

City of Wright City  
Board of Aldermen Meeting  
March 27, 2008 6:30 pm

**Signed in Attendance:** James Toothman, Bart Korman, Tom Black, A.J. Girondo, Tony Midiri, Dean Summers, Bill Stinson and Angie Reynolds

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

**Staff and Others:** Larry Janish, Karen Girondo, Chief Don Wickenhauser, Curt Kehoe, Ron Mershon and Christine Martin.

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

**Meeting Minutes**

Alderman Denkler made a motion to approve the minutes from July 12, 2007 with corrections. Alderman Schuchmann seconded it and the motion unanimously carried.

Alderman Schuchmann made a motion to approve the minutes from July 26, 2007. Alderman Walter seconded it and the motion unanimously carried.

Alderman Denkler made a motion to approve the minutes from March 13, 2008 with corrections. Alderman Walter seconded it and the motion unanimously carried.

**Public Hearing**

**Request from Cochran to Rezone property at Wildcat Ridge from SR-3, MR-2, C-4 to M-1 Light Industrial** - A.J. Girondo of Cochran Engineering presented the plan to the Board and said they wanted to rezone the 51.68 acre parcel located south of Veterans Memorial Parkway, north of Norfolk & Western Railroad and west of Highway 'H'. Mr. Girondo said it was rezoned in 2006 and had 19.5 acres of SR-3, 19.8 acres of MR-2, and 12.3 acres of C-4 zoning. They would like to rezone the entire parcel to M-1 Light Industrial. Mr. Tom Palitzsch of Thomas Realty was also present and said in 2006 they bought the property and rezoned it to the current zoning from M-1. Mr. Palitzsch stated there are over 1300 platted lots in the City. He said that everyone is aware of the housing market drop and does not see a way they will sell the property as residential. He said by changing the zoning, it will decrease the number of residential lots on the market in Wright City. He said they are trying to do the entire tract is because they are negotiating for maybe a large building. Mr. Palitzsch said Ben Cahill with Turley Martin who was also present is doing their marketing on the site. They have had prospects for both large and smaller type buildings. Mr. Palitzsch said if they don't acquire a large type user in the near future, their plan is to grade and put a street in to get some activity and place a Spec Building on it. Mr. Palitzsch said they have been committed to the Wright City area since 2004 and developed Wildcat Center where Movie Gallery and Donatelli's Restaurant is located and said they also own another retail parcel in town. Mr.

Palitzsch showed the Board two (2) Conceptual Site Plans with the first plan having a buffer on each end. Site Plan #2 had a building of 465,000 square feet on it. Alderman Schuchmann said his concern is the I-70 corridor. Alderman Schuchmann said he would like to avoid a large unattractive brown box type building being there as an opening statement for Wright City. Alderman Schuchmann said an Applebees, O'Charleys, or an Outback Steak House on the front part of the parcel would be more appealing to traffic on I-70 and would help to generate sales tax dollars for the City. Alderman Schuchmann said he feels if the Board gives it a blanket M-1 zoning someone else could come in and just put the large box type building in without the front retail business and the City could do nothing about it. Mr. Palitzsch said the 465,000 square foot building is quite large and maybe a 300,000 square foot building would be more like it. Alderman Schuchmann said he maintains the commercial idea for it and if someone would come in with a nice looking building the City could be interested. Alderman Schuchmann said the most important thing down the road is if someone came in with commercial. If it does just go Industrial the City will look at it. Alderman Denkler informed Mr. Palitzsch what he's trying to do is a positive move and is good for the City. Alderman Denkler added the City is hopeful that a commercial strip can be left along the outer road. If this can't be done, the City would remain flexible. Mr. Palitzsch asked if we only had a box type building wouldn't it be better than what we have. Mr. Palitzsch said he believes there are better sites in the City for Commercial than this one. Mayor Klocke closed the public hearing.

### **Ordinance/Resolutions**

Bill #08-08 was presented to the Board. Bill #08-08 was read for the first time by title. AN ORDINANCE AMENDING SECTION 700.250 OF CHAPTER 700 OF TITLE VII OF THE MUNICIPAL CODE OF THE CITY OF WRIGHT CITY, MISSOURI RELATING TO USE OF FIRE HYDRANTS. Alderman Denkler made a motion to read Bill #08-08 a second time by title. Alderman Schuchmann seconded it and the motion was unanimously carried. After the second reading, Alderman Denkler moved that Bill #08-08 be placed upon final passage. Alderman Schuchmann seconded it and the motion unanimously carried. Mayor Klocke then put the question "Shall Bill #08-08 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 # 642 of the City of Wright City, Missouri.

### **Old Business**

**Bid Award – Wright City South Water Line Project** - Bart Korman of Lewis-Bade was present and discussed the bid tabs and recommended the bid be awarded to Mick Mehler & Sons Inc for the bid price of \$183,494.08. Alderman Denkler made a motion to accept and award the bid to Mick Mehler & Sons in the amount of \$183,494.08. Alderman Schuchmann seconded it and

the motion unanimously carried. Bart provided the Bid Award Letter to Mayor Klocke for signature.

**Request for Water Bill Reinstatement on Account 500274001** – Alderman Schuchmann asked Mr. Klocke if he had comments. Mr. Danny Klocke of Dano’s Hillbilly Heaven stated that he provided the Board with a paper from a local plumber explaining how water breaks in town could cause a water meter to suck the water out of his building and then push the water back in because he did not have backflow prevention device. Mr. Klocke said with all the water breaks they’ve had he felt this was a reason for the high water bills. He said the water meter was changed a few times at the time when he took over the business and after it was last changed the bills were all back to normal. Mr. Klocke said he was tired of it being brought out in the public and wanted it to stop. Mr. Klocke said if it continued he will get a judge to make the final decision. He said there is no way he could use 800 gallons a month. Mr. Klocke said Larry and Harry were both at his business to check the meter and it was not turning and his bills were high for five or six months. Mr. Klocke said he paid all those high bills and then came up to City Hall about the \$800 bill and they took it off his bill. He said after changing the meter the water bill was normal. Alderman Schuchmann asked if they had a backflow prevention device now and discussed the water breaks they have had in the area. Alderman Schuchmann asked Harry Harper if the meter currently has a backflow preventer on it. Harry Harper said there is not a backflow preventer now. Alderman Schuchmann discussed if there were any high water bills for the past year in relation to any water breaks they have had. Harry Harper said he did not think so for that area. Mr. Klocke said he disagreed because when they did the new bank, they had to shut off water to his building to fix the water main and his ice from the icemaker had to be thrown out. Harry said they did have one break when they were replacing the sewer line going down the alley. Alderman Schuchman stated it is not the water breaks or the backflow preventer that was causing the high bills. Alderman Schuchmann said the bottom line is the meter was checked and is correct. Mr. Klocke asked how they knew it was accurate. Alderman Schuchmann said there were two prefixes on the records at City Hall that were different, but the last eight numbers and the reading matched the account. Alderman Schuchmann made a motion to reinstate the water bill for \$803.71 for 10/30/06 on account 500274001. Alderman Walter seconded it.

Roll call vote:           Alderman Denkler - Nay       Alderman Walter – Yea  
                                  Alderman Schuchmann – Yea

The motion carried.

**Request for Sewer Bill Reimbursement from Kathleen Phegley** - Alderman Denkler made a motion to approve the Sewer Bill Reimbursement to Kathleen Phegley in the amount of \$500. Alderman Walter seconded it and the motion unanimously carried.

### **New Business**

**Business License – Phantom Fireworks** - Alderman Denkler made a motion to approve the Business License to Phantom Fireworks. Alderman Walter seconded it and the motion unanimously carried.

**Jammer Joint Motorcycles – Request to close street/entertainment for Grand Opening** - Mr. Mike Czerniewski of Jammer Joint Motorcycles was present and said they just want to close North West Avenue, the street west of the building and no access will be needed as it will only be closed from the corner of First Street to the alley for a grand opening on April 12th. They will have a two piece band set up by the building performing from 12 pm to 9 pm and will have a pin striper set up. There will be no selling of alcohol and they will have bar-be-que. Alderman Denkler said the business borders residents and asked that they be considerate. Mr. Czerniewski said he has talked to Balls Q-Shack and the other neighbors with exception of the house directly behind them. Alderman Schuchmann made a motion to allow the request on April 12<sup>th</sup> for a Grand Opening to close the street with entertainment from 12 pm to 9 pm on the condition of the Chief's acceptance. Alderman Denkler seconded it and the motion unanimously carried.

**Recommendation to fill vacancy on Planning & Zoning Commission** - Alderman Schuchmann made a motion to approve Mr. Jon Young to fill the vacancy on the Planning & Zoning Commission. Alderman Denkler seconded it and the motion unanimously carried. (Mr. Young lives at 166 Fast Lane, Wright City, Missouri)

**Recommendation from Planning & Zoning – Rezone Wilcat Ridge** - Mr. Palitzsch asked if a condition could be placed on it that anything over a 300,000 square feet building would need architectural review since the Board approves site plans. Alderman Schuchmann said he preferred everyone sit down and try to work something out as soon as possible. Alderman Denkler made a motion to table the recommendation. Alderman Walter seconded it and the motion unanimously carried. Mayor Klocke mentioned that the Planning & Zoning Commission did approve it.

**Information Request – City of Warrenton – Charter Cable's Public Access Channel 3** – Alderman Denkler said it could be discussed at a workshop once we have a cost. Alderman Schuchmann made a motion to send a letter to Warrenton noting the Boards interest and to request a cost before the Board will consider it. Alderman Walter seconded it and the motion unanimously carried. The Board wished to discuss this at the next workshop.

**Recommendation from Park Board on Design/Build Proposal on new building** - The Board discussed the two (2) bids received from David Vehige, LLC and Innovative Construction, Inc. and said they would like to discuss the bids at the next workshop. Alderman Denkler said he and Alderman Schuchmann had questions on it. Alderman Schuchmann said a set of plans with an Architectural Seal is required for a government building. Mr. Joseph Godier said his bid does not include the seal of an engineer. Mr. David Vehige said he was under the impression he only needed a seal on the trusses. Alderman Schuchmann explained the process and requirements to the two bidders. Alderman Schuchmann said in reading through the plans there is no mention of sealed drawings. Alderman Schuchman made a motion to not accept either bid for the new building. Alderman Walter seconded it and the motion unanimously carried.

Mr. Scott VanZuyen, Park Board Member, was present and suggested getting advice from an Architect for the style building they want and go from there.

**Utility Adjustments for Approval** - The Board reviewed the information on the trash bill adjustments that were presented on accounts 4002051001, 400215001 and 400216001. It was explained that while changing the new trash rates for March 2008, it was discovered an error occurred in September 2006 when the first utility bill went out on the new Summit Utility Billing Module. The trash rate on the Apartments was put in for single units and not for dumpsters and they were also under charged. Alderman Schuchmann made a motion that a letter be sent out on all three (3) accounts explaining the error and to set up a payment plan equal to the number of months back that we created the error. Alderman Denkler seconded it and the motion unanimously carried.

## **Reports**

**Engineering** – Bart Korman of Lewis-Bade Engineers was present. He said bids did come in good on this project and this is a good time to send bids out on other projects if budget allows. Alderman Schuchmann asked about when they will proceed on the Wright City South Water Line Project. Bart said Mick Mehler & Sons has ten (10) days to get the bonding once he sends the Notice of Award and then a preconstruction meeting will be set up with contract signing. Bart said the meeting should be approximately three (3) weeks before they start.

**Park** - Curt Kehoe was present and gave his report. Curt said all of his teams have been sponsored and all the money spent on uniforms will come back to the City. They had a record number of kids for the Easter Egg Hunt even with bad weather. The next event is Arts in the Park scheduled for April 19 and 20. Mayor Klocke asked about under privileged children that want to play ball. Curt said that is one reason the Baseball Association has stayed alive and will run the concession stand. They are going to scholarship some children in this category and the school counselor is helping to identify them. Alderman Schuchmann told Curt that he was doing a great job.

**Public Works** - Harry presented his report to the Mayor and Board. Harry said there was a leak in the piping system at Well #3 on Westwoods Road last week and they had to have Flynn Drilling repair it. He also said they were working on Forest Lake Water Line Extension and hopes to finish it this week with weather permitting.

**Building Department** – Ron Mershon presented his report to the Board. Ron said Big Boys went to court and the Judge fined him \$1565.00 and gave them twenty (20) days to start repairs. Ron also said Mr. King called him and is inquiring on other uses of the property. Ron said he wrote a ticket to Cannon Builders last Friday for rock and mud on Bell Road. Ron said four (4) apartments have been checked for Property Maintenance Compliance last week and he has two more to do. Ron said a letter was sent to 306 S. Elm Street for having Turkeys in the City.

### **Police Department**

Chief Don Wickenhauser was present and said since the last meeting there they had four (4) stealings, two (2) assaults which one was a juvenile and one an adult. Chief said he also had an item for Executive Session.

**City Hall** – City Clerk Christine Martin informed the Mayor and Board that the City received a check for \$11,319.28 from the Federal Government as a 75 percent share of the reimbursement of the Ice Storm costs and should still receive the 10 percent share from the State. City Clerk Christine Martin also informed the City has achieved the Hall of Fame Award for Excellence in Accident Prevention for the eighth time for the Performance Period 4/1/04 through 3/31/07. She said Karen and her are discussing who will be able to attend as Missouri Rural Services Workers'

Compensation Insurance Trust would like to present the Award to someone from the City. Shayla has been working very hard on the Landlord List and is nearly complete. This will be used by the Building Department for notification to Landlords of the newly adopted 2003 Property Maintenance Code Requirements and also by the Water Billing Department. The Landlords will be tied to the tenants' accounts for notification of delinquent accounts and the City will be able to follow the guidelines for the collection process as in the Missouri State Statutes.

**Treasurer Report /Economic Development**

Karen Girondo was present and said she would put the lease purchase on hold for the new Park Building until we see where we are with the new plans. Karen said she did talk to Tom McNealy of First Bank of St. Louis and said there should be no problem with the lease on the building. Karen said she has been working with Melissa Springmeier at American Bank to be sure we have everything we need to set up the transfer of accounts and Safe Deposit Box for next Monday and Tuesday. Karen said she has signature cards for everyone to sign. Karen said she will write a check out of First State Community Bank (previously Progress Bank) and take it to American Bank for the checking account and Tuesday she will close all of the smaller accounts and take it over along with the contents of the Safe Deposit Box. Karen said the Businessman's Breakfast was Tuesday and it was very successful with over 80 people there. The Chamber Board did authorize the Chamber to participate in the Showcase Business Expo and the Lions Club is reserved for Tuesday, May 13, 2008, for the Expo. Karen said she is already getting a good response for booths and attendees. Karen said she will be talking to some property owners next week on some voluntary annexation.

**Review/Approval of Bills**

Alderman Schuchmann asked about the reimbursement to Cynthia Bell and Karen said it was for a restitution check and account disbursal. Alderman Schuchman asked about the water line expenses for Phantom Fireworks. Karen said we will need to get a bill to them and the money will be returned to the same account used. Alderman Denkler made a motion to approve bills. Alderman Schuchmann seconded it and the motion unanimously carried.

**5 Minute Rebuttal for Public Comments**

Tony Midiri asked about Big Boys and Mayor Klocke explained they were fined \$1565 and have 20 days to start work. Ron said once Mr. King starts on the building they can not stop working on it or they can be ticketed again.

**Executive Session:** Alderman Denkler made a motion to come out of regular session and go into executive session to discuss business relating to Personnel. 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 Schuchmann seconded it and the meeting adjourned at 8:00 p.m.

Approved \_\_\_\_\_

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Attested \_\_\_\_\_