

City of Wright City
Board of Aldermen Meeting
August 13, 2009 6:30 pm

Signed in Attendance: John and Chris O'Connor, Tim Schmidt, Tony Midiri, Robert Barclay, Bill Stinson, Teal Abercrombie, Nancy Huster, Christina Lemons and Michael Smith.

Others present not signed in: Police Officer Jeff Scanlon, Joe Scott of Suburban Journals, Mary Groeper, and Jim Bueneman.

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

Staff and Others: Superintendent Larry Janish, Economic Developer Karen Gironde, Police Chief Henry Matthews, City Attorney Leslie Tolliver-Rogers and City Clerk Christine Martin.

Roll Call

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

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

Meeting Minutes

Alderman Black stated he was not allowed to vote at the meeting on Alderman Schuchmann's motion on Page 2 of the minutes which was during the open meeting to public comments. He said he started to vote and the motion was already passed. Mayor White asked if it would be satisfactory if the tape can be reviewed and Alderman Black said that would be okay. Mayor White stated he believes that per MML if the meeting is going nowhere or is any way out of control, the Mayor has the right to close the debate and feels the motion made by Alderman Schuchmann to continue hearing the comments was out of order. He asked for a legal opinion from the City Attorney. City Attorney Leslie Tolliver-Rogers stated at this point the comments are out there and we can't take them back and suggested the tape be reviewed. She stated it will just be a matter of correcting the record if he did not vote. Alderman Black made a motion to table the minutes from the Board of Alderman Meeting on July 23, 2009 until the tape can be reviewed for needed corrections. Alderman Schuchmann seconded it and the motion unanimously carried.

Responses to previous comments/concerns – None.

Open meeting to public comments/concerns

Nancy Huster questioned the Mayor about a mailing he sent and asked if he sent it out to all Wright City citizens. Mayor White said he sent it out to the majority of the registered owners. Mrs. Huster asked Mayor White if he selected names to send the letter out to and how did he get the names. He said it came from a voter registration list from Warren County. Mrs. Huster asked

Mayor White if there were any names dropped from the list and Mayor White said that there were. Mrs. Huster asked for a show of hands of who did not receive the letters. Alderman Reynolds, Schuchmann, and some others acknowledged they did not receive the letter. Mrs. Huster asked Mayor White if he was showing favoritism and Mayor White said he was not. Mayor White said he had a right to send the letter to anyone he wanted if he was paying for the postage. Mrs. Huster asked legally if the Mayor was not being a Mayor to everyone. The City Attorney stated the Mayor does have the right send it to whom he wants, especially with the next election coming up.

Mary Groeper, owner of Economy Supermarket, was present. She commented on the letter and informed Mayor White as a business owner in town they would appreciate his support and did not get that feeling from his letter. Mrs. Groeper said they hoped the City would support them as well as they have supported the City

Public Hearing - Proposed 2009 Tax Rates to be set by City

Mayor White opened the Public Hearing. City Clerk Christine Martin read the amounts for the proposed 2009 Tax Rates. General Fund will be at the rate of .4649 on each one hundred dollars (\$100.00) assessed valuation, the Street Light Fund will be at the rate of .1726 on each one hundred dollars (\$100.00) assessed valuation, the Park Fund will be at the rate of .0864 on each one hundred dollars (\$100.00) assessed valuation, and Debt Service Fund will be at the rate of .0639 on each one hundred dollars (\$100.00) assessed valuation. There were no comments

Ordinance/Resolutions

Bill #23-09 was presented to the Board. Bill #23-09 was read for the first time by title. AN ORDINANCE AUTHORIZING EXECUTION OF A CONTRACT WITH COCHRAN ENGINEERING FOR PROJECT STP-9900 (363). Alderman Schuchmann made a motion to read Bill #23-09 a second time by title. Alderman Reynolds seconded it and the motion unanimously carried.

Mayor White asked if there was any discussion and then asked the City Attorney as it was stated in the minutes that Aldermen Abercrombie and Schuchmann had a meeting to go over the 22 RFQ's and they brought back three to be voted on. He asked if the Board shouldn't have authorized who reviewed the RFQs or should it be who ever wants to. City Attorney Leslie Tollivers-Rogers stated it is a matter of what policy the City has followed previously when we advertised for bids. She asked if it is usually left to the Financial Officer of the City or if all five members will look at and asked what has been the precedence to this point. Mayor White said he did not know about it until it was done. Alderman Schuchman said if the previous meeting minutes were reviewed, it was discussed with the Board that the proposals needed to be reviewed and anyone that wanted to review them was welcome to also review them. He said he and Alderman Abercrombie volunteered to review them and it was open to anyone else that wanted to participate. The City Attorney stated if this is how it has been done in the past then it should be followed now. She stated it still follows the State Statute and Alderman Schuchmann agreed. Alderman Schuchmann said when the firms were brought up for discussion and there was no request for discussion, they made a motion to move forward.

City Clerk Christine Martin read Bill #23-09 for the second time. After the second reading, Alderman Schuchmann moved that Bill #23-09 be placed upon final passage. Alderman Reynolds seconded it and the motion unanimously carried. Mayor White then put the question “Shall Bill #23-09 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Black	Yea	Alderman Schuchmann	Yea
Alderman Abercrombie	Absent	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 # 692 of the City of Wright City, Missouri.

Bill #24-09 was presented to the Board. Bill #24-09 was read for the first time by title. AN ORDINANCE OF THE CITY OF WRIGHT CITY, MISSOURI TO ESTABLISH A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN OFFICIALS. Alderman Schuchmann made a motion to read Bill #24-09 a second time by title. Alderman Reynolds seconded it and the motion unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #24-09 be placed upon final passage. Alderman Reynolds seconded it and the motion unanimously carried. Mayor White then put the question “Shall Bill 24-09 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Black	Yea	Alderman Schuchmann	Yea
Alderman Abercrombie	Absent	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 # 693 of the City of Wright City, Missouri.

Bill #25-09 was presented to the Board. Bill #25-09 was read for the first time by title. AN ORDINANCE LEVYING AND IMPOSING A TAX FOR THE CALENDAR AND FISCAL YEAR OF 2009 FOR GENERAL MUNICIPAL PURPOSES FOR STREET LIGHTING PURPOSES, FOR PUBLIC PARK PURPOSES AND FOR PAYMENT OF COMBINED WATER WORKS AND SEWAGE BONDS. Alderman Schuchmann made a motion to read Bill #25-09 a second time by title. Alderman Reynolds seconded it and the motion unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #25-09 be placed upon final passage. Alderman Reynolds seconded it and the motion unanimously carried. Mayor White then put the question “Shall Bill 25-09 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Black	Yea	Alderman Schuchmann	Yea
Alderman Abercrombie	Absent	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 # 694 of the City of Wright City, Missouri.

Old Business

Turkey Run – Storm Sewer Pipe Project - Larry Janish provided pipe prices for the project to the Board. He said he did not include the area inlet prices because he is not sure he will use concrete or the plastic, due to them not having much grade. Schulte Supply's quote was \$2721.60, Boehmer Brothers price was \$2596.80 and the lowest price was HD Supply Waterworks, LTD at \$2457.60. It is for 480 feet of 15" ADS N-12 SOLID Prolink Pipe. Larry recommended going with the lowest bid. Alderman Black made a motion to accept the lowest bid from HD. Alderman Schuchmann seconded it and the motion unanimously carried. Larry said he would go ahead and order the pipe tomorrow.

Betty Whitener, 310 S. Elm - City Clerk Christine Martin stated a letter was provided to the Board from Ms. Whitener. Ms. Whitener of 310 S. Elm was present and addressed the Mayor and Board about the flooding and damages to her furnace and hot water heater in the amount of \$1427.00. Alderman Schuchmann made a motion to get back in touch with the City's insurance company to ask for a second review of it. Ms. Whitener said she has already paid for damages. Mayor White asked Ms. Whitener if she turned it into her home owners insurance. Ms. Whitener said it is not something her insurance will take care of. Ms. Whitener said she has lived here 21 years and has not had any problem until last year. Mayor White said he thinks we would need a letter from her homeowners insurance to the City's insurance company. Ms. Whitener said she personally talked to her insurance company today. Ms. Whitener gave the City Clerk a copy of the denial letter from the City's insurance company and a list of repairs. Mayor White suggested getting a copy of the denial letters and fax them to City Attorney Leslie Tolliver-Rogers and the City Attorney agreed.

New Business

Bid Proposal for Building Inspection Services - City Clerk Christine Martin said the City received one bid from BrickKicker and the other company GBA that was certified before called and said they would not be submitting a bid because at this time they do not have an inspector at this time that is ICC Certified and it would be two or three months before they will be. Mayor White said he stated that at the last meeting before the ads were run in the paper that the City Public Works could continue to handle it and believes it should stay that way. City Attorney said it goes back to what was discussed earlier about the bid process and what our policy has been and she went on to read the City's ordinance pertaining to it. Mayor White said he feels the contract building code enforcer would be the same as hiring any other City employee and feels it is his responsibility to pick one or leave it where it is and said he preferred to leave it where it is until he is proven wrong. He said there is no need for us to pay someone else when Pubic Works can take care of it with the money crunch the way it is. City Clerk Christine Martin said we advertised per the City Attorney's direction. The City Attorney said if the City does not go along with the Bid Proposal then Larry should become certified by yesterday. Alderman Schuchman went over the City's requirement to advertise and said per the Proposal the bids are to be opened. Alderman Schuchmann asked the City Clerk to open and disclose the bid amount. Mayor White asked who put the ad in the paper and on whose orders. City Clerk Christine Martin stated it was per the Board and the City Attorney. Mayor White said it was still his position that we would keep it in house and not hire an outside firm. City Attorney Leslie Toliver-Rogers said the only issue she

has at this point is if by State Statute it is required to have the inspections done by someone that fulfills the qualifications as outlined in the bid and if Larry does not have them, he needs to obtain those qualifications. Nancy Huster asked if Larry can obtain a journeyman electrician license in a short time. Mayor White answered no. Alderman Schuchmann said the person that turned in the bid is a certified International Building Code inspector and said it would probably take Larry three to four years to get certified. Christina Lemons asked Mayor White about the entitlement he read and about the duties of Public Works and if it wouldn't be more cost prohibitive to just pay as needed instead of sending Larry to school. Mayor White said Larry is already on payroll. Christina Lemons asked what difference that made if Larry is not certified. Mayor White said he will send Larry to School. Christina Lemons asked if the public can be informed as to what the bid is. City Clerk Christine Martin stated she would like to read the fees received in the Bid. The building inspection service fees from BrickKicker is 75 percent of the calculated building and plan review fee. There is a \$75 minimum which includes a plan review and all necessary inspections that require a permit. Additional inspection fees will apply if more than two inspections are required for any one inspection phase. Administrative Assistance will be billed at \$60 per hour if needed. Hourly fees will be rounded to the next full hour. Administrative Assistance includes attendance at Board meetings, Planning & Zoning Meetings or Board of Adjustment Meetings. It also included assistance with ordinance revisions, additions. It includes meetings with City Staff, builders, contractors, developers, engineering or state government agencies. The agreement will be terminated with a written 90 day notice by the Board of Aldermen or Robert Barclay Enterprises. City Clerk Christine Martin stated she did contact MML last year and the Board does have the authority to hire a consulting firm. Christina Lemons asked if a permit on average is \$300 to \$400 per house. Alderman Schuchmann said it depends on the value of the home. A typical house in Wright is about a \$300 building permit fee, so 75 percent would be \$225. Christina Lemons said her experience as a real estate broker and experience with BrickKicker is they are very well certified and can see that Larry has his hands filled with enough. Mary Groeper asked if the City has job descriptions for their employees and the City Clerk answered yes. Mary Groeper asked if it is in Larry's job description to inspect homes. Alderman Schuchmann said Larry agreed to fill in as Inspector in an emergency situation. Bill Stinson added it has been since they terminated the previous inspector. Christina Lemons discussed mixing jobs and qualifications. Mayor White asked the City Attorney if this matter should be voted on by the Board or tabled until she can get more clarification on it. City Attorney Leslie Toliver-Rogers said she did not see where she needs a clarification. She asked what we are tabling. Mayor White answered either going with an outside firm or keeping it in house. She said if you keep it in house she could not suggest or recommended Larry do that type of inspection without him being properly certified as it is a liability for the City. Christina Lemons agreed it is a liability and stated she would not want to buy a house that is not certified inspected. Bill Stinson asked if there is a State Statute that requires a certified inspector. City Attorney Leslie Tolliver-Rogers said if the Board wanted to table the item until she finds a Statute that says that it would be okay and she does not have a problem with it. Alderman Schuchmann said it came up a year ago and the Mayor refused. Alderman Schuchmann said there are several inspections required for one new home building permit. Alderman Schuchmann made a motion to table the item to the next meeting. Alderman Reynolds seconded it and the motion unanimously carried

Business License, Office for Insulation Pros LLC, Dave Gerland - Mr. Dave Gerland was present. Alderman Schuchmann asked Mr. Gerland if there would be any outside storage and he said no there would only be a dumpster. He said he would only be parking a box truck for his

business and a work pick up truck at the location along with his personal pick up. Alderman Schuchmann made a motion to approve the business license with the stipulation there would be no outside storage of materials and a maximum of four (4) trucks to be parked there. Alderman Reynolds seconded it and the motion unanimously carried.

Lions Club – Request for Liquor License for Strassenbash – Mr. Michael L. Smith was present and said the request is the same as years past. Alderman Schuchmann made a motion to approve the liquor license to the Lions Club for Strassenbash. Alderman Reynolds seconded it and the motion unanimously carried.

Proposed Water Line Dedication – Ivie League Homes - Karen Gironde said Billy Ivie brought the request by and she did not get a map. Larry said it runs along Wildcat Drive and into his strip mall there. The line is about 200 to 300 feet. Larry said there is not a problem with it. Alderman Schuchmann made a motion to approve having an ordinance drafted for accepting the water lines. Alderman Reynolds seconded it and the motion unanimously.

Request for Old Newsboys Day on November 19th – Alderman Schuchmann made a motion to approve the request for Old Newsboys Day. Alderman Reynolds seconded it and the motion unanimously carried.

MEC Change Order #1 and Antidegradation Review (AR) Work Plan - Holly Elterman was present. Holly explained the change order to the Mayor and Board. She said MEC has met with DNR and was able to determine that our discharge on Peruque Creek can be classified as a Tier 2 Stream Study which is a middle of the road study that was presented to the City. They are proposing to bill us for the difference from the original contract and what this Tier 2 Study is going to cost, as some preliminary work has been done and they have met with DNR. They are looking for a Notice to Proceed from the City even if it is an email. Alderman Schuchmann made a motion to approve the Change Order. Alderman Reynolds seconded it and the motion unanimously carried. Karen went over the change order. The original contract was for \$20,200 and they have used up \$10,113. They estimate the AR will now cost \$28,900 and the change order is \$18,900. Holly said they will do field work and then we will need to get an alternative analysis which is required per DNR. She said they look at labs for UV verses Chlorination and will do a cost analysis and put that in a report to the City. Holly said we will need a separate contract for the Alternative Analysis. Karen said the money for this will come out of the money remaining on the COPs for the WWTF Upgrade.

Utility Billing Adjustment Report - Alderman Schuchmann made a motion to approve the Utility Billing Adjustment Report. Alderman Reynolds seconded it and the motion unanimously carried.

Reports

Engineering – None

Park - Curt Kehoe is on vacation and there was no one available to give a report.

Public Works - Superintendent Larry Janish reported at Wildcat & Westwoods the contractor came back and finished the concrete work in the handicapped areas and another small area along Westwoods Road. Larry said they also installed a drain but said it will take about seven yards of concrete at 7 inches thick which will cost about \$650. Larry said the sidewalk approaches were poured six inches thick. Alderman Schuchmann made a motion to approve the concrete work at the corner of Wildcat & Westwoods. Alderman Black seconded it and the motion unanimously carried.

Police Department Back Door - Larry said he has one bid from Travis Masonry for \$950 on tearing out the old door and blocking in the door with concrete blocks. Larry discussed this being carried over to next year's budget if the money is not there.

Turkey Run Drainage - Larry discussed this project earlier in the meeting.

Crosswalks – Larry said they are painting crosswalks and will be finished before school starts.

Building Official - Larry Janish stated there were two (2) permits issued since the last meeting. One (1) permit for an alteration and one (1) was for new home construction for Quail Creek.

Police Department - Police Chief Henry Matthews gave his report and said there have been 358 calls for service since the last meeting. He said they will not be getting any Recovery money for hiring. He said they should have the lights on the new police car by next week. Chief Matthews asked if he could carry over some vacation as they have been very busy and he has not been able to use it all. He said he needs to carry over 48 hours and will probably take it sometime in September. Alderman Schuchmann asked Chief Matthews if he could get it all used up by the end of the year. Chief Matthews said he should have no problem using it by the middle of October. Alderman Schuchmann made a motion to approve the vacation carry over for Chief Matthews. Alderman Black seconded it and the motion unanimously carried.

City Hall – City Clerk Christine Martin gave a report to the Board. She talked about Cemetery Training she and Shayla received on the Cemetery module last week. Shayla will start putting in historical data in next week as she is on vacation this week. City Clerk Christine Martin said she will start using it to put in new lot sales and burials immediately. City Clerk Christine Martin said a letter was sent to MODOT notifying them of the City's intent to cooperate with Warrenton to annex a portion of Highway 70. A letter was received back from MODOT with plan sheets and a check list and stated she will be working on getting those items done and will keep the Board posted.

Treasurer Report – Karen Girondo gave report to the Board and said July Financial Reports are on the table and said there are a few more reports for them to review. Karen said she was working on Policies. The Investment policy that was given to them at the last meeting has been reviewed by the Auditor and Donna had several items she wanted changed and hoped to have the final draft by Workshop or the next Board meeting. The Purchasing Policy is almost done and will meet next Wednesday with Department Heads to go over the draft and will bring it back to the Board at the Workshop. She stated that when Pat was here from Data Tech he also helped correct some things in the other modules, such as the landlord account.

Economic Development – Karen Girondo said she attended the ECMODEV Meeting two weeks ago and the group is going to be doing a labor market study for the three county region with the help of Ameren UE. The study gives them vital information for when a new prospect comes in such as the area's employment information. They will be doing a labor study and surveying all the major businesses in the three county area. The new marketing web site for it should be up in the next couple of weeks. Karen discussed a call from RCGA concerning Project "C" where the company was looking at 100 acres on the North Service Road for a manufacturing facility. The company would have provided about 1600 jobs. Karen said the City was one of three sites being looked at in the State; however, we did not make the final cut. The City in Missouri that did make the cut is on the western edge of the State.

The Retail Roundtable was held on August 5th at the new park building and there was 19 people in attendance. Karen said we discussed where we are now in retail, what our strengths and challenges are and where do we want to go in the future. It was decided to form a committee for it.

Karen discussed the Beautification Project and said she and Curt went to Hannibal to meet with Lyn with MECO, Simon Barker, Keith Long and Bob Manzke of MODOT to discuss the beautification project of the overpasses. Mr. Barker has to redo some figures before she can get the local forces plan to the State and it should be just a couple weeks after that. Karen said Karrenbrock's bill is in with the other bills but she just received the pay estimate today. Alderman Schuchmann said to include that bill in with the next set of bills for the next meeting.

Karen said she had an hour long debriefing/conference call on a Brownfield Grant that we did not get. Karen said we received 81 points out of a 100 point grant. They said the application was good but just needed a little more in it. The new Brownfield Grant applications were just published yesterday. It is a grant that will do assessment of Brownfields where there might be contaminants such as our over-land ground and some other sites in town. She said it is just for the assessment.

Karen said in the Recovery money available, there are two new bonds. One is an Economic Development Bond and one is a Private Facility Bond. She said there is like \$235,000,000 in the bond allotments and Warren County was given 1.2 million in Economic Bonds and 1.8 million in Facility Bonds. The County receives them and has to notify the Department of Economic Development with their intent that someone may want to use them. If the County tells the State they have the intent and want to use the bonds, they have by June 30, 2010, to issue the bonds or they go back to the State and they can allocate them to the Cities for projects.

Review/Approval of Bills

Alderman Schuchmann made a motion to approve the Bills. Alderman Black seconded it and the motion unanimously carried. Alderman Schuchmann said he did like the new scheduled claims list and hoped it continued to come out.

Final Questions - Mayor White spoke up on some false accusations going around town. He said there is a repair shop in town that we gave work to and the rumor is that he got the work because he is related to a Board member. Mayor White said it was totally false.

Adjournment

Alderman Black made a motion to adjourn the meeting. Alderman Reynolds seconded it and the meeting adjourned at 8:00 p.m.

Approved_____

Attested_____