

City of Wright City
Board of Aldermen Meeting
January 26, 2012, 6:30 pm

Signed in Attendance: Daniela Muller-Williams, Mercedes Williams, Nancy Fleming, Matt Jaspering of Lewis-Bade, Inc., Gina Allen and Patsy Jones.

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, Treasurer/Economic Developer Karen Gironde, Police Chief Doug Saulters, Police Officer Jim Hepperman, Parks Director Curt Kehoe, and City Attorney Representative Kristen Erickson were present. Chaplin Joe Purl was also present.

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) Aldermen present.

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

Pledge of Allegiance

Superintendent Larry Janish led everyone in the Pledge of Allegiance.

Approval of Minutes

Board Meeting of January 12, 2012 – Alderman Toothman made a motion to approve the Board Meeting Minutes of January 12, 2012. Alderman Reynolds seconded it and the motion unanimously carried.

Responses to previous comments/concerns - None

Open meeting to public comments/concerns – Mrs. Daniela Muller-Williams, resident of Appaloosa Court, was present and informed the Board about an incident with her dog being attacked on Monday, January 23rd by a neighbor's dog. Mayor Heiliger said the issue will be addressed. Alderman Schuchmann asked Ms. Fleming for a picture of her dog after the attack.

Gina Allen was present and asked about the Greater Warren County Economic Development Council and said she understands they have talked to most of the local governments. She asked about the original 15 Business Owners. Gina said she sent out a booklet to the Board regarding the Agenda 21 and said this is what it is about. She said, according to a news article, they have a mission statement, adopted goals and an organization structure and membership dues. Ms. Allen said she would like to attend some of their meetings and presentations. She asked if the City checked out their mission statement, membership and organizational structure before joining. She asked the City to take a closer look at them and asked what the membership fee or dues are. Alderman Schuchmann said he did look over the information she sent and thanked her for it. He stated he has sat in on meetings when the Greater Warren County Economic Development Council was being formed. He stated he did not have a list of the 15 owners or would provide it to her. Alderman Schuchmann explained

some about the organization and that they want to attract jobs to Warren County and for companies that want to relocate their company to the Midwest. He said he and thought the entire Board thought it was a good thing. He said our limited resources only have so much of an impact, so by getting all Warren County businesses involved, companies can come here to relocate. Ms. Allen said she would still like to have the information on the members and would like to attend one of their presentations. Karen explained there will be an Annual Business Breakfast Meeting on March 27th at 7:00 am to present it to the Chamber of Commerce. Josh Beck, Executive Director, will be there to present it to the Chamber. Gina Allen said she would like to attend the Breakfast.

Gina Allen also mentioned that her grandchild lives on Turkey Run Court and asked about the sidewalks being finished on Bell Road. Alderman Black said he is trying to form a committee right now on trying to get sidewalks in on Bell Road. Gina Allen asked to be put on the committee and said she will have her daughter get in touch with him.

Recommendations from Planning & Zoning – The Shire, Plat 3 – Preliminary Plat

Alderman Schuchmann made a motion to accept the Planning & Zoning's recommendation to approve the Preliminary Plat for The Shire, Plat 3, as submitted with the exception that the storm water line be moved to the north property line between lots 24 and 25. Alderman Black seconded it and the motion unanimously carried.

Old Business

Surplus Property Distribution – City Clerk Christine Martin said she and Larry Janish went over the list this morning and marked it for distribution and a copy was given to the Mayor and Board. Alderman Schuchmann asked about the projector screen on the stand and said he thought the City should keep it. Alderman Schuchmann made a motion to proceed with the disposal and distribution of surplus items on the Surplus Item List. Alderman Reynolds seconded it and the motion unanimously carried.

Southern Water Line Project – Phase 5 - Matt Jaspering of Lewis-Bade Inc was present and said they started the design of the water line project to finish out the Kerland Phase of it and also the railroad bore. He sent a preliminary request for the railroad permits to see what the fee will be and said the cost is usually \$8,000 to \$10,000. Matt said he is waiting to hear back from the railroad on the cost. Larry said he would like to see how bids come in on the boring. Alderman Schuchmann made a motion to send the project out for bid. Alderman Reynolds seconded it and the motion unanimously carried.

Storm Siren – Batteries - Superintendent Larry Janish said he's received bids on the siren batteries and said the Red Top Optimus batteries does not use lead cells or leak out, have a good shelf live, and you only have to check them once every five years. Town & Country's bid for the 18 batteries was \$3,096, NAPA Auto Parts \$2,995.26, Harris Automotive was \$2,430.00. The prices are with an exchange. Larry said Mr. Denkler said the siren on Highway 'H' doesn't always work. Larry Janish said some of the batteries do not test out. Alderman Schuchmann made a motion to approve the purchase of the Storm Siren Batteries from Harris Automotive, as the low bidder. Alderman Toothman seconded it and the motion unanimously carried.

New Business

Utility Bill Dispute – Account #300133001 – Alderman Schuchmann said he understood that the water did flow through the meter and understands the radio read was not transmitting the signal to the outside of the house for a reading to be received. Alderman Schuchmann made a

motion to let the bill stand ‘as is’ and present it to the customer. Alderman Toothman seconded it and the motion unanimously carried.

The Shire, Plat 3A – Final Plat – Alderman Schuchmann explained since it was presented for Final Plat without the improvements being completed first, escrow will need to be set up. Matt Jaspering said in the past the developer has constructed everything, the City has inspected it and then taken over the subdivisions. Alderman Schuchmann said the City is following the ordinance on new developments. Matt said he will let the developer know. Superintendent Larry Janish said it is to also include the sidewalk construction. Alderman Schuchmann made a motion to table the request for Final Plat pending further information at the next meeting. Alderman Reynolds seconded it and the motion unanimously carried.

Request to Accept Sewer Line – Alexis Estates – Larry Zuhone was present and said Alexis Estates was developed about 10 to 15 years ago and asked what was needed for the City to take over the sewer lines. He said that Jim Fast put the sewer line in and it should meet City specs. The water line will not comply. The property is currently owned by Ms. Lee Fast. Alderman Schuchmann said the City would need some type of as-built drawings, easements and a Bill of Sale.

WWTF Supplies - This item was not discussed.

Salt Spreader Purchase - Superintendent Larry Janish said the new spreader hold 1.4 cubic yards, which is over 2,000 pounds. The bids were Knapheide out of Jefferson City was \$5,504, Knapheide out of St. Peters at a bid price of \$5,352, and Scott’s Power Equipment West was \$5,070. 70. Larry said this spreader does have a light on it. Alderman Schuchmann made a motion to approve the purchase of the salt spreader from Scott’s Power Equipment West as the low bidder. Alderman Reynolds seconded it and the motion unanimously carried.

Mural for Park Building – This item was not discussed.

Payment Agreement Status Report – Alderman Schuchmann made a motion to accept the Payment Agreement Status Report. Alderman Toothman seconded it and the motion unanimously carried.

Police Departmental Policies – Chapter 3 – Chief Saulters explained the Police Policy on their Criminal Investigations Division. Alderman Schuchmann stated he reviewed the policy and was okay getting a resolution prepared, with the exception of some corrections that needed to be made.

ORDINANCE/RESOLUTIONS

Bill #01-12 was presented to the Board. Bill #01-12 was read for the first time by title. AN ORDINANCE AUTHORIZING EXECUTION OF A SUPPLEMENTAL AGREEMENT WITH MISSOURI HIGHWAY AND TRANSPORTATION COMMISSION TRANSPORTATION ENHANCEMENT FUNDS PROGRAM – STP-9900 (372). Alderman Schuchmann made a motion to read Bill #01-12 a second time by title. Alderman Toothman seconded it and the motion unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #01-12 be placed upon final passage. Alderman Reynolds seconded it and the motion unanimously carried. Mayor Heiliger then put the question “Shall Bill #01-12 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Schuchmann	Yea	Alderman Toothman	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 #745 of the City of Wright City, Missouri.

Reports

Parks – Curt Kehoe gave report to the Board. He said all the scheduled classes are going well. The Tiny Tots class has taken off and had five (5) registered this week. The baseball signups are coming along with 200 signed up. He said they may hit the 300 mark for the first time for the ball leagues. Curt said Holly will be doing the scheduling for the entire Horizon League.

Public Works - Superintendent Larry Janish gave report. He said he talked to Mike Hall with Schaffer, Warren and Klein regarding MODOT's Rest Area Sanitary Sewer Connection request to connect to the City's sanitary sewer system. Mike Hall said he is going to send a letter to the City stating MoDOT will own and operate the system. Larry asked if the City will be charging them to make the connection to our system. Alderman Schuchmann said it should be discussed in closed session.

Building Official - Larry Janish stated year to date New Home Permits is only one (1) and the address is at 25 Edgewater Circle. There were two (2) Fence Permits issued. There were six (6) Residential Occupancy Inspections and one (1) Commercial Occupancy Inspections since the last meeting, which was a resale shop at 100 West Second Street North. Larry discussed the list of violations on his report.

Police Department – Police Chief Doug Saulters was present and gave a report to the Board. He said they've had 321 calls in the last two weeks and 26 of them were incident reports. Chief Saulters asked the Mayor and Board for permission to send Officer Eskew to the NRA Law Enforcement Firearms Development Instructor Course that is coming up. The cost for the course is \$525. He said once Mr. Eskew is trained, he will be certified to teach firearms to the officers and can certify them. Alderman Schuchmann made a motion to approve the NRA Training. Alderman Reynolds seconded it and the motion unanimously carried. Chief stated he will do more research on the incident with the dog at 45 Appaloosa Way. Chief Saulters said he needed closed session for personnel matters.

City Hall – City Clerk Christine Martin gave report to the Board. 2012 Business Licenses are coming in and so far 49 have been issued, 12 more were paid for but we are just waiting on some required information. New pending Business Licenses are Michael Reel – West End Storage, Tammy Schaefer – Revolving Door Resale at 100 W.N. 2nd Street, OffMain 70 – Sale of outdoor sheds, and a Home Based Office for Painting by Dylan Jensen and Phillip Lawber at 6 Appaloosa Court. They will come to the Planning and Zoning Commission for a Conditional Use Permit for a Home Business. W2-s were run last Friday and handed out on Monday. 1099's and W2-s were mailed to the State and the Feds. Congressman Blaine Luetkemeyer's office will have a listening post at City Hall on Monday February 13th between 12 noon and 1:00 pm. It will be hosted by Deputy District Director Dan Engemann. City Clerk Christine Martin mentioned a proposed website change by Mike McManus of Creative Businesses. They are proposing a fresher look and the total change would cost \$960. Karen said the cost could come out of the office maintenance line item. Alderman Schuchmann suggested revisiting the proposal in July as the cost was not budgeted.

Treasurer/Economic Development Reports – Treasurer Karen Girondo discussed December Financials and said some line items will change because of the accruals that still need to be done. They will not be done until the end of February or first of March. The tax check was received from Warren County and the breakdown was done. The tax check was for \$325,455.85 and the Six-Month Financial Statement was able to be prepared with a copy on the desk. Karen said she has not heard

from the new auditing firm for any prep work needed, but she did email them with questions. She said we budgeted 50 percent increase, but Motor Fuel Tax actually went up about 80 percent over the average. Karen said that Greg Hall of Hall Enterprises will not be opening his heavy equipment sales lot on the property owned by Jeff McMullin. She said Jeff McMullin asked about using the property with the conditional use permit for Mr. Hall since he actually signed it as the property owner. Karen discussed a person looking at property to open up a Haunted House which will be a temporary business. She said they will only be open about 16 days per year, but could be a good revenue source. She suggested it be discussed at the next Workshop. Karen discussed paved lots and asked that it also be discussed at the next Workshop.

Karen discussed the upcoming Economic Development meeting with the Annual Business Breakfast in March 27th with Josh Beck. It will be at the 'Wil Heiliger Building'. They also discussed the Greater Warren County EDC, the GM Expansion and Business Expo. Karen said she also attended the bi-monthly meeting of RCGA where William Emmons Assistant Vice President and Economist of the Federal Reserve Bank of St. Louis spoke on economic conditions and forecast for the future of the St. Louis Region.

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

Final Questions – Alderman Schuchmann offered condolences and an apology to Ms. Nancy Fleming for the loss of her dog.

Vote to go to Executive Session - Alderman Reynolds 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 Toothman 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 unanimously carried.

Approved _____

Attested _____