

City of Wright City
Board of Aldermen Meeting
January 8, 2009 6:30 pm

Signed in Attendance: James Toothman, John & Chris O'Connor, George & Shirley Eckhoff, Lyn Walter, Jamey Abercrombie, Tony Midiri, Tom Black, Bob Sweeten, Monte Cannon, Tyler Cannon, Bart Korman, Tim Kopp, Chris Snider, Kelvin & Janice Lashley and Patsy Jones.

Others present not signed in: Harry Harper, Kenny Robinett, Nathan Rohr, Robin Polston, Police Officers Jeff Scanlon and John Malcolm. Charlie Denn from Warren County Record.

City Official attendance: Mayor White, Alderman Schuchmann, Alderman Denkler, Alderman Walter and Alderman Reynolds were present.

Staff and Others: Superintendent Larry Janish, Police Chief Henry Matthews, Economic Developer Karen Gironde, Parks Director Curt Kehoe, City Attorney Darryl Hicks and City Clerk Christine Martin.

Mayor White called the meeting to order at 6:30 pm.

Roll Call

City Clerk Martin called roll with Mayor White, Alderman Schuchmann, Denkler, Walter, and Reynolds. The City Clerk reported the Mayor and four Board Members present.

Meeting Minutes

Alderman Denkler made a motion to table the approval of the minutes from the Board of Alderman Meeting on December 30, 2008. Alderman Walter seconded it and the motion unanimously carried.

Responses to previous comments/concerns – None

Open meeting to public comments - Chris Snider was present and said she lives at the corner of Westwoods and Wildcat Drive. She said she is the one with the large rocks at the corner that the City asked her to move. She said she had a proposal from the contractor on some landscaping. She showed the Board and Larry Janish the proposed landscape plan. Ms. Snider explained the plan to the Board. Alderman Schuchman asked if it is a raised flower bed. Ms. Snider said it is a level flower bed with the maximum height of the flowers and bushes will be 2 feet high so that there will be no visual obstruction to the traffic at the corner. Alderman Schuchmann asked for her phone number so he can get back with her on the plan. Alderman Denkler asked who the contractor is and she said it is World Emporium on Highway 40-61 outside of Troy, Missouri. Alderman Schuchmann said it will have to be researched and discussed with the City Attorney to see how we are affected by the right-of-way and if it will be allowed. He said he would get back with her in the next week or so.

Jamey Abercrombie was present and said he got a copy of the 2008 and 2009 Budget. He asked about page 29 with regards to account on the Royalwoods Lift Station charges. He said there was no other subdivision with a lift station. Alderman Denkler questioned Jamey on what he was quoting. Jamey said there was \$10,000 budget for the year. Alderman Denkler said a vinyl fence was required per the original settlement with Royalwoods due to court action, so it was put in the budget. Jamey said it looks like there has been money budgeted for three years. Alderman Denkler said it will remain in the budget until it is paid out and added there are several places in the budget with funds for projects but that does not mean the City will get done with them. Alderman Schuchmann abstained himself from the Board and came out on the floor to address the issue Jamey Abercrombie brought up. He said he wished to address the issue as a citizen. He said he is the property owner of Royalwoods. When he came to the City nine years ago the City needed to put a lift station in that area of town for annexation to start happening. The City promised to put a lift station in that area and needed a spot to put one. He told the City it could be put on his piece of property. He said he was originally supposed to get 27 sewer taps from that lift station for which he has to pay a tap fee every time it goes into the lift station even though he provided the property and the road and he cleared trees for access to it all at his expense. He said he has not received a cent from the City for it, but said he has incurred cost for it. As for as the court action mentioned that was a "stop work order" issued by the court because several years ago the City knowingly that he had to get his sewer line in first came out and installed a forced main and he had to get a court issued "stop work order" to stop the work from being performed. There was no monetary settlement as part of it. As of today, there is well over one hundred homes scheduled to pump into the lift station. The Royalwoods lift station serves no homes in the Royalwoods Subdivision at the present and in the future it will only serve 12 lots in Royalwoods. The future development along Bell Road would not have occurred if Royalwoods Estates had not come into the City. There were no questions from the audience for Mr. Schuchmann.

Public Hearing - **Water and Sewer Rate Increase Proposal** - Karen Gironde explained in preparing the budget for 2009 they looked at all the expenses and revenue and water and sewer rates. She said there has not been an increase since January 2005 and an increase is needed to help pay the debt service on the new 2.6 million dollar Waste Water Treatment Plant upgrade which was mandated by the EPA and the Department of Natural Resources because we did not meet effluent limits on ammonia and suspended solids. For the debt service of this project the City pledged every new sewer tap on fee to pay for the upgrade. Karen said with building falling off we need 55 new homes a year to pay the debt service. This year we only had about 30 new homes so the City fell short of revenue to pay for the debt service. Karen said we tried to figure the least amount of money needed to have the least impact on the citizens. Karen said what is proposed is for the minimum water bill for residential going from \$6 to \$7 a month for a minimum of 1,000 gallons of water and from \$2.90 to \$3.05 for every 1,000 gallons of water. Senior Citizens will stay at \$6 for a minimum bill and will go to \$3.05 after the minimum. Sewer will go from \$5 to \$7. Sewer will go from \$2.90 to \$3.05 for every 1,000 gallons of water used. Karen showed an enlarged graph of the proposed rates for some average bills. She said Senior Citizens minimum bills won't go up but the other residential bills will go up about 10 percent. Out of town rates will still be double of what in-town rates will be. Patsy Jones asked if sewer rates will go down as previously discussed. Karen said in doing some research most sewer bills are higher than the water and they will not be able to reduce the sewer because of the debt service for the new Waste Water Treatment Plant. Alderman Schuchmann explained if building picks up again we can look

at maybe rolling some costs back. The City is not in the business of making a profit of water and sewer but have to break even and be able to pay the bills associated with it. He explained the losses due to building permits dropping off which total \$217,000 that is potentially lost since a couple of years ago when the Board decided to go ahead with the WWTP upgrade. It was believed that sewer tap fees were going to cover the project. He explained the requirement of having to upgrade the WWTP because DNR tightened the regulations on Peruque Creek. Our old plant did not meet the new requirements. Tony Midiri asked about the summer sewer rates. Alderman Schuchman said the sewer rate based on the winter time usage will still remain in effect.

Ordinance/Resolutions - None

Old Business

Spring Hill Meadows Homeowners Association – Alderman Walter said there was no one present from Spring Hill Meadows on this issue. The Board tabled this to the next meeting..

Trotters Creek - Karen said that Mr. Regeon has called her several times and has asked what the City is doing about the street ownership. Karen told him the City Attorney has been instructed to find out who owns the road and then we will go from there.

Harold Taylor – Sewer Backup - Mr. Taylor was not present and the Board said to table it. Mr. Taylor also did not show up at the last regular meeting and City Clerk Christine Martin asked the Board if they wanted to drop the issue. The Board decided to drop the item from Old Business.

2009 Budget – Alderman Schuchmann said he put this on the Agenda and asked if there was any comment pertaining to the 2009 Budget. It was reviewed and approved in December and there are still questions that come up on it. All department had cuts in their budget and there were no raises along with the overtime that was addressed. There was no comment

New Business

Lamb Construction Company Payment #3 - Alderman Schuchmann made a motion to approve the payment #3 to Lamb Construction Company in the amount of \$52,127.10. Alderman Reynolds seconded it and the motion unanimously carried.

Huey Construction Final Payment on WWTP Upgrades - Alderman Schuchmann asked about the bill on wiring on the blowers. Larry Janish asked Harry Harper to step up and explain the situation. Harry said the wires have been vibrating inside the panel box and are shorting out. Tri-County has been out to make repairs for the first problem with it and did not give us a bill. Harry explained the problem they were having and said vibration is causing it to short out. Tri-County is suggesting on giving the City a bid on installing a larger electrical box for the blowers which they say will correct the situation as there is not enough room inside the box. Harry said he suggests it be done. Larry Janish and Harry Harper said the junction box design does fall back on Huey Construction. Mayor White asked about insulating the wires and Harry said they just need more room in the box. Larry said Tri-County Electric is the contractor for Huey and they did take care of it the first time there was a problem. Larry said he and Harry will look at it and call United Blowers for their opinion. Alderman Schuchman said it sounds like a warranty issue to him. Alderman Schuchmann made a motion to table the final payment of \$56,081.89 to Huey Construction pending the outcome of the blower motor situation. Alderman Denkler seconded it and the motion unanimously carried.

Kerland Water Lines Phase II - Bart Korman from Lewis-Bade was present. He said they designed Phase I of the south water line about this time last year. He explained that Phase I is completed and went on to explain Phase II, Phase II-B and Phase III on a plan. Bart explained his plan to the Board and to the audience. Bart suggested bidding out Phase II and have an Alternate for Phase II-B because prices are good at this time. Bart said that Public Works will be a part of the Obama Stimulus Package and said this would be a good project to apply for it. Larry Janish said Bart is asking to proceed with the project. He said Phase II is in the Budget for up to \$200,000. Bart said he can phase the design back to a \$100,000 size project too. Alderman Schuchmann made a motion to put out to bid for Phase II with an Alternate for Phase II-B. Alderman Walter seconded it and the motion unanimously carried. Bart then explained the proposed plan to the audience. Charlie Denn from Warren County Record asked Bart how many feet were in the Phase II and II-B. Bart said Phase II is 3,000 feet and Phase II-B is 1,000 feet

Liquor License for Lions Club Chili Cook off – Alderman Schuchmann made a motion to approve the Liquor License for the Lions Club Chili Cook off. Alderman Reynolds seconded it and the motion unanimously carried.

Business License – Eagle Auto Sales LLC Name Change - City Clerk Christine Martin stated the applicant would not be present but explained that the business was in his daughter's name and she decided to leave the business. Alderman Schuchmann asked if the applicant already applied at the State and City Clerk Christine Martin said he had. Alderman Schuchmann made a motion to approve the Business License to Lawrence Joseph and Virginia Lee Duncan Eagle Auto Sales LLC. Alderman Reynolds seconded it and the motion unanimously carried.

George Eckhoff – Landlord Requirement for Delinquent Utility Bills - George Eckhoff said he found out about the requirement second hand and several property owners he talked to did not know about it either. Alderman Schuchmann explained we are tightening up our procedures in-house to try and make sure we can collect and will make the landlords aware at the very beginning when the bill starts to go delinquent that there is a problem. Mr. Eckhoff explained his concern and suggested raising the water deposit to \$150 instead of \$100 to help cover the utility bills and to shut them off before the bill gets that big.

Janice Lashley was also present and stated that she does not see how the City can collect the tenants bill from the landlord. Alderman Schuchmann said there is a Missouri State Statute that makes the landlord responsible and said if she got a letter there should be a copy of the Statute attached to it. She suggested not letting the bill get over the amount of the deposit. Alderman Schuchmann said we are probably going to look at raising the Deposit in the near future. Janice Lashley and George Eckhoff both said they would like to be put on the list as they did not get a letter. Alderman Schuchmann informed them both to come and see Robin. Alderman Denkler stated the problems the City has gotten into is we've tried to understand the resident's situation with family and children and the City has maybe been a little lenient and try to give them an effort to pay. He said you can't just walk in and shut the water off without due notice and said it's a complex issue. We have had the problem with tenants running the bill up and leaving town and not letting us know they moved. George Eckhoff said it shouldn't be complicated if the City just shuts the water off. Alderman Schuchmann stated again they will take a hard look at the water deposit. George Eckhoff also said he really did not like the aspect of the new occupancy inspection required for rental properties. Alderman Schuchmann apologized about the inspection requirement and said he was sure that they as a landlords keep their property up but it was put into place for the properties that were not being kept up so they can be brought up to standard.

City Property Value – Highway J - Larry Janish said the City owned property is about a third of an acre and is about the fourth property on the right as you go north down Highway J. Alderman Schuchmann asked about how the advertisement cost would be and City Clerk Christine Martin said she estimates about \$50. Karen said in the bills there is a public hearing notice and that amount was about \$23.00. Alderman Schuchmann made a motion to approve putting the property out for sealed bids and the awarding bid must meet the City's reserve bid to be accepted. Alderman Walter seconded it and the motion unanimously carried.

Show Me Green Sales Tax Holiday - City Clerk Christine Martin explained the letter received from the State on the tax holiday and asked the Board if they were interested. She added she contacted Baragiola and they do not normally carry the energy star appliance but can order it in. The Board saw no reason to initiate the tax holiday.

Mobile Home Permit Fee (Section 505.030) - Alderman Schuchman made a motion to approve the new application submitted and the new permit fee of the minimum of \$50 which covers up to \$25,000 of sale price plus \$1.00 per thousand for every \$1,000 or fraction thereof over \$25,000. Alderman Reynolds seconded it and the motion unanimously carried. The Board asked for an ordinance for the next meeting if possible.

Utility Billing Adjustments - City Clerk Christine Martin stated there were no other adjustments other than the report the Board Received.

Vacation – Sick Days – Comp Time Policy - Alderman Schuchmann said he had this put on the Agenda in response to Monday night's Workshop and asked Mayor White what he wanted to do about Vacation, Sick Days and Comp Time. Mayor White said it is premature for him to comment as he doesn't have all the facts back. He said he has asked Christine for some information and she has not given it to him yet. He said what brought this up in the first place was some pay stubs that he had noticed every two weeks with overtime and had overtime for the entire year except for three pay checks. He said he had also asked Larry to watch his overtime six to eight months ago. He said the high salary of Larry raised a flag and said he would like to finish researching it and will make it all available to the Board. Alderman Schuchmann told Mayor White that at the Workshop he said the Public Works Superintendent had falsified records. Mayor White said he had questions of who turned time cards in. Alderman Denkler stated to the Mayor that he too was under the impression that he was accusing the Public Works Superintendent of something foul. Alderman Denkler said these employees work very hard and Larry's duties involve three hats and since the release of Mr. Mershon has been dealing with City codes and occupancy and building inspections. There are things that have to be done every day and on weekends and said he would vouch for every one of the employees as they are dedicated to their jobs. Mayor said he is going to continue with the investigation he has going and will decide where he will have to go after that. Mayor White said if it is unnecessary overtime we need to control it; if not then so be it. Alderman Schuchmann said the overtime incurred by the Public Works Department is in snow removal, water main breaks, pump failures at treatment facilities and lift stations and are considered emergency situations. Alderman Schuchmann said overtime is figured into the budget for these departments. Alderman Denkler mentioned that a few weeks ago Larry mentioned Well #5 was down and he waited until the following Monday to work on it to not have to work overtime. Alderman Walter also commended the City workers for a job well done and thanked them for coming in under budget this year. Alderman Schuchmann applauded the department heads for closely watching their budget and hoped their efforts continue. Alderman Walter stated he believed the investigation was out of line. City Clerk Christine Martin asked about the vacation policy with the wording in place now. Alderman Schuchmann said the wording needs to be

reworked that it must be used in the twelve month period following the anniversary date after it is accrued and it should be changed immediately. City Attorney Darryl Hicks confirmed a Resolution is needed to change the vacation policy. Comp time will be discussed at the next Workshop.

Reports

Engineering – None

Park - Curt Kehoe was present and gave a report to the Board. He went over the progress of the New Park Building with the Mayor and Board. Ball League sign ups and registration will start up the end of January on the 31st. He brought up the Quest Program suggestions. They will start a program called cleats for kids where they will ask for donation of used cleats or athletic shoes during registration. They can then be passed on to other kids in need. Montgomery County will be a part of the ball leagues this year. He talked about the events for the year and planned on a Christmas Parade that was dropped some years back and breakfast and pizza with Santa in their new building. They plan on going through the training on the Ropes Course and hope that by the end of the year it will be set up. Curt said he plans on trying to do some day camps by a group called Abracadabra. In addition, they have a proposal from someone to use Ruge Park Vintage 1860 Baseball has asked about be coming to Wright City. There are some people here interested in forming a team for it. Curt informed the Mayor and Board he will be working on a Newsletter to go out with a Calendar of Events and will be asking the Park Board to approve sending it out. The Spring Flea Market will be in the Spring on Saturday, May 16, 2009 and Farmers Market will begin on May 21, 2009. The Farmers Market will be on Thursdays again from 3:30 pm to 6:30 pm and run through October or when there is no more goods to sell.

Public Works - Larry Janish was present and said his Public Works items were already addressed on the Agenda

Building Official - Larry said for December he issued 3 permits which was 1 New House Permit for Lake Tucci, 1 Mobile Home Permit in Pine Forest and 1 Renovation Permit for 201 Westwoods Road. Larry gave the permit totals for 2008. There were 31 Building Permits, 12 Deck Permits, 6 Shed Permits 26 Fence Permits, 5 Sign Permits, 8 Addition Permits and 8 Rehab Permits.

Police Department - Police Chief Matthews was present said there was a Helicopter pursuit for a stolen car which ended up here in Wright City. He said it was a fifteen year old juvenile and was headed for Highway J. There were quite a few accidents over the last couple weeks which they have assisted in. There have been several vehicles stops where some arrests were made and there was a drug arrest for marijuana. Chief Matthews also said they also wrote several DWI's. On New Years was busy for them as they assisted with the stabbing case that was just out of town and had DWI's and some domestics.

City Hall – City Clerk Christine Martin gave her report to the Mayor and Board. She went over the Business License Report and said they are not delinquent until after February 15th. She stated it much more time consuming now with the requirements put on by the State that a Business License can't be issued to a retail business without the "No Tax Due Lettter. In addition they have to have their current taxes paid first. To date, 22 Merchants have picked up their license 14 are ready for pick up, 17 are pending information and 58 applicants have not responded yet. Police Chief Matthews has volunteered to deliver Business Licenses to the Merchants as they are ready.

Shayla Clark will be going on Maternity Leave starting Tuesday, January 13, 2009, and said Karen and I will be sharing in the duties so someone temporary will not be needed.

Treasurer Report – Karen Gironde said her main focus for the next couple of weeks is getting 2008 wrapped up. Karen said she is also working on finalizing year end. The six month financial has to be published in the paper by the end of the month. She said the Auditors will be here next week Monday through Friday to start their preliminary work.

Economic Development - Karen said she plans on starting the interview with existing industries after she completes the end of the year financials. She had one inquiry on an industrial prospect through the Missouri Partnership and the Spec Building fit their criteria perfectly so she submitted it. Karen said on the table is a list of the checks for the Chapter 100 Tax Pilots that have been received from all three industries. It will be disbursed to all the other taxing districts.

Review/Approval of Bills

Alderman Schuchman had a question on some bills from Baragiola and Larry Janish explain it was for more salt that he ordered. Alderman Denkler had a question about a bill from Town & County Garage for the 2007 Impala for \$71.20 to put wiper blades on. Chief Matthews said it was a wiper arm but also thought it was high and that is why he plans to not to use them anymore. Chief said he has instructed his officers of this also. Alderman Schuchmann made a motion to approve Bills with the exception of Huey’s Bill which should be tabled to the next meeting. Alderman Reynolds seconded it and the motion unanimously carried.

Final Questions – Patsy Jones spoke out and said how very pleased she was with Wright City employees and the Police Department. Tony Midiri asked about the water bill shut-off policy and said he sympathized with the Landlords and suggests getting the list updated with all Landlords. He also mentioned the health hazard with people being shut off and them not having water or sewer. Alderman Denkler stated it was a point well taken.

Adjournment

Alderman Schuchmann made a motion to adjourn. Alderman Walter seconded it and the meeting adjourned at 8:15 p.m.

Approved_____

Attested_____