

**City of Wright City
Board of Aldermen Meeting Minutes
Thursday, January 24, 2013**

Signed in Attendance: Angie Reynolds, Forrest Bruce, Jim Hancock, Brian Reimers, Patrick Randolph, Rhiannan and Steve Oshia, Jason Amelong, Joey Prenger and Christopher Waltz of the Warren County Record

City Official Attendance: Mayor Heiliger, Alderman Schuchmann, Alderman Rowden, Alderman Toothman, and Alderman Smith were present.

Staff and Others Present: Superintendent Larry Janish, City Clerk Christine Martin, City Attorney Paul Rost, Police Chief Doug Saulters, Treasurer/Economic Developer Karen Gironde, Pastor Joe Purl and Police Officer Jim Hepperman. Park Board Director Curt Kehoe was absent

Mayor Heiliger called the meeting to order at 6:30 pm

Roll Call

City Clerk Christine Martin called roll with Mayor Heiliger, Aldermen Schuchmann, Rowden, Toothman and Smith present. The City Clerk reported the Mayor and four (4) Board Members present.

Pledge of Allegiance

Alderman Dan Rowden led everyone in the Pledge of Allegiance

Meeting Minutes

Minutes from Board Meeting of January 10, 2013 - Alderman Toothman made a motion to approve the minutes from the Board of Alderman Meeting of January 10, 2013. Alderman Rowden seconded it and the motion unanimously carried.

Approval of Financial Reports – Alderman Schuchmann made a motion to accept the Financial Reports. Alderman Toothman seconded it and the motion unanimously carried.

Responses to previous comments/concerns - None

Open Meeting to public comments/concerns – Patrick Randolph was present and brought up some concerns about trash containers being left out seven days a week in the Lake Tucci Subdivision. He passed out a copy of a sample ordinance to the Mayor and Board for them to consider, which restricts the times that dumpsters can remain at the curb. Mr. Randolph said he did try to work the problem out with the neighbors, but was not able to resolve it. Alderman Schuchmann told Mr. Randolph that he would like to review the information. He also read part of the trash ordinance in Chapter 245: Rubbish

and Garbage Collection, Removal and Disposal pertaining to containers. Alderman Schuchmann said the Board will review the ordinance in regards to setting times that trash containers should be removed from the curb and moved back to the residence.

Public Hearing - Proposed Special Sewer Service Charge - Mayor Heiliger opened the public hearing. There were no questions or comments from anyone in the audience. Mayor Heiliger closed the public hearing.

Recommendations from Planning & Zoning:

Application for Conditional Use Permit from Brian Anthony Reimers for an at home Electric Cigarette Sales Business at 42 Appaloosa Way - Brian Reimers was present and stated his business will not be starting immediately because he has been working a different job. Alderman Schuchmann informed Mr. Reimers that the condition for a home occupation is he needs five (5) parking spaces total for a residential business and Mr. Reimers said he has six (6) spaces. Mr. Reimers also stated all storage will be inside and there will be no deliveries to his home, but will pick it up at another location and take the product to his home. Alderman Schuchmann made a motion to accept the Recommendation from Planning & Zoning for the Application for a Conditional Use Permit from Brian Anthony Reimers for an at home Electric Cigarette Sales Business at 42 Appaloosa Way. Alderman Smith seconded it and the motion unanimously carried.

Application for Conditional Use Permit from Rhiannan and Steve Oshia (Ashford Motors) for an Automotive Sales and Service to be located at 653 West Service Road North - Rhiannan and Steve Oshia were both present to request an Application for Conditional Use Permit for an Automotive Sales and Service business. He said they will maintain all of the used cars for sale at that location. Alderman Toothman asked about the previous questions regarding the proposed parking areas and if they would be concreted or asphalted. Robert Barclay stated he did a review and the applicant meets all of minimum parking for the retail area plus one (1) parking space for one (1) employee. There was discussion on the requirements of paving the lot and the applicant's plan to regrade the lot to elevate the area at the dock for vehicle access to the dock and bay area, which is about three to four feet high. Steve Oshia said it is about a 28 inches fall from the dock to the street and planned to use gravel to complete the elevation. He stated it would be a few years before he could afford to pave the entire lot, so if he was required to pave the lot immediately he would have to go elsewhere. Alderman Schuchmann asked how many cars he would have and Steve Oshia said it varied; sometimes he would have ten (10) and sometimes fifty (50) cars. He added that he had planned to park them on gravel. Alderman Schuchmann read the code and stated the cars must be parked on asphalt or concrete, or would be in violation of the City code. Mr. Oshia stated that he would not be able to move forward with the project if paving was required. Alderman Smith made a motion to decline the recommendation from Planning & Zoning for an Application for a Conditional Use Permit from Rhiannan and Steve Oshia (Ashford Motors) for an Automotive Sales and Service to be located at 653 West Service Road North. Alderman Rowden seconded it and the motion unanimously carried.

Application for Conditional Use Permit from James Hancock for an at home Internet Sales Business at 134 Quail Creek Drive

- James Hancock was present and stated his business will be strictly over the internet with no personal contact and there will be no business traffic at his home. Mr. Hancock said the products will be smaller items such as tools, small kitchen appliances and gadgets and there will be no pornography or clothes sold. Alderman Schuchmann asked Mr. Hancock if he would supply a list of items that had been sold on an annual basis, or even twice per year, and he agreed. City Clerk Christine Martin suggested it be supplied at the time of the business license renewal submittal and all agreed. Mr. Hancock was advised that he is required to provide three additional off-street parking spots since it is a home occupation. Mr. Hancock stated that he can provide five (5) off-street parking spots for the business. Alderman Rowden made a motion to accept the Recommendation from Planning & Zoning for the Application for a Conditional Use Permit from James Hancock for a home Internet Sales Business at 134 Quail Creek Drive. Alderman Toothman seconded it and the motion unanimously carried.

Old Business

Park Fees – Curt Kehoe reported on Park Fees and also asked if the Alcohol Permit could remain the same fee of \$25 and the Board agreed. City Clerk Christine Martin explained that there would need to be an ordinance setting the fees and said she would have it ready at the next Board Meeting. Curt asked if the brochures could be handed out before the ordinance and the Board advised Curt to wait for the ordinance.

Wells - Superintendent Larry Janish explained what was going on with Well #4 and that he was waiting for a bid from Brotcke Well to acidize it to open the fissures.

New Business

Recognition Award - Mayor Heiliger presented Robert Phegley of Wright City Hair Fashion for being in business for over forty years in the City of Wright City and for his outstanding and continuing service to the Community. Mayor Heiliger expressed best wishes to him for continued success on behalf of the City.

200,000 Gallon Water Tower – Superintendent Larry Janish explained he would like to discuss this in closed session.

Payment Agreement Status - Alderman Toothman made a motion to approve the Payment Agreement. Alderman Schuchmann seconded it and the motion unanimously carried.

Utility Billing Adjustment Report – Alderman Schuchmann made a motion to accept the report. Alderman Toothman seconded it and the motion unanimously carried.

Payment Agreement Status - Alderman Toothman made a motion to approve the Payment Agreement. Alderman Smith seconded it and the motion unanimously carried.

Request for Adjustment - Account 101087001 – City Clerk Christine Martin explained that a customer had a leaky toilet and that the customer was asking the City to be lenient on her utility bill. Alderman Schuchmann made a motion to approve an extension for the customer to be able to pay the utility bill that is owed in equal payments over a six-month period. Alderman Toothman seconded it and the motion unanimously carried.

Ordinance/Resolutions

Bill #02-13 – Ordinance was presented to the Board - Bill #02-13 was read by title. AN ORDINANCE IMPOSING A TEMPORARY SEWER SURCHARGE TO PREVENT A SHORTFALL AND COVER SEWER DEBT SERVICE OBLIGATIONS. Alderman Toothman made a motion to read Bill #02-13 a second time by title. Alderman Smith seconded it and the motion unanimously carried. After the second reading, Alderman Smith moved that Bill #02-13 be placed upon final passage. Alderman Toothman seconded it and the motion unanimously carried. Mayor Heiliger then put the question “Shall Bill #02-13 be passed and become an Ordinance?” Roll was taken with the following vote:

Alderman Schuchmann	Yea	Alderman Smith	Yea
Alderman Toothman	Yea	Alderman Rowden	Yea

The Bill having the majority vote of the members present was adopted. Said Bill was thereupon presented to the Mayor and President of the Board for their signatures and approval and then duly signed and becomes Ordinance #780 of the City of Wright City, Missouri.

Reports

Park – Park Director Curt Kehoe gave report to the Board. He discussed the current Baseball signups and said Robin has been taking applications daily. He said so far there are about 140 kids signed up. Curt said the Parks Department has a new dance instructor that will start in February and Art Classes will start mid-February. Curt said the wood for the mural was sprayed again and should be ready by spring.

Public Works - Superintendent Larry Janish gave report to the Board. Larry Janish discussed Well #4 and said Brotcke will provide a quote to acidize it. He said they had to install a new hot water heater in the Police Department at the cost of \$245, which was not in the budget. The Police Department Remodel should be done by the end of the month. Larry Janish said Kenny Robinett was doing a good job with Code Enforcement. Kyle Justice has been at the WWTF and doing a good job of taking it over.

Building Official – Superintendent Larry Janish provided the Board with report on new home building permits issued, which were two (2) permits for the year; they were for #7 Edgewater Circle and 128 Trotters Creek Lane. There were three (3) Residential Occupancy Inspections. Larry said 14 derelict cars were stickered and there were twenty-five (25) violations noted.

Police – Chief Saulters gave report to the Board. He stated they have had 444 calls for service with 17 incident reports handled. He said the dog is on board and they acquired some of the gear needed for it. Officer Ryan has the dog at his house and is in the process of bonding with it. He said the first couple of weeks they will take the dog around to businesses, first to the ones that made contributions for the purchase of the dog, they will take him to the schools, and then will put him to work on the street. Chief Saulters said he hoped to have the two (2) new cars by Monday. He said Larry's guys have done an excellent job on the Police Remodel.

City Hall – City Clerk Christine Martin gave report to the Board on Business Licenses. A License will be issued to Brian Reimers and James Hancock for home occupational licenses. There were two (2) Peddlers License applied for with one issued to Amanda Andrews of Thirty-one Gifts for a sales event to be held on February 24th at the Park Building and a six-month door-to-door Peddlers License being issued to Shawn Smith of Edward Jones Investments beginning on January 25th. The Ethics Training by Missouri Ethics Commission will be held on February 26th at Warrenton City Hall at 6:00 pm. Laptops are in and it was suggested to discuss a policy for them at the next Workshop.

Treasurer/Economic Development – Treasurer Karen Girondo gave report to the Board and said she received the Tax check from Warren County and was able to complete the breakdown of taxes received. She said she will now be able to publish the six-month financial statement. Karen said the real estate and personal property taxes were slightly higher than expected so all budget figures are at 100 percent or better in tax revenue. The tax amounts are reflected in the revenue portion of the budget for December of 2012. She ordered the two new computers for the Utility Clerk and the AP Clerk and they should be in next week. Both computers are about seven (7) years old and are showing problems. Both computers were budgeted for 2013. Karen asked the Board if a check can be processed for the new cars, if need be, and they agreed as long as the amount was for what was budgeted. Karen discussed an email received for a series of webinars offered for Municipal officials which is through Cunningham Vogel & Rost. The first one she signed up for is on purchasing and contracts taught by Dan Vogel to be held on Thursday, January 31st from noon to 1:00 pm. She invited anyone interested to attend with her in her office. She and Larry Janish have been working on getting signatures for the donation letters for the temporary and permanent easements needed for the sidewalk project. All but three (3) of the needed signatures have been signed. The actual easements will still be required and will follow this process.

Karen said she attended the RCGA Partnership meeting today in St. Louis and the speaker was William Dennison with the Federal Reserve Bank with the topic on the state of the economy. It was stated we are in a slow recovery with housing at the bottom.

Review/Approval of Bills

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

Final Questions – Alderman Schuchmann suggested to have City Attorney Paul Rost review the trash ordinance. Christopher Waltz asked about Item 11.b. being moved to the executive session. Mayor Heiliger thanked Bobby Phegley again for all of his years in business.

Vote to go to Executive Session - Alderman Toothman made a motion to come out of regular session and go into an executive session to discuss business relating to Legal, Real Estate and Personnel as allowed pursuant to the exception of the provisions of Section 610.021(1)(2)(3) RSMo. Alderman Smith seconded it and roll call was taken:

Alderman Schuchmann	Yea	Alderman Toothman	Yea
Alderman Smith	Yea	Alderman Rowden	Yea

The motion carried.

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

Alderman Schuchmann	Yea	Alderman Toothman	Yea
Alderman Smith	Yea	Alderman Rowden	Yea

The motion carried.

Adjournment

With no further Business, Alderman Toothman made a motion to adjourn at 8:30 pm. Alderman Rowden seconded it and the motion unanimously carried.

Approved _____

Attested _____