

City of Wright City
Board of Aldermen Meeting
May 14, 2009 6:30 pm

Signed in Attendance: James Toothman, Tim Reynolds, Lyn Walter, John & Chris O'Connor, George Murphy, Nancy Huster, S. Willis, Anita Lemke, Steve Allen, Chris Allen, Bart Korman, Matt Jaspering, Monte Cannon, Bob Hall, Tony Midiri, Patsy Jones, and Joe Williams.

Others present not signed in: Robin Polston and Joe Scott of Suburban Journals

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

Staff and Others: Assistant Superintendent Harry Harper, Lt. John Malcolm, Economic Developer Karen Gironde, Parks Director Curt Kehoe and City Clerk Christine Martin.

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

Roll Call

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

Meeting Minutes

Alderman Schuchmann made a motion to approve the minutes from the Board of Alderman Meeting on April 23, 2009 with corrections. Alderman Abercrombie seconded it and the motion unanimously carried.

Alderman Schuchmann made a motion to approve the minutes from the Board of Alderman Meeting on May 4, 2009. Alderman Reynolds seconded it and the motion unanimously carried.

Responses to previous comments/concerns – None

Open meeting to public comments/concerns - Mayor White read to the audience “ that when a visitor is addressing the council all members shall be attentive and listen politely. If the speaker is taking too much time, drifting from the subject or is personally abusing council members the Mayor shall be the one to cut off the speech. Even though one must be polite it is not necessary to be intimidated by a rude speaker. He often irritates everyone else in the room as much as the council and should be cut off as quickly and painlessly as possible.”

Ms. Nancy Huster stated she saw the City crew cleaning up where the old grain elevator was and asked if they will be able to clean further than that. Harry said that is as far as they are going but will be mowing on the sides. Mayor White stated that Larry met with the railroad in November of 2008 and is supposed to be getting with him for what is to be done there. He said Larry will need to be asked on that subject.

Nancy Huster asked if anything was being done in memory of long-time Alderman, Wil Heiliger and asked if the City sent anything to Wil or was it just the City employees and Board members. Mayor White said it was just donations from whoever wanted to contribute. Ms. Huster asked that after 22 years if the City deemed not to send anything from the City. Mayor White said with the budget crunch the City is watching it's expenditures. Ms. Huster stated she thought he deserved something from the City. Alderman Abercrombie asked Ms. Huster to stay for the Park Board Report for that subject.

Public Hearing - Annexation – Highway 70 West

Mayor White opened the Public Hearing on the annexation of Interstate 70 from the West City Limits at Stracks Church Road and thence Westerly approximately 6685 feet to Station 515=25. Karen Girondo Read the Plan of Intent

On Behalf of the City, City Attorney Darryl Hicks entered into the record a “Plan of Intent” marked Exhibit “A” to provide municipal services for the unincorporated area under consideration for annexation by the City of Wright City, Missouri consisting of part of the Interstate Highway 70 right-of-way from the West present City Limits to a point approximately 6685 feet West therefrom.

The Plan of Intent for the Annexation was posted on the Bulletin Board at the Wright City Hall for review commencing April 28, 2009.

Monte Cannon asked how far the annexation would be. Alderman Schuchmann stated the plan is to go roughly 6000 feet west of Stracks Church Road and involves the Interstate 70 right-of-way and adjacent outer roads.

Being no further public comment, the Public Hearing was closed.

Alderman Abercrombie made a motion to close the Public Hearing and Alderman Reynolds seconded it and the motion unanimously carried.

Ordinance/Resolutions

Bill #10-09 was presented to the Board. Bill #10-09 was read for the first time by title. AN ORDINANCE ACCEPTING LAND AS A ROAD AND UTILITY EASEMENT BY THE CITY OF WRIGHT CITY, MISSOURI FROM WCM PROPERTIES, LLC. Alderman Abercrombie made a motion to read Bill #10-09 a second time by title. Alderman Black seconded it and the motion unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #10-09 be placed upon final passage. Alderman Reynolds seconded it and the motion unanimously carried. Mayor White then put the question “Shall Bill #10-09 be passed and become an ordinance?” Roll call was taken with the following vote:

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

The Bill having the majority vote of all 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 # 685 of the City of Wright City, Missouri.

Bill #11-09 was presented to the Board. Bill #11-09 was read for the first time by title. AN ORDINANCE AUTHORIZING EXECUTION OF SUPPLEMENTAL AGREEMENT NO. 1 TO PROFESSIONAL ENGINEERING SERVICES CONTRACT DATED: MARCH 23, 2006 DESIGN (325-038) AND CONSTRUCTION PHASE (325-039) MODOT PROJECT NUMBER: STP-9900 (335) WRIGHT CITY BEAUTIFICATION AND WESTWOODS ROAD SIDEWALK SAFETY PROJECT. Alderman Schuchmann made a motion to read Bill #11-09 a second time by title. Alderman Reynolds seconded it and the motion unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #11-09 be placed upon final passage. Alderman Abercrombie seconded it and the motion unanimously carried. Mayor White then put the question “Shall Bill #11-09 be passed and become an ordinance?” Roll call was taken with the following vote:

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

The Bill having the majority vote of all 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 # 686 of the City of Wright City, Missouri.

Bill #12-09 was presented to the Board. Bill #12-09 was read for the first time by title. AN ORDINANCE FOR THE PURPOSE OF PROVIDING FOR THE ANNEXATION OF A CERTAIN UNINCORPORATED AREA OF WARREN COUNTY, MISSOURI, TO THE CITY OF WRIGHT CITY, MISSOURI, AND FOR THE EXTENSION OF THE CORPORATE LIMITS OF SAID CITY TO INCLUDE SUCH AREA. Alderman Schuchmann made a motion to table Bill #12-09. Alderman Abercrombie seconded it and the motion unanimously carried.

Resolution #13-09 was presented to the Board. Alderman Schuchmann made a motion to table Resolution #13-09. Alderman Abercrombie seconded it and the motion unanimously carried.

Old Business

Greater Missouri Builders – Review of Bill of Sale for Utilities for Spring Lakes (Plat 1and Plat 2) - Harry Harper stated GMB is requesting to turn the road and utilities over to the City, everything except the lift station. He said everything except the lift station is up to City code. Alderman Schuchman said he would like to get the matter cleared up, possibly a letter of intent on what they plan to do with the lift station. Alderman Abercrombie concurred. Darryl Hicks stated the entire subject matter should be addressed simultaneously and solved at one time. Alderman Schuchman made a motion to direct Harry Harper to asked for a letter of intent from Greater Missouri Builders regarding the lift station. Alderman Abercrombie seconded it and the motion unanimously carried.

New Business

Business License – Mutemah Gregory – Thrift Shop 208 Veterans Memorial Parkway – Ms. Gregory was not present. Alderman Abercrombie made a motion to table the application to the

next meeting so the applicant can be present. Alderman Black seconded it and the motion unanimously carried.

Business License – George Murphy – Sheds & Other Products, 14980 Veterans Memorial Parkway - Mr. Murphy was present and said he plans to sell sheds, gazebos, and other outdoor fixtures. Alderman Schuchmann asked where it will be. He said he will be located next to Pat's Auto & Truck Center and will display the merchandise on the lot. Alderman Abercrombie asked how many buildings will be there. Mr. Murphy will not display no more than 25 display units across the front and down the east side. Alderman Abercrombie said he had no problem with the proposed business. Alderman Abercrombie made a motion to approve the Business License to George Murphy to sell Sheds and other products at 14980 Veterans Memorial Parkway. Alderman Reynolds seconded it and the motion unanimously carried.

Southern Water Line Project – Bid Award - Bart Korman and Matt Jaspering from Lewis and Bade were present and said CJN Products, Inc. was the lowest bid which was \$126,982 for the base bid and his Alternate Bid was \$44,377. The total of both is \$171,359. Bart said with doing the Base Bid and Alternate we will still be under budget. Bart said he recommended awarding the bid to CJN Products, with the approval of the ordinance at the next meeting. He said he had a Bid Award to be signed by the Mayor for the contractor to have in order to get his bonding started. Bart said he worked with CJN Products when they did Phase 1 of the Truesdale water line project several years ago and last year they did a lift station in Montgomery City for him. Currently they are working at Lincoln County Water District on a sewer project. They also did work in Gettysburg Commons. Harry said in 1991 they did the sewer line at Wright City Elementary School. Alderman Abercrombie brought up the line item in the Bid on seed and erosion control and asked if \$2000 is enough. Bart said he thought it would be enough, but added they will be required to leave a cashier's check for \$2,000 with the City for a year after the project is complete for landscaping purposes. Bart said Notice to Proceed should be given in one and a half months with completion in 120 days. Alderman Schuchmann said with the project scheduled to be completed in the Fall it will be a good time to seed and straw. Alderman Schuchmann made a motion to approve the bid award to CJN Products for the base bid and alternate bid for a total of \$171,359. Alderman Abercrombie seconded it and the motion unanimously carried.

Lamb Construction – Payment #6 - Curt Kehoe was present and stated the punch list for the final inspection given to Lamb Construction has been completed. Alderman Schuchmann made a motion to approve Payment #6 to Lamb Construction in the amount of \$36,033.97. Alderman Reynolds seconded it and the motion unanimously carried.

Time Clocks/Security Cameras - Mayor White explained it was discussed before but he is proposing four high resolution cameras with two installed in the Police Department and two to be installed in the Lobby. We will have two in the City Hall with one on the front door and one where people are coming in. He stated the cost from Sam's Club for the proposed security camera is \$560.00 with delivery and the time clock is \$222.13. Alderman Schuchman asked who would install the equipment. Mayor White said either someone from Public Works or will pay someone to install it. He estimates the cost to install it would be \$200 but the amount will be taken back to the Board for approval. Alderman Schuchmann asked where the funds are coming from. Mayor White said there was a dormant account at FMB Bank of \$72,003.25 that was drawing less than

one quarter percent interest and that was moved to the old Progress Bank at 3.04 percent interest rate. He said the money made from the difference in interest rates of \$2,174 for a year. Five months interest will be \$912 and four and a half months would be \$820. By moving the dormant account to another account it will provide the City with \$2,174 more interest in a year. He said this is more than enough to cover the cost of the cameras and the time clock. \$72,003.25 was transferred and \$974 is remaining to cover outstanding water deposits. Karen explained the City needs to leave the deposit money there and it must be transferred to the State for unclaimed water deposits and explained that Christine is currently working on that. It was the City's general account. Karen explained it is counted in the bottom line figures each month. Alderman Schuchmann said then it is not new found money if it had been in the account figures every month. Alderman Schuchman asked if we are devoting the entire \$2,174 to any particular line item. Karen thought it should be put to building maintenance. Alderman Schuchman said he would like to review it for a firm bid on installing the cameras and the Time Clock and would like time to review the budget. Alderman Schuchmann suggested tabling the item. Mayor White said he would like to see it go through at this time. Alderman Abercrombie suggested just doing the time clock now and leave the cameras and DVD's for discussion at the BOA Workshop. The type of time clock was discussed and if electric is needed. Alderman Abercrombie said he thought the manual time was too easy to get around and cheat on since the purpose is how well the time is being managed. He said he liked the finger print one and Lyn Walter spoke up and said they do not read well. Robin Polston was present and asked who will be managing the time clocks and how will Larry and his crew get in at 8:00 if we happen to be late for work. She asked will they have to clock in and out for lunch. Alderman Abercrombie said the employees can always go through the Police Department. Robin said the Police Department is not always there. Lt. Malcolm said maybe once or twice a month Kathy may not be there right at 8:00 am. Curt Kehoe explained his situation with him and his people having to work with the Park schedules on the weekend and at night. Alderman Abercrombie said those situations can be worked out. It was discussed to just use the time clock in the Police Department for City Hall until we get other questions answered. Karen brought up the situation in the past where the City employees could not get into the Police Department to clock in or out because the door was locked. It was discussed that the time clock can always be moved to the lunch room. The number of time clocks needed for different departments was discussed. Robin also asked about detailed rules for the time clock for clocking in and out for breaks. Alderman Schuchmann stated yes there should be a policy for the time clock. Alderman Abercrombie made a motion to add it to the Workshop. Alderman Reynolds seconded it and the motion unanimously carried.

Appointments to Planning & Zoning Commission - There was discussion on members appointed to a term and procedure on vacating or removing that seat if the member is not available for meetings. City Attorney stated that for the Mayor to remove a member before his term expires there has to be cause and said medical can be a cause if it prevents the member from fulfilling his duties.

Mayor White announced that he had an application from Joe Williams and recommended his appointment to the Planning & Zoning Commission. Alderman Schuchmann asked Mr. Williams about his background. Mr. Williams said he had been in construction for 15 to 20 years but had never held a public office before. Alderman Abercrombie made a motion to approve Joe Williams as a Planning & Zoning Commission Member. Alderman Black seconded the motion. There were

two nay votes by Aldermen Schuchmann and Reynolds. There were two yea votes by Aldermen Black and Abercrombie. Mayor White broke the tie by casting the deciding vote in favor of the appointment and the motion carried.

Conference Request – MEDC – Karen Girondo explained the request for the two and a half day conference for June 1 through June 3 and that registration and hotel for the conference may be paid for. Karen said if that happens, she will take care of transportation. The Conference is titled “Opportunities and Tough Times”. Alderman Schuchmann made a motion to approve attendance to the MEDC Conference by Karen Girondo if it will not cost the City anything. Alderman Reynolds seconded it and the motion unanimously carried. Alderman Abercrombie said he would like to see some workshop information on it.

Traffic Enforcement Grant – Lt. John Malcolm was present and explained the Traffic Enforcement Grant program through MODOT. They applied for \$3,480 for 160 hours that will be spread out over eight days targeting mainly the holiday travel dates such as Memorial Day, 4th of July and Labor Day. It will cover hazardous driving conditions on Interstate 70, the service roads, and highways F and J. Alderman Schuchmann made a motion to approve submitting the Grant. Alderman Abercrombie seconded it and the motion unanimously carried.

Pawn Shops - Karen said she had this added to the agenda because she had an inquiry last week and our code book does not cover it. Nancy Huster stated she believed there was a Pawn shop years ago in front of Bill Twiehaus’s. Alderman Abercrombie made a motion to send this to the Workshop. Alderman Schuchmann seconded it and the motion unanimously carried.

Cemetery Stone - Alderman Abercrombie explained the situation that Steve and Chris Allen purchased 16 cemetery lots that has a stone on it belonging to the Kellers. They would like a stone moved or have a signed letter from the City that the City won’t sell those two lots and would accept two other lots in their place. Alderman Abercrombie said he would recommend that we try to get that stone moved so the Allens can do what they intended. The stone is about a foot to foot and a half onto their lot. A letter had been sent to the Kellers and the City is waiting for a reply. Alderman Schuchman asked Mr. Allen if he could bear with the City for a bit until we get a response. Mr. Allen stated they would be willing to wait for a response. Alderman Schuchmann made a motion to table it until the next meeting. Alderman Abercrombie seconded and the motion unanimously carried.

Utility Billing Adjustment Report - The Board had not problem with the report. Alderman Reynolds made a motion to accept the Utility Billing Adjustment Report. Alderman Abercrombie seconded it and the motion unanimously carried.

Anita Lemke – 54 Hwy ‘J’ - Ms. Lemke was present and said she recently purchased the property from her brother and has not been able to pick up the letter from the City due to her time schedule and the Moscow Mills Post Office hours. She said Larry Janish said it was regarding demolition. Ms. Lemke asked the City to allow her 60 days to take care of it. She said she was not economically able to do it immediately. She said there is no dumpster available through her work at this time and it will probably be a couple of weeks before one is available. It will probably be a 40 yard roll-off dumpster. Mayor White explained a recent incident where a fire was set at another

location and there is a dispute of who said it was okay to burn. Alderman Schuchmann made a motion to allow Ms. Lemke 60 days to get the property cleaned up. Alderman Abercrombie seconded it and the motion unanimously carried. Alderman Abercrombie said as long as progress is being made along with communication to the City, the Board will be able to work with her. Ms. Huster asked about the cistern and Ms. Lemke stated it had been pushed in.

Business License – Steven & Barbara Willis, U.S.A. Guns, 499 W Service Road – Steven Willis was present. He said he would like to open up a gun shop at his current location. He said it will be gun sales, sporting goods, ammo and associated products. Lt. Malcolm stated the applicant will first have to acquire a Federal Firearms License and a County Merchant’s License. City Clerk Christine Martin informed the applicant she will provide him with a letter with Board’s approval until these other licenses are submitted. Alderman Schuchmann made a motion to approve the request but will hold the Business License until the other required licenses are acquired by him and submitted to the City. Alderman Abercrombie seconded it and the motion unanimously carried.

Monte Cannon – Pine Forest Mobile Home Park - Monte Cannon and Bob Hall were present to ask for a clarification of the City’s requirements on travel trailers. He explained about the pipeline being built from Canada to Wood River, Illinois. There will be between 600 and 900 workers and most of them live in travel trailers. The people that will be working on the pipeline needs to find places to move their travel trailers to. He said these people will be following the pipeline job for six to nine months. They will be working seven days a week and 10 to 12 hours a day. He said there will be mostly single people and they sometimes may have their wives and very few children. Monte provided a copy of the ad to the Board Members. There are some residing in Jonesburg and was told the workers will go within one hour radius of Troy for living quarters. Monte said he would like to know if his park would qualify for travel trailers and is asking for City approval to do this. He said other cities have been open minded enough to allow them into their city such as Moscow Mills and Troy. Monte Cannon said he currently has 45 open lots in the park. Monte said he estimates the added households will generate approximately \$38,880 in City Sales Tax along with revenues from City utilities. Alderman Schuchman asked how will we address tie-downs and skirting in respect of the other residents there that are required to have skirting and tie-downs. Monte said the other cities are requiring it. Proposed ordinances were discussed. Monte said his company will even supply some of the utilities and mowing their property. Monte said he would like to move quickly on this, but does have a little time. There will be some travel trailers and some RV’s. Alderman Schuchmann said the Board needs a day or two to discuss it. He said if the City of Troy has some classifications they are using he would like to know. The Board told Monte he could forward the information he has from Troy to the City Clerk. Ms. Nancy Huster asked if the Board could consider doing some type of Special Permit for this and possibly a couple of Board members could drive to troy and look at the trailers. Monte said time is a real issue with this matter.

Reports

Engineering – None

Park - Patsy Jones, Secretary, from the Park Board was present. She announced that the Park Board voted to dedicate the new Park Building to Will Heiliger and to be named the “Wil Heiliger Memorial Activity Building” and plan to formally dedicate it in July or early August. Alderman

Schuchmann said he supports it 100 percent as he had worked tirelessly as an Alderman for the City with very little pay. The Board was okay with it. Patsy stated a young man and a senior at Wright City High School, Luciano 'Skip' Rodriguez died in an ATV accident recently. He had worked tirelessly on the caboose, the basketball court and the ropes course and they plan to put a picture of him in the window of the Caboose. The first "Movie in the Park" was rained out. Curt said Arts in the Park went well as did the ribbon cutting ceremony. The Park will have a Bluegrass Band in the Park on May 19th and Farmer's Market on May 21st. The Farmers Market put some nice brochures out and is also in three other publications putting them on the map. Curt said that drinking in the Park is becoming a problem and is working with Chief Matthews on what to do about it. The Eagle Scouts are doing some more work in the Park and should have the flowers in by next week. Alderman Schuchmann made a motion to have a Resolution drawn up to name the Park building the "Wil Heiliger Memorial Activity Building". Alderman Reynolds seconded it and the motion unanimously carried.

Public Works - Harry Harper was present. He said the 1999 F550 Dump Truck needs upper and lower ball joints, two new tires, shocks, and an alignment. He said at this time they would like to get the upper and lower ball joints, the shocks and an alignment. The lowest price was Warrenton Tire and Muffler. Alderman Schuchmann made a motion to approve the work to be done by Warrenton Tire & Muffler. Alderman Abercrombie seconded it and the motion unanimously carried.

Building Official - Harry Harper said for permits issued, there were two (2) decks, one (1) fence and three (3) home permits. Two were from Cannon and one from Chuck Ackerman. There were six (6) occupancy inspections.

Police Department - Lt. John Malcolm said there were 300 calls for service since the last meeting.

City Hall - City Clerk Christine Martin reported to the Board about the Data Technologies Training she and Karen Girondo attended in Farmington, Missouri. Almost every module was touched on but can not apply any of it until we receive the upgrades.

Treasurer Report/Economic Development - Karen Girondo gave report to the Board. She stated the April Financial Reports are in the packet. She also went over the Data Technologies Training with the Board and said there are some really some good enhancements coming out. The auditors are still working on the 2008 Audit Report. Karen said June 15th is the new deadline for the application for projects for Stimulus Recovery Money. There is new criteria for it and said we may need a work session to discuss it. Karen said the City did not get the Brownfield Grant. She said that larger communities were selected to receive the grant, not smaller communities. Karen also explained that Charter Communications filed Bankruptcy and she has ballots for the Mayor to sign. The City needs to sign off on them saying we reject the plan or accept it. It needs to be to them by the middle of June. They owe us about \$1500 for what they have collected. We normally collect about \$7,000 per year. Alderman Schuchmann made a motion to sign the ballots and accept the plan as submitted. Alderman Abercrombie seconded it and the motion unanimously carried.

Alderman Schuchmann made a motion to get the map prepared by Lewis and Bade for the purpose of the mutual lines to be worked out with the City of Warrenton in regards to annexation. Alderman Abercrombie seconded it and the motion unanimously carried.

Review/Approval of Bills

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

Final Questions – Mr. Tony Midiri asked about a fence in Trotters Ridge on the corner of Equestrian Trail and Thoroughbred. The house faces Equestrian. Larry said there was not a permit for it and was going to go the next day and issue a ‘Stop Work Order’. Tony Midiri said the permit was issued three weeks prior to the workshop and he said Larry did not seem to be aware of the issuance of it. Required building lines for fences were discussed. Mr. Midiri said he had talked to Larry about grass clippings being dumped and the residence is still dumping clippings there.

Vote to go to closed session - Alderman Abercrombie made a motion to go to closed session. Alderman Black seconded it and the motion unanimously carried.

Executive Session: Alderman Abercrombie made a motion to come out of regular session and go into executive session to discuss business relating to Personnel as allowed pursuant to the exception of the provisions of Section 610.o21(3) RSMo. Alderman Black 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. Alderman Reynolds seconded it and the meeting adjourned at 9:35 p.m.

Approved_____

Attested_____