

City of Wright City
Board of Aldermen Meeting
January 22, 2009 6:30 pm

Signed in Attendance: James Toothman, Lyn Walter, Lisa Rogers, Tony Midiri, Tom McNeely, Tom Black, and Jamey Abercrombie.

Others present not signed in: 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, Lt. John Malcolm, Economic Developer Karen Gironde, Parks Director Curt Kehoe, 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 present. The City Clerk reported the Mayor and four Board Members present.

Meeting Minutes

Alderman Schuchmann made a motion to approve the minutes from the Board of Alderman Meeting on January 8, 2009. Alderman Reynolds seconded it and the motion unanimously carried.

Responses to previous comments/concerns – None

Open meeting to public comments - None

Public Hearing - None.

Ordinance/Resolutions

Karen stated Tom McNeely was present if anyone had questions about the financing on the Diekroeger Park Building. Alderman Schuchmann asked what the rate and term of the loan would be. Tom McNeely stated the term is 15 years and the interest rate is 5.18 percent. The payments will start at \$35,000 for the first 10 years then it will be increased to a \$40,000 range later, since a lot of it comes from sales tax. The City will have an opportunity to refinance after year 2016. Interest payments will be made every six months and principal will be paid annually.

Bill #01-09 was presented to the Board. Bill #01-09 was read for the first time by title. AN ORDINANCE AUTHORIZING THE CITY OF WRIGHT CITY, MISSOURI TO ENTER INTO A LEASE PURCHASE TRANSACTION, THE PROCEEDS OF WHICH WILL BE USED TO PAY THE COSTS OF CONSTRUCTING, FURNISHING AND EQUIPPING THE DIEKROEGER PARK ACTIVITY BUILDING; AND TO APPROVE THE EXECUTION OF CERTAIN DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH. Alderman Schuchmann made a motion to read Bill #01-09 a second time by title. Alderman Walter seconded it and the motion unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #01-09 be placed upon final passage. Alderman Walter seconded it and the motion unanimously carried. Mayor White then put the question “Shall Bill #01-09 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Walter	Yea	Alderman Reynolds	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 # 678 of the City of Wright City, Missouri.

Bill #02-09 was presented to the Board. Bill #02-09 was read for the first time by title. AN ORDINANCE AMENDING PARAGRAPHS A AND B OF SECTION 700.320 OF CHAPTER 700 OF TITLE VII OF THE MUNICIPAL CODE OF THE CITY OF WRIGHT CITY, MISSOURI RELATING TO WATER RATES. Alderman Schuchmann made a motion to read Bill #02-09 a second time by title with the correction of all gallons to read \$3.05 and not \$3.10 . Alderman Reynolds seconded it and the motion unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #02-09 be placed upon final passage with corrections. Alderman Reynolds seconded it and the motion unanimously carried. Mayor White then put the question “Shall Bill #02-09 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Walter	Yea	Alderman Reynolds	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 # 679 of the City of Wright City, Missouri.

Bill #03-09 was presented to the Board. Bill #03-09 was read for the first time by title. AN ORDINANCE AMENDING PARAGRAPHS C AND D OF SECTION 715.040 OF CHAPTER 715 OF TITLE VII OF THE MUNICIPAL CODE OF THE CITY OF WRIGHT CITY, MISSOURI RELATING TO USER RATE STRUCTURE. Alderman Schuchmann made a motion to read Bill #03-09 a second time by title. Alderman Reynolds seconded it and the motion unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #03-09 be placed upon final passage. Alderman Reynolds seconded it and the motion unanimously carried. Mayor White then put the question “Shall Bill #03-09 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Walter	Yea	Alderman Reynolds	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 # 680 of the City of Wright City, Missouri.

Old Business

Spring Hill Meadows Homeowners Association – There was no one present from Spring Hill Meadows on this issue. Alderman Schuchmann made a motion to table this request one more time. Alderman Walter seconded it and the motion unanimously carried.

Trotters Creek - Alderman Schuchmann made a motion to remove this from the Agenda until someone comes to a meeting to discuss it. Alderman Denkler seconded it and the motion unanimously carried.

Huey Construction Final Payment on WWTP Upgrades – Larry Janish said since the last Board Meeting they replaced the electrical panel box with larger boxes that are fiberglass and they have all three of the blower motors completed which was all they needed to take care of. Larry said Huey Construction is the one who stepped in to take care of the problem. He recommended paying the final payment to Huey Construction. Alderman Schuchmann made a motion to approve making the final payment of the WWTF Upgrades in the amount of \$56,081.89 to Huey Construction. Alderman Denkler seconded it and the motion unanimously carried.

New Business - None

Reports

Engineering – None

Park - Curt Kehoe was present and gave an update on the new building. He stated the carpenters were done with the siding on the outside of the building. All the fixtures are in and the plumber and electrician is done. They started cleaning up the site and the dumpster should be gone next week. If the weather warms up they will be able to start the dirt work and the parking lot. He said they also set up new building fees that will charge for everything and will give it to the Board so that it can be reviewed and put in ordinance form. Alderman Denkler asked if there is a move-in date set. Curt said at this time it is hard for the building to be used until the grading is done and the parking lot completed. He said if no objection, ball sign ups will be held at City Hall on Saturday January 31st, Wednesday February 4th and Saturday February 7th. The Board had no objection.

Public Works - Larry Janish said he had nothing since no one was here from Trotters Creek. He said he would like to put Mr. Reed on the Workshop Agenda to discuss Pleasure Properties with daily vs. weekly rental for apartment rental.

Building Official - Larry said he had no new permits issued but had a pending home permit for which he was waiting for a wet seal. He said he had an application for a demolition permit for the parsonage of Emmanuel United Church of Christ. Alderman Denkler asked why they are tearing it down. Larry said they did not use it anymore. Karen said there was some structural problems in the parsonage and explained the pastor has a home of his own.

Police Department - Police Chief Matthews was absent and Lt. John Malcolm reported to the Board. He said the Police Department received money from the Law Enforcement Officer Safety Grant and they will move forward with purchases which will be mainly radios. He said they applied for Homeland Security Grant about two weeks ago which is also for radios. They bought a portable Breathalyzer for DWI test that will help them do their job. Alderman Schuchmann asked if they had one previously. Lt. Malcolm explained they have a Breathalyzer that is a very large unit which is facility based. The new Breathalyzer is a very portable roadside unit which will help with determining DWI's.

City Hall - City Clerk Christine Martin stated that everything was going okay in City Hall and announced that Shayla Clark was now out on maternity leave and she gave birth to a baby boy.

Treasurer Report - Karen Girondo said there are new stipulations on the Police Department Grant. There are some new regulations and it may require a new separate bank account for tracking purposes. Karen said Henry will give her the phone number of the people to call and she will ask if how we are handling it is okay. She should know more by the next meeting. The City received the December 2008 Warren County Tax Check this week in the amount of \$330,380.00. She stated with that check she will be working on getting the six month financial statement in the paper. Karen said the new auditors were here last week and they got a lot of information from the City and they also talked to some of the City employees. There are a lot of new regulations and procedures and will be back here March 23rd for two weeks. Karen said when the county check is figured from Warren County she will get December financials done and will get them to the Board before the next meeting. Alderman Denkler asked Karen about the audit requiring more of her. Karen said this will be annually and it all stems from the problems with Enron and other cities and the banks. There are new government regulations called Gatsby 34 Accounting Standards. A lot of things are required to be accomplished before the audit and if not done, it will be a ding in the management letter. Adjusting entries are to be done by the time they get here, and not after. There is a ten page questionnaire on ethics and how the Board views them. She said every city is being subjected to the new regulation and she will have to spend more time on preparations and reporting. Karen said she should know more by next month.

Economic Development - Karen said she received an email last week from Booneslick Regional Planning Commission stating they are getting projects together for the Federal Stimulus Package. They want projects that could be shovel ready within 180 days of being awarded. Of the three projects they looked at, the first one and feels the best is the South Waterline Relocation Project because we already did Phase 1 with the City's own money and have money to put towards Phase 2. If Phase 2B and 2C are added in the engineering is almost completed and to do Phase III the preliminary is done and Bart said it would be no problem. She added that Steve with Booneslick thought this is a project that could be shovel ready. The second project is the Kerland Storm water Project. They have topos and maps but the kicker will be the easements. The third project is the Booster Pumps and the preliminary engineering is done along the South Service Road which is Industrial and Commercial. Karen explained that Steve had to get this all together to submit to the Senators where it will go to Congress and the package is expected to be on the President's desk sometime in February. Karen said we are looking at almost \$900,000 on the water line relocation, 1.5 million dollars for storm water and \$950,000 for the other project. Alderman Denkler asked Larry Janish when working on Phantom Fireworks water line about the need to boost the volume. Larry said he thinks there is still a need and thinks there should be another line run across the highway some place possibly at Stringtown Road to connect back into Forest Lake to make it a loop. Alderman Denkler asked Larry if he could keep it in mind. Alderman Schuchmann said an

idea is if we would get approval to go forward with the Kerland Subdivision, could we take the money we budgeted for that and roll it into the engineering for the line to go across the highway. Karen said it will be competitive and they will ask for local funds. The projects are not earmarked, it will just be based on priority.

Review/Approval of Bills

Alderman Schuchmann made a motion to approve the Bills. Alderman Reynolds seconded it and the motion unanimously carried.

Final Questions – Mayor White mentioned a Bill going to the house for trying to overturn the landlord rule and asked Karen to explain it. Karen said it was in the Missouri Municipal League Newsletter recently stating there are two Missouri House of Representatives that filed a bill to try to have the Landlord’s Responsibility for paying water. She said it has been on the books since about 1951 and about half the water districts and cities do have the ordinance in place like we do. We just have to wait and see. Deposits will be discussed at the next Workshop. Alderman Schuchmann said we will take a look at it and address it. City Clerk Christine Martin the two Landlords that addressed the Board at the last meeting were on the Landlord list and were originally mailed letters, however, a new letter was also hand carried to one of them and mailed to the other.

Tony Midiri asked about the status of Big Boys. He said it’s been one year and was assured by the previous Mayor that something would be done. He read in the papers a while back that a demolition permit was issued. Larry said there was no demolition permit issued.

James Toothman asked about the number of cars that seem to be growing on the repair shop lot at Big Boys. Larry said he was there today and took pictures. He asked about the vehicles and the Repair Shop has a work order for every one of the cars and is just waiting for parts.

Mayor White asked about the dismantled buildings on Highway ‘J’. Larry said he talked to Arthur Day that owns the second pile and he will have it hauled away because the Fire Department won’t let him burn it. He has not spoken to Anita Lemke yet for the first house. He left messages but she hasn’t called him back. Larry said he may send her a registered letter on her property. James Toothman asked about the City removing it and putting a bill against the property. Alderman Schuchmann said it might be faster to send her a citation for a pile of rubbish and she could be fined up to \$500, but said the process should start with Larry sending her a letter putting her on notice.

Adjournment

Alderman Reynolds made a motion to adjourn. Alderman Walter seconded it and the meeting adjourned at 7:10 p.m.

Approved_____

Attested_____