

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

**Signed in Attendance:** Virginia & Jennifer Reid, Lyn Walter, James Toothman, Tony Midiri, Tim McRae, Cindy Graham, Mildred Groeper, Emmet and Doris Brakensiek, Nancy Huster, Tom Black and Patsy Jones

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

**Staff and Others:** City Superintendent Larry Janish, Police Chief Henry Matthews, Economic Developer Karen Gironde, City Attorney Darryl Hicks, Holly Elterman, and City Clerk Christine Martin.

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 Walter made a motion to approve the minutes from July 10, 2008. Alderman Denkler seconded it and the motion unanimously carried.

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

**Open meeting to public comments** - Mr. Charlie Denn of Warren County Record was present and announced he would be stepping down as Editor for Warren County Record but not sure of the effective date on it. Mr. Charlie Denn introduced Mr. Tim Schmitt who will taking over his position as editor when he leaves. He said Mr. Schmitt was previously their Sports Editor.

Nancy Huster was present and thanked Larry Janish and the City Crew for cleaning the alley behind her house. She said he removed the tree that had been there since the ice storm. Mrs. Huster addressed the Mayor about coming to her door the morning after the last meeting to offer his opinion of what she discussed at the meeting. Mayor White said it would not happen again. She told Mayor White that if he had anything to say to her it can be said at a public meeting where the other Board members could here it.

Ms. Peggy Sherman was present and thanked the Board for getting some things done that hasn't been done in twenty years. She said there are a lot of people who don't attend the meetings that do agree with her.

Ms. Mildred Groeper was present and wished to speak to the Board on 43 Kerland Drive. Alderman Schuchmann stated it would come up for discussion later on the Agenda.

**Public Hearing** - None

**Ordinance/Resolutions** - None

**Old Business**

**Request for Additional Antenna on Water Tower** - Alderman Schuchmann said did not have time to review it the whole document but did see it was the original lease with two additional five year periods with a 10 percent increase with each roll over. Karen said we are getting the correct fees from them as we are getting \$1100 from them Richard wanted to bring attention to Page 2. Paragraph 7 regarding utility access and improvements. The Board wanted to discuss this at the next Workshop and then to the next meeting.

**Security Cameras for City Hall** – Alderman Schuchmann said Dave Walter and Chief found a system from Cosco that looks good, but we just need to find a place to fit into the budget . Alderman Walter stated that this system is more within the City’s budget and will serve the purpose of what we are looking for. City Clerk stated if we make the purchase from Cosco we will also need to purchase a Cosco Membership. Alderman Denkler mentioned the capability of 30 feet of night vision on the equipment and asked if we could get an additional camera for the parking lot. Karen said there is no money in Building Maintenance but we have not spent all of office supplies. Karen said in Administration Budget on Office Supplies \$6,000 - \$1700 spent with \$4200 left, Police Office Supplies is \$4,300 - \$1800 spent and \$2400 left, and there is \$2300 left in Office Equipment. Karen said since the sale is off the cost will be approximately \$1000. The Membership is \$50 or \$100. Alderman Schuchmann made a motion to approve purchase of the Security Camera along with the Cosco Membership. Alderman Walter seconded it and the motion unanimously carried. Karen said in Administration Budget on Office Supplies \$6,000 - \$1700 spent with \$4200 left, Police Office Supplies is \$4,300 - \$1800 spent and \$2400 left and there is \$2300 left in Office Equipment.

**Jennifer & Virginia Reid, Water Bill Payment Arrangements Requested** - Virginia Reid was present and asked the Board if she could make payments to catch her bill up. Ms. Reid wanted to pay half of her \$90 water bill plus her regular bill of \$65 making her payment around \$110. The Board all agreed to the arrangements.

**City Bids/ RFQ’s for City Services** - Animal Control Bids – City Clerk Martin provided the Board with a report of what S&R Animal Control picks up for other cities and what is charged. City Clerk Christine Martin said she called Missouri State Department of Agriculture to see if anyone else in the area is licensed to do the same service but did not get a call back yet. Alderman Schuchmann made a motion to continue this until we get the additional information and hear back from the State. Alderman Walter seconded it and the motion unanimously carried.

## **New Business**

**Huey Construction Pay Estimate #10** - The Board tabled this item to the next meeting. Karen said Holly did not get the information she needed for the payment to be made.

**Bids for Water Tower Repainting** - Holly said there were three bids that came in. Holly said Thomas Industrial Coatings was the low bidder at \$76,313, the next bidder was \$93,125 and the high bidder was \$155,750. Holly said the low bidder sent references that she checked on heard from two of them that Thomas Industrial is very easy to work with and came back when had to on Warrantee work. Holly said they are going to recommend Thomas Industrial Coatings and has a Notice of Contract Award she can leave. Alderman Schuchmann made a motion to approve Holly's recommendation for accepting the bid from Thomas Industrial Coatings. Alderman Reynolds seconded it and the motion unanimously carried. Larry Janish asked about the schedule and Holly said end of July to August to start. They would like to start in September and finish the contract by October 31, 2008. It will take six to eight weeks just to clean, sandblast and coat the interior. Larry said there should not be a problem with the tower being empty. Holly said she will get a schedule from them.

**Business License fro Gary Hulen Woodworking** - Mr. Hulen was not present. The Board decided to table this to the next meeting.

**Tim McRae, 43 Kerland Drive** - Tim McRae of 43 Kerland Drive was present to talk to the Board about the water problems behind his house. Tim had a copy of an Archer Engineering Report on the drainage area and a copy was made for the Board. Tim McRae talked to the Board about the water drainage and it drawing mosquitoes. Mr. McRae said 42 Kerland has a dog pen in the water drainage path and wants to see about the City having them move it to solve the problem. It has actually caused a trough that holds water and there's no place for it to go. Larry said that dog pen has been there for a long time. Larry said Tim McRae approached the Board in 2004 to extend the pipe from the street to the edge of the shed he built so it wouldn't flow into his building. Larry said Jon Kremer of Archer Engineers did a Flow Study at that time. Alderman Reynolds asked Tim McRae how many times it's been extended. Tim McRae said he extended it about 60 feet the first time to get it under his shed and then he extended it another 20 feet. Alderman Reynolds asked if the last section was approved by the Board and Mr. McRae said it was. Mr. McRae said he also asked again if the last section could be added but could not remember the date. Alderman Reynolds said that water actually runs under the shed at about 40 Kerland Drive and it rotted the shed floor out. Alderman Denkler asked Mr. McRae if he has a rock blanket at the end of the pipe and he said no, but said he could. The pipe stops about 33 feet shy of his south property line and water drains across 30 feet of open ground and onto the neighbors open ground. Alderman Denkler told Alderman Schuchmann that we need to go take a look at it. The Board asked for other comments regarding this address. Aaron Brandwein of 42 Kerland was present and said he lived there for 12 years and said dog kennel was there when he bought the house. He said when they had natural runoff, they didn't have water three fourths up his yard towards his house. Mr. Brandwein said he doesn't believe the pipe is laid at the right angle for proper runoff because the water hits the dog kennel. Mrs. Groeper was present and said her and other neighbors in the area are concerned with the appearance of Mr. McRae's property as she believes it brings down everyone's property value. She feels a business is being run out of the location and would like to

know who gave him permission to build two sheds. She said Kerland Subdivision By Laws only allows one shed. Mayor White said the Code Enforcement Officer can not enforce Subdivision Covenants, only City Ordinances. Ron Mershon said two sheds are allowed but can't exceed 60 percent of the total yard area. Mr. McRae said he is not running a business out of there. Alderman Schuchmann asked Mr. McRae what he used the two sheds for. Mr. McRae said he has a 10 x 18 shed with lawn mowers and his ATV's in it. He said his 18 x 32 shed has hand tools, welders and floor jacks in it, an old 1958 truck and did have a race car in it at one time. Tim said he works for the City of St. Charles Parks Department as a general technician. Some of the neighbors that were present brought up other junk that Mr. McRae had there such as unlicensed car frames and a Chevrolet sign. Mr. McRae said on 5/1/08 he applied for a fence permit and talked to Ron about it. On 6/12/08 he talked to Ron and he wrote him a ticket on derelict motor vehicles. He said the yellow truck has plates. Mr. McRae said he has asked for copies of ordinances and to this date he has never received any call from Ron or got a fence permit. On 6/30/08 he asked for copies of the ordinance again what needed to be removed and Ron said he would mail it to him. To date he's not received an approval or denial on the fence permit. The trailer violation started in June 2003 and he moved there in February 2002. Mr. McRae said with the second ticket he was put on the Agenda. Mr. McRae brought up the situation on Highway J and Mayor White told Mr. McRae we are addressing his property at this meeting, not Highway J. Mayor White asked Mr. McRae if he could clean out the sheds and store his ornaments in them. Mr. McRae said he didn't think it would all fit. The Board discussed subdivision covenants and if only one (1) shed is allowed. Alderman Reynolds said she's lived there thirty (30) years and there has not been a subdivision covenant. Mayor White asked Mr. McRae as he talked about conforming to the neighborhood and said the people in the neighborhood doesn't deserve to live by this. Mayor White told Mr. McRae if he respected his neighbors then he should clean it up. Mayor White told Mr. McRae to get it cleaned it up. Alderman Denkler said the property has been an issue since when he came on the Board in April 2005 and said that Mr. McRae stood before the Board in 2006 and argued about the trailers and the Board did not back down. Mayor White told Mr. McRae that junk in the yard is not grandfathered in. Alderman Reynolds told Mr. McRae to put the sign in the garage if he was going to keep it. Mayor White told Ron Mershon to get Mr. McRae the copies he had requested and to stay on the situation until it's all cleaned up. Ron Mershon said he needs a plat survey of his property. Mr. McRae said June 30th was the first time he's heard that he needed a plot map. Ron said the truck bodies need to go inside or needs to go. Alderman Schuchmann said as for as the water drainage problem, we will take a look at it and get a response. Mr. McRae asked about the skid loader and if he could have it. Alderman Denkler told Mr. McRae he needed to thin things out so it could be stored inside. Mayor White said to Mr. McRae that houses are so close he needed to respect them. Alderman Schuchmann told Mr. McRae the City would be back in touch with him in the next two weeks.

**Bid Packet for New Park Building** - Alderman Schuchman brought in Park Plans and the bid book if anyone would like to look at it. Alderman Schuchman made a motion to put the Park Building out for bid. Alderman Reynolds seconded it and the motion unanimously carried. Cindy Graham, a Wright City resident, asked if the walkways could be paved because handicapped people have trouble walking on it and even people with wheelchairs have trouble. Alderman Schuchman said we will look at it at the time of construction and see if there is money there.

**Business License for Mind, Body & Spirit Massage & Day Spa** - Cindy Graham was present and explained her plans for the Day Spa in the old H & R Building. Alderman Schuchman made a motion to approve the Business License for Mind, Body & Spirit Massage & Day Spa. Alderman Reynolds seconded it and the motion unanimously carried.

**Ordinance #257, Section 615.180 Solicitation in Streets** - Karen said it came up at Workshop after someone complained about people standing in the street over a weekend. She found the ordinance in the Business Licensing part of the Municipal Code Book. Karen said the concern is if it's on the books and we don't enforce it, is the City liable if someone gets hurt. Karen asked if the City wants to repeal it or what we want to do. Mayor White said he feels if we are aware of something we should enforce it and suggested repealing it. Alderman Schuchmann said he would like to have the City Attorney look at it for the pros and cons of repealing it. Alderman Denkler suggested a signature on release form to release the City from liability. Curt Kehoe said the reason the ordinance was enacted in the first place is because at one time the Khoury League would stand out in the street and a little girl was almost hit by an emergency vehicle. Curt said we should look at why it was originally put in place. Alderman Schuchmann said he still feels the City Attorney should look at it.

**2008 Budget** - Alderman Schuchman said the Budget Committee met last week and announced to the rest of the Board and the citizens due to the economic times we are in the City is on a tight budget. Alderman Schuchmann said the City on the most part is holding where we should be except for a couple of concerns. Alderman Schuchmann thanked the Department Heads for their hard work with staying on Budget. He said with the gas prices the City is on a very fine point between what we can or cannot afford to do. Ms. Cindy Graham questioned the high allocations of \$6,000 for Administrative office supplies. Alderman Schuchmann explained how the different line items differ along with projected revenues. Mayor White said he believed the City should have a reserve fund.

**Utility Adjustments for Approval** – None

## **Reports**

**Engineering** – Holly Elterman from Archer was present and said the bids for painting the 200,000 gallon water tower was received and the contractor will be submitting submittals for paint colors etc. Holly said it's different from Highway 'H' water tower because it was new and there was bare metal. Holly said it will be riskier painting a dark blue color on the old tower than a lighter color. She said the Board may want to think of going with a lighter color because it holds up and does not fade. Holly said she doesn't have the color chart yet.

Holly said on the Lagoon Project they took the demolition items out and talked about the City demolition of the overland flow lift station, the flow meter pit and part of the force main because Public Works wants to get their own equipment out and for future possible back up. Those line item on the contractor bid is \$6700. Holly said she put a change order together making the total contract minus \$400. Karen said it can be put on the next Agenda. Larry Janish said he was okay with it. Holly said as of today the contractor has reached substantial completion and the City can then take it over. Holly said she would use today's date as the substantial completion date but

there will be some stipulations. Holly said as part of the substantial completion the Contractor has left some manuals and warranties and dates on some of the warranties need to be looked at. Alderman Schuchman asked about the cost for Archer to look at the books. Karen informed the Board the City is okay with funds for this. Holly said she believes they would need to finish what needs to be done before final completion. Holly said she knows the contractor will be asking for weather days shortly and will be providing her a list of those days. The contractor is asking for 5 percent reduction in retainage. Holly said she typically doesn't recommend the reduction. Holly asked about another meeting or workshop to attend because there is a lot to iron out such as dates. Alderman Schuchmann said he was not inclined to reduce the retainage. Larry said he hopes to have the Lagoon fill up within the next month. Holly said she would like a meeting next week and the Board agreed to set a meeting for Wednesday at 5:30 pm to discuss the WWTP.

**Park** - Patsy Jones was present to give the report to the Board. Patsy said she was pleased we were getting a lot of positive feedback, especially about the Farmers Market. Patsy said the "Concerts in the Park" and "Movies in the Park" have been well attended. The plantings are all doing good in the Parks and said she was pleased with getting the new building in the Park. Mrs. Huster commented on the Farmers Market on how well received it is and how much she appreciates it.

**Public Works** - Larry Janish said he talked to Kaplan the owner of Auburn Meadows about Speed Limit Signs and was told they were not required when they developed it. Larry said the owner did say he would install some signs coming into all the subdivision entrances.

Larry said they removed a large stump and brush in the alley behind Mrs. Husters home and said they would be spraying brush next week.

**Building Department** – Ron Mershon was present and discussed 98 Weatherby Lane that they had performed work without a permit. Ron said on 62 Remington Court, the Corp of Engineers called and wanted more pictures of the upstream run off area to figure a percentage of water coming from there. He said he had 2 property maintenance inspections and 5 others called for requirements. Ron said he found chickens at 427 West North Second Street and gave them until Monday to get rid of them.

**Police Department** - Police Chief Matthews was present and said the murder case was almost cleaned up. He said the Major Case Squad had eighteen (18) detectives working on it. Chief Matthews said they had to pay for gas, meals and supplies which were costly. Chief said he talked Sheriff Kevin Harrison and they agree to pick up that cost. Officer Scanlon was assigned to the case and the Major Case Squad said he did a fine job. Alderman Schuchmann asked Chief to pass along to the Sheriff's Office the appreciation for their help. Chief said he was requesting a tenant list from the Apartment houses.

**City Hall** – City Clerk Christine Martin informed the Board she was getting prices on Name Tags for the Board Members. The other items discussed was two applicants that came for Roadside Stands. The first request was from C.Alan Uthlaut for a temporary structure for 10 to 11 months. There was no definite location given and he owns no property in town. The second request was from Alan Stephens for a seasonal business for the Fall and maybe to sell Christmas Trees. Mr. Stephens owns a two-acre vacant lot off Hat Trick Lane. The Board said the applicants will need to apply for a Conditional Use Permit.

**Treasurer Report** - None

**Economic Development** - Karen said six month financial report was in the Record today as required by State Statutes. Karen said she had been busy with a possible large distribution project that is looking at Wright City. The company had not made a decision yet on what site they want. Karen said the one site would need a rezoning and would like to have it done in August. Karen said the P&Z meeting is August 18<sup>th</sup> and the BOA does not meet until the 28<sup>th</sup> and asked if it would be okay to have a special meeting on August 21<sup>st</sup> to approve the zoning and then the ordinance could be approved on the 28<sup>th</sup> of August. The Board agreed it would be okay.

Karen said she is working on the July 31<sup>st</sup> presentation for Economic Development and said she needs to know who will be attending as it will be at Donatelli's.

Karen said she got bids and ordered new letterhead with the new Logo for the cost of only \$94.

**Review/Approval of Bills**

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

**Final Questions** - Mrs. Peggy Sherman was present and asked where Auburn Meadows was and asked what the speed limit is. Larry said the speed is 25 mph unless posted otherwise. Mrs. Sherman made a comment about Ameren UE and repair of the culverts. Alderman Reynolds said she talked to a representative and said it will be seeded and strawed.

There was a comment by a resident about the sound system and some problem hearing everything.

Mr. Brandwein said Mr. McRae has two street lights on his shed that shine in his house and Tim won't turn them off. Mr. Brandwein said he could write something up addressing the situation. Alderman Schuchman said the Board will look at any information he wanted to share with the City. Mr. Brandwein said he does not think Tim got approval for the last section of pipe. Alderman Schuchman said we are going to see if Mr. McRae actually had Board Approval.

Mrs. Groeper complained about Tim McRae parking his trailers on the street. Alderman Schuchmann said the City will continue to look into the situation. Mrs. Huster asked Ron if he would check into the Railroad cutting grass.

**Executive Session:** Alderman Walter made a motion to come out of regular session and go into executive session at 8:45 pm to discuss business relating to Personnel, Legal and Real Estate. Alderman Denkler seconded it and roll call was taken

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

The motion carried.

Alderman Schuchmann 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 Walter made a motion to adjourn. Alderman Denkler seconded it and the meeting adjourned at 9:45 p.m.

Approved \_\_\_\_\_

Attested \_\_\_\_\_