

**City of Wright City
Board of Aldermen Meeting Minutes
Thursday, January 28, 2016**

Signed in Attendance: John O'Connor, Randy Lewis with Tom Shaw Realty, Pete and Sharon Kolich, Randy Abbott, Bany Price, and Tim Schmidt of Warren County Record.

City Official Attendance: Mayor Heiliger, Alderman Schuchmann, Alderman Rowden, Alderman Bruce, and Alderman Toothman were present.

Staff and Others Present: City Clerk Christine Martin, Treasurer Karen Girondo, City Attorney Paul Rost, Police Chief Matt Eskew, Pastor Joe Purl, Superintendent Larry Janish, Park Director Curt Kehoe and Officer Jim Hepperman.

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

Roll Call

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

Pledge of Allegiance

John O'Connor led everyone in the Pledge of Allegiance

Approval of Minutes

Minutes from Board Meeting of January 14, 2016 – Alderman Rowden made a motion to approve minutes of the January 14, 2016, Board Meeting. Alderman Toothman seconded it and the motion unanimously carried._

Approval of Financial Reports – December – Alderman Toothman made a motion to accept the December Financial Reports. Alderman Bruce seconded it and the motion unanimously carried._

Responses to previous comments/concerns – None

Open meeting to public comments/concerns – Pastor Purl thanked Alderman Schuchmann and Chief Eskew for attending the recent Ministerial meeting that was held and for the City's investment in the community.

Public Hearing – To consider Amending the Municipal Code of the City of Wright City, Missouri by Amending Chapter 435 Industrial Districts, Section 435.030 Permitted Land Uses and Developments, All Industrial Classifications; Chapter 430 Commercial Districts, Section 430.140 Commercial Permitted Uses, Conditional Uses, and Temporary Uses; and Chapter 405 Zoning Generally, Section 405.110 Off-Street

Parking and Loading Requirements. Mayor Heiliger opened the public hearing. There were no questions or comments. Mayor Heiliger closed the public hearing.

Recommendations from Planning & Zoning

Application for a Conditional Use Permit from James Scott to display and sell Portable Buildings at 312 Warren Avenue. (The Planning & Zoning Commission postponed action on this application.)

Application for Conditional Use Permit from Misfits for Jesus to operate a Church at 201 N. Cherry Street (The Planning & Zoning Commission postponed action on this application.) Mr. Randy Abbott with Misfits for Jesus was present to speak and presented a parking plan to the Board and asked for permission to hold a special open house for February 6th, prior to the next Planning & Zoning Meeting. Mr. Abbott stated they have an average of fifty (50) people in their congregation and the parking plan should accommodate about 35 to 40 parking spaces that will eventually be paved. Alderman Toothman asked Mr. Abbott if he had permission from St. Charles Office Furniture to park around their building and he stated they did have permission. Alderman Schuchmann stated they would be violating ordinances if the Board approved it prior to the Planning & Zoning Commission acting on it. Alderman Schuchmann asked City Attorney Paul Rost if the Board allows the use, is it violating the City's ordinances by bypassing Planning & Zoning. City Attorney Paul Rost stated yes, unless there is a temporary occupancy or special event that could be held for the one night, meanwhile it would be put on the Planning & Zoning Agenda properly. Alderman Schuchmann said they will potentially have three (3) or four (4) more meetings before the Planning & Zoning Meeting and would be setting a precedence if they bypassed Planning & Zoning. The Mayor and Board discussed the required inspections for the property and Mr. Abbott stated the fire inspection passed, and they were then going to have Bob Barclay inspect the building. Mr. Peter Kolich, property owner, was also present and asked about the possibility of a special event being approved for him. He stated they occupied the building as a business until the end of December. Alderman Schuchmann apologized, but explained the Board could not bypass the ordinances of the City to allow the request.

Amend Chapter 435 Industrial Districts, Section 435.030 Permitted Land Uses and Developments, Section 435.040 Conditional Land Use and Development by Permit, Section 430.040 Commercial Permitted Uses, Chapter 405 Zoning Generally, Section 405.110 Off-Street parking and Loading Requirements and Chapter 430 Commercial Districts, Section 430.140 Commercial Permitted Uses, Conditional Uses, and Temporary Uses. Alderman Schuchmann made a motion to accept Planning & Zoning's recommendations. Alderman Rowden seconded it and the motion unanimously carried.

Old Business

UB Payment Agreement Request – Account #300048003 & #101145003 – Alderman Schuchmann made a motion to deny the request. Alderman Rowden seconded it and the motion unanimously carried.

UB Request for Adjustment – Account #100211002 – Alderman Schuchmann made a motion to deny the request. Alderman Toothman seconded it and the motion unanimously carried.

New Business

Misfits for Jesus – Discussed during Item 9c.

MB Construction – Revised Pay Estimate #5 – Superintendent Larry Janish explained the change order for the revised Pay Estimate #5. Larry explained some error was made in the calculations in MB Construction's office for pipe used and some of the pipe was used on the project at Clifford Martin's residence on Westwoods Road. He said they are still holding other funds on the project until completion in the spring for seed and straw work. Alderman Rowden made a motion to approve the pay estimate. Alderman Toothman seconded it and the motion unanimously carried. Treasurer Karen Girondo stated she forgot to include the invoice with the bills, so if no one objects she would cut a separate check for it.

Parks Department – Pay Increases – Parks Director Curt Kehoe stated he wished to promote Abbie Ogborn to Concession Stand Manager by increasing her pay from \$7.65/Hr. to \$10.00/Hr., and to increase Steve Wilding's pay from \$10.00/Hr. to \$12.00/Hr. Mayor Heiliger made a recommendation to increase the pay of Abbie Ogborn to \$10.00/Hr. and Steve Wilding to \$12.00/Hr. Alderman Rowden made a motion to accept the Mayor's recommendation. Alderman Toothman seconded it and the motion unanimously carried.

UB Payment Agreement Request – Account #400003004 – Alderman Toothman made a motion to approve the request. Alderman Bruce seconded it and the motion unanimously carried.

Approval of Liquor License – Wright City Liquor – Mr. Sameer Juma was present to request the Liquor License for the building that was previously Wright Stop. Alderman Schuchmann made a motion to approve the request for a Liquor License. Alderman Bruce seconded it and the motion unanimously carried.

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

Shaw Realty – Big Boys Property – Randy Lewis of Shaw Property was present to request an amended listing contract for extension of the contract to sell the City owned property, formerly Big Boys. An ordinance was prepared for approving the amended contract.

Request for Training – Police Department – Chief Eskew asked for permission to send Davis Bernard to Taser Instructor Recertification Training at the cost of \$225 and to send Tom Canavan and Randy Deatherage to training for Managing the Property and Evidence Room at the cost of \$295 per officer and \$6.51 for travel cost. Alderman Rowden made a motion to approve the Taser Training for Sgt. Davis Bernard. Alderman Bruce seconded it and the motion unanimously carried. Alderman Rowden made a motion to approve the Property and Evidence Room Training for Detectives Tom Canavan and Randy Deatherage. Alderman Bruce seconded it and the motion unanimously carried.

Vacation Carryover – Police Department – Chief Eskew asked for permission to carry over Tommy Tomlin's vacation to April 15th. Alderman Rowden made a motion to extend Officer Tomlin's vacation to April 30th. Alderman Bruce seconded it and the motion unanimously carried.

Ordinance/Resolutions

Bill #03-16 – Ordinance – An Ordinance was read by title. AN ORDINANCE AUTHORIZING EXECUTION OF AN AMENDMENT TO A LISTING AGREEMENT FOR THE SALE OF CERTAIN REAL PROPERTY LOCATED AT 13200 VETERANS MEMORIAL PARKWAY. Alderman Rowden made a motion to read Bill #03-16 a second time by title. Alderman Toothman seconded it and the motion unanimously carried. After the second reading, Alderman Rowden moved that Bill #03-16 be placed upon final passage. Alderman Toothman seconded it and the motion unanimously carried. Mayor Heiliger then asked the question “Shall Bill #03-16 be passed and become an Ordinance?” Roll was taken with the following vote:

Alderman Schuchmann	Yea	Alderman Bruce	Yea
Alderman Toothman	Yea	Alderman Rowden	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 and then duly signed and becomes Ordinance #871 of the City of Wright City, Missouri.

Reports

Park – Park Director Curt Kehoe was present to report to the Board. Curt discussed ball signups and stated they expect to have a record number of kids and teams. He stated the Warren County Scenic Library District has agreed to let the Parks Department continue to use its ball fields. He said they will continue to work on developing a field behind the School.

Teddy Bear Tea Party – Curt stated they expect about 20 kids for the Teddy Bear Tea Party on Saturday February 6th from 10 am to 11:30 am. Abbie is doing a great job with preparation of it and will read stories, do crafts and they will have lunch with the kids.

Chevy Baseball – There will be no test drive as part of the Chevy Baseball Program this year. Gastorf Chevrolet will be donating to the Parks Department and sponsoring a team. Hunter Safety – Hunter Safety Classes will be on February 13th from 8 am to 5 pm and Bow Hunter Safety Classes will be February 20th with the same hours, both in the Wil Heiliger Building.

Easter Egg Hunt – The Easter Egg Hunt will be on March 19th at 2:30 pm

Public Works – Superintendent Larry Janish was present to report to the Board.

Snow Removal – Larry stated they used 35 tons of cinders and 10 tons of salt during the last storm.

Concrete Work – They will be doing concrete work Friday on Clarence Drive

Lagoon – They are clearing the fields of cedar trees and will burn them when completed. They will be disposing of the old sewer pipe which will be crushed and taken to a landfill. He suggested getting bids for someone to put crops on the land.

Police – Police Chief Matthews reported to the Board and said they had 612 calls for service, with 15 incident reports since the last meeting. Some reports included fugitive arrests, driving while revoked, driving while intoxicated, domestic assault 2nd, property damage, and resisting arrest.

Chief Eskew stated by the next Board Meeting he hoped to have a candidate for a full-time Officer. He has been asking his officers to do extra patrols at the EPC construction site. Chief Eskew discussed the two new vehicles purchased. He said they were at the outfitters. He said he would like to hold off on the sale of the vehicle discussed at the last meeting, as he may have more vehicles to sell and would like to save on advertising costs.

He discussed the meeting he attended with Pastor Purl on the food pantry and thought it was a good idea. He said it also gave him resources to use in the event of a natural disaster.

City Hall – City Clerk Christine Martin reported to the Board. No new Business Licenses were issued.

Renewals – Out of 107 Business License Renewals, 66 renewals were issued and an additional nine (8) are pending.

Conditional Use – Pending is Misfits for Jesus for a church at 200 N. Cherry and James Scott to display and sell Portable Buildings at 312 Warren Avenue. Also pending is Lewis Carriers for a Tractor & Trailer Sales/Repair Facility at 221 W. Service Road North and is scheduled for Planning & Zoning for February 16th. A six-month Peddler’s License was issued to Wayne Smith Insurance Agency today.

Cemetery – There was one burial in the Cemetery and it was Dorothy Lohman. Hansen’s Tree Service removed the Black Oak tree on January 19th.

Treasurer/Economic Development – Treasurer Karen Girondo reported to the Board and discussed her preparations for the Auditors. Revenues were up for the year 2015. Regular City Sales Tax went up about 7 percent. Park/Transportation is up 11 percent. She stated the weather affects revenues, but on a whole revenues are up. She will do the six-month financial statement next week. She received the check from Oldcastle BuildingEnvelope Inc. for the reimbursement of all the legal fees on the Chapter 100 that was closed out and received the check from T-Mobile on the termination of the lease and settlement. T-Mobile will be removing its equipment off the City’s water tower by February 15th.

Maze Auto Body will be closing its business in town effective February 1st, but do already have people looking at it.

Chapter 100 checks that are the distribution of payment in lieu of tax were completed and mailed to the taxing districts.

The Chamber Business Breakfast will be Tuesday, March 22nd at 7:00 am. The Blue & Gold Banquet will be Saturday April 2nd.

Review/Approval of Bills – Alderman Rowden made a motion to approve the Bills. Alderman Bruce seconded it and the motion unanimously carried.

Final Questions – Alderman Schuchmann thanked Pastor Joe Purl for taking the lead on the Food Pantry and getting everyone together. Mayor Heiliger said the City will probably need two (2) tables again for Blue & Gold. He said someone will be there again raffling guns as a fundraiser and they will need people to help with that.

Vote to go to Closed Session - Executive Session - Alderman Schuchmann made a motion to come out of regular session and go into an executive session to discuss business for the purpose of dealing with matters relating to one or more of the following; Legal actions, causes of action, litigation or privileged communications between the City’s representatives and its attorney (610.021(1)); leasing, purchasing, or sale of real-estate (610.021(2)); hiring, firing, disciplining or promoting employees (610.021(3)). Alderman Rowden seconded it and roll call was taken:

Alderman Schuchmann	Yea	Alderman Toothman	Yea
Alderman Bruce	Yea	Alderman Rowden	Yea

The motion carried.

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

Alderman Schuchmann	Yea	Alderman Toothman	Yea
Alderman Bruce	Yea	Alderman Rowden	Yea

The motion carried.

Adjournment – Alderman Rowden made a motion to adjourn the meeting at 7:45 pm. Alderman Bruce seconded it and the motion unanimously carried.

Approved _____

Attested _____