

City of Wright City
Board of Aldermen Meeting
October 27, 2011, 6:30 pm

Signed in Attendance: Reverend Joseph Purl, Kim Purl, Eli Purl, Chloe Purl, Louise Reel, Sam Reel, Chad Hodges, Brian Clark, Todd Rogers, Patrick Tesi, Stephen Koester, Jason Edge, Juanita Shockley, John Ousley, Kenneth E. James, Peggy Brown, Rick Avivian Lord, Jeanne Toothman, Susan Denkler, Richard Denkler, Jon Young, Withel Marshall, Richard Talbert, Michelle Gausch, Gina Allen, Linda Shond, Michelle Flynn, Dan Pennington, Bill and Judy Ennis, Roy and Betty Mason, Tim Schmidt and Rita Wildhaber.

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

Staff and Others: Superintendent Larry Janish, City Clerk Christine Martin, Police Chief Doug Saulters, Officers Jim Hepperman and Jeff Scanlon, Parks Director Curt Kehoe, and City Attorney Paul Rost were present. Treasurer/Economic Developer Karen Girondo was absent.

Roll Call

City Clerk Christine Martin called roll with Mayor Heiliger, Aldermen Schuchmann, Black, Toothman, and Reynolds present. The City Clerk reported the Mayor and four (4) Board Members present.

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

Pledge of Allegiance

Officer Scanlon led everyone in the Pledge of Allegiance.

Meeting Minutes

Minutes from Board Meeting of October 13, 2011 – Alderman Schuchmann made a motion to approve the Board of Aldermen Meeting of October 13, 2011. Alderman Reynolds seconded it and the motion unanimously carried.

Responses to previous comments/concerns - None

Open Meeting to public comments/concerns - Gina Allen was present and said she wanted to address the proposed new business, The White Rabbit. Gina Allen said she would like to discuss the “white ribbons”. She did some research on the business type and the previous business in California. She found a White Rabbit in Encino, California that described itself as a sex and head shop. She said the white ribbon represents white ribbons against pornography. She proposed getting a Proclamation passed for “white ribbons against pornography week.” She proposed gearing it for maybe next year as the one she has is for the week of October 30th through November 6th. She said there is a law in Florida that bans the sale of smoking pipes and tobacco and asked the Board to look at it. Gina Allen said she contacted our Senator and Northern Commissioner Dan Hampson to look at it for consideration of making it a State

Law. She invited the Mayor and Board to a benefit for ‘forty days for life’ which is on November 10th, and the information is in a packet presented to them and included was a 33 minute video she asked them to view.

Pastor Chad Hodges of the Baptist church was present with members of his church in opposition of the proposed business. He stated these types of businesses are usually not good for the economic development or a safe family environment of a city. Reverend Joe Purl and his Church members said they were also against the business, The White Rabbit. He added they were against Sexually Oriented Businesses coming to Wright City. He said it will have a negative impact on the City, the school system, and with people wanting to buy homes here it will depreciate residential property values. Reverend Purl proposed a change in the ordinances requiring a 1500 foot buffer zones for such businesses. Richard Denkler, resident and previous Ward 2 Alderman of four years, was present. He said while on the Board this same issue came up and the Board became very proactive to try and control it. He said that the City Attorney Darryl Hicks explained that the City could not legally keep it out, but it could be restricted where they are located. He spoke up asking to go on record saying that he can’t see that the proposed business would benefit anything and said ‘No’ to the White Rabbit.

Public Hearing

Proposed Tax Abatement – Proposed Project Grow Redevelopment Project – City Attorney Paul Rost introduced himself and explained the Proposed Tax Abatement for Scott’s property. He explained this is based on numerous months of work for Scott’s Project which is a renovation and rehabilitation of a 120,000 square feet of manufacturing warehouse facility. The project will introduce approximately 3.66 million dollars worth of personal property, primarily in Industrial Equipment but also includes other office and supporting property. Scott’s will install a minimum of \$350,000 in public and site improvements to the property. He said an Ordinance, supporting Blight Study and Tax Impact Study is before the Board. The Blight Study deals in three major areas, which are inadequate or outmoded design, such as access problems, paved interior driveways, drainage systems, physical deterioration of the property, the failed retaining walls, deteriorated paving and roof drainage systems and other erosion problems. There are economic un-utilization issues with the site. There will be a 70 percent Tax Abatement over a 14 year period. Tax Impact Statements have been provided to the taxing districts and is in the Board packets. Without the project, generated taxes will be about \$50,000, and with the project it will double to approximately \$103,000 a year and after the abatement it will jump to approximately \$150,000 per year. The Scott’s Project will continue to increase revenue during the abatement period. Richard Denkler asked who owns the building. Mayor Heiliger said Scott’s owns the property. City Attorney Paul Rost said there will be no negative impact, only a positive over the 14 year period. Alderman Schuchmann explained how the City and the other Taxing Districts came out good on this situation.

Recommendations from Planning & Zoning - None

Old Business

Business License – Jason Edge – Edgeville LLC dba The White Rabbit – Jason Edge was present for a Business License to operate a business at 14980-B Veteran’s Memorial Parkway. He stated he did a walk-through with Bob Barclay, City Code Inspector, and plans to go through with the business. Alderman Schuchmann informed Mr. Edge to submit plans for the building permit and said the Commercial Occupancy will not be issued until the improvements are done and added a Business License

will not be issued until the Commercial Occupancy is issued. Mr. Edge said he plans to submit application for a Conditional Use Permit for using the residential portion of the property.

2012 Budget Preparation - Alderman Schuchmann proposed a meeting for November 8th at 5:30 pm. The Board members agreed.

MoDOT Rest Area – Sanitary Sewer Connection – The Board postponed this until more information is received.

Big Boys – The Board postponed this until more information is received for tearing down the building.

Liquor License – The Wheel Inc., 305 East South First Street – The Board asked that this be left off the Agenda until the Mayor can talk to Mr. Barclay about the ADA requirements on restrooms for the building. Alderman Schuchmann said the third level on the building should not be used because it does not have handicap accessible restrooms.

Storm Siren Maintenance – Superintendent Larry Janish said he will have bids by the next Board meeting. Alderman Toothman suggested looking into solar panels in the future. Alderman Schuchmann asked Larry to get a bid to put a light in southeast corner of the Board room.

Utilities Balance Adjustment Request – Account #200029001 – Alderman Toothman made a motion to adjust the sewer down to an average of 4300 gallons. Alderman Black seconded it and the motion unanimously carried.

New Business

Status of Approved Payment Requests - Alderman Schuchmann made a motion to accept the Payment Agreement Requests. Alderman Reynolds seconded it and the motion unanimously carried.

Utilities Balance Adjustment Request – Account #400175000 - Alderman Schuchmann made a motion to approve the Utilities Balance Adjustment Request. Alderman Reynolds seconded it and the motion unanimously carried.

Utilities Balance Adjustment Request – Account #300161001 - Alderman Schuchmann made a motion to deny the Utilities Balance Adjustment Request. Alderman Reynolds seconded it and the motion unanimously carried.

Utilities Payment Agreement Request – Account #101202003 - Alderman Schuchmann made a motion to postpone it until the next meeting. Alderman Toothman seconded it and the motion unanimously carried.

ORDINANCE/RESOLUTIONS

Bill 18-11 was read for the first time by title. AN ORDINANCE FINDING THAT A CERTAIN BLIGHTED AREA EXISTS WITHIN THE CITY OF WRIGHT CITY, MISSOURI AND THAT THE REDEVELOPMENT OF SUCH AREA IS NECESSARY AND IN THE PUBLIC INTEREST;

APPROVING A DEVELOPMENT PLAN AND A DEVELOPMENT PROJECT FOR THE AREA; AND APPROVING A GRANT OF LIMITED REAL PROPERTY TAX ABATEMENT AND ESTABLISHING CONDITIONS THEREFOR, ALL PURSUANT TO THE URBAN REDEVELOPMENT CORPORATIONS LAW. Alderman Schuchmann made a motion to read Bill 18-11 a second time by title. Alderman Toothman seconded it and the motion unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #18-11 be placed upon final passage. Alderman Reynolds seconded it and the motion unanimously carried. Mayor Heiliger then put the question “Shall Bill #18-11 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 #741 of the City of Wright City, Missouri.

Bill 19-11 was read for the first time by title. AN ORDINANCE FOR THE PURPOSE OF AMENDING TITLE V, ‘BUILDING AND CONSTRUCTION,’ OF THE MUNICIPAL CODE OF THE CITY OF WRIGHT CITY, MISSOURI. Alderman Schuchmann made a motion to read Bill 19-11 a second time by title. Alderman Black seconded it and the motion unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #19-11 be placed upon final passage. Alderman Reynolds seconded it and the motion unanimously carried. Mayor Heiliger then put the question “Shall Bill #19-11 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 #742 of the City of Wright City, Missouri.

Reports

Parks – Curt Kehoe gave report to the Board. He said they will have the Murder Mystery Dinner on November 4th and they are getting reservations, Farmers Market will start November 17th and it will be the third Thursday of every month and will be from 10:00 am to 1:00 pm, “Trunk or Treat” will be on Halloween, the Christmas Parade is on December 1st and Breakfast with Santa will be on December 3rd. Adult Swing Dance Lessons will be starting soon. They will start to work on removing some of the dead trees in the park. They have been in discussions with the New Horizons League and will attempt to start some fall leagues.

Public Works - Superintendent Larry Janish gave report and brought up the WWTF. He said EDI and HDR met with he and Kenny and they looked over the WWTF and adjusted the air valves. They discussed three membranes that need to be replaced. They took sludge tests and will be back in two weeks to test again.

Larry said they only have one more concrete pour for Stuermann Road and it should be completed Monday, October 31st.

Larry said they are in the process of tearing out the old ceiling and on Monday, October 31st, Cross Country Builders will be installing the new ceiling. He said he will get bids for electric work.

For the Storm Siren Maintenance, Larry said he will have three bids by the next Board meeting.

Building Official - Larry Janish stated there has been 30 year-to-date New Home Permits paid for. One (1) new home permit was issued to Cannon Builders. There were three (3) Miscellaneous Permits issued for two fence installs and one (1) shed. There were seven (7) Occupancy Inspections and two (2) violation letters. One (1) violation letter was for no occupancy and one (1) violation letter was for tall grass and fence.

Police Department – Police Chief Doug Saulters was present and said they’ve had 332 calls in the last two weeks and 32 of them had incident reports written on them. Chief Saulters said he had something for closed session.

City Hall – City Clerk Christine Martin gave report to the Board. Health Insurance Open Enrollment Worksheets were distributed to employees. After they have all been turned in they will be faxed to MCHCP. City Clerk Christine Martin said she is still waiting on a list of surplus property from the Department Heads. Two bids were received for the Cemetery sign. The Insurance Company has approved using Warrenton Steel for the price of \$6,450. They agreed to add three additional feet to the sign post making it stand higher out of the ground. They will be contacted to pick up the sign as soon as the check is received from the Insurance Company.

The next delinquent water shut-offs will be November 16th and since the first meeting of the month was cancelled, that leaves no time and date for the utility Disconnect Hearing. Alderman Schuchmann made a motion to amend his motion to change the 2012 Budget Meeting to November 10th at 5:30 pm and to have a special meeting for the Utility Billing Disconnect Hearing at 6:30 pm. Alderman Reynolds seconded it and the motion unanimously carried.

City Clerk Christine Martin said she was contacted by two people for a Business License. One is a family clothing store that would be located at Town Centre and the other is for West End Storage.

Treasurer/Economic Development Reports – Treasurer Karen Girondo was absent. Alderman Schuchmann made a motion to accept the report as submitted. Alderman Reynolds seconded it and the motion unanimously carried.

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

Final Questions – There was some questions about the Holiday Schedule of the Board Meetings.

Vote to go to Executive Session - Alderman Schuchmann made a motion to come out of regular session and go into an executive session to discuss business relating to Legal, Real Estate and Personnel, as allowed pursuant to the exception of the provisions of Section 610.021(1)(2)(3) RSMo. Alderman Reynolds seconded it and roll call was taken

Alderman Black	Yea	Alderman Schuchmann	Yea
Alderman Reynolds	Yea	Alderman Toothman	Yea

The motion carried.

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

Alderman Black	Yea	Alderman Schuchmann	Yea
Alderman Reynolds	Yea	Alderman Toothman	Yea

The motion carried.

Adjournment - Alderman Schuchmann made a motion to adjourn the meeting at 8:20 pm. Alderman Reynolds seconded it and the motion unanimously carried

Approved _____

Attested _____