

City of Wright City  
Board of Aldermen Meeting  
March 22, 2012, 6:30 pm

**Signed in Attendance:** Matt Kaatman, Dylan Jensen, Monte Cannon, Tim Schmidt, and Anthony Fanara.

**City Official attendance:** Mayor Heiliger, Alderman Schuchmann, Alderman Black, Alderman Toothman, and Alderman Reynolds were present.

**Staff and Others:** Assistant Superintendent Harry Harper, City Clerk Christine Martin, Treasurer/Economic Developer Karen Gironde, Sergeant Matthew Eskew for Chief Saulters, Police Officer Jim Hepperman, Parks Director Curt Kehoe, Pastor Joe Purl and City Attorney Paul Rost were present. Police Chief Doug Saulters was absent.

**Roll Call**

City Clerk Christine Martin called roll with Mayor Heiliger, Aldermen Schuchmann, Black, Toothman, and Reynolds present. The City Clerk reported the Mayor and four (4) Aldermen present.

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

**Pledge of Allegiance**

Matt Kaatman led everyone in the Pledge of Allegiance.

**Approval of Minutes**

**Board Meeting of March 8 2012** - Alderman Toothman made a motion to approve the Board Meeting Minutes of March 8, 2012. Alderman Reynolds seconded it and the motion unanimously carried.

**Responses to previous comments/concerns** – Matt Kaatman was present and thanked the Board of Aldermen for their help and assistance with getting Stuermann Road fixed.

**Open meeting to public comments/concerns** – None

**Public Hearing**

Request for Rezoning by Cannon Builders to consider rezoning 70,000 S.F. (1.61 Acre) Tract, located on Freedom Lane near Gettysburg Commons in the City Limits of Wright City from Zoning District M-1 Light Industrial to SR-3 Single Family District. Mayor Heiliger opened the Public Hearing. Monte Cannon was present and said there are seven (7) lots that he would like to develop and would like to rezone them to SR-3 Single Family District. There were no other comments and Mayor Heiliger closed the Public Hearing.

Request by the City of Wright City to amend Section 455.010 General Provisions of Chapter 455 Subdivision and Land Development, Title IV of the Zoning Code of the Municipal Code of the City of Wright City. Mayor Heiliger opened the Public Hearing. There were no other comments and Mayor Heiliger closed the Public Hearing.

### **Recommendations from Planning & Zoning**

Request for Conditional Use Permit from Don Reed dba Reed's Rockets to operate a Temporary Fireworks Sales Tent to be located at 425 North Service Road West, Wright City, Missouri – Alderman Toothman made a motion to accept the Planning & Zoning Commission's Recommendations. Alderman Reynolds seconded it and the motion unanimously carried.

Request for Rezoning by Cannon Builders to consider rezoning 70,000 S.F. (1.61 Acre) Tract, located on Freedom Lane near Gettysburg Commons in the City Limits of Wright City from Zoning District M-1 Light Industrial to SR-3 Single Family District - Alderman Schuchmann made a motion to send the Request for Rezoning back to the Planning & Zoning Commission to reconsider in light of the City's Comprehensive Master Plan of the City of Wright City. Alderman Toothman seconded it and the motion unanimously carried. Monte Cannon asked the Board if he had a choice. Alderman Schuchmann said his decision is based on the City's 2004 Comprehensive Plan. The 2004 Comprehensive Plan has the property zoned as commercial, not residential.

Request by the City of Wright City to amend Section 455.010 General Provisions of Chapter 455 Subdivision and Land Development, Title IV of the Zoning Code of the Municipal Code of the City of Wright City - Alderman Toothman made a motion to accept the Planning & Zoning Commission's Recommendations. Alderman Schuchmann seconded it and the motion unanimously carried.

Request for Conditional Use Permit from Dylan Jensen and Phillip Lawber for a home based business office for Pride Painting, LLC located at 6 Appaloosa Court, Wright City, Missouri – Alderman Schuchmann made a motion to accept the Planning & Zoning Commission's Recommendations. Alderman Black seconded it and the motion unanimously carried.

Proceed with amending Paragraph a Subsection 6. Additional Sign Regulations of the Zoning Code Section 430.120 C-4 General and Highway Business District, of Chapter 430 Commercial Districts, Title IV of the Zoning Code of the Municipal Code of the City of Wright City, Missouri to allow Billboard signs in C-4 General and Highway Business Districts only with the issuance of a Conditional Use Permit. Alderman Schuchmann made a motion to accept the Planning & Zoning Commission's Recommendations. Alderman Reynolds seconded it and the motion unanimously carried. The Public Hearing will be held in April at the Planning and Zoning Meeting.

Proceed with changing the zoning for the northern section of property at Gettysburg Commons (across from School) to C-4 Commercial (General). Alderman Schuchmann made a motion to accept the Planning & Zoning Commission's Recommendations. Alderman Black seconded it and the motion unanimously carried. The Public Hearing will be held in April at the Planning and Zoning Meeting.

Proceed with changing the zoning for the southern section of property at Gettysburg Commons (across from Bank) to C-4 Commercial (General) - Alderman Schuchmann made a motion to accept the Planning & Zoning Commission's Recommendations. Alderman Reynolds seconded it and the motion unanimously carried. The Public Hearing will be held in April at the Planning and Zoning Meeting.

Proceed with changing the zoning for the section of property owned and operated by the Lion's Club to Park/Scenic. Alderman Schuchmann made a motion to accept the Planning & Zoning Commission's Recommendations. Alderman Reynolds seconded it and the motion unanimously carried.

Leave the boot shaped area west of the High School and east of the Nursing Home as C-4 Commercial. Alderman Schuchmann made a motion to accept the Planning & Zoning Commission's Recommendations. Alderman Reynolds seconded it and the motion unanimously carried.

### **Old Business - None**

### **New Business**

**Street Sweeping** – Assistant Superintendent Harry Harper went over the two bids received and recommended it be awarded to American Pride Services. The bidders were Contractors & Municipal Sweeping Service, Inc with an hourly rate of \$150/first hour and \$82/each additional hour. American Pride Services LLC has an hourly rate of \$48 per hour. Alderman Schuchmann made a motion to accept the recommendation for American Pride Services LLC for the Street Sweeping. Aldermen Toothman seconded it and the motion unanimously carried.

**Lagoon Boat** – Assistant Superintendent Harry Harper explained the lift that is needed for the Lagoon Boat and the only company that does the work is Fluid Power Support LLC. Their price quote is \$3750.00 to fabricate the custom lift for the boat. Alderman Schuchmann made a motion to accept the bid from Fluid Power Support to build the modifications to the Lagoon Boat for the Lagoon. Aldermen Toothman seconded it and the motion unanimously carried.

**Asphalt Overlay** – Assistant Superintendent Harry Harper went over the list of streets that need asphalt overlay. Harry Harper said most of the streets are where they have installed new water lines. Alderman Schuchmann made a motion to go out for bid for asphalt overlay. Aldermen Toothman seconded it and the motion unanimously carried.

**WWTF/Lift Station Chemical Purchase** – Assistant Superintendent Harry Harper went over the chemical bids for the Lift Station Degreaser. Bids were received from Continental Research Corporation, Pinnacle Solutions, Inc. and Titan Industrial Chemicals, Inc. Titan Industrial had the lowest bid at \$5018.75. Alderman Toothman made a motion to accept the bid from Titan Industrial for \$5018.75. Aldermen Schuchmann seconded it and the motion unanimously carried.

There were three bids received for Flow Block Degreaser from Continental Research Corporation, Pinnacle Solutions, Inc. and Titan Industrial Chemicals, Inc. The lowest bid received was from Pinnacle Solutions for \$2800. Alderman Toothman made a motion to accept the bid from Pinnacle Solutions for \$2800. Aldermen Reynolds seconded it and the motion unanimously carried.

**Payment Agreement Status** - Alderman Schuchmann made a motion to accept the report. Aldermen Reynolds seconded it and the motion unanimously carried.

**Utility Billing Adjustment Request – Account 4000154005** - Alderman Toothman made a motion to deny the request. Aldermen Reynolds seconded it and the motion unanimously carried.

**Utility Billing Adjustment Request – Account 201501603** – Alderman Schuchmann made a motion to deny the request. Aldermen Reynolds seconded it and the motion unanimously carried.

**Warren County Wednesdays** – Economic Developer Karen Girondo explained that it is a campaign to get people to shop in Warren County on Wednesdays and that they are asking for solicitations in the amount of \$1,000 to help with the cost of advertising. Karen said she has money in her budget for promotions that won't be used since she will not be going to Detroit. Alderman Schuchmann made a motion to support Warren County Wednesdays with the \$1,000. Aldermen Reynolds seconded it and the motion unanimously carried. City Clerk stated they are also asking for a proclamation from the City. The Board decided to do it at the next meeting and ask someone to be present.

**Hiring of Seasonal and Part-time for Park Employees** – Curt Kehoe was present and said he was losing James Bunner and would like to hire Steve Wilding as part-time maintenance to replace him at \$10.00 per hour, and would like to hire Stuart Bruning, and Greg Hobusch as part-time maintenance at \$8.00 per hour and adjust the payroll accordingly. Mayor Heiliger recommended hiring Steve Wilding, Stuart Bruning and Greg Hobusch as part-time maintenance. Alderman Schuchmann made a motion to accept the Mayor's recommendation of hiring Steve Wilding at \$10 per hour, Stuart Bruning, and Greg Hobusch as part-time Park employees at \$8.00 per hour. Alderman Toothman seconded it and the motion unanimously carried.

**Request for Temporary Sign Placement on Water Tower** – Mr. Tim Fields of Classic Contractors announced their opening in Wright City, at 113 Veterans Memorial Parkway, which is in front of the water tower. He asked the Board to approve putting a temporary sign/banner on the water tower facing the highway. Alderman Schuchmann asked Mr. Fields how he would install it. This item was postponed.

**ACH/Email Billing** – Treasurer Karen Girondo explained to the Board about the ACH and Email Billing. She said the Bank is working on it as this is the first time they have done it. She asked if a mailer could be done which the Spring/Summer Newsletter and the ACH form could be mailed together. Alderman Schuchmann suggested waiting a month or two until the ACH is up and running.

## **ORDINANCE/RESOLUTIONS**

**RESOLUTION #07-12 was presented to the Board.** Resolution #07-12 was read by title. A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT WITH GLOBAL ENVIRONMENTAL, INC. (A/K/A GEI); AND PROVIDE ADDITIONAL AUTHORITY IN FURANCE THEREOF. Alderman Schuchmann made a motion to approve Resolution #07-12. Alderman Reynolds seconded it and the motion unanimously carried. Roll call was taken with the following vote:

Alderman Schuchmann

Yea

Alderman Toothman

Yea

Alderman Black

Yea

Alderman Reynolds

Yea

The Resolution having the majority vote of the members present was adopted. Said Resolution was thereupon presented to the Mayor and President of the Board for their signature and approval. It was then duly signed and becomes Resolution #07-12 of the City of Wright City, Missouri.

**RESOLUTION #08-12 was presented to the Board.** Resolution #08-12 was read by title. A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT WITH S & R ENVIRONMENTAL; AND PROVIDE ADDITIONAL AUTHORITY IN FURANCE THEREOF. Alderman Schuchmann made a motion to approve Resolution #08-12. Alderman Toothman seconded it and the motion unanimously carried. Roll call was taken with the following vote:

Alderman Schuchmann

Yea

Alderman Toothman

Yea

Alderman Black

Yea

Alderman Reynolds

Yea

The Resolution having the majority vote of the members present was adopted. Said Resolution was thereupon presented to the Mayor and President of the Board for their signature and approval. It was then duly signed and becomes Resolution #08-12 of the City of Wright City, Missouri.

**RESOLUTION #09-12 was presented to the Board.** Resolution #09-12 was read by title. A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH WARREN COUNTY HEALTH DEPARTMENT TO COVER REIMBURSEMENT FOR VACCINES PROVIDED TO CITY EMPLOYEES. Alderman Schuchmann made a motion to approve Resolution #09-12. Alderman Reynolds seconded it and the motion unanimously carried. Roll call was taken with the following vote:

Alderman Schuchmann

Yea

Alderman Toothman

Yea

Alderman Black

Yea

Alderman Reynolds

Yea

The Resolution having the majority vote of the members present was adopted. Said Resolution was thereupon presented to the Mayor and President of the Board for their signature and approval. It was then duly signed and becomes Resolution #09-12 of the City of Wright City, Missouri.

**RESOLUTION #10-12 was presented to the Board.** Resolution #10-12 was read by title. A RESOLUTION ESTABLISHING A POLICE DEPARTMENT POLICY – CHAPTER 4 RECORDS DIVISION/CENTRAL REPOSITORY. Alderman Schuchmann made a motion to approve Resolution #10-12. Alderman Reynolds seconded it and the motion unanimously carried. Roll call was taken with the following vote:

Alderman Schuchmann

Yea

Alderman Toothman

Yea

Alderman Black

Yea

Alderman Reynolds

Yea

The Resolution having the majority vote of the members present was adopted. Said Resolution was thereupon presented to the Mayor and President of the Board for their signature and approval. It was then duly signed and becomes Resolution #10-12 of the City of Wright City, Missouri.

**BILL #11-12 was presented to the Board.** Bill #11-12 was read for the first time by title. AN ORDINANCE AMENDING TITLE II, PUBLIC HEALTH, SAFETY AND WELFARE, “CHAPTER 220: DOGS AND CATS”, OF THE CITY OF WRIGHT CITY CODE OF ORDINANCES BY REPLACING “CHAPTER 220: DOGS AND CATS” WITH A NEW “CHAPTER 220: ANIMALS” Alderman Schuchmann made a motion to read Bill #11-12 a second time by title. Alderman Reynolds seconded it and the motion unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #11-12 be placed upon final passage. Alderman Reynolds seconded it and the motion unanimously carried. Mayor Heiliger then put the question “Shall Bill #11-12 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Schuchmann	Yea	Alderman Toothman	Yea
Alderman Black	Yea	Alderman Reynolds	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. It was then duly signed and becomes Ordinance #750 of the City of Wright City, Missouri.

Mayor Heiliger made a recommendation to appoint Larry Janish as Animal Control Official. Alderman Schuchmann made a motion to accept the Mayor’s recommendation to appoint Larry Janish as the Animal Control Official. Alderman Reynolds seconded and the motion unanimously carried.

**BILL #12-12 was presented to the Board.** Bill #12-12 was read for the first time by title. AN ORDINANCE AMENDING TITLE VI OF THE BUSINESS CODE, OF THE MUNICIPAL CODE OF THE CITY OF WRIGHT CITY, MISSOURI BY ADDING CHAPTER 640 KENNELS Alderman Schuchmann made a motion to read Bill #12-12 a second time by title. Alderman Toothman seconded it and the motion unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #12-12 be placed upon final passage. Alderman Reynolds seconded it and the motion unanimously carried. Mayor Heiliger then put the question “Shall Bill #12-12 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Schuchmann	Yea	Alderman Toothman	Yea
Alderman Black	Yea	Alderman Reynolds	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. It was then duly signed and becomes Ordinance #751 of the City of Wright City, Missouri.

**BILL #13-12 was presented to the Board.** Bill #13-12 was read for the first time by title. AN ORDINANCE AMENDING PARAGRAPH ‘B’ OF SECTION 705.120 ACCESS TO PRIVATE PROPERTY, OF CHAPTER 705 SEWERS, ARTICLE I. GENERAL PROVISIONS, OF THE MUNICIPAL CODE OF THE CITY OF WRIGHT CITY, MISSOURI. Alderman Schuchmann made a motion to read Bill #13-12 a second time by title. Alderman Toothman seconded it and the motion unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #13-12 be placed upon final passage. Alderman Reynolds seconded it and the motion unanimously carried. Mayor Heiliger then put the question “Shall Bill #13-12 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Schuchmann	Yea	Alderman Toothman	Yea
Alderman Black	Yea	Alderman Reynolds	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. It was then duly signed and becomes Ordinance #752 of the City of Wright City, Missouri.

City Attorney Paul Rost asked the Board of Aldermen that the City’s Insurance Company is made aware of it to make sure they are okay with it.

**BILL #14-12 was presented to the Board.** Bill #14-12 was read for the first time by title. AN ORDINANCE AMENDING PARAGRAPH ‘F’ OF SECTION 455.010 GENERAL PROVISIONS, OF CHAPTER 455 SUBDIVISION AND LAND DEVELOPMENT, TITLE IV OF THE ZONING CODE, OF THE MUNICIPAL CODE OF THE CITY OF WRIGHT CITY, MISSOURI. Alderman Schuchmann made a motion to read Bill #14-12 a second time by title. Alderman Toothman seconded it and the motion unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #14-12 be placed upon final passage. Alderman Reynolds seconded it and the motion unanimously carried. Mayor Heiliger then put the question “Shall Bill #14-12 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Schuchmann	Yea	Alderman Toothman	Yea
Alderman Black	Yea	Alderman Reynolds	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. It was then duly signed and becomes Ordinance #753 of the City of Wright City, Missouri.

**BILL #15-12 was presented to the Board.** Bill #15-12 was read for the first time by title. AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF WRIGHT CITY, MISSOURI BY ADDING A NEW SECTION DESIGNATED AS SECTION 405.060-068 TO CHAPTER 400 OF TITLE IV OF THE MUNICIPAL CODE OF THE CITY OF WRIGHT CITY, MISSOURI, AND AMENDING THE ZONING DISTRICT MAP OF THE CITY OF WRIGHT CITY, MISSOURI. Alderman Schuchmann made a motion to table Bill #15-12 at this time. Alderman Reynolds seconded it and the motion unanimously carried.

**Reports**

**Parks** – Curt Kehoe gave report to the Board. He said the Big Boys Mural has been moved to the “Wil Heiliger Activity Building”. The dance classes are doing well and getting ready to expand. March 27<sup>th</sup> will be the Chamber Breakfast in the building. The kids Easter Egg hunt and Adults Easter Egg Hunt will be March 31<sup>st</sup>. The Ball Games will start at Ruge Park on April 10<sup>th</sup>. Curt also discussed the upcoming concerts for the Park. Curt mentioned needing more Park space.

**Public Works** – Assistant Superintendent Harry Harper gave report to the Board and discussed the siren that was not working on Highway ‘H’. They will need to replace some parts on it to get it working. The Board gave Harry the okay to get it fixed.

**Building Official** - Assistant Superintendent Harry Harper gave report to the Board. **Police Department** –Sergeant Matthew Eskew gave the Police Department Report in Chief Saulter’s absence. He said they had two radios go down and are being replaced through Warrenton Fire

Protection District. The Police Department had 564 calls in the last two weeks and on one of the calls Officer McBride detected an active meth lab and two (2) suspects have been taken into custody and are held on \$10,000 cash bond, which at this time is only for possession. The Police Department's phones have been replaced at this time due to the problems that had existed.

**City Hall** – City Clerk Christine Martin discussed Business Licenses with the Board. There are still about eight (8) pending Business License Renewal at this time. The Police Department assisted in delivering the notices to the Businesses. New Business Licenses were reviewed and will be issued. The City Hall roof was repaired by Larry Janish's employee Kyle Justice and a claim was turned in for Diekroeger Park Pavilion Roof. The Adjuster will be out next Thursday.

**Treasurer/Economic Development Reports** – Treasurer Karen Girondo gave report to the Board. Financials were completed and were provided to the Board. Karen stated she has been working on the Accounting Policy and Procedure Manual.

For Economic Development, the City did not finish first for Project CME, but did finish third out of 29 sites visited. She stated she will be attending the Greater Warren County EDC meeting for the first time. The City will be receiving an agreement between the City and Greater Warren County EDC. The dues the City paid are good through June 30, 2013. She discussed getting the 51 acre site certified. Karen went over the benefits of having a certified site. She attended the RCGA meeting in St. Louis and stated the CEO spoke on Regionalism and the Economic Development Network. She reminded everyone about the Chamber Business Breakfast on March 27<sup>th</sup> at the "Wil Heiliger Building" and the "Meet the Candidate" night on Wednesday at 6:00 pm at the Middle School.

**Approval of Bills** - Alderman Reynolds made a motion to approve the bills. Alderman Toothman seconded it and the motion unanimously carried

**Final Questions** – Mr. Tim Fields discussed his request to put a sign on the water tower. He asked about cost and expressed his desire to donate to the cause of Warren County Wednesdays. Mr. Fields asked about bidding on the roof work on Diekroeger Park Pavilion

**Adjournment** - Alderman Toothman made a motion to adjourn the meeting at 7:35 pm. Alderman Reynolds seconded it and the motion unanimously carried.

Approved \_\_\_\_\_

Attested \_\_\_\_\_