

6:30 Way and Mean Committee Meeting



AGENDA
WARRENTON BOARD OF ALDERMEN
Tuesday, March 16, 2010
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, **March 16, 2010** 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:

- **The purpose of considering the addition of a new zoning district to Chapter 400 (ADM-40)**

1. Open meeting
2. Approval of Cemetery Committee Minutes from March 2, 2010
3. Approval of the Open and Executive Minutes from March 2, 2010
4. Hearing from the Public
5. Board of Aldermen Comments
6. Mayor's Report to the Board
7. Revised Inmate Fund Agreement
8. Approval of Liquor License for China Star Buffet, located at 711 North Highway 47
9. Chris Graville, City Attorney
 - a) Review of new zoning district titled "Outdoor Public Recreation" (ADM-40)
 - b) Resubdivision of Lot 1 Brune Business Park (SUB-44)
10. Terri Thorn, Director of Operations/Finance Officer
11. Rob Hamlin, Public Works Director
 - a) January Public Works Report
 - b) Cochran proposal for supervised water distribution program
12. Patrick Randolph, Recreation Director
 - a) Hiring of Seasonal Staff
13. Greg Houdyshell, Chief of Police
 - a) Monthly report
14. Jim Daly, Building Commissioner
 - a) Property maintenance report
15. Brad Busekrus, Maintenance and Grounds Director
16. Michelle Schlenthner, Economic Development Director
 - a) Secondary Education Meeting Update
17. Deb Jett, Human Resources Director
18. Bill to Ordinance:
 - a) Bill No. 09-10 Ord adding amending section 100.070 to chapter 100 regarding definitions.
 - b) Bill No. 10-10 Ord amending the zoning code and zoning map establishing a new zoning district titled "Outdoor Public Recreation".
 - c) Bill No. 11-10 Ord amending section 210.237 regarding Loud or Unusual Noise

Disturbance.

- d) Bill No. 12-10 Ord amending section 145.140 and 145.160 of chapter 145 regarding cemetery regulations.
- e) Bill No. 13-10 Ord approving a 90 day moratorium on the enforcement of real estate and banner sign size limitations within the C-1, C-2, C-3, and C-4 zoning districts.

- 19. Executive Session – Litigation
- 20. Executive Session – Real Estate
- 21. Executive Session – Personnel
- 22. Adjournment

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 12th day of March, 2010

Melody Rugh, City Clerk

Next regular meeting of the Warrenton Board of Aldermen

April 6, 2010 at 7:30 p.m.

* * * * *

Mayor Greg Costello called the meeting to order at approximately 7:30 p.m. on March 16, 2010 at Warrenton City Hall, 200 West Booneslick. Present were Alderman Dreyer, Alderman Flake, Alderman Cullom, Alderman Tallo, Alderman Kendall, and Alderman Clark, Mayor Costello, and City Attorney Chris Graville.

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

Mayor Costello offered condolences to the family of Mr. Woods.

PUBLIC HEARING:

Chris Graville presented the proposed new zoning district on which the initial public hearing was held before the Planning and Zoning Commission. The Planning & Zoning Commission recommended approval of the proposed district. This public hearing is to introduce the city to the new zoning district which has been titled the Outdoor Public Recreation district. Chris Graville presented a copy of the

proposed ordinance and asked that it be made part of the record of this public hearing along with a copy of chapter 400 of the municipal code. Some of the highlights for this zoning district include permitted usage of sports fields and fairgrounds. There were some concerns raised from the Warren County Fair Board regarding the fairgrounds resulting in the expansion of the definition for fairgrounds to include a place where the Warren County fair is held, including events sponsored by the Warren County Fair Board such as demolition derbies, tractor pulls, livestock exhibitions and equestrian events. A portion of this concern resulted from the most recent meeting with the Fair Board to address the issue of bringing events held on this property in compliance with City code. The City is also amending the zoning district of the athletic complex property to this new zoning district which allows sports fields. Chris Graville asked if anyone had any questions or concerns. There were none.

Mayor Costello discussed the desire of the Board of Aldermen to continue to work in cooperation with the Fair Board to ensure that the annual fair is in compliance with the city code. With no other comments, the public hearing was closed.

APPROVAL OF MINUTES

Alderman Kendall moved and Alderman Cullom seconded the motion to approve the Cemetery Committee minutes from March 2, 2010 as submitted by the City Clerk.

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 Cullom moved and Alderman Dreyer seconded the motion to approve the open and executive session minutes from March 2, 2010 as submitted by the City Clerk.

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.

BOARD OF ALDERMAN COMMENTS

Alderman Flake reminded the Board about reviewing the city streets for potential capital projects and submitting their list to City Hall for budget. Also, he explained how important it was to return the Census form that has been distributed.

MAYOR'S REPORT

Mayor Costello reiterated Alderman Flake in regards to the importance of the census and gave an update concerning his position of not attending the post secondary education meeting.

REVISED INMATE FUND AGREEMENT

Alderman Tallo moved and Alderman Cullom seconded the motion to authorize the Mayor to sign the revised inmate fund agreement between the City of Warrenton and Warren County Sheriffs Department.

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.

APPROVAL OF LIQUOR LICENSE FOR CHINA STAR BUFFET

Alderman Clark moved and Alderman Dreyer seconded the motion to approve the requested liquor license for China Star Buffet, located at 711 North Highway 47 in Warrenton, Missouri.

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.

CHRIS GRAVILLE, CITY ATTORNEY

Chris Graville gave a brief overview of the new zoning district titled “Outdoor Public Recreation” that is on the agenda for approval later this evening. Chris Graville clarified that sidewalks in the new zoning district would not be required on existing property only on newly acquired property or in conjunction with improvements.

Bart Korman from Lewis and Bade presented the resubdivision of Lot 1 Brune Business Park for Steve Giancola. Alderman Tallo moved and Alderman Clark seconded the motion to approve the resubdivision on Lot 1 Brune Business Park.

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 informed the Board that it was time for the annual meeting with the Fire District and will get in touch with them to acquire some potential dates and bring those back to the next meeting for approval.

ROB HAMLIN, PUBLIC WORKS DIRECTOR

Rob updated the Board with his February monthly report.

Kurt Daniels with Cochran Engineering was present and discussed Cochran’s proposal for the supervised program submission per MDNR. Alderman Flake moved and Alderman Clark seconded the motion to authorize the Mayor to sign an agreement with Cochran Engineering for a proposed supervised program water distribution study at the budgeted cost of \$13,500.

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.

PATRICK RANDOLPH, RECREATION DIRECTOR

Patrick presented a list of seasonal staff for hire for the recreation department for 2010. Alderman Cullom moved and Alderman Tallo seconded the motion to hire the recommended seasonal staff as submitted by Patrick Randolph our Recreation Director; 11 concession stand workers at \$7.45 an hour, 2 level A umpires at \$30 per game or \$7.45 an hour and 12 level B umpires at \$15 in the field, \$20 behind home plate per game and \$7.45 an hour when working positions other than umpiring any games.

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.

Patrick Randolph informed the Board that he was able to acquire a corporate sponsorship through Centurytel.

GREG HOUDYSHELL, CHIEF OF POLICE

Greg updated the Board with his monthly report.

JIM DALY, BUILDING COMMISSIONER

Jim updated the Board with the monthly maintenance/complaint report.

BRAD BUSEKRUS, MAINTENANCE AND GROUNDS DIRECTOR

Brad updated the Board with projects his department has been working on this month.

MICHELLE SCHLENTHER, ECONOMIC DEVELOPMENT DIRECTOR

Michelle updated the Board on the Secondary Education Meeting that she attended.

DEB JET, HUMAN RESOURCES DIRECTOR

Deb had nothing to report at this time.

BILLS TO ORDINANCE

BILL NO. 09-10 AN ORDINANCE AMENDING SECTION 100.070 TO CHAPTER 100 OF THE MUNICIPAL CODE OF THE CITY OF WARRENTON, MISSOURI, REGARDING DEFINITIONS.

Alderman Tallo moved and Alderman Kendall seconded the motion to introduce Bill No. 09-10. The motion carried and the City Clerk read the bill by title only. Alderman Flake moved and Alderman Dreyer seconded the motion to read Bill No. 09-10 for the second time and final passage. The motion was approved and the City Clerk read the bill by title only. Bill No. 09-10 passed becoming Ordinance No. 1890.

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.

Ordinance No. 1890 is on file at the office of the City Clerk.

BILL NO. 10-10 AN ORDINANCE AMENDING THE ZONING CODE AND ZONING MAP OF THE CITY OF WARRENTON BY ESTABLISHING A NEW ZONING DISTRICT TITLED "OUTDOOR PUBLIC RECREATION".

Alderman Kendall moved and Alderman Cullom seconded the motion to introduce Bill No. 10-10. The motion carried and the City Clerk read the bill by title only. Alderman Flake moved and Alderman Dreyer seconded the motion to read Bill No. 10-10 for the second time and final passage. The motion was approved and the City Clerk read the bill by title only. Bill No. 10-10 passed becoming Ordinance No. 1891.

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.

Ordinance No. 1891 is on file at the office of the City Clerk.

BILL NO. 11-10 AN ORDINANCE AMENDING SECTION 210.237 OF THE MUNICIPAL CODE OF THE CITY OF WARRENTON, MISSOURI, REGARDING LOUD OR UNUSUAL NOISE DISTURBANCE.

Alderman Tallo moved and Alderman Kendall seconded the motion to introduce Bill No. 11-10. The motion carried and the City Clerk read the bill by title only. Alderman Flake moved and Alderman Dreyer seconded the motion to read Bill No. 11-10 for the second time and final passage. The motion was approved and the City Clerk read the bill by title only. Bill No. 11-10 passed becoming Ordinance No. 1892.

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.

Ordinance No. 1892 is on file at the office of the City Clerk.

BILL NO. 12-10 AN ORDINANCE AMENDING SECTION 145.140 AND 145.160 OF CHAPTER 145 OF THE MUNICIPAL CODE OF THE CITY OF WARRENTON, MISSOURI, REGARDING CEMETERY REGULATIONS.

Alderman Kendall moved and Alderman Dreyer seconded the motion to introduce Bill No. 12-10. The motion carried and the City Clerk read the bill by title only. Alderman Flake moved and Alderman Cullom seconded the motion to read Bill No. 12-10 for the second time and final passage. The motion was approved and the City Clerk read the bill by title only. Bill No. 12-10 passed becoming Ordinance No. 1893.

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.

Ordinance No. 1893 is on file at the office of the City Clerk.

BILL NO. 13-10 AN ORDINANCE OF THE CITY OF WARRENTON, MISSOURI APPROVING A 90 DAY MORATORIUM ON THE ENFORCEMENT OF REAL ESTATE AND BANNER SIGN SIZE LIMITATIONS WITHIN THE C-1, C-2, C-3, and C-4 ZONING DISTRICTS.

Alderman Kendall moved and Alderman Dreyer seconded the motion to introduce Bill No. 13-10. The motion carried and the City Clerk read the bill by title only. Alderman Flake moved and Alderman Cullom seconded the motion to read Bill No. 13-10 for the second time and final passage. The motion was approved and the City Clerk read the bill by title only. Bill No. 13-10 passed becoming Ordinance No. 1894.

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.

Ordinance No. 1894 is on file at the office of the City Clerk.

EXECUTIVE SESSION

Alderman Cullom moved and Alderman Kendall seconded the motion to go into Executive Session for discussion of litigation.

Dreyer: Yes Flake: Yes Cullom: Yes

Tallo: Yes Kendall: Yes Clark: Yes

AYES: 6 NAYES: 0 ABSECTIONS: 0 ABSENT: 0

The motion passed 6 to 0.

ADJOURNMENT

Alderman Cullom moved and Alderman Tallo 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 8:30 p.m.

Greg Costello, Mayor

Melody Rugh, City Clerk