

City of Wright City
Board of Aldermen Meeting
January 10, 2008 6:30 pm

Signed in Attendance: James Toothman, Mark, Lisa & Hunter Lacer, Roy White, Angie Reynolds, Lyn Walters, Kim Nixon, Danny Klocke, Tony Midiri.

City Official attendance: Mayor Klocke, Alderman Denkler, Alderman Schuchmann, and Alderman Walter.

Staff and Others: Larry Janish, Karen Girondo, Chief Wickenhauser, Curt Kehoe, Darryl Hicks, and Christine Martin.

Mayor Klocke announced she had business she would like to discuss that was not on the Agenda. Mayor Klocke read out loud information from Chief Wickenhauser on what took place with Hunter Lacer assisting an elderly person in need. Mayor Klocke presented a Good Neighbor Recognition Award to Hunter Lacer, a 10 year old young man thanking him for getting involved and providing emergency assistance to an elderly citizen who was in need of medical assistance. Mayor stated he set an example by staying with the victim while neighbors secured the medical personnel. Mayor Klocke thanked him for being a caring citizen of our community. Hunter Lacer accepted the award.

Meeting Minutes

Alderman Schuchmann made a motion to approve the minutes from June 13, 2007. Alderman Walter seconded it. The motion unanimously carried.

Alderman Schuchmann made a motion to approve the minutes from the December 13, 2007 with a correction removing the yes and no votes on page 4 under Utility Adjustments. Alderman Walter seconded it and the motion unanimously carried.

Public Hearing

Mayor Klocke opened the Public Hearing for a Conditional Use Permit requested by Leon Rogers to operate a Motorcycle Parts Sales and Repair Shop at 123 West North First Street. There were no comments. Mayor Klocke closed the Public Hearing.

Ordinance/Resolutions

Bill #01-08 was presented to the Board. Bill #01-08 was read for the first time by title. AN ORDINANCE ACCEPTING STREETS IN THE SUBDIVISIONS OF THE VILLAS OF SPRING LAKES PHASE 1 AND THE VILLAS OF SPRING LAKES PHASE 2 IN THE CITY OF WRIGHT CITY, MISSOURI. Alderman Walter asked if the fence would be the City's responsibility. Alderman Denkler said it should be the Home Owner's Association and is off the right of way. Mr. Devore said they are responsible for it and will

be repairing the vandalized fence. Richard Denkler said he noticed the skit loader did work at Fort Wayne but not Fort Worth. Eugene DeVore of Greater Missouri Builders said the intent was to grade it off. Fiber was also put in place. He said they will make sure that the problem gets resolved for eliminating the water. Alderman Schuchmann made a motion to read Bill #01-08 a second time by title. Alderman Walter seconded it and the motion was unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #01-08 be placed upon final passage. Alderman Walter seconded it and the motion unanimously carried. Mayor Klocke then put the question “Shall Bill #01-08 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Walter	Yea		

The Bill having the affirmative vote of all members present was adopted. Said Bill was thereupon presented to the Mayor and Chairman of the Board for their signatures and approval. It was then duly signed and becomes Ordinance # 636 of the City of Wright City, Missouri.

Bill #02-08 was presented to the Board. Bill #02-08 was read for the first time by title. AN ORDINANCE AUTHORIZING EXECUTION OF A TRASH CONTRACT EXTENSION WITH J. HUNT HAULING. Alderman Denkler made a motion to read Bill #02-08 a second time by title. Alderman Schuchmann seconded it and the motion was unanimously carried. After the second reading, Alderman Denkler moved that Bill #02-08 be placed upon final passage. Alderman Schuchmann seconded it and the motion unanimously carried. Mayor Klocke then put the question “Shall Bill #02-08 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Walter	Yea		

The Bill having the affirmative vote of all members present was adopted. Said Bill was thereupon presented to the Mayor and Chairman of the Board for their signatures and approval. It was then duly signed and becomes Ordinance # 637 of the City of Wright City, Missouri.

Bill #03-08 was presented to the Board. Bill #03-08 was read for the first time by title. AN ORDINANCE PROVIDING FOR THE PAYMENT OF A SURCHARGE FOR THE INMATE SECURITY FUND FOR MUNICIPAL ORDINANCE VIOLATIONS, AND MATTERS RELATING THERETO. Alderman Schuchmann made a motion to read Bill #03-08 a second time by title. Alderman Denkler seconded it and the motion was unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #03-08 be placed upon final passage. Alderman Denkler seconded it and the motion

unanimously carried. Mayor Klocke then put the question “Shall Bill #03-08 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Walter	Yea		

The Bill having the affirmative vote of all members present was adopted. Said Bill was thereupon presented to the Mayor and Chairman of the Board for their signatures and approval. It was then duly signed and becomes Ordinance # 638 of the City of Wright City, Missouri.

Old Business

Waterline to Phantom at 205 W.N. Service Road - Larry Janish said they did the flow test today and he should get something in a couple of days. Rod Smith was present representing Forest Lake Association. Alderman Denkler asked about tapping into the line at the bottom of the hill and stated that he understood that Forest Lake would like to be able to charge a tap fee for anyone who taps into that line. Alderman Denkler said the Board discussed it and is not in favor of it as the corporate limits doesn't go beyond your property line. Alderman Denkler said Phantom is paying up to \$10,000 towards the line and he did not think they should also pay a tap fee too. Rod Smith said they never came to conclusions on the matter. Alderman Denkler offered to write a letter to Forest Lake. Rod Smith stated he thinks a meeting would be good but doesn't know if he could get them all together. Rod said they are in favor of helping the City to assist Phantom but would like to take the details back to the association. Larry said he wanted to loop the Harrisons into the line as they go up the hill. Alderman Denkler and Alderman Schuchmann said that a letter should be sent. Alderman Denkler said he would provide a letter to the Forest Lake Association.

New Business

Recommendation from Planning & Zoning for Conditional Use Permit for Leon Rogers d/b/a Jammer Joint LLC – Alderman Denkler made a motion to approve the Conditional Use Permit for Leon Rogers d/b/a Jammer Joint LLC to operate a Motorcycle Parts Sales and Repair Shop at 123 West North First Street with the stipulations of no outside storage, controlled noise pollution and no gasoline in the facility besides what is held in the motorcycles, as recommended by Planning & Zoning. Alderman Schuchmann seconded it and the motion unanimously carried.

Business License for Hawkeye Food Service Distribution, Inc. - Alderman Schuchmann made a motion to approve the Business License for Hawkeye Food Service Distribution, Inc. Alderman Walter seconded it and the motion unanimously carried.

Business License for Leon Rogers d/b/a Jammer Joint LLC for Motorcycle Parts Sales & Repair Shop. Alderman Denkler made a motion to approve the Business License to Leon Rogers d/b/a Jammer Joint LLC. Alderman Schuchmann seconded it and the motion unanimously carried.

Business License to Kimberly Ann Nixon for First Street Treasures Thrift Store - Alderman Denkler made a motion to approve the Business License to Kimberly Ann Nixon for First Street Treasures Thrift Store. Alderman Schuchmann seconded it and the motion unanimously carried.

Picnic Liquor License for Lions Club Chili Cook-off - Alderman Schuchmann made a motion to approve the Liquor License for Lions Club Chili Cook-off on February 9, 2008. Alderman Walter seconded it and the motion unanimously carried.

Huey Construction Payment Request #5 for WWTP - Alderman Schuchmann made a motion to approve Payment Request #5 to Huey Construction for the WWTP. Alderman Denkler seconded it and the motion unanimously carried.

Karrenbrock Construction – Change Order – Lyn Heying with Mecco Engineering was present and mentioned the change order was to elevate the area from water, snow, etc. Lyn said he recommends approving the change order. Lyn said the sidewalk was laid to existing grade. Alderman Denkler said he feels it was a design flaw as it was not addressed on the plans and is not approving the change order. Alderman Denkler said we will have the City put in the needed drainage pipe due to the cost of the change order to correct the sidewalk flaw. Lyn said he will get with Karrenbrock and notify them they won't need to do the work. Lyn said that delivery buses cut that corner short. Alderman Schuchmann told Lyn he was very disappointed with the service on the sidewalk project and to pass it along to his staff and he feels that not enough attention was directed to this corner as the sidewalk is 10 feet back from the road and feel it was not traffic that caused this low spot. Lyn stated he was very disappointed with the beurocacy and that their firm lost \$4500. Lyn said he accepted the City's disappointment but did not agree with it. The project took 2-1/2 years to get the project started and only took the contractor only three (3) weeks to complete. Alderman Denkler made a motion to deny the change order by Karrenbrock Construction. Alderman Schuchmann seconded it and the motion unanimously carried.

Botz, Deal Company, PC Engagement Letter - Karen stated that the cost will remain the same as the previous year. Alderman Schuchmann made a motion to approve Botz, Deal Company as the City's Auditor Service. Alderman Walter seconded it and the motion unanimously carried.

Rod Smith on Permitting and Licensing - Mayor Klocke informed Mr. Smith that the City is not interested in entertaining this idea at this time due to the economy.

2008 Fuel Bids – City Clerk Martin reported only one fuel bid received and it was from Abel Oil Company for the Shell Station and opened the bid. The bid was for a .02 discount per gallon for all fuel grades. Alderman Schuchmann made a motion to approve for the City to purchase fuel from the cheapest source in town. Alderman Walter seconded it and the motion unanimously carried.

Utility Adjustments for Approval - There was one Adjustment from Midwest Prestress. The reason is an incorrect reading was entered and it was too late to do a corrected bill. Alderman Schuchmann made a motion to approve the adjustments. Alderman Denkler seconded it and the motion unanimously carried.

A Water bill for Hillbilly Heaven for January 2006 that had been brought up for discussion and tabled at the December 13, 2007 meeting was brought up for discussion. Mayor Klocke stated she wished to abstain from this issue. Alderman Denkler read a letter addressed to Mr. Danny Klocke, Owner of Hillbilly Heaven. Alderman Schuchmann said he approved of the letter. Alderman

Schuchman made a motion to reinstate the water bill that was discussed at the last meeting. Alderman Walter seconded it and the motion unanimously carried. Alderman Denkler asked the Mayor for the floor and Mayor Klocke granted it. Alderman Denkler addressed Alderman Schuchmann and stated this was done poorly and that it should not have been done in a public meeting. Alderman Denkler asked for him not to do it again as Mr. Klocke had to read about it in the paper. Alderman Schuchmann apologized to Mr. Klocke for his not being made aware of this billing issue stating that he thought that Mr. Klocke would have been notified by the City that this bill was being questioned. He said the subject was brought up two months earlier with the Board prior to it being discussed in an open meeting. Alderman Schuchmann stated that he had raised the issue at the last meeting because he hadn't seen it corrected. . Mr. Klocke addressed Alderman Schuchmann and asked who was in charge of the committee who looked at his water bills. Alderman Schuchmann said Alderman Denkler had started the investigation and that they both discussed what had happened at that time in April 2007. The paper work that was provided by city staff at that time showed a minimum bill of \$12.15 for Jan, 06 but there was a page missing from the billing records and it was unclear as to why that minimum bill was issued. In September 2006 Alderman Schuchmann requested the complete billing records and discovered the discrepancy. Alderman Schuchmann said he is here to make sure that everyone in the City pays for water that is used. Mr. Klocke asked Alderman Schuchmann if he is saying that he now owes \$1300 for the water bill for the faulty meter. Alderman Schuchmann stated yes he believes he does. Alderman Denkler told Mr. Klocke that he believes the meter was faulty for all but the last 30 days that the meter was in the field. He went on to say that the lab cooperated this as does the meter that replaced it with lower readings. Alderman Schuchman said he heard the meter was faulty and felt it needed to be tested and it tested okay. Mr. Klocke said he did have a toilet leaking but not on a regular basis and it shouldn't have leaked that much. Alderman Schuchmann said a meter wouldn't just correct itself. Alderman Denkler stated that obviously this one did because you had two men looking for a leak for four months and found none. Alderman Denkler informed Mr. Klocke that we will be sending him a letter on the reinstated water bill. Alderman Denkler informed Alderman Schuchmann that in the future he should use better discretion in the discussion of customers' water accounts.

Reports

Engineering – Holly from Archer Engineering was present and went over the construction at the Lagoon. She said the next step is to install piers for the building. Since the ice storm they have been held up.

Park - Curt Kehoe was present and said for 2008 they are planning five (5) Movies in the Park in the summer starting in May, three (3) concerts in the park and this year they plan to expand to a two-day Arts Festival from the one-day event held this year. Curt announced the City is the proud new owner of a Baseball Association and have worked out details with Warrenton Parks Director. Warrenton plans to have a Coaches Clinic for adults. Curt thanked the Police Department for their assistance in not having any vandalism done to the largest Christmas Display the Parks ever had. Mayor Klocke presented Curt Kehoe with a Good Neighbor Recognition Award for getting involved on December 10th, 2007, after the ice storm by going above and beyond his normal duties by taking the extra time to stop by and check on an elderly citizen who was in need and setting an

example as a concerned citizen and good neighbor, and thanked Curt for being a caring citizen of our Community. Curt accepted the award.

Public Works - Larry presented his report to the Mayor and the Board. He said due to the storm damage they rented a wood chipper and picked up brush from the storm damage in December. He said they chipped 32 dump truck loads of limbs. Larry said he hoped to recoup some of this money spent from FEMA. Larry said the Lift Station on J Road will be getting a new pump sometime in the next few days. Larry said he got a bid for \$2200 to install a new alarm system to call us so that we will know when we have pump failure. He said they are also talking to the phone company for a price to run a phone line to the facility. Alderman Schuchmann made a motion to approve the purchase of the alarm system for \$2,200 for Hwy J lift station. Alderman Walter seconded it and the motion unanimously carried. Larry said they will soon be starting on the construction of the sewer line to connect the Wilson Property to the interceptor line at the Lagoon. Larry mentioned Meter Pits in New Subdivisions and asked do we want to require all new meter hookups to be pits. Alderman Schuchmann said Larry should notify contractors now that we want to start doing this now. Larry Janish suggested swapping the residential inside meter for an outside meter in a pit. Ron said he will draft a letter on Friday for the contractors.

Building Department – Ron Mershon presented his report. Ron said he issued a total of 4 permits during the month of November totaling \$2,240.71 in building fees and 4 new homes totaling \$404,540.00 in construction cost. 72 homes built in 2007. Ron said a letter was sent to Big Boys giving them 30 days to comply. Ron said Regeon Homes will be installing Street Signs in Trotters Creek and the Home Owners Association is footing the bill. He also stated he counted 36 bad slabs in Trotters Creek. In Gettysburg the bad slabs will be repaired in the spring. Alderman Walter asked about the trash problem behind Ameriwood. Karen said an investment group now owns it. Ron said he will send a letter to them. Mayor Klocke said another complaint was made on the person on Third Street with the construction trails. Ron said he would send a ticket again.

Police Department

Chief Wickenhauser was present and said their new server is now installed and the software is loaded. They should be live either this or next week. He also mentioned they will be having some bills come through from Creative Business Services Inc. Since the last report there has been seven larceny cases and five assaults, a Class A Misdemeanor for tampering with inside water line and stealing water.

City Hall – City Clerk Christine Martin informed the Mayor and Board that about certified letters on close to 50 delinquent accounts giving them to the end of March or they will be shut off in April with no exception. Robin has had a good response with the letters and with payment. On the Surplus Property Sale the City took in less than \$50 for the surplus items. Since all the computers were bought by City employees Mike with Creative Business was contacted and he agreed to walk us through deleting files off the CPU's so there will be no expense incurred by him coming out.

Treasurer Report /Economic Development

Karen went over her report with the Mayor and Board. She mentioned it will be closer to the end of the month for year end totals as she was waiting for the Real Estate and Personnel Property Tax Check from Warren County.

Karen stated for Economic Development it has been quiet. On December 18th she attended the luncheon in Jefferson City that ECMODEV put on for the staff of the Department of Economic Development. They had over 40 people attend. She said Mittler Brothers made drink coasters with ECMODEV Logo on the front and Mittler Brothers logo on the back.. Karen said RCGA is asking for eligible sites for a proposal they were putting together. The Didion site was submitted and there are two prospects at the present time for the spec building at the Cuivre River Industrial Park. Karen said we received notice the State will transfer \$41,736.76 into the City’s bank account for payment on the Sidewalk Project. W-2s and 1099s will be printed next week and go out and Bank Bid Notices will go out next week with an opening date of February 14, 2008.

Review/Approval of Bills

Alderman Schuchmann made a motion to approve bills. Alderman Denkler seconded it and the motion unanimously carried.

5 Minute Rebuttal for Public Comments

A gentleman was present to represent Grace Mozee and a \$460 water bill she received. Larry Janish stated he would come out and look at the meter again on Friday.

Rod Smith was present and stated he had done some reseach on codes. Mr. Smith asked if Wright City was under ICC and if the City had the Property Maintenance Codes. Alderman Schuchmann said the City is in the process of adopting the Property Maintenance Code and it should be the 1st of April when it will be adopted.

Executive Session: Alderman Denkler made a motion to come out of regular session and go into executive session to discuss business relating to Real Estate/Legal. Alderman Walter seconded it and roll call was taken

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Walter	Yea		

Alderman Schuchmann made a motion to come out of executive session and go into regular session. Alderman Walter seconded it and roll call was taken:

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Walter	Yea		

Adjournment

Alderman Denkler made a motion to adjourn. Alderman Walter seconded it and the meeting adjourned at 8:55 p.m.

Approved _____

Attested _____