

City of Wright City  
Board of Aldermen Meeting  
August 28, 2008 6:30 pm

**Signed in Attendance:** James Toothman, John O'Connor, Tom Black, Bob Janish, Lyn Walter, Rev. Chad Hodges, Todd Rogers, Duane Regeon, Cindy Graham, Cathy Mozee, and Alan Stephens. Others present not signed in: Chris Mitchell, Peggy Sherman, Jamey Abercrombie.

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

**Staff and Others:** Assistant City Superintendent Harry Harper, Police Chief Henry Matthews, Economic Developer Karen Gironde, 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 Schuchmann made a motion to table the minutes from July 30, 2008, for review and clarification. Alderman Denkler seconded it and the motion unanimously carried.

Alderman Walter made a motion to approve the minutes from August 14, 2008. Alderman Reynolds seconded it and the motion unanimously carried.

Alderman Schuchmann made a motion to table the minutes from August 21, 2008, for review and clarification. Alderman Reynolds seconded it and the motion unanimously carried.

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

**Open meeting to public comments**

Chris Mitchell was present and asked about the zoning for trailers and them not being allowed to be parked on the side of a residence. He received a notice on his door saying it needed to be moved. He heard that the zoning for trailers was going to be changed and requested permission to leave it there until the new zoning is figured out. Mayor White said the ordinance has not changed yet. Alderman Denkler said to the Board if it didn't infringe on anyone he did not see why it couldn't be left for now. Alderman Schuchmann informed Mr. Mitchell the way the code reads now it is not supposed to be there and said the Planning & Zoning Commission will probably discuss this at that meeting if he would like to come and voice his concerns. Alderman Denkler advised Mr. Mitchell to take pictures of the trailer and property to bring to the meeting.

Peggy Sherman was present and asked what the status of 43 Kerland Drive was and if the City has talked to him. Alderman Schuchmann said we have had discussions with the resident and the City is continually trying to work it out. Peggy Sherman asked if the resident was going to be written up. Peggy asked about how Highway J was going and Alderman Schuchmann said the City is working on it.

Jamey Abercrombie was present and asked why Mr. Mitchell was being sent to Planning and Zoning when the Board approves it. Alderman Schuchmann said he thought the trailer ordinance was located under Planning & Zoning and said a public hearing has to be held by Planning & Zoning and then they recommend back to the Board of Aldermen for a vote on the change.

Cindy Graham asked what was going on with the sidewalks on Westwoods Road and complained that her property is still being flooded when it rains. Karen said she's talked to the State today and has the change orders ready to go to the State but Bob Manske doesn't want anything filed until we get information on the beautification on the overpass and that's been received. Karen said things should start moving along now. Cindy Graham asked what the overpass has to do with the sidewalk project. Karen said it was a combined grant for both. Cathy Mozee of #1 Twin Pines said her yard at the porch is getting flooded when it rains. Mayor White said the funds are all linked in with the beautification project and is all coming together. Cindy Graham asked about the fences along the highway needing repair. Alderman Schuchman said it is the State's and the City can not do anything. Chief Matthews said he knows they have used some inmates to paint some of the fence. Peggy Sherman asked why the State was involved. Mayor answered the contractor did the job per specifications and the State approved the engineering plans so it falls back on the State.

Cathy Mozee of #1 Twin Pines said there have been some 14 or 15 year old boys coming over and riding motor bikes with little trailers at all times of the night and they don't live in the area. The Police have been called twice and nothing has been done. Chief said he will look into it.

**Public Hearing - Application for Conditional Use Permit from Alan Stephens to run a pumpkin stand to sell fall items and operate a Christmas Tree Lot on Vacant property located on Hat Trick Lane in Wright city, Missouri.**

Mayor White opened the Public Hearing. Alan Stephens was present. Alderman Walter asked if it will be located at the end of Hat Trick Lane and Mr. Stephens said yes. Alderman Schuchmann asked about the times of operation. Mr. Stephens said he would operate the stand starting the last week in September through to the day after Halloween and Christmas Trees would be sold from around mid November to December 25<sup>th</sup>. There were no other comments. Mayor White closed the Public Hearing.

Mr. Stephens was notified that it will have to go back to Planning and Zoning on September 15<sup>th</sup> and then back to the Board on September 25<sup>th</sup> for final approval.

**Ordinance/Resolutions** - None

**Old Business**

**Request for Additional Antenna on Water Tower** - Alderman Schuchman mentioned it was difficult to get anyone out to inventory what was there. The Board tabled this to the next regular Board of Alderman meeting.

**City Bids/ RFQ's for City Services** - Karen Girondo stated the last time the City requested bids for the Auditor Services was in 2003 and provided the Board with a copy of the Notice to Bid. Alderman Schuchmann made a motion to advertise for RFQ for City Auditor Services. Alderman Reynolds seconded it and the motion unanimously carried.

**Ordinance #257, Section 615.180 Solicitation in Streets** – The Board tabled this to the next regular Board meeting.

**No Parking Sign Follow Up** - Alderman Schuchmann asked Chief Matthews if he followed up on the No Parking Sign issue. Chief Matthews said they have a suspect for removing the sign and will prosecute but a complaint will need to be signed. Alderman Schuchmann asked Mayor White if he was going to sign the complaint and Mayor White answered no. Mayor White said the reason is because the sign was up about six weeks before he was informed about it and he learned it from the man's mother who lives there. Mayor White said the sign has been up and down and the Post Office, Ambulance and Fire District didn't know anything about it and feels who ever on the Board started it should take care of the problem. Alderman Reynolds read from a letter from the Fire Department saying they probably would not have access if parking was on both sides and later added that Ralph Hellebusch of the Ambulance District also said they could not get through there. Mayor White said as far as the No Parking Sign he has nothing to do with it. Mayor Alderman Schuchmann said he would come up and sign the Complaint as President of the Board.

**New Business**

**Duane Regeon/Trotters Creek Subdivision Streets** – Mr. Duane Regeon was present and stated that apparently the Developer of the Subdivision did not do what he was supposed to do and asked why the streets were not taken over by the City. Alderman Schuchman said the streets do not meet the City's specifications. Mr. Regeon said the escrow should not have been released and now there are streets falling apart that residents are paying taxes for. Mr. Regeon said the City had money held in escrow that the City gave back to the developer. Alderman Schuchmann said he did not know that the City ever had money held in escrow because he does not know if the Board at that time was requiring escrow and the Boards at that time trusted individuals to live up to their word. Alderman Schuchmann said the residents have an option to file against the developer for not doing things correctly. Mayor White said he thinks the City Attorney should review to see who is responsible the streets being brought up to date. Mayor White told Mr. Regeon he would get back with him.

**Park Building Bids** - Curt said that bids were received for the new Park Building and the Park Board recommended Lamb Construction as the lowest bid at \$328,000 and \$6,000 for the #1 option of the parking lot as the Park Building Bid did not include the parking lot. The parking lot would be concrete. The other addendum was for \$600 for Termite control because of all the trees in the park. Cindy Graham spoke up and asked about the sidewalks and said she thought the price was outrageous for a building. Alderman Schuchmann answered Ms. Graham saying that the building was 3200 square feet and even the Building Code recommends a \$100 per square foot a fair price. Curt added that Lamb Construction is who built the Administration Building for the School District and they use a lot of local contractors. Alderman Schuchmann said that the price for removal and placement of soil for stabilization is \$28 per cubic yard which would be a change order, if it is needed. Curt said they are not anticipating a problem with the soil because there was a foundation already there. Alderman Schuchmann made a motion to approve the Park Board's recommendation to award the construction contract to Lamb Construction to build the Park Building Bid with the Alternate #1 for concrete Parking lot to Lamb Construction. Alderman Walter seconded it and the motion unanimously carried. Alderman Denkler suggested a blue print be posted on the wall for everyone to view. Curt said he will also ask if a rendering could be provided to be displayed during Strassenbash.

**Advertisements in 2008 Plat Book** – City Clerk Martin informed the Mayor and board that the Warren County Extension Council was selling advertising space for the 2008 Warren County Plat Book and they are asking if the City would be interested. The price is \$200 for a fourth page, \$350 for half page and \$500 for a full page. Alderman Schuchmann made a motion to pass on the advertising. Alderman Denkler seconded it and the motion unanimously carried.

**Huey Construction Payment #11** - Holly Elterman from Archer was present and said the contractor is asking for a 5 percent reduction in retainage which is about \$110,000. Holly said there are some doors that need to be corrected and a leak in the wall of the basement which was scheduled to be fixed today. They are other miscellaneous items that are not complete. Andy Huey was present and said it was about a 2.2 million dollar project and has come in \$300 under budget. He has had trouble getting the new blowers and has changed to a different supplier. We are using used, rebuilt blowers that have been working since June 11, 2008. Andy Huey said he did not know where the blowers are in shipment at this time, but when they came in they can be changed in a matter of hours. He has paid for the blowers already. The UV System has been in operation since June 11, 2008, was tested and the City personnel trained. On June 24, 2008, the aeration system was also put into operation and Harry Harper is getting good samples. Mr. Huey said he would like for the City to look at 5 percent retainage. He said the items Holly is talking about is four (4) pipes that are two (2) foot underneath the wall that come through the building that are leaking. He said his electrician bored the holes through the wall in the wrong fashion. They will come back to fix them. Blowers are the only other issue. The Blower Warrantee will not start until the new blowers are installed. Andy Huey said he is requesting a reduction of 5 percent retainage and the City will be holding \$136,000 on the drip and blower switch-out. He said he may not get the blowers in within two (2) weeks. Andy Huey said he hasn't billed the City on EDI Equipment installation yet. Andy Huey explained at this time they are complete and have been in operation for ninety (90) days and Harry has already had two (2) samples processed. The State has been out and is very proud of the project. Alderman Schuchmann asked how much was EDI's installation labor. Andy Huey said the labor was \$25,000 and the blowers were \$43,000. Holly

said the City has been billed for the blowers and owes EDI Labor and the contractor's retainage. Alderman Schuchmann said he would feel more comfortable if he knew when the blowers would be received. Holly said we will get final completion when the new blowers are installed. Alderman Schuchmann asked when the City should expect to get an Engineer's Certificate of Completion. Andy Huey said it has already happened and when the new blowers are installed the City will get final completion. Alderman Schuchman asked Karen Girondo about DNR reimbursement and if DNR will allow us to reduce retainage and get reimbursed from them. Karen said DNR has already been out for their inspection last Friday. Harry said DNR told him to just be sure to get our permit in. Karen said we have our money from the State but they will not sign off on the Grant until we supply them with the final completion certificate. Alderman Denkler asked Holly what was holding up the final certificate and Holly said the blowers and she is working on the O&M's (warrantees) and the final inspection. Alderman Denkler asked if \$110,000 would cover what is left. Holly said it's a matter of putting a dollar amount to the items left. Alderman Schuchmann said we would have enough with the 5 percent if we had to go get the blowers. Alderman Denkler said he talked to Larry and Mr. Rhodes of DNR spoke highly of the project and said we may be a show case for other communities. Andy said he has several jobs going on and will give the City all the phone numbers to check with the engineers on his work. Alderman Denkler said the punch list will be part of it and the concern is we have a year for the contractor to come back and to correct things and wonders if 5 percent is enough incentive for him to come back.

Alderman Schuchmann made a motion to approve payment #11 and reduce the retainage by 5 percent. Alderman Denkler seconded it and the motion unanimously carried.

**200,000 gallon Water Tower Sign Layout** - Alderman Schuchmann made a motion to approve the water tower sign layout. Alderman Walter seconded it and the motion unanimously carried.

**2004 COPS Construction Fund Money** - Karen Girondo explained back in 2005 and 2006 the water tower projects the City did a lease purchase which is a certificate of participation. They contacted Karen and said there was still \$27,084 still sitting in the construction fund. Karen said we can close out the construction fund and issue a certificate of completion on the 500,000 gallon tank and they will apply it towards our bond payment in February 2009. The project parameters are for the 500,000 and 200,000 towers. The City can apply the funds needed to paint the 200,000 gallon tank. Karen said it is a wash either way. Alderman Schuchmann made a motion to apply the 2004 COPS Construction Fund Money to the payment of painting the 200,000 gallon water tower. Alderman Denkler seconded it and the motion unanimously carried.

**Cindy Graham – Request to name Alley** - Cindy Graham was present and said since she will be operating a day spa business out of a building located on East North First that the unit only has access to the Alley and she would like to be able to name the Alley and give customers a number on that street for directions. Alderman Schuchman asked Ms. Graham if she had a name in mind. Cindy Graham said she recommends naming it "Rachael Lane". She will be opening the business on October 1<sup>st</sup> and October 5th and would like to be able to give customers directions for finding it. Alderman Schuchmann informed Ms. Graham that the Board would take it under advisement. Alderman Schuchmann asked City Clerk Martin to check with 911 Addressing and with Farmers & Merchants Bank on the issue.

**Special Permit** - Reverend Chad Hodges and Todd Rogers were present and requested permission to close the court at 255 Red Leaf Court for a Neighborhood block party. There are four (4) houses there and everyone is alright with it. Alderman Schuchmann mentioned the estimated distance of 100 to 150 feet away from the houses for any emergency vehicles. There will be about 100 in attendance and it will be operated from 10 am to 2pm. Alderman Schuchmann asked Chief Matthews on his thoughts and he said as long as an emergency vehicle can get by and will call the Fire Department to see if they will bring a fire truck for the kids to see. Alderman Schuchmann made a motion to approve the Special Permit. Alderman Reynolds seconded it and the motion unanimously carried.

**2009 Employee Health Insurance Information** – The Board tabled this to the next Board meeting of September 11<sup>th</sup> and to the next Workshop on September 8<sup>th</sup> for discussion.

**City Hall Air Conditioner Repairs** - City Clerk Christine Martin advised the Board on the details on the three (3) bids received to repair the City Hall Air Conditioner, which is in the City Hall Report. After deducting the service calls that Brown's Heating & A/C made to City Hall which he agreed to waive, his bid was the lowest of the three (3) bids received. Alderman Reynolds made a motion to approve accepting Brown Bid for \$1087 to repair the City Hall Air Conditioning unit. Alderman Denkler seconded it and the motion unanimously carried.

**Annexation along Hwy 70** - City Clerk Christine Martin informed the Mayor and Board of the two letters received from the Cities of Warrenton and Truesdale asking the City to respond if there are any concerns of the two cities annexing the north and south service roads up to Franklin Road. Alderman Schuchmann asked the City Clerk and Mayor if there has any other discussion on Annexation regarding the matter. City Clerk Christine Martin answer she hadn't received anything and Mayor White said just the letters in the packet. Alderman Schuchmann said he doesn't have a problem with the Annexation coming to Franklin Road and asked if there were any objections. Alderman Schuchmann made a motion to allow it and to write a letter to them stating the City of Wright City has no problem with the Annexation. Alderman Reynolds seconded it and the motion unanimously carried. Mayor White agreed to sign the letter regarding Annexation.

## **Reports**

**Engineering** – Holly Elterman from Archer was present and said she just had some warrantees for signature that she would leave with Karen.

**Park** - Curt Kehoe was present to give a report to the Board. Curt said the last they will have the first Fall Softball League starting. The last "Movie in the Park" will be on Friday September 12<sup>th</sup> the movie will be Camp Rock. Strassenbash will be September 19<sup>th</sup> and 20<sup>th</sup> and the Flea Market will be October 4<sup>th</sup> in which spots are already being reserved. They re-rocked the walk trail at Ruge Park. On the Beautification Project he has not talked to MODOT as there were still some answers MODOT needed. Alderman Schuchman asked about the drinking fountain at the park. Curt said he is still working with Harry on it and is waiting for their time to do. Curt thanked Alderman Schuchmann for all the help and expertise he has given on the Park Building Project.

**Public Works** - Assistant City Superintendent Harry Harper was present to give report to the Mayor and Board. Harry Harper stated the water line project going down Elm Street is complete

and feels the contractor did a great job and the City had minimal complaints. The new grass is already coming up. Harry said he would recommend the company again. Harry said there are sewer issues on the treatment plant. EDI is wanting him to do sampling in about 10 different spots and he doesn't feel they need to do that much sampling. They are in the process of checking to see if it is necessary. The cost to do the samples per month is \$800 to \$850 which is much higher than they had to pay before. The Meter Test Kits he has is supposed to be sufficient, but they have him doing BOD, TSS, Oil and Grease testing throughout the entire plant. The testing will be more expensive. The electric bill is doubling from \$850 to \$1500 per month. Harry asked if the Mayor and Board and others would like to see what their money actually paid for. He stressed that it is a State of the Art Facility. Harry said that the City will get plenty of visitors on it and he could arrange a Saturday to show it off. Alderman Denkler said would suggest an open house on both the WWTP and the New Water Tower. Alderman Schuchmann said a date for open house could be discussed at Workshop.

**Building Department – No Report**

**Police Department -** Police Chief Matthews was present and said for the last fourteen days they have had 270 calls and in the last three weeks they've made several substantial drug seizures. They are still under investigation but have made some arrests. Lt. Malcolm spent the afternoon with Wentzville Police Department and after executing a search warrant, they recovered a stolen hand gun from a residence on Locust Street that was stolen last week. Chief said he is working on a \$10,000 Grant for Officer Safety Equipment which does not include vests. Chief said his guys have been working very hard.

**City Hall –** City Clerk Christine Martin informed the Board she was able to collect \$2703.67 for the Dr. Jack Wolf Water Bill that was over two years old. The other item discussed on the report was the Bids received for the City Hall Air Conditioner repair.

**Treasurer Report –** Karen Girondo gave her report to the Board. The first item was the COPS Money and the second is for Budget. She provided the Board with some worksheets for water and sewer rates for 2006 and 2007 and budget for 2008. The number of building permits were reduced down to 30 from the 75 we had before. Karen explained the debt coverage ratio report to the Board. She said sewer for 2008 is 1.07 and water is at .3 because we are using the reserves up for the water line project. She said these are just some figures to look at and decide if we need to do anything with them during budget time. Karen said she would sit down with anyone that wants to know where she got her figures from. She met with the Park Board on financing of the Park Building and brought them some scenarios where they would use the entire year's allotment of sales tax for the lease. They wanted to have some other scenarios where they would have only a \$35,000 a year payment which would be made through a local bank. Karen said she should have something for the next meeting.

**Economic Development -** Karen said she is working on the BRE (Business Appreciation Program) and getting it set up with some letters going out on the new letterhead. They had an ECMODEV meeting and they applied for Regional Marketing Grant with the State and heard there was only seven (7) grant applications submitted from the entire State. There is around \$210,000 in grant money available and each grant will be about a maximum of about \$30,000. They feel they have a good chance to get the grant.

**Review/Approval of Bills**

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

Mayor White said he had a question about the Ameren UE bill and said he would come Friday to look at it.

**Final Questions** – Peggy Sherman asked about the No Parking Sign and asked any Board Member drove down there. Alderman Schuchmann said he has. Peggy Sherman said there is a newer house that looks like a dump and asked what can be done. Alderman Schuchmann informed her to come in and fill out a complaint form.

Duane Regeon asked about the escrow for Trotters Creek and questioned if there was any escrow. Karen said there was a time that escrow was not being asked by anyone. Karen said we looked and find anything on Trotters Creek. Alderman Schuchmann told Mr. Regeon we would go back and research again.

**Adjournment**

Alderman Schuchmann made a motion to adjourn. Alderman Reynolds seconded it and the meeting adjourned at 8:20 p.m.

Approved\_\_\_\_\_

Attested\_\_\_\_\_