

**City of Wright City  
Board of Aldermen Meeting  
Thursday, July 26, 2012, 6:30 pm**

**Signed in Attendance:** Steve Meyer and Tim Schmidt.

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

**Staff and Others:** Superintendent Larry Janish, City Clerk Christine Martin, City Attorney Paul Rost, Police Chief Doug Saulters, Chaplin Joe Purl, Treasurer/Economic Developer Karen Gironde, Police Officer Jim Hepperman and Park Board Director Curt Kehoe.

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

**Roll Call**

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

**Pledge of Allegiance**

Alderman Rowden led everyone in the Pledge of Allegiance.

**Meeting Minutes**

**Minutes from Board Meeting of July 12, 2012** – Alderman Schuchmann made a motion to approve the minutes from the Board of Alderman Meeting of July 12, 2012. Alderman Toothman seconded it and the motion unanimously carried.

**Minutes from Special Board Meeting of July 18, 2012** – Alderman Schuchmann made a motion to approve the minutes from the Special Board of Alderman Meeting of July 18, 2012. Alderman Toothman seconded it and the motion unanimously carried.

**Approval of Financial Reports** – None

**Responses to previous comments/concerns** – Alderman Toothman thanked Superintendent Larry Janish and his crew for cleaning up the trees on Roelker Road.

**Open Meeting to public comments/concerns** – Pastor Joe Purl reminded the Mayor and Board of the “911 Remembrance Service” they will be holding on Sunday September 9<sup>th</sup>.

## **Public Hearing**

**Amendment to Section 400.020: Planning Commission, Chapter 400: Administration.** Mayor Heiliger opened the Public Hearing. There were no questions or comments and Mayor Heiliger closed the Public Hearing.

**Amendment to Section 405.080.2.c. General Rules for Interpretation of Chapter 405, Zoning, Generally.** Mayor Heiliger opened the Public Hearing. There were no questions or comments and Mayor Heiliger closed the Public Hearing.

**Amendment to Section 425.020: Classifications of Chapter 425: Residential Districts.** Mayor Heiliger opened the Public Hearing. There were no questions or comments and Mayor Heiliger closed the Public Hearing.

**Amendment to Section 425.110: “SR-2” Single-Family Residential Districts, Chapter 425: Residential Districts.** Mayor Heiliger opened the Public Hearing. There were no questions or comments and Mayor Heiliger closed the Public Hearing.

**Amendment to Section 425.120: “SR-3” Single-Family Residential Districts, Chapter 425: Residential Districts.** Mayor Heiliger opened the Public Hearing. There were no questions or comments and Mayor Heiliger closed the Public Hearing.

**Amendment to Section 425.150: “MR-1” Two-Family Residential Districts, Chapter 425: Residential Districts.** Mayor Heiliger opened the Public Hearing. There were no questions or comments and Mayor Heiliger closed the Public Hearing.

**Amendment to Section 425.160: “MR-2” Multiple-Family Residential Districts, Chapter 425: Residential Districts.** Mayor Heiliger opened the Public Hearing. There were no questions or comments and Mayor Heiliger closed the Public Hearing.

**Amendment to Section 425.170: “MH” Mobile Home Residential Districts, Chapter 425: Residential Districts.** Mayor Heiliger opened the Public Hearing. There were no questions or comments and Mayor Heiliger closed the Public Hearing.

**Amendment to Section 430.090: “C-1” Neighborhood Business Districts, Chapter 430: Commercial Districts.** Mayor Heiliger opened the Public Hearing. There were no questions or comments and Mayor Heiliger closed the Public Hearing.

**Amendment to Section 435.100: “M-1” Industrial Districts, Chapter 435: “ID” Industrial Districts.** Mayor Heiliger opened the Public Hearing. There were no questions or comments and Mayor Heiliger closed the Public Hearing.

## **Recommendations from Planning & Zoning**

**Application for Conditional Use Permit from Joe Shields (for Misfits for Jesus) to operate a Church Plant to be located at 10 Wildcat Drive, Suite C of Wildcat**

**Center, Wright City, Missouri.** Alderman Schuchmann made a motion to accept the recommendations from Planning & Zoning. Alderman Smith seconded it and the motion unanimously carried.

**Amendment to Section 400.020: Planning Commission, Chapter 400: Administration.** Alderman Schuchmann made a motion to accept the recommendations from Planning & Zoning. Alderman Rowden seconded it and the motion unanimously carried.

**Amendment to Section 405.080.2.c. General Rules for Interpretation of Chapter 405, Zoning, Generally.** Alderman Rowden made a motion to accept the recommendations from Planning & Zoning. Alderman Schuchmann seconded it and the motion unanimously carried.

**Amendment to Section 425.020: Classifications of Chapter 425: Residential Districts.** Alderman Toothman made a motion to accept the recommendations from Planning & Zoning. Alderman Smith seconded it and the motion unanimously carried.

**Amendment to Section 425.110: “SR-2” Single-Family Residential Districts, Chapter 425: Residential Districts.** Alderman Smith made a motion to accept the recommendations from Planning & Zoning. Alderman Toothman seconded it and the motion unanimously carried.

**Amendment to Section 425.120: “SR-3” Single-Family Residential Districts, Chapter 425: Residential Districts.** Alderman Schuchmann made a motion to accept the recommendations from Planning & Zoning. Alderman Rowden seconded it and the motion unanimously carried.

**Amendment to Section 425.150: “MR-1” Two-Family Residential Districts, Chapter 425: Residential Districts.** Alderman Rowden made a motion to accept the recommendations from Planning & Zoning. Alderman Toothman seconded it and the motion unanimously carried.

**Amendment to Section 425.160: “MR-2” Multiple-Family Residential Districts, Chapter 425: Residential Districts.** Alderman Toothman made a motion to accept the recommendations from Planning & Zoning. Alderman Schuchmann seconded it and the motion unanimously carried.

**Amendment to Section 425.170: “MH” Mobile Home Residential Districts, Chapter 425: Residential Districts.** Alderman Smith made a motion to accept the recommendations from Planning & Zoning. Alderman Toothman seconded it and the motion unanimously carried.

**Amendment to Section 430.090: “C-1” Neighborhood Business Districts, Chapter 430: Commercial Districts.** Alderman Schuchmann made a motion to accept the recommendations from Planning & Zoning. Alderman Smith seconded it and the motion unanimously carried.

**Amendment to Section 435.100: “M-1” Industrial Districts, Chapter 435: “ID” Industrial Districts.** Alderman Rowden made a motion to accept the recommendations from Planning & Zoning. Alderman Toothman seconded it and the motion unanimously carried.

### **Old Business**

**Storm Sirens** – Superintendent Larry Janish said he had nothing to report at this time and said it would probably be mid-September.

### **New Business**

**2012 DARE Rod Run** – Dennis Harris of Harris Automotive was present. Mr. Harris said he was very pleased with how the DARE Rod Run went this year and added they have a lot of fun putting it on. He said he enjoys being here in Wright City sponsoring the Rod Run. He said they collected twice as much as last year with the amount being around \$2600. Dennis Harris presented the City with a check for DARE for \$2600. Chief Saulters said there were no problems with anyone and Sergeant Bernard and Officer Denny Russell did an excellent job of handling the burn-out pit well.

**624 Westwoods Road** – Steve Meyer was present and asked the Board what could be done about the condition of the home at 624 Westwoods Road and if the City would assist in getting it cleaned up. Mr. Meyer stated he owns the homes at 628, 620 and 616 Westwoods and has difficulty renting those properties with this house at 624 Westwoods Road in such bad condition and hopes it does not continue to devalue his property. He showed the Board some pictures of the house and said there are holes in the house with animals living inside the walls. Superintendent Larry Janish suggested using Section 108 of the Municipal Property Maintenance Code and to post the property. Mr. Meyer said he talked to the family that owns the house and they are not interested in selling it at this time. He believes they are all using the property for storage. Alderman Rowden asked if it could be addressed in the Nuisance Code under Section 108 of the Property Maintenance Code and the Board agreed to proceed.

**Proposed Water Conservation Plan** - Superintendent Larry Janish explained that with the drought condition Harry Harper went online and found a sample water conservation plan in Missouri Rural Water Association. Larry Janish stated that DNR called him and asked if the City had anything in place for water conservation. He also discussed being tied to Public Water District #2 by a valve and a possibility of working something out with them in the future. They only have about 20 homes on the well and treatment facility. City Attorney Paul Rost said he has a water agreement that would work for sharing water with Public Water District #2. Larry Janish had a water level draw down

chart that he provided to the Board and explained the reports to them. Larry Janish said he is basing the well levels off of his draw-down reports. Larry Janish discussed the possible need to lower the pump at the Highway "H" Well this year if the drought continues, but recommended that it be lowered next year. He said he would continue to keep a chart on water levels throughout the year.

**Health Insurance Bids – Broker of Record** – Treasurer Karen Girondo said she received market rate bids from Scott Agency and Tri-County Agency. She said they both came back with a lot of the same information for us to review. The next step is to look them over and see what we like and decide what agency we want to work with. Karen said the plans are about a hundred dollars less or more than what the City is paying now and there is no plan identical to our current plan, but there are some plans similar that would work for the employee with savings to the City. Karen gave the Board a copy of the different plans to review. Karen said Christine confirmed that we do have to let Missouri Consolidated know by October 1<sup>st</sup> if the City decides to opt out so the Board would need to decide by the September 27<sup>th</sup> Board meeting. Alderman Schuchmann asked to talk about it at the August 2<sup>nd</sup> Special Board meeting.

**Special Permit Request – Ruiz Castillo – Car/Bike Show & Live Music** – City Clerk Christine Martin said the applicant was not present. She stated they plan to have a Bike/Car Show with Music from 12 noon to 4 pm. The music will be a DJ. Chief Saulters said he will follow up with them to make sure they will have their own security. Alderman Toothman made a motion to approve the Special Permit Request to Ruiz Castillo. Alderman Smith seconded it and the motion unanimously carried.

**Payment Agreement Status** – Alderman Schuchmann made a motion to accept the payment agreement Status Report. Alderman Toothman seconded it and the motion unanimously carried.

### **Ordinance/Resolutions**

**Bill #31-12 ORDINANCE-** AN ORDINANCE APPROVING THE REDEMPTION IN WHOLE OF OUTSTANDING CITY OF WRIGHT CITY, MISSOURI NOT TO EXCEED \$7,500,000 (AGGREGATE PRINCIPAL AMOUNT) TAXABLE INDUSTRIAL REVENUE BONDS (HAWKEYE FOODSERVICE PROJECT) SERIES 2007; AUTHORIZING AND APPROVING CERTAIN DOCUMENTS IN CONNECTION WITH THE REDEMPTION OF SAID BONDS; AUTHORIZING CERTAIN OTHER ACTIONS IN CONNECTION WITH THE ISSUANCE OF SAID BONDS AND THE EXECUTION OF THE DOCUMENTS APPROVED HEREIN; AND PROVIDING FURTHER AUTHORITY, Alderman Toothman made a motion to read Bill #31-12 a second time by title. Alderman Smith seconded it and the motion unanimously carried. After the second reading, Alderman Toothman moved that Bill #31-12 be placed upon final passage. Alderman Schuchmann seconded it and the motion unanimously carried. Mayor Heiliger then put the question "Shall Bill #31-12 be passed and become an ordinance?" Roll call 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 #763 of the City of Wright City, Missouri.

**BILL #32-12 ORDINANCE-** AN ORDINANCE AMENDING SECTION 400.020: PLANNING COMMISSION, OF CHAPTER 400: ADMINISTRATION, TITLE IV, ZONING CODE, OF THE MUNICIPAL CODE OF THE CITY OF WRIGHT CITY, MISSOURI, Alderman Toothman made a motion to read Bill #32-12 a second time by title. Alderman Smith seconded it and the motion unanimously carried. After the second reading, Alderman Toothman moved that Bill #32-12 be placed upon final passage. Alderman Schuchmann seconded it and the motion unanimously carried. Mayor Heiliger then put the question “Shall Bill #32-12 be passed and become an ordinance?” Roll call 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 #764 of the City of Wright City, Missouri.

**BILL #33-12 ORDINANCE** - AN ORDINANCE AMENDING SECTION 405.080 GENERAL RULES FOR INTERPRETATION, OF CHAPTER 405 ZONING, GENERALLY, TITLE IV OF THE ZONING CODE, OF THE MUNICIPAL CODE OF THE CITY OF WRIGHT CITY, MISSOURI, Alderman Toothman made a motion to read Bill #33-12 a second time by title. Alderman Smith seconded it and the motion unanimously carried. After the second reading, Alderman Toothman moved that Bill #33-12 be placed upon final passage. Alderman Rowden seconded it and the motion unanimously carried. Mayor Heiliger then put the question “Shall Bill #33-12 be passed and become an ordinance?” Roll call 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 #765 of the City of Wright City, Missouri.

**BILL #34-12 ORDINANCE** - AN ORDINANCE AMENDING SECTIONS 425.020, 425.110, 425.120, 425.150, 425,160, and 425.170 OF CHAPTER 425: RESIDENTIAL

DISTRICTS, TITLE IV, ZONING CODE, OF THE MUNICIPAL CODE OF THE CITY OF WRIGHT CITY, MISSOURI, Alderman Toothman made a motion to read Bill #34-12 a second time by title. Alderman Smith seconded it and the motion unanimously carried. After the second reading, Alderman Toothman moved that Bill #34-12 be placed upon final passage. Alderman Rowden seconded it and the motion unanimously carried. Mayor Heiliger then put the question “Shall Bill #34-12 be passed and become an ordinance?” Roll call 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 #766 of the City of Wright City, Missouri.

**BILL #35-12 ORDINANCE** - AN ORDINANCE AMENDING SECTION 430.090 “C-1” NEIGHBORHOOD BUSINESS DISTRICTS, OF CHAPTER 430 COMMERCIAL DISTRICTS, TITLE IV, ZONING CODE, OF THE MUNICIPAL CODE OF THE CITY OF WRIGHT CITY, MISSOURI, Alderman Toothman made a motion to read Bill #35-12 a second time by title. Alderman Smith seconded it and the motion unanimously carried. After the second reading, Alderman Toothman moved that Bill #35-12 be placed upon final passage. Alderman Schuchmann seconded it and the motion unanimously carried. Mayor Heiliger then put the question “Shall Bill #35-12 be passed and become an ordinance?” Roll call 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 #767 of the City of Wright City, Missouri.

**BILL #36-12 ORDINANCE** - AN ORDINANCE AMENDING SECTION 435.100 “M-1” INDUSTRIAL DISTRICTS, OF CHAPTER 435 “ID”- INDUSTRIAL DISTRICTS, TITLE IV OF THE ZONING CODE, OF THE MUNICIPAL CODE OF THE CITY OF WRIGHT CITY, MISSOURI, Alderman Schuchmann made a motion to read Bill #36-12 a second time by title. Alderman Toothman seconded it and the motion unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #36-12 be placed upon final passage. Alderman Toothman seconded it and the motion unanimously carried. Mayor Heiliger then put the question “Shall Bill #36-12 be passed and become an ordinance?” Roll call 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 #768 of the City of Wright City, Missouri.

## **Reports**

**Park** – Park Director Curt Kehoe gave report to the Board. They had to cancel the last “Concert in the Park” on July 17<sup>th</sup> due to the heat. Curt said the next “Concert in the Park” will be August 21<sup>st</sup> featuring Rich Helton and his friends. He reported that Summer Camp numbers are not what they would like it to be.

Curt explained they are using water out of the creek to water the young trees at the park to try to save them.

**Public Works** - Superintendent Larry Janish gave his report. He discussed Forest Lake Subdivision and that the home owners association is asking that the City fills all the cracks in the streets and replace all sign bolts and signs that have rust on them. They would also like all sign poles replaced if they have been hit/damaged. He said that Paul Mueller with DNR came in today and stated that Victory Tire is going to be a drop off point for other DNR contacts to leave tires for a one-time pick up only. Larry said he would call Paul Mueller with DNR to get a definite date of when the tires are going to be picked up.

**Building Official** - Larry Janish provided the Board with report on building permits issued, occupancy inspection status and a list of violations reported and acted on. Larry also reported on violations. He said Scott Miracle Grow is doing about \$25,000 worth of electric work and Bob Barclay is handling the permits for it.

**Police Department** – Chief Saulters gave a report to the Board and stated they’ve had 488 calls in the last two weeks with 35 incident reports handled. He discussed the salary study he submitted to the Board that was conducted by the Missouri Police Chief’s Association. Alderman Toothman asked the Chief if he could get populations for the cities in the salary study and he agreed.

He requested approval of training to attend the FBI National Academy Retraining Course from September 4<sup>th</sup> to September 7<sup>th</sup>, being held at the Lodge of the Four Seasons at Lake of the Ozarks. The total cost is \$465 for training and lodging. Alderman Toothman made a motion to approve Chief Saulters to attend the FBI training for \$465. Alderman Rowden seconded it and the motion unanimously carried.

Chief Saulters said he would like to start a reserve unit with officers that have the Police Academy training but may not have police experience. The reserve officers would not be paid a salary. The reserve officer would ride with an experienced officer and be put through a training period. Chief Saulters stated he would require the reserve officer to accumulate about 30 hours a month and said Post requires only 12 hours a month. The most qualified reserve officers would then move up to the paid part-time position and eventually full time if a position became available. Chief Saulters said the department could probably supply them with uniforms from the used uniforms left in the department and require them to get their leather uniform outfits. Karen Gironde said she would have to check with the Insurance Company on reserves.

Chief Saulters also asked for training for Christine Allen for completing UCR Reports that go to the State. Edie Ross of the Sheriff's Department would be willing to train Christine Allen for four (4) hours a month for a minimum of three (3) months at the rate of \$10.00 per hour. Karen Girondo said her pay should be set up as contract labor. Chief said he will find out the cost of a manual for doing the reports.

Chief Saulters stated Chief Houdyshell of Warrenton Police Department called him to see if Wright City Officers could assist on August 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> with a SEMO function that may be attended at the Warren County Fairgrounds. He said Sgt. Bernard and Sgt. Eskew would be taking a car home just for those days in case of a call out only. The Board was agreeable to the request.

Chief discussed a bomb incident and said his officers handled it exceptionally well. The residents were evacuated and there were numerous departments and agencies that were on hand and everyone worked well together.

**City Hall** – City Clerk Christine Martin gave report and stated “Flair on the Fly” picked up their Liquor License for the July 28<sup>th</sup> Wedding at the Lion's Club.

City Clerk Christine Martin also reported there were already 30 registered for the City wide yard sale that will be on August 4<sup>th</sup> and said it has also been put on the City Website and Tim Schmidt also put something in the Warren County Record for the City.

The peddler with the government cell phone give-a-way did get his Peddler's License last week and again this week to set up at the Baptist Mission.

**Treasurer Report/Economic Development** – Treasurer Karen Girondo gave report to the Board. She provided them with two (2) sheets on the water/sewer rate increase giving the estimated cost for a 5,000 gallon bill with the new increase and the existing rate, and another with the budget figures. The Six-month Financial Statement was published in the paper today, which is required by State Statute. She said it shows in the Enterprise Fund (water and sewer fund) that we spent \$40,000 more than taken in in the first six months.

She said everything is done with the Chapter 100 for Hawkeye and the remaining paperwork will all be wrapped up by August 3<sup>rd</sup>. She discussed a conference call on the Federal Transportation Bill where all of the money will be all thrown together for enhancement money, safe routes to school and the scenic trails programs and does not know if it will be available to small communities. She had several calls for Commercial Real Estate prospects. Karen said she attended the RCGA Economic Development Network Meeting.

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

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

**Final Questions** – Superintendent Larry Janish said the High School asked if they could start watering their practice field again. The Board agreed that it should be done sparingly.

**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, Real Estate and Personnel as allowed pursuant to the exception of the provisions of Section 610.021(1)(2)(3) RSMo. Alderman Rowden 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 Smith seconded it and roll call was taken:

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

The motion carried.

Alderman Smith made a motion to adjourn at 8:52 pm. Alderman Rowden seconded it and the motion unanimously carried,

Approved \_\_\_\_\_

Attested \_\_\_\_\_