

City of Wright City  
Board of Aldermen Meeting  
October 14, 2010, 6:30 pm

**Signed in Attendance:** Tim Schmidt, AJ Girondo III, Gina Allen

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

**Staff and Others:** Economic Developer/Treasurer Karen Girondo, City Clerk Christine Martin, Superintendent Larry Janish, Police Chief Henry Matthews, Lt. Gary Sweaney, and City Attorney Josh Payton of Cunningham, Vogel & Rost.

**Roll Call**

City Clerk Christine Martin called roll with Mayor Heiliger, Black, Schuchmann, Reynolds and Toothman present. The City Clerk reported the Mayor and four Board Members present.

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

**Meeting Minutes**

**Approval of Minutes from Board Meeting of July 8, 2010** – Alderman Schuchmann made a motion to approve the Minutes from the Board Meeting of July 8, 2010. Alderman Reynolds seconded it and the motion unanimously carried.

**Approval of Minutes from the Special Board Meeting of July 22, 2010** – Alderman Schuchmann made a motion to approve the Minutes from the Special Board Meeting of July 22, 2010. Alderman Reynolds seconded it and the motion unanimously carried.

**Approval of Minutes from Board Meeting of July 22, 2010** – Alderman Schuchmann made a motion to approve the Minutes from the Board Meeting of July 22, 2010. Alderman Reynolds seconded it and the motion unanimously carried.

**Approval of Minutes from Board Meeting of September 23, 2010** – Alderman Schuchmann made a motion to approve the Minutes from the Board Meeting of September 23, 2010. Alderman Reynolds seconded it and the motion unanimously carried.

**Approval of Minutes from Workshop October 4, 2010** – Alderman Schuchmann made a motion to postpone the Minutes from the Workshop of October 4, 2010. Alderman Reynolds seconded it and the motion unanimously carried.

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

**Open meeting to public comments/concerns** - None

**Public Hearing** - None

**Old Business**

**Business License – James Lee Milliner Jr. – Clothing Store, 275 W.N. Service Road** - Mr. Milliner was not present. Alderman Schuchmann made a motion to postpone this item to the next meeting. Alderman Reynolds seconded it and the motion unanimously carried.

**New Business**

**Accept Bid for Sidewalk Project** - AJ Girondo from Cochran Engineering was present and went over the Bid Tab for the Sidewalk Project. He stated the low bid was from J.M. Marschuetz Construction Company out of Eureka, Missouri for \$212,106.32 with an Alternate Bid for \$14,380.00 for a total project bid of \$226,486.32. The second low bidder was Karrenbrock Construction Inc. AJ Girondo said it was Cochran Engineering's recommendation that the City accept the low bid from J.M. Marschuetz Construction Company. AJ Girondo said several people in their company have worked with J.M. Marchuetz and have had no problem. Alderman Schuchmann made a motion to approve the low bid to J.M. Marschuetz Construction Company for \$212,106.32 with the Alternate Bid for the cost of \$14,380. Alderman Reynolds seconded it and the motion unanimously carried

**2011 Budget - Karen** Girondo said she is getting end-of-year figures together now. She asked to set up a time for a budget meeting and suggested November 1<sup>st</sup> at 5:30 pm before the Workshop and the Board agreed. Karen said she plans to have it completed on October 25<sup>th</sup> before she goes to the MEDC Conference.

**ISO Rating Requirements** - Larry Janish discussed the letter received from ISO on the rating requirements. Larry explained ISO wants the City to adopt the 2006 Building Codes and if we don't they will increase the City's rating from a 5 to a 9. Karen said she had Tony Girondo call Shelter Insurance's Home Office today and he found they are building code class ratings and are what the insurance companies use to set the base rate for home insurance in this area. They also are saying the City is not providing enough legal training to Larry or Harry for code enforcement, which affects our ratings. Only a portion of Robert Barclay's training can go towards the study rating. She said Robert Barclay said it would be beneficial for the City to join MABOI which offers training classes and code updates and recommends that the City adopt all of the building codes including plumbing, electrical, and mechanical so the builders know what they are to do. City Clerk Christine Martin mentioned that it will be cheaper for the City if when Mr. Barclay reviewed the codes for Wright City off of Foristell's, he didn't have to pull out the electrical, plumbing and mechanical codes. There are no drastic code changes are in the 2009 IBC Codes. Karen said the ISO Organization is requesting a response by October 20, 2010, with a commitment to go to the 2009 codes in order to keep the rating at a 5. She said they will probably give us until the middle of next year to adopt the new codes or will raise our rating. Alderman Schuchmann made a motion to send a letter to ISO stating the Board is considering adopting the 2009 Building codes and considering getting more training for the City's Building Officials. Alderman Black seconded it and the motion unanimously carried.

**Enhancement Grant** – Economic Developer Karen Girondo discussed the Enhancement Grant with the Board and presented an aerial photo to the Board. She explained to the Board where she proposed the lighting and said if need be it can be discussed at Workshop. The City will need to get easements for the project before it is started. Karen Girondo asked the Board if we should go further to the east, or pick up any side streets to the west such as Hedeman Street or something else. Alderman Schuchman suggested we start with the plan presented and see where we are at. Karen said there is some railroad right-of-way on First Street which goes almost to the porches. She stated she will get some figures together on it and go from there.

**Service Master Disaster Restoration** - Karen Girondo explained that if we are on the list with Service Master then we will get a faster response on them if we have a disaster in the City Buildings. Alderman Schuchmann made a motion to approve enrolling in Service Master Disaster Restoration Program. Alderman Reynolds seconded it and the motion unanimously carried.

**Water Use Request – Fort Sumpter Ct** - City Clerk Christine Martin informed the Board there is correspondence in their packets that explains the customer’s situation and request. Alderman Schuchmann made a motion to postpone for an update on the current amount owed by the customer with the recent payment being made. Alderman Black seconded it and the motion unanimously carried.

**Utilities Billing Balance Adjustment Report for September** - Alderman Schuchmann made a motion to approve the Utilities Billing Balance Adjustment Report for September. Alderman Reynolds seconded it and the motion unanimously carried

**Cochran Water Study Invoice** - Karen Girondo said the Board has a copy of the Invoice and the City only has to pay 10 percent. Alderman Schuchmann made a motion to approve the Water Study. Alderman Reynolds seconded it and the motion unanimously carried

**Planning & Zoning Member** - The Board discussed a Planning & Zoning Member and absenteeism. Mayor Heiliger made a recommendation to send a letter to the member asking what his intentions are, to give him a chance to present a resignation letter to the Planning & Zoning Commission or to start attending the Planning & Zoning Meetings otherwise other action will be taken. Alderman Schuchmann made a motion to authorize Mayor Heiliger to send a letter to the Planning & Zoning Member requesting participation or to tender his resignation. Alderman Reynolds seconded it and the motion unanimously carried

**Mick Mehler & Sons – Time Extension on Southern WC Waterline Project** – Larry Janish said they have had plenty of time to complete the project with very few rain days and the City should hold them to their contract. If we extend the time, they will be seeding and strawing in December. Alderman Schuchmann made a motion to hold Mick Mehler Construction to the time on the Contract and deny the request. Alderman Black seconded it and the motion unanimously carried. Larry asked the Board if he should relay this decision in a letter back to them. City Attorney Josh Payton stated he would like to see the contract and would prepare a letter to the contractor.

**Ordinance/Resolutions**

**Bill #35-10 was presented to the Board.** Bill 35-10 was read for the first time by title. AN ORDINANCE AUTHORIZING EXECUTION OF A CONTRACT WITH J.M. MARSCHUETZ CONSTRUCTION COMPANY FOR OLD HWY 40 SIDEWALK AND LIGHTING IMPROVEMENTS PROJECT NO.STP-9900 (363) FOR THE CITY OF WRIGHT CITY, MISSOURI. Alderman Schuchmann made a motion to read Bill 35-10 a second time by title. Alderman Reynolds seconded it and the motion unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #35-10 be placed upon final passage. Alderman Reynolds seconded it and the motion unanimously carried. Mayor Heiliger then put the question “Shall Bill #35-10 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Toothman	Yea	Alderman Schuchmann	Yea
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 #725 of the City of Wright City, Missouri.

**Reports**

**Engineering – None**

**Park -** Curt Kehoe gave a report to the Board. Curt said “Trunk or Treat” is October 31<sup>st</sup>. He said one of the High School Groups complained that they did not have a holiday of their own, so the FAA will sponsor the Trunk or Treat with a Pumpkin Decorating Contest and a Seed Spitting Contest. They will have a movie under the pavilion called “Great Pumpkin” with Charlie Brown. He said our Future Career Leaders of America will be decorating the park doing the scare crows and are starting Friday afternoon. FFA will be at Diekroeger Park on the day of Trunk or Treat to pass out treats. The Fire Department is going to do hotdogs. He said next year they will have it turn into a Fall Festival and the FFA kids want it to be their holiday. The National Honor Society has Easter, the Student Council does Breakfast with Santa and the Parade. The High School Groups are talking about having floats in the parade so the Christmas Parade will be bigger than last year. Curt explained Wright City has been accepted into the new Horizon Leagues for next year, which includes Dardenne, Lake St. Louis, and St. Peters. It will create an east and west division.

**Public Works -** Larry Janish gave report to the Board. Larry said the water main has been installed and they are now connecting meter pits and ditch grading on the Kerland Terrace Water Improvement. He stated he talked to a Norfolk-Southern Railroad representative out of Hannibal, Missouri today and the City should know something by Friday or next Monday on the permit to install the Industrial Park Signage. Larry said there may or may not be a price for the permit from the Railroad. Larry said for the WWTF, EDI & HD Engineers along with the City Crew did some flow testing on Tuesday which involved flowing 56,000 gallons of water into the plant in 30 minutes before it would come out of a manhole. Larry said he did not think it was enough water and they talked about doing another test later on. City Attorney Josh Payton talked to Jeremy today and he also said it was not enough water and the numbers weren’t coming back like they should. City Attorney Josh Payton said he wanted to meet with the City about what the next step is. Alderman Toothman asked about the ammonia levels were at the plant. Larry Janish said we

are below our limitations and it is now about 1.0 and the levels in December/January will tell the story.

**Building Official** - Larry said there have been five (5) total permits issued; one (1) carport cover, two (2) sheds, and two (2) new home permits: (1) for Chuck Ackerman for Quail Creek Subdivision and (1) for Hickory Grove, LLC in The Shires Subdivision).

**Police Department** – Police Chief Matthews was present and said they've had 425 calls since the last Board Meeting. He said they have had several investigations going on for some time and are picking up new ones. Their new radios from their Grant are in and have had one (1) installed already. He said they are ready for Halloween and plans to work part-time officers for better patrol. There concern is safety of children by slowing people down that are driving through the subdivisions. Chief Matthews said they did not get the Recovery Hiring Grant and it was their second request. They have had trouble with the Crown Vics' cooling systems and had to replace them in both cars. The cooling system that were in the Crown Vics were faulty but took about two (2) years to show up. They have since corrected the problem but Ford is not replacing them due to the dates involved. Chief Matthews said he is going to write Ford Motor Company a letter to see if the City can get reimbursed. Alderman Schuchmann advised Chief Matthews to send a copy to NHTS (National Highway Transportation Safety) who is in charge of recalls. Chief Matthews said there isn't a recall, just a Bulletin that came out.

**City Hall** – City Clerk Christine Martin stated the Newsletter is complete and everyone has a copy with their packet. She stated she completed the draft of the Fireworks Ordinance and have emailed everyone a copy for review, including the P&Z Members. City Clerk Christine Martin explained to the Board that she emailed Mike with CBSI that the City may be looking for a new computer. Mike indicated that the City will probably have to get a Windows 7 Box as XP is no longer available. The Software may have to be replaced with 64-bit versions, including printers and any other devices. Alderman Schuchmann suggested doing more research first City Clerk Christine Martin discussed the process of the I-70 Corridor Rezoning and said she and Karen were talking and would like some direction on who should handle the project, what properties are to be notified and asked when they wanted to have the Public Hearing because legal descriptions will be needed on all of the properties involved. Alderman Schuchmann said he would come in and meet with Christine and Karen. City Clerk Christine Martin discussed the 2011 Trash Bids and said she had attached a draft of the Public Notice to send for advertisement and included a copy of the 2004 contract to help the Board make a decision the amount of the Bid Bond, how much Performance Bond to be put up and the amount of Liability Insurance to request 1 or 2 million and if we want a 1, 2, or 3 year contract with an option of renewal. City Clerk Christine Martin asked does the Board want to consider bidding with an option of once or twice weekly pickup. Karen said there was the question of do we want one regular pickup and one recycle pickup. She said the Performance Bond for our contract is \$10,000 and one month's pickup is about \$14,000 which isn't even enough to cover one month's pickup. City Clerk Christine Martin asked the Board if they could review it and have something back by the next meeting so it could be advertised. Bids could then be back by December 9<sup>th</sup> and it would give the companies plenty of time. The Board asked about recycling and City-owned dumpsters. City Clerk Christine Martin said has two (2) weeks to use by November 29<sup>th</sup>. She would like to take vacation the first week of November to try to use up her two weeks by the end of November and if she couldn't she would ask to carryover the remainder over for about 90 days. Alderman Schuchmann took a poll on how many pickups per week everyone would be satisfied with. Karen said one would be fine and suggested one trash and one recycle pickup. Alderman Schuchman said if the City went to recycling and picked up at

the curb, the City would need to have the recycle bin at the City Shed. He said most of the time some citizens can't get to it because it is full and it is also used by non-residents. Larry Janish stated someone dumped twelve bags of wallboard and they had to use the backhoe to pick it up. The other Board members had no problem with just one trash pickup.

**Treasurer Report** – Karen Girondo gave Report to the Board and said September Financials are on the desk. She said sales tax is running 10 percent above the budgeted amount. If it stays that way, the City will be up about \$30,000 for the year. At this time, the expenditures should be at 75 percent overall and all are below. All funds are below this amount except building & Code Department is at 218 percent of the budget which is caused by the higher number of building permits issued and the new Code Inspector was not budgeted. The Park Fund is at 98 percent due to Concession Stand costs that weren't budgeted. The Bond sinking Fund & Debt Service Funds are both at 98 percent but all principal and interest has been paid for the year. Karen said we are at a very good point and in better shape than we have been in the past three years.

**Economic Development** – Karen Girondo said she had a meeting with Scotts and things are progressing. Karen said there are two other prospects through commercial realtors but have not met with them yet. The prospects are talking to the land owners and getting figures together. On the one project they are putting together an estimated price for a 100,000 square foot building. Karen said she has been corresponding with him regarding them going with the 2006 Building Code. She stated Bob Barclay had no problem with the prospective new business going with the 2006 building code as long as they meet or exceed our 2003 code, but it will be a mute point if we do adopt the new codes. She said if no one has a problem, we will just ask him to design it to the 2006 codes. Karen said there is someone interested in putting in an in-line roller hockey rink and will have more at the next meeting. Karen said Universal Galvanizing submitted plans for an addition to their building. Karen discussed Benton Homes and said she emailed everyone with a copy of the locations of the housing developments that had been developed with this same program for everyone to take a look at along with a copy of the rental agreement. Two (2) of the developments are in Wentzville. She said she will need to work more hours the next couple of weeks with everything going on in Economic Development.

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

Alderman Schuchman said the check to Officer Gary should be struck as it was already taken care of. Alderman Schuchmann then asked about the Norfolk Southern Railway Check for 8 inch pipe and Larry said it is for a bore under the railroad tracks we pay for every year. Alderman Schuchmann also asked about the reimbursement to Matthew Eskew and it was explained that it was for a personal uniform shirt that was damaged and restitution was awarded through Court. Karen said Court is aware that it will require two separate checks in the future. Alderman Schuchmann made a motion to approve the Bills with the exception of a reimbursement for \$26.00 to Officer Gary Sweaney which should be struck. Alderman Reynolds seconded it and the motion unanimously carried.

**Final Questions** – No comments.

**Vote to go to Executive Session** - Alderman Schuchmann made a motion to come out of regular session and go into executive session to discuss business relating to Legal, Real Estate and Personnel as allowed pursuant to the exception of the provisions of Section 610.o21(1)(2)(3) RSMo. Alderman Reynolds seconded it and roll call was taken

Alderman Black      Yea  
Alderman Reynolds   Yea

Alderman Schuchmann      Yea  
Alderman Toothman      Yea

The motion carried.

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

Alderman Black      Yea  
Alderman Reynolds   Yea

Alderman Schuchmann      Yea  
Alderman Toothman      Yea

The motion carried.

**Adjournment** - Alderman Schuchmann made a motion to adjourn the meeting at 8:15 pm. Alderman Reynolds seconded it and the motion carried

Approved \_\_\_\_\_

Attested \_\_\_\_\_