in the future must meet all code requirements, they must obtain all city, county and state licenses, the agreed maximum is 48 children with the hours of operation being 6:00 a.m. to 6:00 p.m. Any future changes of operation hours would require approval from the Board of Aldermen. Also, the Board of Aldermen considers waiving the required 10’ planting area due to the grassy alley. Alderman Clark moved and Alderman Tallo seconded to approve the request for Kids under Construction Conditional Use Permit (CUP-32) with the conditions presented and waiving the required 10’ planting area due to the grassy alley and bush line that is 4 foot high that already exists that separates the residents from the commercial property.  
Dreyer: Yes                      Flake: Yes                      Cullom: Yes  
Tallo: Yes                      Kendall: Yes                      Clark: Yes  
AYES: 6    NAYS: 0    ABSTENTIONS: 0    ABSENT: 0  
The motion passed 6 to 0.

**TERRI THORN, DIRECTOR OF OPERATIONS/FINANCE OFFICER**

Terri Thorn presented the Warren County Web-GIS Access agreement for approval. Alderman Cullom moved and Alderman Tallo seconded to approve the Warren County Web-GIS Access agreement in the initial amount of \$395.00. This includes a \$25.00 start up fee.  
Dreyer: Yes                      Flake: Yes                      Cullom: Yes  
Tallo: Yes                      Kendall: Yes                      Clark: Yes  
AYES: 6    NAYES: 0    ABSENTIONS: 0    ABSENT: 0  
The motion passed 6 to 0.

Terri Thorn presented the bid for Christmas bows that go on the downtown light poles. Alderman Kendall

moved and Alderman Flake seconded the motion to approve the recommendation of the Director of Operations and accept the bid from Fleur De Lis for 213 bows made out of 2.5” red velvet ribbon with gold back, for the amount of \$3,195.

Dreyer: Yes                      Flake: Yes                      Cullom: Yes

Tallo: Yes                        Kendall: Yes                      Clark: Yes

AYES: 6 NAYES: 0 ABSENTIONS: 0 ABSENT: 0

The motion passed 6 to 0.

Terri gave an update to the Board on the first day of Court which was November 5. She then updated them on the occupational licenses renewal problem. Some of the forms in the renewal packet should not have been sent out and a notice has since gone out to the businesses letting them know of this. Also, there are some new forms in the packet that the businesses have to fill out in regards to no sales tax due and emergency contact information.

Terri updated the Board on the recycling event that was held at City Hall on October 31. The event was a huge success and she has encouraged Jenny to work with the recycling company and schedule a date for next year.

**ROB HAMLIN, PUBLIC WORKS DIRECTOR**

Rob presented a request to the Board from FB Williams to repair a lift station pump in the amount of \$4,455.00. Alderman Flake moved and Alderman Clark seconded the motion to approve the recommendation of the Public Works Director and have FB Williams repair the lift station pump in the amount of \$4,455.00.

Dreyer: Yes                      Flake: Yes                      Cullom: Yes

Tallo: Yes                        Kendall: Yes                      Clark: Yes

AYES: 6 NAYES: 0 ABSENTIONS: 0 ABSENT: 0

The motion passed 6 to 0.

Rob updated the Board on the sidewalks the city crew is putting in along south Hwy 47.

**PATRICK RANDOLPH, RECREATION DIRECTOR**

Patrick gave an update to the Board on the Morgan Park swimming pool operational results for the season.

In representing the Park Board, Patrick presented the tree bids for the Athletic Complex. Alderman Cullom moved and Alderman Tallo seconded the motion to approve the recommendation of the Park Board and accept the lowest bid from Forest Lawn Nursery in the amount of \$2,850.

Dreyer: Yes                      Flake: Yes                      Cullom: Yes

Tallo: Yes                        Kendall: Yes                      Clark: Yes

AYES: 6 NAYES: 0 ABSENTIONS: 0 ABSENT: 0

The motion passed 6 to 0.

**GREG HOUDYSHELL, CHIEF OF POLICE**

Greg presented the monthly report to the Board of Alderman and highlighted what was going on in the Police Department.

Greg requested a work session on December 1 at 6:30 p.m. to discuss 12 hour shifts for the Police Department.

**JIM DALY, BUILING COMMISSIONER**

Jim had nothing to report.

**DEB JETT, HUMAN RESOURCES DIRECTOR**

Deb presented the bid for catering companies for the Employee Awards Banquet on January 10, 2010. Alderman Cullom moved and Alderman Kendall seconded the motion to accept the recommendation of the

Human Resources Director and award the bid to Splendid Catering Services in the amount of \$1,147.50.  
Dreyer: Yes                      Flake: Yes                      Cullom: Yes  
Tallo: Yes                        Kendall: Yes                     Clark: Yes  
AYES: 6 NAYES: 0 ABSENTIONS: 0 ABSENT: 0  
The motion passed 6 to 0.

**MICHELLE SCHLENTER, ECONOMIC DEVELOPMENT DIRECTOR**

Michelle presented the Board with her certificate from the University of Oklahoma. She has successfully completed the required courses to graduate from the Economic Development Institute.

**RESOLUTION NO. 282**

**A RESOLUTION OF THE WARRENTON BOARD OF ALDERMAN CALLING FOR A PUBLIC HEARING TO ANNEX AN UNINCORPORATED AREA INTO THE CITY OF WARRENTON, MISSOURI AT THE WESTERN CITY LIMITS.**

Alderman Flake moved and Alderman Cullom seconded the motion to introduce and read Resolution No. 282. The motion carried and the City Clerk read the resolution by title only.  
Dreyer: Yes                      Flake: Yes                      Cullom: Yes  
Tallo: Yes                        Kendall: Yes                     Clark: Yes  
AYES: 6 NAYES: 0 ABSENTIONS: 0 ABSENT: 0  
The motion passed 6 to 0.

**EXECUTIVE SESSION**

Alderman Cullom moved and Alderman Dreyer seconded the motion to go into Executive Session for discussion of real estate, litigation and personnel.  
Dreyer: Yes                      Flake: Yes                      Cullom: Yes  
Tallo: Yes                        Kendall: Yes                     Clark: Yes  
AYES: 6 NAYES: 0 ABSENTIONS: 0 ABSENT: 0  
The motion passed 6 to 0.

**ADJOURNMENT**

Alderman Tallo moved and Alderman Cullom seconded the motion to adjourn the Regular Board of Aldermen meeting. The motion was approved and the Regular Board of Aldermen meeting was adjourned at approximately 8:37 p.m.

\_\_\_\_\_  
Greg Costello, Mayor

\_\_\_\_\_  
Melody Rugh, City Clerk