

City of Wright City
Board of Aldermen Meeting
August 23, 2007 6:30 pm

Signed in Attendance: Angie Reynolds, Toni Midiri, Roy White, James Toothman, Tom Black, Lyn Walter, Jackie Nierman, Patsy Jones, and Don Reed.

City Official attendance: Mayor Klocke, Alderman Denkler, Alderman Schuchman, and Alderman Walter.

Staff and Others: Harry Harper, Karen Gironde, Ron Mershon, Chief Wickenhauser and Christine Martin, including Holly Elterman.

Mayor Klocke called the meeting to order at 6:30.

Meeting Minutes

Jim Schuchman made a motion to approve the minutes from May 10, 2007. Alderman Walter seconded it. The motion unanimously carried.

Public Hearing

None.

Ordinance/Resolutions

Bill #26-07 was presented to the Board. Bill #26-07 was read for the first time by title. AN ORDINANCE AUTHORIZING EXECUTION OF AN ANIMAL CONTROL CONTRACT WITH S&R. Alderman Schuchman made a motion to read Bill #26-07 a second time by title. Alderman Denkler seconded it and the motion was unanimously carried. After the second reading, Alderman Schuchman moved that Bill #26-07 be placed upon final passage. Alderman Denkler seconded it and the motion unanimously carried. Mayor Klocke then put the question "Shall Bill #26-07 be passed and become an ordinance?" Roll call was taken with the following vote:

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Walter	Yea		

The Bill having the affirmative vote of all members present was adopted. Said Bill was thereupon presented to the Mayor and Chairman of the Board for their signatures and approval. It was then duly signed and becomes Ordinance # 624 of the City of Wright City, Missouri.

Old Business

None

New Business

Proclamation – Wright City Wildcat Pride Spirit Week September 17-22, 2007 Mayor Klocke read a Proclamation and presented the Booster Club with the Proclamation declaring the week of September 17, through September 22, 2007, as WRIGHT CITY WILDCAT PRIDE

SPIRIT WEEK. The Booster Club accepted the Proclamation and Jackie Stewart thanked the Mayor and Board of Alderman on behalf of the Chamber of Commerce.

Recognition Awards for Bill Daum of Foxcreek Furniture & Woodworking & Donald Reed of Pleasure Properties – Mayor Klocke presented Bill Daum and Donald Reed with a Good Neighbor Recognition Award and thanked them for their hard work and promoting a positive image of our community. Mr. Bill Daum and Mr. Donald Reed accepted the Awards.

Business License – Phillip Worland D/B/A Frozen Fun & Treats - Mr. Worland was not present. Alderman Schuchman made a motion to table the Application for Business License to the September 13th meeting when Mr. Worland can be present. Alderman Denkler seconded the motion and it unanimously carried.

Request from Old Newsboys Day for November, 2007 6am to 9am - Alderman Schuchman made a motion to approve the request for Old Newsboy Day for November 15th from 6am to 9am. Alderman Denkler seconded the motion and it unanimously carried.

Kathleen Phegley – Request for Reimbursement for sewer clean out – Mayor Klocke asked Harry Harper if he was aware of it. Harry Harper said Ms. Phegley apparently called the plumber before she called the City. Harry said if they call the City first they usually go out and look at it to determine the problem. Harry said he believed there was a similar claim several months ago. Alderman Denkler said it was for Rotor Rooter and it was not near as much. Alderman Denkler stated that the reimbursement may have been a mistake. Eileen suggested maybe putting a small article in the paper that if a property owner has a problem with your sewer call the City first before a plumber, otherwise the property owner will be responsible. The board discussed the request from Kathleen Phegley. Alderman Schuchman pointed out per the letter from Ms. Phegley the Plumber worked on it for some time before he picked up the sewer lid and said he did not think the City should have to pay for this service when the City could have been notified first, as it was the City's sewer that needed to be cleaned out. Alderman Denkler made a motion to deny the request for reimbursement. Alderman Walter seconded the motion and it unanimously carried.

Ann Mohrman - Requesting City to correct drainage ditch, sidewalk & tree problem - Clerk Martin reported that after talking to Ms. Mohrman and informing her again that the ditch and sidewalk is her responsibility and that the City will trim the tree but would not remove a healthy tree, she decided to withdraw her request.

Utility Adjustment for Approval - Cannon Hall Properties – Request to Adjust sewer charges. Alderman Schuchman discussed the bill and said he figured the average water use after she moved in was more like 8000 gallons per month, not 6000. Alderman Schuchman made a motion that Cannon Hall Properties pay for the water that went through the meter and for the months of March, April, May and June the sewer charge will be 8000 gallons. a water use average of 8000 gallons and adjust the sewer bill accordingly for the months of March, April, May, and June. Alderman Denkler seconded the motion and it unanimously carried.

Reports

Archer – Holly Elterman said MEC came out but couldn't start their study yet because the City is not discharging from the Lagoon due to the sludge removal and lowering the level. Holly said they can't start the study until they have two weeks of normal operation. It will be another 45 to 70 days for the cell to fill up to normal operating conditions. If we wait that long we will be out of the season to do the study. November or December will be the last time they can take samples from Peruque Creek. Holly said they could hold off until the Summer of 2008 since there is no field data to do a study with. Holly said they could do a cheaper study now, but it would not be

based on field study. It would be based more on assumptions. The new test would be an uncalibrated model. Holly said the Contractor is digging a hole for the building now and had to approach the overland flow area. Holly said we could run the risk of tests going to DNR for limits and construction work could change the test results. She said the ideal time to do this is at the low flow period in the summer. Alderman Schuchman recommended going with Holly's recommendation and waiting until next summer. Alderman Denkler asked Karen Girondo about the grant for upgrades and Karen said they would give priority goes to the projects that are ready to take action. Karen said she would find out if the City can go ahead and apply. Holly said she's watched the process of building permits in our system and has reported that information to DNR. Holly said the City has leveled out over the last year and has not seen an increase of flow coming out. She said she doesn't see a problem with holding off. Alderman Denkler said it seems like waiting until next year would be acceptable. Alderman Schuchman made a motion to wait until next year for MEC's Study to begin. Alderman Denkler seconded the motion and it unanimously carried. Holly said MEC will amend their contract for waiting until next Summer. Huey Construction was excavating eight (8) feet deep for the building and found dark, soft soil and it will now need to be over excavated a foot deeper and they plan to use rock for the excavated area. Holly said the Contractors total change order cost is proposed to be \$8300 which she feels is very unreasonable. They propose the fee is for 8 hours work with employee salary and equipment cost. Holly said they are charging \$57/hour for an operator. Karen Girondo stated they should be charging prevailing wage. Holly said she doesn't agree with the time they want to charge and suggested to save on the \$8300 the City will haul the rock there and will haul the extra dirt away that is dug out. Harry Harper said it could be done. Holly said this would reduce their fees by \$2700. Alderman Schuchman asked Holly to go back to the contractor and inform him of the construction experience which the Board has and stated it should not take \$8300 to move one (1) foot of dirt. The Board further discussed the fees that the contractor proposed to charge. Holly asked if a decision could be made before the next meeting. Mayor Klocke said we could hold a Special Meeting if needed before the next Workshop on September 4, 2007 Alderman Schuchman made a motion to allow a maximum of \$2000 for the excavation of soil be paid to Huey Construction. Alderman Denkler seconded the motion and it unanimously carried. Holly asked if the backhoe could be used.

Park

Patsy Jones from the Park Board was present. Patsy Jones said the Parks employees have been working on flowers in the Parks. Patsy stated they lost some trees and the last tree was estimated at 160 years old. Curt Kehoe has also been working on the upcoming Strassenbash activities scheduled for September 14th and 15th and has been attending the meetings. Patsy added that the Basketball Court is being used. The first Concert in the Park we had about 120 people attend and the second one attendance was about only 40 due to the heat. Patsy said Curt has altered the working hours because of the heat. They have been work early morning, taking off in mid day, and working some in the evening. Mayor Klocke thanked Patsy .

Public Works

Harry Harper was present. He stated that the sewer project behind Farmers & Merchants Bank has been suspended. Harry said some bills should still be coming in for this project. At this time they have spent around \$30,000. Alderman Schuchman asked about 217 Kerland and asked if the meter is in and if so he felt it should be removed since its been sold on the courthouse steps. Alderman

Schuchman said we have a problem with landlords moving people. Alderman Schuchman recommended not having a single meter installed for the duplex and have the owners establish a second service. Karen Girondo stated that we found in the State Statute that MML faxed us that if there are multiple households on one meter then it is the Landlord's responsibility.

Building Department

Ron Mershon, Code Enforcement Officer, said 217 Kerland has not had the new owner's name recorded. Ron Mershon said status on Big Boys is they were due in court last night but was postponed until September. Ron also mentioned there was no new information supplied to the Historical Preservation than before and have not reapplied for an extension. Ron Mershon said a citation was issued to the Kings. In addition, a citation was issued for weeds and grass at 17 Clarence and another one for weeds on vacant property on Roelker Road. He said he issued a ticket issued for selling cars at 201 Hedeman and a ticket at 301 Locust St to remove vehicles, and 408 West North Second Street received a notice to clean up the yard. A warning was issued for no permit for a shed at 624 Westwoods Road. Alderman Walter asked Ron about the apartment building on Kerland. Ron said he called the owner and has not received a call back. Ron said he talked to him two weeks ago and he was down and out, but said he would get someone in there to start cleaning and painting. Alderman Walter agreed he should because he promised before to get someone over there in two weeks.

Police Department

Chief Wickenhauser said the Municipal Judge drafted a sample ordinance for a \$2 Surcharge that will be used to maintain biometric verification systems to track prisoners which would be used to pay for expenses related to custody and housing of prisoners. Chief Wickenhauser said he would get with the City Attorney to look it over. It would help reduce the cost of Housing of Prisoners at Warren County Jail. Chief Wickenhauser said he spoke with a rep from the Lions Club and they would like to change the hours of selling liquor at Strassenbash on Friday the 14th to 11:00 pm and let the hours on Saturday night remain at 10:30 pm. Alderman Schuchman made a motion to approve the change to the hours of selling liquor on Friday September 14th for the Lions Club to 11:00 pm Alderman Walter seconded the motion and it unanimously carried. Chief Wickenhauser announced that there had been some burglaries in the Trotters Ridge Subdivision. They all happened between Midnight and 5 am.

City Hall

City Clerk Martin reported that three bids were received for cutting down and removing a large Oak Tree in the Wright City Cemetery. The highest bid was \$3500, the middle was \$2145 and the lowest bid was \$1300, however, only the company from the highest bid has Workers Comp Insurance at this time. The Board agreed to wait until the other bids came in with the Workers Comp Insurance before making a decision. City Clerk Martin reported that Larry Janish offered to try to get some of the stumps out with the Backhoe before having them grinded out. City Clerk Martin reported only one (1) verbal bid was received at this time for repairing the stone entrance wall to the Cemetery and that was \$6500 (which is a tear down and rebuild). City Clerk Martin provided Employee Health Insurance information to the Board for their review for a decision at the September 13th BOA Meeting. City Clerk Martin asked the Board for suggestions as to where boxes of files from the Vault could be stored for when the File System is installed. The Board suggested using the lunch room for storage and Chief Wickenhauser volunteered some space that

he had in the storage room. The Board was also ok with storing non-sensitive mater in the hallway. City Clerk Martin asked about selling surplus equipment and the Board said a silent auction would be a good way and could be discussed at a workshop. City Clerk Martin requested permission to purchase a larger refrigerator for \$300 or less and the Board approved the purchase for it for after the file system is installed. City Clerk Martin asked the Board Members who all had code books and said that we now have Supplements #7 and #8. Alderman Schuchman and Walters both said they do not have a code book. An attempt will be made to acquire the City code books back from previous Alderman Macedo and Schafer.

Treasurer Report

Karen Girondo did not have a Treasurer's Report, but provided a 2008 Budget Preparation Report for time lines.

Economic Development

Karen Girondo reported Westwoods Sidewalk Project has MODOT's approval to bid. Bid opening date is September 12, 2007 at 2pm and should be available for discussion at the September 13th BOA Meeting. Had three calls for possible projects and gave two industrial prospects information on the City. In addition Karen said she talked three times to a rep on a retail project along the service road, but the ground will need to be annexed into the City limits and zoned. Karen said she will be bringing an Annexation Resolution/Petition to the September Meeting for a 7 acre tract off the North Service Road where Patriot Motors and the previous horse trailer sales were. All of the signed paperwork has already been sent to Darryl. The zoning will go to P&Z in September and the annexation should be done in October. Karen said she talked with Jon Monnig and they are starting the renovation on the old Wilson Concrete Properties. Karen Girondo said she will talk to Joy Reeven on the Rural Sewer Grant to see it would advantageous to submit an application to get into the process. Karen Girondo stated she attended the Open House for the Realtors at the School District's new Administration Building. They did have a few Realtors attend.

Review/Approval of Bills

Alderman Walter made a motion to approve bills as presented. Alderman Schuchman seconded the motion and it unanimously carried.

5 Minute Rebuttal for Public Comments

Patsy Jones thanked the Board for averaging the sewer bills for the summer. Patsy Jones announced the Fire Department will have movie in the park again on August 31, 2007.

Angie Reynolds stated that 217 Kerland was in the paper to be auctioned off on the Courthouse steps September 17, 2007. Roy White stated that 214 Kerland was also in the paper to be auctioned off on the Courthouse steps. Roy White asked Chief Wickenhauser if the burglaries were people leaving their house open or break-ins. Chief said the majority were unlocked but other ones weren't. Mr. Don Hall was present and discussed the water bill on a property he owns in which he wants to close on August 30th. Mr. Hall talked about the State Statutes and its references. Eileen said the Board would like to discuss it at their workshop. After some discussion by the Board, Mayor Klocke informed Mr. Hall to pay the \$138.18 at this time and at the Workshop the Board would discuss any reimbursement due him. Alderman Schuchmann made a

motion to require have Mr. Hall pay the \$138.18 of delinquent utility bills. Alderman Denkler seconded the motion and the motion unanimously carried.

Holly from Archer said she needed to know what color choice the Board wanted for the new building at the Waste Water Treatment Plant. The Board all agreed on Colony Green for the Walls and Saddle Tan for the roof and trim. Helen Jennings brought up a car problem at her residence and neighbors are complaining. Chief Wickenhauser agreed to discuss the problem with her immediately after the meeting.

The Mayor then stated there would be a five minutes recess before entering into executive session for personnel.

Executive Session: Alderman Denkler made a motion to come out of regular session and go into executive session to discuss business relating to Personnel. Alderman Walter seconded it and roll call was taken

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Walter	Yea		

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

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Walter	Yea		

Adjournment

Alderman Schuchman made a motion to adjourn. Alderman Denkler seconded it and the meeting adjourned at 8:30 p.m.

Approved _____

Attested _____