

City of Wright City
Board of Aldermen Meeting
May 13, 2010, 6:30 pm

Signed in Attendance: Tim Reynolds, Arden Engelage, Nancy Huster, Tony & Sandy Knight, Dave Gerdeman, Gina Allen, and Danny Klocke,

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

Staff and Others: Economic Developer/Treasurer Karen Girondo, City Clerk Christine Martin, Harry Harper, and Officer Jeff Scanlon

Roll Call

City Clerk Christine Martin called roll with Mayor Heiliger, Aldermen Schuchmann, Black, Abercrombie and Reynolds present. The City Clerk reported the Mayor and four Board Members present.

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

Alderman Schuchmann made a motion to amend the agenda to add items (k). Board of Adjustment, (l.) Occupancy Permit Fees, and (m.) Grading/Temporary Occupancy Permit. Alderman Abercrombie seconded it and the motion unanimously carried.

Meeting Minutes

Approval of Minutes from Special Board Meeting of April 22, 2010 (CDBG Public Hearing Public Hearing) – Alderman Schuchmann made a motion to approve the Special Minutes from the Board of Alderman Meeting of April 22, 2010, for the CDBG Public Hearing. Alderman Black seconded the motion. Aldermen Reynolds, Schuchmann, and Black voted yes and Alderman Abercrombie abstained. The motion carried.

Approval of Minutes from Board Meeting of April 22, 2010 – Alderman Schuchmann made a motion to approve the Minutes from the Board of Alderman Meeting of April 22, 2010. Alderman Reynolds seconded the motion. Aldermen Reynolds, Schuchmann, and Black voted yes and Alderman Abercrombie abstained. The motion carried.

Approval of Minutes from Special Meeting of April 28, 2010 – Minutes were not available for approval.

Approval of Minutes from Workshop of May 3, 2010 – Minutes were not available for approval.

Responses to previous comments/concerns - None

Open Meeting to public comments/concerns

Nancy Huster discussed the previous request from Ms. Ines for the sign for “Children at play” and for the “Speed Limit” sign. She said the signs have been erected. Ms. Huster stated there are always four to six cars parked there with one blocking the lane. Ms. Huster said today there were five children playing in the street and they dart out in between the cars. She said they refuse to get out of the street when asked and the children are going to be either hurt or killed by being allowed to play out in the street. Alderman Abercrombie asked Ms. Huster for a recommendation. Ms. Huster stated the children are not allowed to play on her driveway or property, but has no solution for the problem.

Public Hearing - None

Recommendations from Planning & Zoning - None

Old Business

Trotters Creek – Request to take over Streets/Utilities – Alderman Abercrombie made a motion to postpone this request to the next meeting. Alderman Schuchmann seconded it and the motion unanimously carried.

Employee Training Contracts - Alderman Abercrombie made a motion to postpone the Employee Training Contracts to the next meeting. Alderman Reynolds seconded it and the motion unanimously carried.

Tree at 115 S. Locust - Alderman Abercrombie said the tree is dead and dying and he would like it removed. He said half of the branches are dead on the tree and it is hollow. Alderman Schuchmann said he would like to talk to counsel. Alderman Abercrombie agreed, but said the rainy season is here and it needs to be addressed. Alderman Schuchmann said he would feel better if the City would first consult with the City Council. Alderman Schuchmann made a motion to postpone the issue until the City could talk to the City Attorney. Alderman Abercrombie made a motion to amend the motion by adding he would like it expedited and would like an answer by no later than next Friday, May 21st. Alderman Schuchmann seconded it and the motion unanimously carried.

Ordinance/Resolutions

Bill #17-10 was presented to the Board. Bill 17-10 was read for the first time by title. AN ORDINANCE ACCEPTING WATER LINES, AND/OR SEWER LINES, 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 HICKORY GROVE, L.L.C LOCATED IN THE STREETS IN THE SUBDIVISION OF THE SHIRE, PLAT 1 BY THE CITY OF WRIGHT CITY, MISSOURI. Alderman Schuchmann made a motion to read Bill 17-10 a second time by title. Alderman Abercrombie seconded it and the motion unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #17-10 be placed upon final passage. Alderman Abercrombie seconded it and the motion unanimously carried. Mayor Heiliger then put the

question “Shall Bill #17-10 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Abercrombie	Yea	Alderman Schuchmann	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 #712 of the City of Wright City, Missouri.

Bill #18-10 was presented to the Board. Bill 18-10 was read for the first time by title. AN ORDINANCE ACCEPTING LAND FROM HICKORY GROVE, L.L.C. BEING THE STREETS KNOWN AS BOMBADILL BLVD., BILBO LANE, MERIADOC LANE, FRODO LANE, GANDALF LANE, ARAGORN LANE, LEGOLAS LANE, AND SAMWISE STREET AS SHOWN ON THE SUBDIVISION PLAT OF THE SHIRE, PLAT 1, BY THE CITY OF WRIGHT CITY, MISSOURI. Alderman Schuchmann made a motion to read Bill 18-10 a second time by title. Alderman Abercrombie seconded it and the motion unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #18-10 be placed upon final passage. Alderman Abercrombie seconded it and the motion unanimously carried. Mayor Heiliger then put the question “Shall Bill #18-10 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Abercrombie	Yea	Alderman Schuchmann	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 #713 of the City of Wright City, Missouri.

New Business

Dan Engeman – Blaine Luetkemeyer’s Office – Congressional Update - Mr. Dan Engeman was present and said Mr. Luetkemeyer has been on the job for about 16 months now, covers about 25 counties in the 9th District, serves on three committees which are agriculture, small business and government oversight. He said Congressman Luetkemeyer sponsors a balanced budget and is keeping an eye on is the National Debt. The Cap and Trade legislation passed last summer which will drive electric costs up another \$1800 to \$3000 a year for constituents. Mr. Engeman said that Social Security and the Veterans Administration are two of the largest areas they deal with on a daily basis. He asked if there were any questions or comments.

Special Permit for Spring Fling – Dano’s - Danny Klocke was present and said he was doing the same thing as last year by closing the street off from Wright Stop to American Oasis. The Fire Department will be present and Wright City Meat will have a fish fry and barbeque. They will have their own security and have received an okay from the other local businesses on the street and they are invited to get involved. The event will start at 11:00 am and the music will be done by 8:30 pm. The trailer for the band will be removed Sunday morning. Alderman Abercrombie made

a motion to approve the Special Permit for a Spring Fling at Dano's Hillbilly Heaven. Alderman Schuchmann seconded it and the motion unanimously carried.

Elect President of the Board - Alderman Reynolds made a motion to nominate Alderman Jim Schuchmann for President of the Board. Alderman Black seconded it and the motion unanimously carried.

Selection of Planning & Zoning Member from Board - Alderman Reynolds made a motion to nominate Alderman Jim Schuchmann to serve as the Aldermanic Representative on the Planning & Zoning Commission. Alderman Abercrombie seconded it and the motion unanimously carried.

Removal of Tree – Third & Elm – Alderman Schuchmann made a motion to consult with the City Attorney before making a decision. Alderman Abercrombie seconded it and the motion unanimously carried.

Adjustment of Work Hours – Public Works - Alderman Schuchmann made a motion to return to the policy where the Department Head adjusts the hours as seen fit. Alderman Black seconded it and the motion unanimously carried.

Request for approval of utilities at lot 39 Forest Lake - Scott Knight - Mr. Scott Knight was present and had some packets to hand out to explain his needs to have electric and water on his lot. He stated he is one of six developers of Forest Lake Subdivision. He mentioned the City previously having asked to tap into the Forest Lake Water Lines for Forest Lake for the purpose of Phantom Fireworks. Mr. Knight showed photos of his property and improvements he had made to it. He has seven acres and has a covered dock on the lake, has a concrete structure and needs fresh water to pressure wash the wooden dock and the concrete building to seal them both. He said he hired some local people to clear about 180 feet of land to install electric, etc. Mr. Knight said he would like to install an aerator to keep the area around his dock on the lake from freezing. They have had some vandalism with damage to their property and to their public property with grinder pump for sewage being stolen. Mr. Knight said that it would be a positive move for the City to allow this and let property values increase. Alderman Schuchman said the first thing to go in is usually a residence and explained that the permit for the building/dock was issued in error, and that the electric and water issue is tied to the building of a house. Alderman Schuchmann said the City has a Municipal Code that the Board has to follow. Scott Knight said that three out of six properties owned by the developers in the subdivision have water and five of them have electric. Alderman Schuchmann said this is the first to hear this. Mr. Knight said what he has done to his property is positive and feels Wright City would want it and said others in Forest Lake have put water and sewer in before building a residence. Mr. Knight said AmerenUE gave the okay, however is just waiting for Wright City to okay it. Alderman Schuchman asked what kind of service is required. He said there is a possibility of putting temporary service, which is normally done during the construction period so there is power there for the construction crews. Mr. Knight said he would have to obtain that information from Rod Smith who is an electrician. Mrs. Knight asked what is the point of not approving the electric. Alderman Schuchmann said it is to make sure a residence will be put on the lot. Alderman Schuchman advised Mr. Knight to forward the information to the City Clerk and she would give it to the Board.

Utility Billing Adjustments for April - Alderman Schuchmann made a motion to approve the Utility Billing Adjustments for April. Alderman Reynolds seconded it and the motion unanimously carried

Utility Billing Request for Adjustment – Account 100362002 - Alderman Schuchmann made a motion to approve the Request for Adjustment for Account 100362002l. Alderman Abercrombie seconded it and the motion unanimously carried

Utility Billing Request for Adjustment – Account 100038001 - Alderman Schuchmann made a motion to approve the Request for Adjustment for Account 10003800l. Alderman Abercrombie seconded it and the motion unanimously carried.

Utility Billing Request for Adjustment – Account 100364003 - Alderman Schuchmann made a motion to stay with original agreement as approved by the Board for Account 1003640003. Alderman Reynolds seconded it and the motion unanimously carried.

Engineering Review of The Shire, Plat 2 - Karen Girondo explained the project and asked how the Board wanted to handle it. Karen said it was submitted to the City on March 22 and to THH the first of April. Comments were sent back from THH and then sent on to Lewis-Bade. There is a letter from Lewis-Bade addressing the comments. Karen said they can not do any construction out there until the City provides them with the okay. Alderman Abercrombie said he just got it and would like to table it to the next meeting. Alderman Abercrombie made a motion to postpone the review to the next meeting. Alderman Reynolds seconded it and the motion unanimously carried.

Board of Adjustment – City Clerk Christine Martin provided the Board with a list of names that were interested in serving on the Board of Adjustment. Mayor Heiliger read the names for nomination which were David Walter, Scott Miller, Dave Gerland, Frank Ellis, Roland Nieman and Bill Schaffer. Alderman Abercrombie said he did not know Mr. Dave Gerland. Alderman Reynolds said Dave Gerland used to be the City’s Code Enforcement Officer. Mayor Heiliger recommended appointing Roland Nieman to a five-year term, Bill Schaffer to a four-year term, Frank Ellis to a three-year term, Scott Miller to a two-year term and Dave Walter to a one-year term on the Board of Adjustment.

Alderman Schuchmann made a motion to accept Mayor Heiliger’s recommendation to appoint Roland Nieman to a five-year term, Bill Schaffer to a four-year term, Frank Ellis to a three-year term, Scott Miller to a two-year term and Dave Walter to a one-year term on the Board of Adjustment.

Occupancy Permit Fees - Alderman Schuchmann stated that he, Karen and Bob Barclay met to discuss this. The Mayor and Board discussed the proposed new Occupancy Permit Fee Changes. The residential Fee would be \$50 for the first inspection with no charge for an additional inspection with a third inspection being twice the initial \$50 inspection fee. The Commercial Fee would be \$100 for the first inspection with no charge for an additional inspection with a third inspection being twice the initial \$100 inspection fee. The fee for a Warehouse will be .001 x Square Feet (example: 200,000 sf x .001 would be a \$200 fee)

There will be two ordinances for the changes to be made in Section 502.060 and 505.030(B)4.

The change in Section 505.030(B)4. will be to Delete 4a. and 4b. The minimum plan review fee shall be two hundred fifty dollars (\$250.00) as published.

Alderman Schuchmann said there will still be a plan review fee but not the \$250.00 fee. Karen said we are in line with all of the other Cities as far as our building permit fees. We are a little high because of our sewer tap on fee.

Alderman Abercrombie made a motion to proceed with drafting ordinances to change Section 502.060 and 505.030 as stated. Alderman Reynolds seconded it and the motion unanimously carried.

Temporary Occupancy Permit/Grading - Alderman Schuchman explained the discussion he and Karen Girondo had with Bob Barclay of Brickkicker Inspection Services. Alderman Schuchmann said Bob has seen properties out there where the final grading and seeding has never been completed, where there is no vegetation on the lot and silt is running to the storm water and out into the streets. Bob suggests that we draft an ordinance that requires vegetation to be put in place within a certain time frame for all new homes, including display and inventory homes. Information was obtained from other cities on final grading and seeding. Harry said he inspects new homes before they are occupied. He mentioned he does not inspect display homes and inventory homes until they are sold and the buyers are getting ready to move into them. Harry said the checklist for the inspections does have yard conditions on it. Alderman Abercrombie said he sees the inventory homes as a problem. Alderman Schuchmann suggested we change the language possibly to final inspection. Alderman Abercrombie said he knows we can't use escrow because there is no escrow. Alderman Schuchmann made a motion to postpone it until there is more discussion with Bob Barclay. Alderman Reynolds seconded it and the motion unanimously carried.

Reports

Engineering – None

Park - Curt Kehoe gave a report to the Board. He explained to the Board that Holly had the wrong name on the list for the concession stand workers. He asked the Board for permission to add Julia Meyers as a concession stand worker. Mayor Heiliger made a recommendation to hire Julia Meyers as a Parks concession stand worker. Alderman Schuchmann made a recommendation to accept Mayor Heiliger's recommendation to hire Julia Meyer as a Parks concession stand worker. Alderman Reynolds seconded it and the motion unanimously carried. Curt stated Park's reservations are way up and is filling up on a weekly basis with already nine reservations for the weekend of June 22nd and 23rd. Arts in the Park ended with it being very wet that afternoon. All the groups booked got at least one performance in. For next year's Arts in the Park, they will come back for free. Curt said Youth Baseball Games are in full swing and if it stops raining we can play some games. Coed League starts this Friday night and Movies in the Park will be on Friday night on May 14th playing Alvin and the Chipmunks "The Squeakquel", May 15th is the Flea Market, Tuesday May 18th is the first Concert in the Park with "Augusta Bottoms Consort" playing. The Farmers Market will be at the park starting Thursday May 20th, and Flag Retirement will be June 12th and they have been collecting quite a few flags. Everything has been received from the Chevy Baseball Program. There are 2,000 raffle tickets to sell for \$5 each and all the

proceeds go to the baseball league. Curt said he told all the teams that if everyone sold at least ten tickets off their team that he would supply catcher's mitts for all the teams. Chevy Baseball brought bat bags, ball buckets and t-shirts for everybody. The team that was short a sponsor was put in Chevy Baseball shirts. Curt said they also get a \$500 check and Gastorf-Schrumpf Chevrolet sponsors another team

Public Works - Harry Harper brought up Larry Janish wanting to request a sign up for the business to put their directional signs on due to all the trucks driving through town and not knowing where to go. The sign on South First Street was discussed for putting individual company signs directing drivers to the Industrial Park. Each company would be responsible for putting their sign up and several of the companies are interested in it. Alderman Abercrombie asked about maintenance of the signs. Alderman Schuchmann said the sign would be far enough off the road and the material they use today lasts longer. Harry said Coke and Monnig are interested in putting their sign up on the larger sign base. Nancy Huster said they get about four to five trucks on their street a day because the drivers get lost and she suggested a sign at the four-way. Alderman Schuchman said we would need to get an okay from MODOT. He suggested getting with AB Signs for a cost and see if the cost can be split. Harry Harper said he will get a proposal and bring it back.

Harry explained at Ms. Huster's house there is a concrete pipe that runs between the houses and it is separated by about a foot or more. He said the Huster house drainage project will cost about \$500 for repairs. Alderman Schuchmann said the City will need to obtain an easement. Ms. Huster asked if the City could wait until the garden is out. She said Ms. Haines rents the home next door and the owner would also agree to give the City an easement for repairs.

Harry Harper brought up a request from 105 Turkey Run to put in a landscape area and said he would not approve it without the Boards approval because it looks like a gravel driveway.

Alderman Schuchmann said to require them to put on the permit application that the gravel area is a planter area and have them sign a statement that they will not park on it. Alderman Schuchmann said he did not know if we can deny it as a landscape area, but as soon as they park on it, it will be in violation. Aldermen Schuchmann and Abercrombie both stated they would like to consult with the City Attorney and stated it is still under review.

Harry said they have a proposal for the Police Department back door to block it in and should have another bid by next Friday. The bid is for tearing out the back door and replacing the door area with blocks. Harry asked if the City was to purchase materials and it came below that price could the City spend it. Alderman Schuchmann asked Harry to try to get a couple more bids.

Building Official - Harry said there have been five (5) new home permits issued, four (4) deck Permits, two (2) Renovation, two (2) Fence Permits, and one (1) demolition permit. Tom Hoeft is tearing down the old sign building next to Big Boys. The building is currently on the ground and they are in the process of removing debris.

Police Department – Officer Scanlon said Chief Matthews apologized for not being able to attend. Officer Scanlon gave a report to the Board and said they've had 400 calls in the last two weeks and they have been patrolling in the Subdivisions in the construction zones and doing a lot of School zone trap enforcement. He said there are a lot of several active investigations going on at this time. Officer Scanlog said several officers are doing the torch run hand-off with a celebration afterwards which will be May 25th at noon at the Wil Heiliger building at Diekroeger Park. The run will go up to Warrenton and end at the Court House where the Special Olympic Athletes will meet them to hand off the torch and have a small ceremony. Officer Scanlon said himself, Tim Matthews, Ron McBride and Jordan Exum will be running. .

City Hall – City Clerk Christine Martin stated of the two businesses discussed at the last meeting, one (1) received a summons and has a court date and the other one needs the Police Department to visit to see if they are operating illegally as there is still activity there.

Treasurer Report – Karen Girondo gave Report and said April Financial Reports are on the table. She said Donna Wallace with KEB was in on Wednesday finishing up on the 2009 Audit. She said the City should have the reports by the 1st of June. Karen said as far as financials, revenue received is at 33 percent, expenditures are at 30 percent and sales tax is at 36 percent of what we budgeted, so the City is ahead at this point.

Economic Development – Karen Girondo said there are prospects looking at the Spec Building in the Industrial Park and at the Kaplan Building and will be meeting some people in the morning. She said she attended a seminar today in St. Louis with Ameren UE on the E-Synchronist Program which is the City’s business retention and expansion program. Karen said she is working on the paperwork for the street light/sidewalk project and the southern water line project and has sent a letter to the State asking for proprietary use of those lights. Karen announced a ribbon cutting ceremony by the Chamber at Budget Hearing tomorrow at noon

Review/Approval of Bills

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

Final Questions - Alderman Abercrombie gave congratulations to Aldermen Schuchmann and Reynolds on re-election and to Mayor Heiliger on winning the election for Mayor.

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

Alderman Black	Yea	Alderman Schuchmann	Yea
Alderman Reynolds	Yea	Alderman Abercrombie	Yea

The motion carried.

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

Alderman Black	Yea	Alderman Schuchmann	Yea
Alderman Reynolds	Yea	Alderman Abercrombie	Yea

The motion carried.

Adjournment - Alderman Schuchmann made a motion to adjourn the meeting at 9:10 pm. Alderman Reynolds seconded it and the motion unanimously carried

Approved _____

Attested _____