

City of Wright City  
Board of Aldermen Meeting  
August 25, 2011, 6:30 pm

**Signed in Attendance:** Anita Lemke, Sara Branton, J. Paul Hunt, Tim Schmidt, Garrett Johnson, Mike Franke, Danny Klocke, Linda Seabaugh, Phillis Gentry, Robert Gentry, Janet C. Bradsha, John C. Bradshaw, John Lacaillade, Gina Allen and Michael L. Smith.

**City Official attendance:** Mayor Heiliger, Alderman Black, Alderman Toothman and Alderman Reynolds were present. Alderman Schuchmann was absent.

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

**Roll Call**

City Clerk Christine Martin called roll with Mayor Heiliger, Aldermen Black, Toothman, and Reynolds present. The City Clerk reported the Mayor and three (3) Board Members present.

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

**Pledge of Allegiance**

John Bradshaw led everyone in the Pledge of Allegiance.

Alderman Toothman made a motion to amend the agenda by adding 10 a. Proclamation for Butch Ruge of FMB Bank and to add 10 s. Business License for Big Boys at Gerilyn's. Alderman Reynolds seconded it and the motion unanimously carried.

**Meeting Minutes**

**Minutes from Board Meeting of August 11, 2011** – The minutes were not available.

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

**Open Meeting to public comments/concerns** - Gina Allen said she saw the Proclamation on the agenda for Constitution Week and told the Board she had a DVD for them titled "The More Perfect Union". The Mayor and Board thanked Ms. Allen for the gift.

**Public Hearing**

**Request for rezoning by J. Paul Hunt to consider rezoning 201 and 223 Westwoods Road from Zoning District SR-1 Single Family Residential to C-4 General Commercial District** - Mayor Heiliger opened the public hearing. Phyllis Gentry said the residents on Westwoods Road do not want the property rezoned. J. Paul Hunt addressed Mayor Heiliger and stated he may rent the property and said the property owners may not like the renters. Mayor Heiliger closed the public hearing.

**Request by City of Wright City to rezone .39 acres of City Property known as 60 Highway ‘J’, Section 15TWP47NR1W in the City limits of Wright City from zoning district Park/ Scenic to SR-3 Single Family District.** Mayor Heiliger opened the public hearing. Ms. Anita Lemke said the property is #60 Highway J and asked about the zoning clarification. Economic Developer Karen Girondo said she researched the zoning of the property and said in 2002 the zoning maps indicated the zoning as SR-1 Single Family District and in 2004 the zoning maps indicated it as Park/Scenic and there has not been any ordinances or public hearings since then to change the zoning to Park. There was no action needed for the rezoning of the City property. Mayor Heiliger closed the public hearing.

### **Recommendations from Planning & Zoning**

**Request for rezoning by J. Paul Hunt to consider rezoning 201 and 223 Westwoods Road from Zoning District SR-1 Single Family Residential to C-4 General Commercial District** - Alderman Toothman made a motion to deny the request for rezoning by J. Paul Hunt. Alderman Black seconded it and the motion unanimously carried.

**Request by City of Wright City to rezone .39 acres of City Property known as 60 Highway ‘J’, Section 15TWP47NR1W in the City limits of Wright City from zoning district Park/ Scenic to SR-3 Single Family District** - Alderman Reynolds made a motion to leave the zoning ‘as is’ and to have the zoning map corrected. Alderman Toothman seconded it and the motion unanimously carried.

### **Old Business**

**Lake Tucci Subdivision** – Alderman Toothman made a motion to postpone it to the next meeting. Alderman Reynolds seconded it and the motion unanimously carried.

**Hat Trick Lane** – Economic Developer Karen Girondo said she researched it and there is a plat in the Dyer Park, but the road is not platted; it is only platted as an ingress/egress. City Attorney Paul Rost said it is okay as long as they don’t landlock the one property.

### **New Business**

#### **Proclamations:**

**Constitution Week, September 17 through 23** - Mayor Heiliger read the Proclamation and proclaimed September 17 through 23 as Constitution Week.

**Fire Fighter Appreciation Week & 911 Day of Remembrance, September 11 through 17** – Mayor Heiliger read a Proclamation for Fire Fighter Appreciation Week & 911 Day of Remembrance.

**In Honor of Butch Ruge** - Mayor Heiliger read the Proclamation honoring Butch Ruge.

**Bids on City Property – 60 Highway ‘J’** – City Clerk Christine Martin read the two bids received from Anita Lemke in the amount of \$2,550.00 and from A.C. Day for \$3,511.00. Alderman Toothman made a motion to take the Bids under advisement. Alderman Reynolds seconded it and the motion unanimously carried.

**Business License – Garrett Johnson, BTB Tattoos** – Mr. Garrett was present and said he was proposing to operate a Tattoo shop. Mr. Garrett said he was an artist at the previous shop. The hours will be from 11:00 am to 8:00 pm Tuesday through Saturday. Alderman Toothman made a motion to approve the Business License to Garrett Johnson for BTB Tattoos at 101 N. Locust pending approval of an Occupancy Permit. Alderman Reynolds seconded it and the motion unanimously carried.

**Flynn Drilling Company – Invoice** - Mayor Heiliger discussed the Invoice and the fact that Mr. Flynn was supposed to come to a Board Meeting to discuss it, but never did. Gary Dewitt was present and said they had already reduced the bill to \$2500 for work that was done in April and it covered three men and a crane truck to tear down and leave the site. Mayor Heiliger said Flynn was supposed to come to a Board meeting to discuss the invoice and the itemized items on it. Mr. Dewitt said Mr. Flynn had reduced the bill. Mr. Dewitt told the Board that they could waive the late fees. Alderman Toothman made a motion to approve paying the Invoice less any late fees. Alderman Reynolds seconded it and the motion unanimously carried.

**Roller Bids** - Larry Janish read the bids. He said ARY Concrete & Tool Supply bid \$16,010.05, Midwest Equipment bid \$15,950.00, and Dyer Rental bid \$15,265 for the roller. Larry said they bid for trailers too. The Bid from Dyer Rental for the trailer was \$2,900, Midwest Equipment's bid was \$3,850, and the bid from Regional Welding of Missouri for \$3,398. Larry said he looked at both trailers and said Dyer is the low bid for the roller, but would rather have the trailer that cost almost \$500 more because it is heavier built. Larry said he allocated \$25,000 in the budget for both. Alderman Toothman made a motion to accept the bid from Dyer Rent for a Roller for \$15,265. Alderman Reynolds seconded it and the motion unanimously carried.

Alderman Toothman made a motion to approve the bid for a trailer from Regional Welding for \$3,398. Alderman Reynolds seconded it and the motion unanimously carried.

**Picnic Liquor License for Lion's Club at Strassenbash** – Michael Smith from the Lions Club was present to request the Picnic Liquor License and stated they plan to operate the Beer Garden from 11:00 am to 11:00 pm on Friday and Saturday. Alderman Toothman made a motion to approve the Picnic Liquor License to the Lion's Club for the Strassenbash. Alderman Reynolds seconded it and the motion unanimously carried.

**Special Permit/Solicitation Request – Dano's Hillbilly Heaven** – Danny Klocke said he would like to have his Annual Spring Fling on Saturday, September 24<sup>th</sup> from 11:00 to 10:00 pm with music stopping at 9:00 pm. They will close the street, have music on the state and Wright City Meat will be doing the Bar-be-cue. Alderman Toothman made a motion to approve the Special Permit to Dano's Hillbilly Heaven. Alderman Reynolds seconded it and the motion unanimously carried.

**Handicap Parking at Tower Thrift Store** - Superintendent Larry Janish said the Tower Thrift Store has installed the new handicap ramp that comes out to the roadway. He discussed them wanting to put up signs instead of marking the pavement. City Attorney Paul Rost said the City can enforce it under Section 355.100 which states physically disabled parking can be enforced under the state law whether it is on public or private property. It was stated that they will be required to make it accessible parking and not handicap parking. Larry said Tower Thrift will supply the sign.

**Training Request – Chemical Spill Response – Public Works** - Superintendent Larry Janish said Harry and Nathan plan to attend this training in September and the cost is less than \$200. Alderman Toothman made a motion to approve the request for Chemical Spill Training for Harry and Nathan. Alderman Reynolds seconded it and the motion unanimously carried.

**Utility Payment Agreement Request – Account 400065001** – Alderman Toothman made a motion to approve the Request. Alderman Reynolds seconded it and the motion unanimously carried.

**Utility Payment Agreement Request – Account 400189002** – Alderman Toothman made a motion to approve the Request. Alderman Black seconded it and the motion unanimously carried.

**Utility Payment Agreement Request – Account 400158002** – Alderman Toothman made a motion to approve the Request. Alderman Black seconded it and the motion unanimously carried.

**Utility Payment Agreement Request – Account 100040001** – Alderman Toothman made a motion to approve the Request. Alderman Reynolds seconded it and the motion unanimously carried.

**Utility Payment Agreement Request – Account 400003002** – Alderman Toothman made a motion to approve the Request with the change of the customer paying \$35 every two weeks instead of \$25. Alderman Reynolds seconded it and the motion unanimously carried.

**Budget Adjustments** – Treasurer Karen Girondo said when the Department Head Meeting was held a couple of weeks back, she asked everyone to look over their budgets and if they felt they needed additional money for the year we would need to take a look at it. She said the Police Chief came to her and they looked at it and there are three items they will be over budget this month or next month which will be Gas, Grease & Oil, Small Equipment and Uniforms. She said they are proposing to take Small Equipment from \$8,000 to \$10,000, Uniforms from \$4,500 to \$5,000, and Gas, Grease & Oil from \$25,000 to \$35,000. She said not budgeted anything for Attorney’s Fees so they put \$2,500 there. She said since the Board already approved Insurance so that figure is being adjusted up and the same with New Vehicles, the outfitting for the vehicle was not budgeted. It will be about a \$29,000 increase in the current budget. Alderman Toothman made a motion to table the request to the next meeting. Alderman Reynolds seconded it and the motion unanimously carried.

**Census/Redistricting of Wards** – Karen Girondo made the Board aware that the City did not need to change ward districts due to the new census data. The census data revealed that there are 1559 people on one side and 1560 on the other side of the highway. According to the 2010 Census, they had 3119 people counted. Karen said every ten years when census figures are presented, Cities have to look at their Census Blocks and make sure their Wards are divided equally, with not more than a ten percent difference. She said Booneslick supplied her with maps with all the census population in it and stated in 2001 they changed the City’s district dividing line to Interstate 70.

**Utility Refunds** - Treasurer Karen Girondo stated that Robin brought up a number of utility billing accounts with credits from 2006. Karen explained why there were credits and said checks needed to be sent to those in order to clean up those accounts. Some customers had multiple accounts where refunds could be transferred to their active account. Some problems were due to a deposit problem back in 2008. There are 13 refund checks for refunds totaling \$301.97, and transferred credit balances to active accounts

totaling \$50.82, and credit balances that were zeroed out due to error or just a few cents that totaled \$76.85. Karen said it should be voted on. Alderman Toothman made a motion to refund the credits to account holders. Alderman Reynolds seconded it and the motion unanimously carried.

**Utility Balance Adjustment Request – Account 201507702** - Alderman Toothman made a motion to adjust the bill by \$163.24 down to \$617.72. Alderman Reynolds seconded it and the motion unanimously carried.

**Business License – Big Boys at Gerilyn’s** - John and Janet Bradshaw was present to request a Business License for a new restaurant. John Bradshaw said they are requesting a Business License for a restaurant that will have family-style food, no alcohol and it will be a smoke-free facility and it will be called “Big Boy’s at Gerilyns”. It will be open 7 days a week, 11:00 am to 9:00 pm Sunday through Thursday and Friday and Saturday will be open 11:00 am to 10:00 pm. Alderman Toothman made a motion to approve the Business License. Alderman Reynolds seconded it and the motion unanimously carried.

**ORDINANCE/RESOLUTIONS**

Bill 14-11 was read for the first time by title. AN ORDINANCE ADOPTING A RELOCATION POLICY APPLICABLE TO ANY PLAN, PROJECT OR AREA UNDER THE OPERATION OF CHAPTERS 99, 100, OR 353 RSMO., AND TO LAND ACQUISITIONS UNDERTAKEN THROUGH CONDEMNATION PROCEEDINGS. Alderman Toothman made a motion to read Bill 14-11 a second time by title. Alderman Reynolds seconded it and the motion unanimously carried. After the second reading, Alderman Toothman moved that Bill #14-11 be placed upon final passage. Alderman Reynolds seconded it and the motion unanimously carried. Mayor Heiliger then put the question “Shall Bill #14-11 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Toothman	Yea	Alderman Schuchmann	Absent
Alderman Black	Yea	Alderman Reynolds	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. It was then duly signed and becomes Ordinance #740 of the City of Wright City, Missouri.

**Resolution #15-11 was presented to the Board.** A RESOLUTION ESTABLISHING A POLICE DEPARTMENT POLICY MANUAL FOR THE CITY OF WRIGHT CITY POLICE DEPARTMENTS. Alderman Toothman made a motion to postpone the resolution to the next meeting. Alderman Reynolds seconded it and the motion unanimously carried.

**Reports**

**Parks** – Curt Kehoe was absent.

**Public Works** - Superintendent Larry Janish gave report and said they started on Stuermann Road and all the road repairs are made except for the overlay. He said they are cutting ditches and getting bids for the pipe and other materials. Larry said they have prices for the rock. The piping will be more costly and said they will use the lowest price.

**Building Official** - Larry Janish stated there has been 22 year-to-date New Home Permits paid for and one (1) applied for but not paid for. There were no new homes since the last meeting. There was one (1)

Fence Permit issued and four (4) Residential Occupancy Inspections and one (1) Commercial Occupancy Inspections. He said they had an incident today where a truck came around the curve on Westwoods Road and ran into a Mobile Home and the driver got out and ran. Larry said the home was not knocked off the foundation.

**Police Department** – Police Chief Doug Saulters gave a report to the Board. He said they had 326 calls in the last two weeks and 34 of them had incident reports written. He said there was a nice article for the K-9 and they put together a small brochure to hand out. He stated they received five (5) new police car radios and four (4) new walkie-talkies that were received on a Grant, but they will have to purchase the mics for them.

**City Hall** – City Clerk gave report to the Board. She had a request for a parking sign on East North First Street from a business owner to be erected because they were taken down when the street was paved years ago. The Board agreed for Larry to order the signs to be put up. She said Hansen’s Tree Service took the sign down today in the Cemetery and trimmed the limbs on another tree. A Peddler’s License was issued on Wednesday, August 24<sup>th</sup> to a Damon Davis for Advanage Cleaning Products for a one-day sale. She said Chief asked if the Peddler’s Ordinance restricted a time for peddlers and suggested it be put on Workshop. She said the Newsletter should be done at the next meeting.

**Treasurer/Economic Development Reports** – Karen Girondo gave report to the Board. She said Pam is working on a project for her for collections of bad debt and said there is no sense in leaving it out there if we are not going to get it. Karen said she has had numerous calls on people looking at retail space in town. She said she got an email from RCGA and is working on a project through the partnership and is putting figures together on it as they need it by noon on Monday. There is a new group called the Greater Warren County CDC and they had Senator Blunt come to Warren County to meet with some of the local businesses and industry, the Economic Development and Chamber regarding jobs, regulations and took questions from the industrial people in town on what is hurting the small businesses. She said it was a good Program. Karen reminded the Board of the Strassenbash Parade and said the theme was ‘Stars and Stripes’.

**Review/Approval of Bills** - Alderman Toothman made a motion to approve the bills. Alderman Reynolds seconded it and the motion unanimously carried

**Final Questions** – None

**Adjournment** - Alderman Toothman made a motion to adjourn the meeting at 7:50 pm. Alderman Reynolds seconded it and the motion unanimously carried

Approved \_\_\_\_\_

Attested \_\_\_\_\_