

**City of Wright City
Board of Aldermen Meeting Minutes
Thursday, June 27, 2013**

Signed in Attendance: Angie Reynolds, Jennefer Jones, Monte Cannon of Cannon Builders, Matt Jaspering of Lewis-Bade, Inc., Josh Beck of Greater Warren County EDC, Sara and Don Goeglein. Chris Waltz from Warren County Record was also present.

City Official Attendance: Alderman Rowden, Alderman Smith, Alderman Toothman, and Alderman Schuchmann were present. Mayor Heiliger was absent.

Staff and Others Present: Superintendent Larry Janish, City Clerk Christine Martin, Treasurer/Economic Developer Karen Gironde, City Attorney Paul Rost, Pastor Joe Purl, Police Chief Doug Saulters, Lt. Matthew Eskew and Detective Sgt. Tim Matthews, and Police Officer Jim Hepperman. Park Director Curt Kehoe was absent.

Alderman Schuchmann called the meeting to order at 6:30 pm

Roll Call

City Clerk Christine Martin called roll with Aldermen Schuchmann, Rowden, Toothman and Smith present. The City Clerk reported four (4) Board Members present.

Pledge of Allegiance

Detective Sgt. Tim Matthews led everyone in the Pledge of Allegiance

Approval of Minutes

Minutes from Board Meeting of June 13, 2013 - Alderman Smith made a motion to approve the minutes from the Board of Alderman Meeting of June 13, 2013. Alderman Toothman seconded it and the motion unanimously carried.

Approval of Financial Reports - None

Responses to previous comments/concerns – None

Open Meeting to public comments/concerns – None

Public Hearing – None

Recommendations from Planning & Zoning – None

Old Business

Approval of 2013-14 Liquor Licenses - Alderman Toothman made a motion to approve the submitted Liquor Licenses. Alderman Smith seconded it and the motion unanimously carried.

Spirit Foundation – Mr. Jim Mikel of the Spirit Foundation was present and asked if the City would consider a two-year lease on new lights for the City Hall building. He said the City would save about \$330 per month and the lease is about \$356 per month. The City would pay \$20 more per month than the electric bill over a two-year period and the total interest on the lease would be \$980. Mr. Mikel said due to the time frame that the Ameren Incentive Program works by reserving the funds on projects and it having already been ninety (90) days, he suggested to the Board they vote on the lease. Alderman Schuchmann told Mr. Mikel that the Board would like time to review the lease and Mr. Mikel stated he understood. Alderman Toothman asked how long it would take to install the lights and Mr. Mikel said it would be several weeks. He said there are 87 people starting next week that will be covering eleven (11) states. Alderman Schuchmann stated the Board will review the lease and said it will also be discussed at next Workshop Agenda.

Gettysburg Commons Plat – Final Plat & MODOT Lagoon Sanitary Extension – Superintendent Larry Janish stated that everything has been done as requested and the work is above standard. Monte Cannon said he would like a letter of acceptance and also a letter to provide to MoDOT.

Well #4 Bids – Superintendent Larry Janish stated that he was still waiting for some of the bids to come in. Alderman Rowden made a motion to postpone the bids to the next meeting. Alderman Toothman seconded it and the motion unanimously carried.

New Business

Presentation of 2012 Audit – Ms. Angela Dorn of Hochschild, Bloom & Company LLP presented the 2012 Audit to the Board of Aldermen. She stated it is their opinion the Financial Statements presented were clean and in the highest form of assurance to be received on the City's Financial Statements. Ms. Dorn went over 2012 Audit in further detail with the Board and said she appreciates the assistance they received from City Staff in order to get their audit completed. The Board thanked her for the presentation of the 2012 Audit.

Municipal Judge – Alderman Rowden made a motion to postpone the discussion of the Municipal Judge. Alderman Smith seconded it and the motion unanimously carried.

Payment Agreement Status - Alderman Toothman made a motion to approve the Payment Agreement Status Report. Alderman Smith seconded it and the motion unanimously carried.

Setting up Reserve Account for 2002 Revenue Bonds – Treasurer Karen Gironde discussed the Reserve Account for 2002 Revenue Bonds and that it came to light after working on the refinancing and Kristen looking at some things in the City's Bond Issues to see if they were in compliance. Karen said Revenue Bonds were sold in 2002 for \$250,000 that was used for the Water Tower and the Southwest Sewer Line. In the bond documents a Reserve Account of \$22,625 was supposed to be set up out of the bond proceeds that the City received and she could not find where it was set

up. Karen stated that it still needs to be set up in Fund 57, strictly a bond payment account. Karen stated she will need to do a book transfer with Board approval. Alderman Smith made a motion to approve setting up the Reserve Account for 2002 Revenue Bonds. Alderman Rowden seconded it and the motion unanimously carried.

Greater Warren County EDC – Mr. Josh Beck of the Greater Warren County EDC was present and gave a detailed report to the Board of their activity over the past year. The most recent successful project is CertainTeed located in Warren and Montgomery Counties and the ground breaking ceremony is scheduled for July 24th. He added that Economic Developer Karen Girondo was an asset to their Board and hopes she will be able to continue as the City’s Representative. Mr. Beck thanked the Board for their support. Alderman Rowden made a motion to retain Karen Girondo as the City’s representative on the Greater Warren County EDC Board. Alderman Toothman seconded it and the motion unanimously carried.

Warren County Historical Society – Treasurer Karen Girondo stated the Warren County Historical Society is proposing to give the City of Wright City \$10 per canvas production of the Big Boys painting and they would like a letter giving them permission to sell the graphic paintings. Alderman Rowden made a motion to approve giving them permission to sell the Art Work and provide them with a letter. Alderman Smith seconded it and the motion unanimously carried.

Christie VanZuyen – Police Department – Ms. Christie VanZuyen was present and spoke about an incident that happened at her home on July 12, 2011. She said she had a meeting with Chief Saulters and the Warren County Prosecutor and said she wants to know where the accountability in the Police Department was. Alderman Schuchmann said the accountability was with the Board of Aldermen. He told Ms. VanZuyen he sympathized with her situation and would like to look into it to get her an answer. Chief Saulters said the Probable Cause Statement is at the Prosecutor’s Office.

Request for Utilities Payment Agreement – Account #500340003 - Alderman Toothman made a motion to approve with an earlier date of July 12th. Alderman Smith seconded it. Aldermen Toothman and Smith voted yes. Aldermen Schuchmann and Rowden voted no. The motion did not carry. Alderman Schuchmann explained that the resident did already come up and make a \$200 payment towards the account and that shows she is making an effort. Alderman Rowden made a motion to approve the request as submitted. Alderman Smith seconded it. Aldermen Schuchmann, Smith and Rowden voted yes and Alderman Toothman voted no. The motion carried.

Ordinance/Resolutions

Bill # 23-13 – Ordinance – An Ordinance was read by title. AN ORDINANCE AUTHORIZING THE EXECUTION OF AN AGREEMENT AND MUTUAL RELEASE WITH GREATER MIDWEST BUILDERS, LTD., D/B/A GREATER MISSOURI BUILDERS CONCERNING SUBDIVISIONS KNOWN AS SPRING LAKES AND THE VILLAS AT SPRING LAKES. Alderman Rowden made a motion to read Bill #23-13 a second time by title.

Alderman Toothman seconded it and the motion unanimously carried. After the second reading, Alderman Toothman moved that Bill #23-13 be placed upon final passage. Alderman Smith seconded it and the motion unanimously carried. President of the Board Jim Schuchmann then put the question "Shall Bill #23-13 be passed and become an Ordinance?" Roll was taken with the following vote:

Alderman Schuchmann	Yea	Alderman Smith	Yea
Alderman Toothman	Yea	Alderman Rowden	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 #795 of the City of Wright City, Missouri.

Bill # 24-13 – Ordinance – An Ordinance was read by title. AN ORDINANCE AUTHORIZING THE EXECUTION OF A SETTLEMENT AGREEMENT AND RELEASE AGREEMENT CONCERNING THE WRIGHT CITY LAGOON. Alderman Toothman made a motion to read Bill #24-13 a second time by title. Alderman Rowden seconded it and the motion unanimously carried. After the second reading, Alderman Smith moved that Bill #24-13 be placed upon final passage. Alderman Toothman seconded it and the motion unanimously carried. President of the Board Jim Schuchmann then put the question "Shall Bill #24-13 be passed and become an Ordinance?" Roll was taken with the following vote:

Alderman Schuchmann	Yea	Alderman Smith	Yea
Alderman Toothman	Yea	Alderman Rowden	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 #796 of the City of Wright City, Missouri.

Bill # 25-13 – Ordinance – An Ordinance was read by title. AN ORDINANCE ACCEPTING THE RECORD PLAT OF "GETTYSBURG COMMONS PLAT TWO" BY THE CITY OF WRIGHT CITY, MISSOURI. Alderman Toothman made a motion to read Bill #25-13 a second time by title. Alderman Rowden seconded it and the motion unanimously carried. After the second reading, Alderman Toothman moved that Bill #25-13 be placed upon final passage. Alderman Smith seconded it and the motion unanimously carried. President of the Board Jim Schuchmann then put the question "Shall Bill #25-13 be passed and become an Ordinance?" Roll was taken with the following vote:

Alderman Schuchmann	Yea	Alderman Smith	Yea
Alderman Toothman	Yea	Alderman Rowden	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 #797 of the City of Wright City, Missouri.

Bill # 26-13 – Ordinance – An Ordinance was read by title. AN ORDINANCE ACCEPTING CERTAIN WATERLINES AND EASEMENTS; AND ACCEPTING CERTAIN LIFT STATION PROPERTY RELATED TO “GETTYSBURG COMMONS, PLAT TWO” BY THE CITY OF WRIGHT CITY, MISSOURI. Alderman Toothman made a motion to read Bill #26-13 a second time by title. Alderman Smith seconded it and the motion unanimously carried. After the second reading, Alderman Toothman moved that Bill #26-13 be placed upon final passage. Alderman Smith seconded it and the motion unanimously carried. President of the Board Jim Schuchmann then put the question “Shall Bill #26-13 be passed and become an Ordinance?” Roll was taken with the following vote:

Alderman Schuchmann	Yea	Alderman Smith	Yea
Alderman Toothman	Yea	Alderman Rowden	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 #798 of the City of Wright City, Missouri.

Reports

Park – Park Director Curt Kehoe was absent.

Public Works – Superintendent Larry Janish gave report to the Board.

Asphalt Patching – Larry discussed where they will be repairing and patching holes throughout the City. They will be cutting out some of the humps on Second Street.

Weed Killer – Larry said they have been spraying weeds around the Business District and lagoon area and around some of the stop signs.

Sidewalks and Street Slabs – Larry said are marking street slabs that need to be replaced with some of them being in Gettysburg Commons, Spring Lakes and Spring Hill Circle.

Building Official – Superintendent Larry Janish provided the Board with report on new home building permits issued. Nine (9) new home permits were issued to date. One (1) Miscellaneous Permit for an electrical permit for Dollar General for an upgrade and one (1) Deck Permit was issued for 119 Auburn Court. There were ten (10) residential and two (2) Commercial occupancy inspections. There were 80 violations reported in the City by Kenny Robinett, with some of them already being resolved.

Police – Chief Saulters reported to the Board that the Police Department had 489 calls for service resulting in 24 incident reports. He also discussed the Detective Bureau Activity Report.

Patrol stops – Chief Saulters discussed eight (8) vehicle stops made resulting in drug arrests and arrest of four (4) fugitives and also two (2) failure-to-appear arrests.

Christie VanZuyen - Chief Saulters discussed the inquiry from Christie VanZuyen and the processes the case had to go through.

He asked to go to closed session for matters relating to litigation.

City Hall – City Clerk Christine Martin gave report to the Board. There were three (3) pending Business Licenses, which was James Scott for an Antique Mall in the old “R & R” Restaurant building, an office for Smoker’s Outlet Inc., at 113 Veterans Memorial Parkway, 1st Floor, and an application to operate a Pawn Shop at 14980-C Veterans Memorial Pkwy for which we are currently looking into the requirements for Pawn Shops.

Liquor Licenses - There were six (6) remaining Licenses were received since the last meeting.

Flag Day – Flag Day went well with 197 flags flown. There was a nice article in the paper on the “Avenue of the Flags” at Wright City Cemetery. Thanks to Alderman Schuchmann and his wife for helping out putting the flags up and taking them down in the afternoon.

Webinar – Attended a Webinar titled, “Affordable Care Act: what Cities need to know” on the new Health Care Reform Act. It was put on by St. Louis county Municipal League through Cunningham, Vogel and Rost. She stated she plans to talk to MCHCP to see if they offer any guidelines for 2014 to the Cities.

Treasurer/Economic Development – Treasurer Karen Girondo reported to the Board and most of her items were taken care of on the Agenda.

Code Violation Report – Karen said she is trying to streamline it to make it more organized.

Financials – She completed the Adjusting Journal Entries from the Audit and will discuss a couple of procedures at Workshop. Karen said Joy Howard came in last week and she is working on the City’s official Statement for the Bond Documents to make them ready for the refinancing.

Economic Development, Karen presented her ED Report.

BRPC – Attended the Boonslick Regional Planning Commission Meeting this week with it being Steve Etcher’s last meeting. Karen stated there are some funding opportunities, as they have a small business loan program.

TAC - The TAC Meeting will be held July 10th and will be doing the priorities for the county projects and the five (5) year STIP (State Transportation Improvement Plan) has been submitted to MoDOT for approval.

EDC - Attended EDC last week and the St. Louis Home Builders will be putting together a program to be held at Innsbrook in late September for City officials and Building Inspectors to attend.

ECMODEV – Attended a meeting today and the group voted to have a four-county wage and employment study done. When it is complete, the group will be working on the Certified Work Keys Program

Sidewalk/Lighting Project – Bids went out and are due by July 23rd, with a pre-bid conference on July 10th and the RFQ’s for the Construction Inspections also went out and are due back by July 8th.

Review/Approval of Bills

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

Final Questions – Sara and Don Goeglein were present. Sara Goeglein addressed the Board and said they moved to Hickory Trails Subdivision about three (3) years

ago. She said there is a huge problem with children playing in the street and mentioned the speed was recently reduced to 15 mph because of children playing in the street. Sara Goeglein said she is worried a child will be injured or killed and asked what could be done about the kids playing in the street. Alderman Rowden told Ms. Goeglein that if they have a subdivision association it would be good to have a meeting and invite Police Chief Saulters to attend to talk to everyone and make it somewhat of a Neighborhood Watch type meeting.

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

Alderman Schuchmann	Yea	Alderman Toothman	Yea
Alderman Smith	Yea	Alderman Rowden	Yea

The motion carried.

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

Alderman Schuchmann	Yea	Alderman Toothman	Yea
Alderman Smith	Yea	Alderman Rowden	Yea

The motion carried.

Adjournment – Alderman Rowden made the motion to adjourn the meeting at 8:25 pm. Alderman Toothman seconded it and the motion unanimously carried.

Approved _____

Attested _____