

**City of Wright City  
Board of Aldermen Meeting  
May 24, 2012, 6:30 pm**

**Signed in Attendance:** Angie Reynolds, Monte Cannon, Denise Freund, Chris Gaines and Zack Gaines.

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

**Staff and Others:** Superintendent Larry Janish, Economic Developer Karen Gironde, City Clerk Christine Martin, City Attorney Paul Rost, Police Chief Doug Saulters, Parks Director Curt Kehoe, and Police Officer Jim Hepperman.

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

**Mayor's Announcement** - Mayor Heiliger read a letter from Alderman Tom Black announcing his retirement due to personal reasons. In the letter Alderman Black stated he sincerely appreciated working with his fellow aldermen and City staff since April of 2009.

**Roll Call**

City Clerk Christine Martin called roll with Mayor Heiliger, Aldermen Schuchmann, Toothman, and Smith present. The City Clerk reported the Mayor and three (3) Board Members present and announced that Alderman Black's seat of Ward 1 was vacant.

**Pledge of Allegiance**

Dr. Chris Gaines led everyone in the Pledge of Allegiance.

**Meeting Minutes**

**Minutes from Board Meeting of May 10, 2012** – Alderman Schuchmann made a motion to approve the minutes from the Board of Alderman Meeting of May 10, 2012. Alderman Toothman seconded it and the motion unanimously carried.

**Responses to previous comments/concerns** - None

**Open Meeting to public comments/concerns** - None

**Public Hearing** – None

**Recommendations from Planning & Zoning**

**Request for rezoning as needed under Wright City Municipal Code, Section 400.050c. Request 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 Toothman made a motion to accept Planning & Zoning's recommendation not to proceed with the rezoning as requested. Alderman Smith seconded it and the motion unanimously carried.

**Request to consider Rezoning as needed under Wright City Municipal Code, Section 400.050c, a 14 acre tract of land belonging to the Wright City Lion's Club located at 676 Westwoods Road in the City limits of Wright City from C-4 General Commercial to Park/Scenic** - Alderman Toothman made a motion to accept Planning & Zoning's recommendation to postpone the request for rezoning. Alderman Smith seconded it and the motion unanimously carried.

**Request to consider Rezoning as needed under Wright City Municipal Code, Section 400.050c, a 9.98 acre tract of land located near the southwest corner of Westwoods Road and Bell Road in the City limits of Wright City from M-1 Light Industrial to C-4 General Commercial** - Alderman Toothman made a motion to accept Planning & Zoning's recommendation to rezone the property from M-1 Light Industrial to C-3 Commercial. Alderman Smith seconded it and the motion unanimously carried.

**Request to consider Rezoning as needed under Wright City Municipal Code, Section 400.050c, a 25.48 acre tract of land located the northwest corner of Bell Road and West North Service Road in the City limits of Wright City from M-1 Light Industrial to C-4 General Commercial** - Alderman Toothman made a motion to accept Planning & Zoning's recommendation to rezone the property from M-1 Light Industrial to C-4 Commercial. Alderman Smith seconded it and the motion unanimously carried.

**Quick Code – Inconsistencies and Referencing Issues per Sullivan Publications -**

Alderman Schuchmann made a motion to accept Planning & Zoning's recommendation to make changes to correct the inconsistencies in Section 405.90 of the Municipal Code per Sullivan Publications. Alderman Toothman seconded it and the motion unanimously carried.

**Old Business**

**Bids on Southern Water Line Phase 5** – Superintendent Larry Janish said he talked to Mick Mehler and he did not want to split the bid. He talked to C&S and they would do the alternate on its own. Larry Janish stated Mick Mehler was the lowest on the combined bid. The Board discussed the bids. Larry said he talked to Lewis & Bade Engineering, who bid the project out and they stated the bid was intended to be a combined bid. Matt Jaspering of Lewis & Bade was present and said that the last four or five bids have been done the same way. Larry Janish said he recommended awarding the bid to Mick Mehler & Sons for the combination and total price of \$109,417.30 for the base bid and alternate #1. Larry Janish and Matt Jaspering both said they thought it would be in the best interest of the City to stay with one contractor. Alderman Schuchmann made a motion to award the bid to Mick Mehler & Sons based on it being in the best interest to stay with one contractor to get the best package. Alderman Smith seconded it and the motion unanimously carried.

**2009 Code Update** – Alderman Schuchmann said the code update is ready and is on the Agenda on Bill #20-12. He explained some of the process of the update and City Clerk Christine Martin thanked Alderman Schuchmann for putting so much time and effort into getting the document ready for passage.

**New Business**

**Wright City R-II School District – Adjustment Request Account #500605001** – Dr. Chris Gaines was present and said they have had a problem with in the restrooms at the ball field. He said the usage was 1,528,xxx gallons for April and not 528,xxx gallons. He said

Superintendent Larry Janish discovered a meter had been leaking. The water for the field houses were turned on in mid March and it was flooding the fields. Larry said the flange gaskets were blown out because the bolts rusted off and said it is a two inch water line. He explained his guys discovered it and fixed it around the day that the meter was read. Larry said the usage was for water and not sewer. Alderman Schuchmann made a motion to postpone the request until a decision is made. Alderman Toothman seconded it and the motion unanimously carried.

**Special Permit Request – 20 Spring Hill Circle** – Denise Freund was present requesting permission to block off a portion of their street for a Fourth of July celebration to be held on June 30th. Ms. Freund stated she lives about halfway down from the east entrance of the subdivision. The Board told Mrs. Freund that she would have to use something easily movable to block the street in case of an emergency. Alderman Schuchmann asked Ms. Freund if she would go further down the street and ask the neighbors if they would be in favor of blocking the street off and bring a petition back to the Board prior to June 14<sup>th</sup>. Chief Saulters said he was fine with it as long as the barricade is movable and there are not a lot of complaints. Alderman Toothman made a motion to postpone the request until additional information can be brought back to the Board. Alderman Schuchmann seconded it and the motion unanimously carried.

**Police Department resignations** - Chief Saulters said he had three fulltime and a part-time officer that are leaving the department. He said they are in the process of interviewing some applicants to fill the part-time slots.

**Hiring of Full-Time Police Officers** - Police Chief Saulters said he is recommending hiring Randal P. Deatherage as a full-time officer to fill a full-time slot and to hire Casey Doyle from a part-time to full-time officer, both at the probationary rate of \$15.50 per hour for six months rate and then advance them to the full-time pay of \$16.00 per hour. Mayor Heiliger recommended hiring Casey Doyle from part-time to full-time and to hire Randal P. Deatherage as full-time, both at the probationary pay of \$15.50 per hour for six months and then advance them to the full-time pay of \$16.00 per hour. Alderman Smith made a motion to accept the Mayor's recommendations to hire Casey Doyle from a part-time to full-time officer and to hire Randal P. Deatherage as full-time, both at the probationary pay of \$15.50 per hour for six months and then advance them to the full-time pay of \$16.00 per hour. Alderman Toothman seconded it and the motion unanimously carried. Chief Saulters said he will try to have the new officers at the meeting so the Board can meet them.

**Payment Agreement Status** – The Board accepted the report.

**Storm Sirens** – Larry Janish said Mike Daniels informed the City they will be doing a different frequency on these sirens and that is why ours may not have been going off. Larry said it will cost the City to change over the transmitters on the sirens. The change is mandated by the FCC.

**Vacation Payouts/Carry-over** – Alderman Smith made a motion to approve the vacation payouts to the officers that left the City. Alderman Toothman seconded it. Alderman Schuchmann asked if the Board would like to see a report on it first. Alderman Smith withdrew his motion. Alderman Toothman removed his second. Alderman Schuchmann made a motion to postpone pending review of the report. Alderman Smith seconded it and the motion unanimously carried.

Superintendent Larry Janish stated with projects being done, he will not be able to use his vacation. Alderman Schuchmann made a motion to allow the vacation carry over until the end of September. Alderman Smith seconded it and the motion unanimously carried.

### **Ordinance/Resolutions**

**Bill #20-12 was presented to the Board.** Bill #20-12 was read for the first time by title. AN ORDINANCE ADOPTING, WITH AMENDMENTS, THE 2009 INTERNATIONAL BUILDING CODE, THE 2009 INTERNATIONAL MECHANICAL CODE, THE 2008 NFPA NATIONAL ELECTRICAL CODE, THE 2009 INTERNATIONAL PLUMBING CODE, THE 2009 INTERNATIONAL FIRE CODE, THE 2009 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, THE 2009 PRIVATE SEWAGE DISPOSAL CODE, THE 2009 PROPERTY MAINTENANCE CODE, 2009 WRIGHT CITY BUILDING CODE SUPPLEMENTALS, AND ESTABLISHING REGULATIONS FOR ABATEMENT OF VIOLATIONS OF THE PROPERTY MAINTENANCE CODE, ESTABLISHING PROCEDURES FOR NOTICES OF UNSAFE STRUCTURES. ANY PROVISION OF ANY ORDINANCE IN CONFLICT HEREWITH IS HEREBY AMENDED TO CONFORM AND COMPLY WITH THIS ORDINANCE. Alderman Toothman made a motion to read Bill 20-12 a second time by title. Alderman Smith seconded it and the motion unanimously carried. After the second reading, Alderman Toothman moved that Bill #20-12 be placed upon final passage. Alderman Smith seconded it and the motion unanimously carried. Mayor Heiliger then put the question “Shall Bill #20-12 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Schuchmann	Yea	Alderman Smith	Yea
Alderman Toothman	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 and then duly signed and becomes Ordinance #756 of the City of Wright City, Missouri.

**Bill #21-12 was presented to the Board.** Bill #21-12 was read for the first time by title. AN ORDINANCE AMENDING CHAPTER 225 AND 520 OF THE MUNICIPAL CODE OF THE CITY OF WRIGHT CITY TO CLARIFY NUISANCE AND DANGEROUS STRUCTURE DEFINITIONS AND PROCEDURES. Alderman Toothman made a motion to read Bill 21-12 a second time by title. Alderman Smith seconded it and the motion unanimously carried. After the second reading, Alderman Toothman moved that Bill #21-12 be placed upon final passage. Alderman Smith seconded it and the motion unanimously carried. Mayor Heiliger then put the question “Shall Bill #21-12 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Schuchmann	Yea	Alderman Smith	Yea
Alderman Toothman	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 and then duly signed and becomes Ordinance #757 of the City of Wright City, Missouri.

**RESOLUTION 22-12 was presented to the Board.** Resolution #22-12 was read by title. A RESOLUTION ESTABLISHING A POLICE DEPARTMENT POLICY – CHAPTER 5, AWARDS AND COMMENDATIONS FOR THE CITY OF WRIGHT CITY POLICE DEPARTMENT.

Alderman Schuchmann made a motion to approve Resolution #22-12. Alderman Toothman seconded it and the motion unanimously carried. Roll call was taken with the following vote:

Alderman Schuchmann	Yea	Alderman Smith	Yea
Alderman Toothman	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 signatures and approval. It was then duly signed and becomes Resolution #22-12 of the City of Wright City, Missouri.

## **Reports**

**Park** - Curt Kehoe gave report to the Board. He discussed the field trip to the Clydesdale breeding facility at Warm Springs Ranch and said the Farmers Market is going on every Thursday from 3:30 to 6:30 pm. The Flag Retirement will be on June 9<sup>th</sup> starting at 11:00 am and they've already collected about 35 flags to be retired. Curt said he has the list for "Concerts in the Park" which will be the 3<sup>rd</sup> Tuesday of every month starting on June 19th. The first bands will be a mixed classic rock and blues band "Jonsey and the Doctor", the "Second Wind" will be on July 17 which is a modern country & blues, and Rich Helton will appear on August 21st. Curt said the walk trail at Diekroeger Park is almost done and he thanked Larry Janish and his guys for all the work they put in on it. He said flowers will be planted around town soon.

**Public Works** - Superintendent Larry Janish gave his report. He said they will need a pump for their main lagoon lift station and the cost is \$2,532. He said they also had to replace the Royalwoods lift station motor. Larry discussed 54 lots at Lake Tucci that were posted yesterday with a "24 hour" notice. He said they will be cut and a tax bill will be placed against the property. Larry stated he does not have the equipment to handle the height of the grass and said the rental of the equipment needed is about \$1,050 for the tractor and brushhog. Procedures were discussed with the City Attorney Paul Rost as to how many days to state on the notice of violations letter. Paul Rost said he will draft a violation letter and forward it to the City to use. Larry said a letter was sent to the property owner of the Lake Tucci lots. Alderman Schuchmann said he had no problem with proceeding.

Larry Janish said they ripped out asphalt in the alley behind the carwash and replaced it with concrete.

**Building Official** - Larry Janish provided the Board with a report on building permits issued, occupancy inspection status and a list of violations reported and acted on.

**Police Department** - Chief Saulters gave a report to the Board. He said they've had 495 calls in the last two weeks with 28 incident reports handled. Chief Saulters said he received an official letter from the Warren County Emergency Services regarding they were not going to enter Wright City's warrants any longer without the City paying an additional fee. They requested a written reply back to them. The fee for next year will be \$4,826.47 if we choose to have them enter the warrants into their computer system. The Sheriff's Department will be paying \$46,562.58, Warrenton Police Department will pay \$9,396.45, Truesdale will pay \$746 and Marthasville will be paying \$209. He stated Amy of the Warren County Emergency Services came up with the figures which will cover hiring one full-time employee, one part-time employee and cover overtime pay for those employees that will be entering the warrants. Paul asked what would be involved in the City doing it. Chief Saulters said we would have to have connections with Regis and Mules and have someone trained. The average warrants issued per year from Wright City Police Department is about 207. He said the Warren County Sheriff has also come up with a Memorandum of Understanding in regards to his Canine Division where the requesting department would pick up the liability in regards to the officer and the dog while they

are on an assignment, the overtime, and wants to be included on the seizure part of the call out. Chief Saulters also discussed a Police Department calendar that a person approached him to print. Karen Gironde added that the Chamber put off printing the directory because the business people just don't have the money to put out on the ads.

**City Hall** – City Clerk Christine Martin gave report on Business License status, Business License Report, and discussed the vacant A/P Position with the temporary person that started. She is doing A/P, phone and some other office duties. The City has received requests for a City wide yard sale and the staff was thinking about the end of June or middle of July. City Clerk Christine Martin said she is trying to schedule an annual Board of Adjustment meeting for next week.

**Treasurer Report** – Karen Gironde gave Report and discussed financials. She hoped to have the Auditor's report by the Workshop to go over it.

**Economic Development** – Karen Gironde stated she attended the Greater Warren County EDC meeting on Monday. Michelle Schlenther, Warrenton's Economic Director, was there, as she was appointed to the board. They approved sending Josh Beck to Locators at the Lake event. She attended the Wright City School Board with Josh Beck last week and that Board voted to join with a \$5,000 contribution. This past Friday we had two site visits and there are some good prospects. She provided the Board with the Statewide Transportation Improvement Program for Warren County. The project list is what is being proposed for the next five years and said public comments are due by June 1<sup>st</sup>. She explained to the Board that there needs to be a committee appointed to go over the Engineering Proposals for the Enhancement Grant Design Phase for the final downtown lights and sidewalks which needs to be done as soon as possible. Karen said she can't sit on the committee. Karen said she got a call Mayor Bruer of Truesdale about the odor from the Coke Plant and asked if we can call him if we have any complaints, concern or questions. Karen said she will not be at the next Board of Alderman meeting as she will be leaving to go to New York and will be back the following Monday.

### **Review/Approval of Bills**

Alderman Toothman made a motion to approve the Bills. Alderman Smith seconded it and the motion unanimously carried.

### **Final Questions - None**

**Vote to go to Executive Session** - Alderman Schuchmann made a motion to go into an executive session to discuss business relating to Legal, Real Estate and Personnel, as allowed pursuant to the exception of the provisions of Section 610.021(1)(2)(3) RSMo. Alderman Toothman seconded it and roll call was taken

Alderman Schuchmann	Yea	Alderman Toothman	Yea
Alderman Smith	Yea		

The motion carried.

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

Alderman Schuchmann	Yea	Alderman Toothman	Yea
Alderman Smith	Yea		

The motion carried.

**Adjournment** - Alderman Toothman made a motion to adjourn the meeting at 8:57 pm. Alderman Smith seconded it and the motion unanimously carried

Approved \_\_\_\_\_

Attested \_\_\_\_\_