

City of Wright City
Board of Aldermen Meeting
Thursday, December 9, 2010, 6:30 pm

Signed in Attendance: Randy Lewis for Wright City Fire Department, Tim Schmidt. Matt Kaatmann, Matt Barbey, Gina Allen, Becky Burge, Howard Pogue, Ken McLaughlin, Tom Lafferty

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

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

Call Meeting to Order

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

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.

Meeting Minutes

Approval of Minutes from the Special Board Meeting of August 24, 2010 – Alderman Schuchmann made a motion to approve of the Minutes from the Special Board Meeting of August 24, 2010. Alderman Reynolds seconded it and the motion unanimously carried.

Approval of Minutes from Board Meeting of November 9, 2010 – Alderman Schuchmann made a motion to approve the Minutes from the Board Meeting of November 9, 2010. Alderman Reynolds seconded it and the motion unanimously carried.

Approval of Minutes from the Special Board Meeting of November 22, 2010 – Alderman Schuchmann stated the attached minutes do not apply to this Board.

Responses to previous comments/concerns - Alderman Schuchmann said he wants to thank whoever at Warren County was able to get the trailers moved.

Open meeting to public comments/concerns – Gina Allen asked if the Board would consider opening the meetings with the Pledge of Allegiance at the meeting. She also asked about seeing the bids or budget. Alderman Schuchmann said requested a copy can be provided and will look into it the Pledge of Allegiance .

Karen Girondo announced that Scotts Company is coming to Wright City and has purchased the Kaplan Building and property and thanked the Board for all their help given in the process and all of the taxing entities that pitched in. There will be 25 jobs and it is an 8 million dollar project and will be a real asset to the community. Alderman Schuchmann said through the entire process the Scotts Company was very forth right and open. They approached it from the standpoint that they wanted to be a good neighbor in the community is looking forward to having them in Wright City

Public Hearing - None

Recommendation from Planning & Zoning

Amend Section 400.020 P&Z Absences - Alderman Schuchmann made a motion to accept the recommendation from Planning & Zoning to change the paragraphs in Section 400.020 Absences. Alderman Black seconded it and the motion unanimously carried.

Conditional Use Permit – Matthew Barbey – IT Consultation, 52 Spring Hill Circle - Alderman Schuchmann made a motion to accept the recommendation from Planning & Zoning to approve the Conditional Use Permit to Matthew Barbey for an IT Consultation Home Business at 52 Spring Hill Circle. Alderman Toothman seconded it and the motion unanimously carried.

Old Business

Utility Billing Request – 200308001 - Alderman Schuchmann made a motion to postpone this item for two weeks to allow staff time to check with the customers on the other account. Alderman Reynolds seconded it and the motion unanimously carried.

New Business

Chief of Police - Mayor Heiliger announced that with the resignation of the Police Chief Henry Matthews the City has hired Mr. Doug Saulters as the new Police Chief. Mr. Saulters was present and Mayor Heiliger introduced him. The City received 21 applications.

Business License – IT Consultation – Matthew Barbey, 52 Spring Hill Circle – Mr. Barbey was present and said he will be conducting services in client’s homes or for businesses. Alderman Schuchmann made a motion to approve the Business License to Matthew Barbey for an IT Consultation business at 52 Spring Hill Circle. Alderman Black seconded it and the motion unanimously carried.

Stuermann Road - Matt Kaatmann was present and said he had something to share with the Board a discovery he made this week about the Stuermann Road to be relocated with MODOT, the number of people living there, temporary construction road, the City not being able to spend money on the road because they do not own the road and the notion that Warren County does not want to. Mr. Kaatmann brought up State Statute 71.340 where it states “The mayor and city council of any city or the chairman and board of trustees of any incorporated town or village shall have the power to annually appropriate and pay out of the treasury of such city or incorporated town or village a sum of money, not to exceed ten percent of the annual general revenue thereof,

for the purpose of constructing, building, repairing, working, grading or macadamizing any public road, street and highway and any bridge thereon leading to and from such city or incorporated town or village; and such appropriation shall be made by ordinance and the money so appropriated” He suggested that it can be what is needed for a short term solution, especially before winter. Ken McLaughlin asked if the City would maintain the road if there are 16 inches of snow. He mentioned a letter from Greg Herkert with Keith Long at MODOT referenced regarding the relocation of Stuermann Road. City Attorney Josh Payton answered that the City is in receipt of a letter and is in negotiations regarding Stuermann Road. Josh stated there no letter from MODOT regarding the relocation of Stuermann Road. Ken McLaughlin asked how long does it take. Alderman Schuchmann said it is as with any legal process, the City does not know how long it will take.

Fire Department – Building - Randy Lewis from the Wright City Fire District was present along with Larry Zuhone asking the City to waive fees for a building permit for remodeling and an addition to their Firehouse on West North Second Street. Mr. Lewis said their addition will only be 6-½ feet from the right-of-way line and so a variance is needed. Mr. Lewis asked the City for a variance. He said they would like to move the area where the Firemen sleep as far away from the track as possible. Alderman Schuchmann advised Mr. Lewis that the City will need to go through the public hearing procedure on the variance and if the paperwork was filled out it could be advertised in the paper next week for an early January meeting. Mr. Lewis stated the bids will be opened up next Tuesday. Karen Girondo suggested a Special Planning & Meeting. Mr. Lewis agreed to apply for a Variance. The Mayor and Board agreed to waive the fees for the building permits as the Fire Department has done the same for the City on the new Park building.

Crack Sealing Bids - Larry Janish said he received three bids for Crack Sealing the City Streets for Trotters Creek, Trotters Ridge and Spring Lakes Subdivisions. The bids received were from Sweetens Concrete Services, LLC for \$20,035.80, Gold Star Paving for \$24,900.00, K.J. Construction, LLC for \$24,800.00. He said he has the money in Major Road Repairs. Larry said he recommends going with Sweetens Concrete Services, LLC as the lowest bidder. Schuchmann made a motion to accept Larry Janish’s recommendation to have the listed streets crack sealed from Sweetens Concrete Services, LLC for \$20,035.80. Alderman Black seconded it and the motion unanimously carried.

Huster/Lashley Storm Drainage Project – Larry said Janice Lashley contacted the City and he looked and it has gotten worse. Larry said the storm drainage project will consist of about 480 feet of 12 inch HD pipe at the cost of about \$2650 for the pipe. With the needed inlets, the total project will cost about \$3,000 and can be taken out Major Road Repair. Larry said easements will need to be acquired for permanent and temporary construction easements. It will have to be surveyed for the easements to be drawn up. Alderman Schuchmann made a motion to approve going ahead with the storm water drainage project and acquire the necessary easements. Alderman Reynolds seconded it and the motion unanimously carried.

Electric at City Shed – Superintendent Larry Janish said their old shed was built over 30 years ago and the electric is in need of repair. It goes off at certain times for no reason and believes the mice have chewed through some of the wiring in the walls. Larry Janish said he will get prices but has no idea of what the cost will be. Treasurer Karen Girondo said there is \$21,000 available.

Enhancement Grant – Economic Developer Karen Girondo said she enclosed a map showing the downtown area. The estimated cost will be \$292,033 with everything over \$200,000 being the City’s responsibility. The maximum grant is \$200,000 and the project must be \$250,000. Karen said one of the things that could be taken out is the curbs and the sidewalk and light on North Locust next to City Hall’s parking lot which would save about \$42,000, bringing the cost down to \$252,033. Karen said the grant is due in Hannibal on Wednesday, December 15th. Alderman Schuchmann made a motion to approve going with Karen Girondo’s recommendation of \$252,033. Alderman Black seconded it and the motion unanimously carried.

2011 Budget – Alderman Schuchmann made a motion to approve the 2011 Budget as presented. Alderman Reynolds seconded it and the motion unanimously carried

South Water Line Project – Final Payment Request – Larry Janish said he can not recommend releasing the total amount due because of a punch list that is not satisfied. Alderman Schuchmann made a motion to postpone this to the next meeting for review. Alderman Toothman seconded it and the motion unanimously carried.

Reimbursement Request – Conditional Use Permit – City Clerk explained the applicant has a financial hardship and asked to withdraw her application at this time but would like to return later to follow through with the application. The City had not incurred any costs for the application as of this time as it has not been advertised. Alderman Schuchmann made a motion to approve reimbursement of the Conditional Use Permit Application since no fees have been incurred. Alderman Black seconded it and the motion unanimously carried.

Utilities Payment Agreement Request – Account 400165001 – Alderman Schuchmann made a motion to postpone this to the next meeting so more information can be obtained. Alderman Reynolds seconded it and the motion unanimously carried.

Utilities Payment Agreement Request – Account 20880003 – Alderman Schuchmann made a motion to postpone this to the next meeting. Alderman Black seconded it and the motion unanimously carried.

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

Ordinance/Resolutions - None

Reports

Engineering – None

Park - Curt Kehoe gave a report to the Board and thanked everyone for being at the Christmas Parade and said it double the size of last years’ Parade. At Santa’s Breakfast on December 4th they had over 300 kids and it was a huge success. It was followed up by a Christmas Party for the Missouri Foster Care Association and there were 70 kids that participated in it. He said after the

first of the year they will have an Aerobics Instructor offering classes. They will offer Senior Aerobics and two evening classes for regular Aerobics and will also have a Yoga Instructor that will start classes. In addition, they will start a beginning Tai Kwando class. Curt said by the end of this year their Newsletter will get mailed out after the first of January. Sign ups for the new Horizon Baseball League will be in January.

Public Works - Larry Janish gave report to the Board which was covered under Crack Sealing Bids, the Huster/Lashley Storm Drainage Project, and electric at the City Shed.

Building Official - Larry said there were four permits issued. There was a porch enclosure permit at Ruger Court, a Basement Refinish at Auburn Court and a Siding Permit at Pauldingville Lodge.

Police Department – Lt. Sweaney was present and Chief Matthews was under the weather and is not present. He said they've had 601 calls since November 9th. There were 46 incident reports with 1 child abuse case under investigation and some stealing from autos with five burglaries. He said three burglars were caught. Officers McBride, Jeff Scanlon, Tim Matthews and Matt Eskew were involved in it and did a great job. A Missouri State Grant was received for two in-car cameras which the department will only need to pay 10 percent amounting to about \$678. Lt. Sweaney said they have lost two people in their department with one of them being full-time who is Jordan Exum. The other coming resignation is a part-time position. Lt. Sweaney welcomed the new Police Chief.

City Hall – City Clerk Christine Martin brought up two inquiries she had about the new Fireworks ordinance. They both were concerned with the location requirement stating that a stand must be 100 feet away from temporary or permanent building and at least 200 feet away from any residence or housing unit. Alderman Schuchmann said both inquiries were commercial properties and it was not his intension to restrict commercial properties that abut residential properties. He said he would encourage the applicants to apply for the Conditional Use Permit as usual and Planning & Zoning will review and see where they stand at that time. City Clerk asked the City Attorney for a legal opinion on, if the business owner owns the building to the corporation that is actually the business, are they required to pay the Real Estate Taxes before a license is issued. She stated the answer from the previous attorney was yes, but there was some question on it that was brought up. City Attorney Josh Payton said he would like to review it.

Treasurer - Karen Girondo said she is working on the November financials and the 2011 Budget is in the packets. She said it is the final draft unless anyone had changes and it must be passed before December 31st. Karen announced this is the first time the budget has been in the black at the end of the year since 2006. Karen said she will need to work the entire next week since the Auditor will be here Wednesday through Friday.

Economic Development – Karen Girondo said the Sidewalk Project is progressing and the lighting will be installed after the sidewalks are finished. She discussed Scotts' announcement and thanked the Board for their help and said Josh gave a lot of time and guidance. She stated Scotts is planning to be up and running by March 1st.

Review/Approval of Bills

Alderman Schuchmann made a motion to approve the Bills. Alderman Reynolds seconded it and the motion unanimously carried.

Final Questions – Matt Kaatmann asked how he could get a copy of the 2011 Budget. Karen said she could get a copy of it to them.

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 610.021(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 Reynolds 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 8:10 pm. Alderman Reynolds seconded it and the motion carried

Approved _____

Attested _____