

City of Wright City
Board of Aldermen Meeting
April 24, 2008 6:30 pm

Signed in Attendance: Gary Miller, Mary Miller, James Toothman, John O'Connor, Lyn Walter, Ernest Swan, Tomas Mora, Tony Midiri, Rhonda Flure.

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

Staff and Others: City Superintendent Larry Janish, Captain Henry Matthews, Code Enforcement Officer Ron Mershon and City Clerk Christine Martin. Economic Developer Karen Girondo was absent.

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. The City Clerk reported the Mayor and four Board Members present.

Meeting Minutes

Alderman Schuchmann made a motion to approve the minutes from April 10, 2008 with a typographical correction. Alderman Walter seconded it and the motion unanimously carried.

Public Hearing - None

Ordinance/Resolutions

Bill #13-08 was presented to the Board. Bill #13-08 was read for the first time by title. AN ORDINANCE ACCEPTING WATER LINES, AND/OR SEWER LINES, OTHER UTILITY LINES AND STORM SEWER IMPROVEMENTS AND ALL ITEMS OF PERSONAL PROPERTY OR FIXTURES USED, CONSTRUCTED, PLACED OR EXISTING IN CONNECTION WITH OR RELATED TO SAID WATER AND SEWER LINES BY THE CITY OF WRIGHT CITY, MISSOURI FROM BELL ROAD L.L.C. LOCATED IN THE STREET OF HICKORY TRAILS DRIVE AS SHOWN ON THE PLAT OF HICKORY TRAILS PLAT ONE, SLIDE D-155 AND SLIDE D-156 AND AS SHOWN ON HICKORY TRAILS PLAT TWO, SLIDE D-231 AND SLIDE D-232, WARREN COUNTY RECORDER'S OFFICE. Alderman Schuchmann made a motion to read Bill #13-08 a second time by title. Alderman Reynolds seconded it and the motion unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #13-08 be placed upon final passage. Alderman Reynolds seconded it and the motion unanimously carried. Mayor White then put the question "Shall Bill #13-08 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 # 647 of the City of Wright City, Missouri.

Bill #14-08 was presented to the Board. Bill #14-08 was read for the first time by title. AN ORDINANCE ACCEPTING LAND FROM BELL ROAD L.L.C. BEING HICKORY TRAILS DRIVE AS SHOWN ON THE PLAT OF HICKORY TRAILS PLAT ONE, SLIDE D-155 AND SLIDE D-156 AND AS SHOWN ON THE PLAT OF HICKORY TRAILS PLAT TWO, SLIDE D-231 AND SLIDE D-232, WARREN COUNTY RECORDER’S OFFICE, BY THE CITY OF WRIGHT CITY, MISSOURI. Alderman Schuchmann made a motion to read Bill #14-08 a second time by title. Alderman Walter seconded it and the motion unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #14-08 be placed upon final passage. Alderman Reynolds seconded it and the motion unanimously carried. Mayor White then put the question “Shall Bill #14-08 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 # 648 of the City of Wright City, Missouri.

Bill #15-08 was presented to the Board. Bill #15-08 was read for the first time by title. AN ORDINANCE ACCEPTING WATER LINES, AND/OR SEWER LINES, OTHER UTILITY LINES AND STORM SEWER IMPROVEMENTS AND ALL ITEMS OF PERSONAL PROPERTY OR FIXTURES USED, CONSTRUCTED, PLACED OR EXISTING IN CONNECTION WITH OR RELATED TO SAID WATER AND SEWER LINES BY THE CITY OF WRIGHT CITY, MISSOURI FROM FOREST LAKE PROPERTIES, L.L.C. LOCATED IN THE STREETS (FOREST LAKE DRIVE, HIGH RIDGE COURT, EDGEWATER CIRCLE, AND INLAND COURT) AS SHOWN ON THE PLAT OF FOREST LAKE, SLIDE C-213, SLIDE C-214, SLIDE C-215, AND SLIDE C-216, WARREN COUNTY RECORDER’S OFFICE Alderman Denkler made a motion to accept. There was no second. Alderman Schuchmann questioned the wording “Storm Sewer Improvements” to be included in the Ordinance. Larry Janish agreed it should just be the water and sewer lines. Alderman Schuchmann made a motion to table Bill #15-08 to the next meeting until he can consult with the City Attorney. Aldermen Denkler seconded it and the motion unanimously carried.

Bill #16-08 was presented to the Board. Bill #16-08 was read for the first time by title. AN ORDINANCE AUTHORIZING EXECUTION OF A CONTRACT WITH MICK MEHLER & SONS, INC. FOR THE SOUTHERN WRIGHT CITY WATERLINE RELOCATION PROJECT – PHASE ONE. Alderman Schuchmann made a motion to read Bill #16-08 a second time by title. Alderman Denkler seconded it and the motion unanimously carried. After the second reading,

Alderman Schuchmann moved that Bill #16-08 be placed upon final passage. Alderman Denkler seconded it and the motion unanimously carried. Mayor White then put the question “Shall Bill #16-08 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 # 649 of the City of Wright City, Missouri.

Old Business

Pay Request #8 for Huey Construction - Mayor White asked if there was someone present from Huey Construction. No one from Huey was present. Alderman Schuchmann made a motion to approve Holly’s recommendation of payment #8 for Huey Construction. Alderman Reynolds seconded it and the motion unanimously carried.

Sidewalks on Westwoods Road – Mayor White said any Board member not aware of the sidewalk project should get with Larry to go over it. Alderman Schuchmann suggested everyone try to get out to take a look at it and then it can be discussed at the next workshop on May 5, 2008. The Mayor and Board agreed.

New Business

Insurance Renewal with Tri-County Insurance company - Gary Miller from Tri-County Insurance was present and said there is a \$1600.00 increase over last year due to upgrades and property value increase. Alderman Schuchman asked if anyone noticed the terrorism premium coverage on the bill in the amount of \$71.00. Alderman Schuchmann made a motion to accept the bill with the \$71 terrorism premium added to the cost on the invoice. Alderman Denkler seconded it and the motion unanimously carried.

Business License – Rhonda Flure for a Consignment Shop “New2U” - Rhonda Flure was present. Mayor White asked if there were questions and there were no questions from the Board. Alderman Denkler made a motion to approve the Business License from Rhonda Flure for a Consignment Shop named New2U. Alderman Walter seconded it and the motion unanimously carried.

Appointments of new members to Planning & Zoning - Mayor White said the City received letters from John O’Connor and Tony Gironde and a call from Joe Williams asking to serve on the Planning & Zoning Commission. Mayor White said Mr. Williams lives in Huntington Acres. Mayor White said he received a phone call from Joe Williams that would like to serve on Planning & Zoning and would like to recommend him. Alderman Schuchmann said he would like to see a letter from Mr. Williams to have more information about him before the next meeting as it would still be in time for the next Planning & Zoning Meeting in May. Alderman Denkler and Walter

concurrent. Mayor White said since a couple people recommended him including Jamie Abercrombie he would like to bring it to a vote and asked for a motion to accept him. There was no motion from the Board to appoint Joe Williams. Alderman Schuchmann said it was brought to his attention the terms needed to be staggered so they don't all expire at the same time. Alderman Schuchmann discussed the proposed terms for each appointment. Alderman Denkler made a motion to appoint Tony Gironde. Alderman Reynolds seconded it and the motion unanimously carried. Alderman Walter made a motion to appoint John O'Connor. Alderman Reynolds seconded it and the motion unanimously carried.

Re-appointment of current members to Planning & Zoning - Alderman Walter made a motion to re-appoint Jamey Abercrombie to Planning & Zoning for a four year term ending in 2012. Alderman Schuchmann seconded it and the motion unanimously carried. Alderman Walter made a motion to re-appoint James Justice to Planning & Zoning for a four year term ending in 2012. Alderman Reynolds seconded it and the motion unanimously carried.

Alderman Schuchmann made a motion to change the appointment of Jon Young to a three year term ending in 2011, appoint John O'Connor and Tony Gironde both to two year terms ending in 2010. Alderman Denkler seconded it and the motion unanimously carried.

Ruiz Castillo Restaurant – Special Permit for Outdoor Fiesta – Mr. Tomas Mora was present to request permission for an Outdoor Fiesta. Alderman Walter asked Mr. Mora if he would have their own security like last time and Mr. Mora stated he would. Alderman Walter made a motion to approve the Special Permit for an Outdoor Fiesta to Ruiz Castillo Restaurant. Alderman Reynolds seconded it and the motion unanimously carried.

Request for Permission from Public works to hire Part-time Person – Larry said the position is for 3 days a week year round. Larry said the new person will be paid \$10 per hour and asked to be able to work two days during the week and then on Saturdays. Larry said that will work out good for installing or repairing meters so he would not have to bring in other employees on overtime. Larry said the person's name is Michael Colbert and he has worked for a School District and now works for New Melle Fire Protection as a Fireman. Alderman Schuchmann asked if it would always be the same days and Larry said the two days a week may change since he is a Fireman but the Saturday will always be the same. Alderman Schuchmann made a motion to approve hiring Michael Colbert for \$10 per hour as part-time for two days per week and on Saturdays. Alderman Reynolds seconded it and the motion unanimously carried.

Utility Adjustments for Approval - The Board reviewed Account #200369001 for request to write off as bad debt due to Bankruptcy. Alderman Schuchman made a motion to approve writing off the balance of Account #200369001 due to a bad debt of Bankruptcy. Alderman Denkler seconded it and the motion unanimously carried.

Account #500340001 was brought up. Mr. Ernest Swan was present and said it was for his property on Veterans Memorial Parkway. He said his water bill for the past year totaled \$8500 for three mobile homes and feels the bills were extremely high. He said he knows there has been no water leaks there. Larry confirmed he changed the water meter and upgraded it to the radial reads. Larry said he still has the old meter they took out. Mr. Swan said the water meter was changed

and now the bill is now about \$174. Mr. Swan said \$600 a month for water is high and wants to know what can be worked out. Mr. Swan said there was an issue back in 2003 or 2004 where the City said he was not being charged enough for water. Mr. Swan said he was then paying \$90 to \$120 a month and he was asked to pay \$1100 so he paid it. He said normal bills for a mobile home is \$50 to \$60 per month and even double that does not add up to \$600 a month. Alderman Schuchmann said if water is running, it can add up to a substantial bill. Alderman Schuchmann said for water we now have a water meter policy and explained the process. If the meter comes back faulty he will be reimbursed for the \$75 to send it off and we can look at the bill for needed adjustments. Larry thought the meter was changed out in February. Mayor White asked if he considered putting those units on individual meters. Alderman Schuchmann told Mr. Swan if he came up tomorrow morning and paid the \$75 we will send the meter off tomorrow. Mr. Swan said he had a service company come out and check for water leaks and everything. Alderman Schuchmann asked Mr. Swan if he had residents leaving their water run last winter to keep lines from freezing. Mr. Swan said he couldn't answer that but said his highest bills are in the summer. Mr. Swan also added the homes also do not have washers and dryers. Mayor White asked Mr. Swan if he considered installing individual meters. Mr. Swan said he will do that with the new proposed project. It was discussed about the water lines not being buried underground. Someone from the audience questioned the bills from 2003 and 2004. Alderman Schuchmann said we will research it. Alderman Walter said if the meter was spinning there could be a leak underground.

Reports

Engineering – No Report

Park - There was no one present for the meeting. City Clerk Martin said there were Park Reports in the Board packet.

Public Works - Superintendent Larry Janish said the only thing he had was the request to hire a part-time person.

Building Department – Ron Mershon presented his report to the Board. Ron said he provided the Board with a list. Ron Mershon said he sent 15 letters for property and or trash, 12 door hangers for grass. Ron said he met with the owner of West End Mobile Home Park and the owner is waiting for windows and doors before finishing. They started clean-up of the trailer on Hwy J and started taking it apart. Ron said on the other two houses and trailer on Hwy J, they are waiting for UE to unhook the electric. Ron said he also attended a class sponsored by Ameren UE on new gas piping and there are changes coming to the electric code for grounding. He said there will be some big changes in the NEC Electrical codes in 2010. Alderman Reynolds asked about West End and asked if the people on the other side will clean up their mess of cars and junk. Ron said the Police Department ticketed the cars yesterday and said he is watching the travel trailer real close. Alderman Schuchmann asked about 306 West Second Street and said as you head out Hwy F where West South Second Streets comes in, it needs attention. Alderman Reynolds asked Ron if he was going next door to her residence and Ron said yes. Ron said he get with the Police Department tomorrow and take a look at it.

Police Department - Captain Matthews said from April 7th to the 24th they had 360 calls. They made some arrests on some burglaries and domestic assaults, stealings and they are still working on some. Captain Matthews said they got credits back from Regis for updating computers and installing software. One credit is \$202.50 and the other is \$283.50. Alderman Reynolds asked if they could patrol for speeders on Kerland. Captain Matthews said they run Radar on both ends on

two occasions. Peggy Sherman asked what time of day the Radar was set up. Captain Matthews said mostly during the day. Peggy said it should be done in the evening when the out of town people visit.

City Hall – City Clerk Christine Martin asked if the Mayor and Board wanted the Public Comment Section back on the Agenda and the Mayor and Board said they did want to go back with the process.

Treasurer Report /Economic Development

Karen Girondo was not present but had provided her report in the Board’s packet.

Review/Approval of Bills

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

5 Minute Rebuttal for Public Comments

Tony Midiri asked about the write-off and how much it was. The Board answered \$108.11. Peggy Sherman asked why individual meters are not put in on Mr. Swan’s Trailers. Alderman Schuchmann said it is a problem identified and the City is working on correcting it and said there will be other problems that we find and will have to fix. Peggy asked about the trailers by the Ambulance Quarters and thought when trailers were pulled out there would not be any brought back in and mentioned the trailers being allowed if not older than 10 years. Peggy Sherman also made a complaint about the Hwy J trash problem again. She said form letters need to be sent out and said if she can get a letter about leaves then they can get one for the trash. She said if the City is not going to take care of that problem you can’t expect other people in the City to clean up.

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

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Walter	Yea	Alderman Reynolds	Yea

The motion carried.

Alderman Schuchman 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	Alderman Reynolds	Yea

The motion carried.

Adjournment

Alderman Denkler made a motion to adjourn. Alderman Walter seconded it and the meeting adjourned at 9:10 p.m.

Approved _____

Attested _____