

City of Wright City
Board of Aldermen Meeting
February 11, 2010, 6:30 pm

Signed in Attendance: Ken McLaughlin, Danny Campbell, Larry Terbrock, Bernie Terbrock, Robert Bruner, Mike Bruner, Tim Schmidt, Matt Irvin, Barb Grab, Ron Grab, Matt Kaatman, Timothy Reynolds, Tom Lafferty, James Toothman, Bill Stinson, Kellie Pettig, Mark Pettig, and Jim Stout.

City Official attendance: Mayor White, Alderman Schuchmann, Alderman Abercrombie, Alderman Black, and Alderman Reynolds were present.

Staff and Others: Superintendent Larry Janish, Economic Developer Karen Girondo, City Clerk Christine Martin, Police Chief Henry Matthews, Police Officer Jeffery Scanlon and City Attorney Leslie Tolliver-Rogers.

Roll Call

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

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

Meeting Minutes

Minutes from Board Meeting of January 28, 2010 – Alderman Schuchmann made a motion to approve the minutes from the Board of Alderman Meeting of January 28, 2010. Alderman Reynolds seconded it and the motion unanimously carried.

Minutes from Workshop of February 1, 2010 – Alderman Schuchmann made a motion to approve the minutes from the Board Workshop on February 1, 2010. Alderman Abercrombie seconded it and the motion unanimously carried.

Responses to previous comments/concerns - None

Open meeting to public comments/concerns

Trotters Creek.

Public Hearing - None

Ordinance/Resolutions

Bill #07-10 was presented to the Board. Bill #07-10 was read for the first time by title. AN ORDINANCE FOR THE PURPOSE OF AMENDING TITLE V: BUILDING AND CONSTRUCTION, CHAPTER 502: BUILDING CODES, ARTICLE II RESIDENTIAL CODE, SECTION 502.040 ADDITIONS, INSERTIONS, DELETIONS AND CHANGES, OF THE MUNICIPAL CODE OF THE CITY OF WRIGHT CITY. Alderman Schuchmann made a motion to read Bill #07-10 a second time by title. Alderman Black seconded it and the motion unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #07-10 be placed upon final passage. Alderman Abercrombie seconded it and the motion unanimously carried. Mayor White then put the question “Shall Bill #07-10 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Abercrombie	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 #708 of the City of Wright City, Missouri.

Bill #09-10 was presented to the Board. Bill #09-10 was read for the first time by title. AN ORDINANCE ACCEPTING STREETS IN THE SUBDIVISION OF HICKORY TRAILS PDA PHASE 1, PLAT 1, BY THE CITY OF WRIGHT CITY, MISSOURI. Alderman Schuchmann made a motion to read Bill #09-10 a second time by title. Alderman Reynolds seconded it and the motion unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #09-10 be placed upon final passage. Alderman Reynolds seconded it and the motion unanimously carried. Mayor White then put the question “Shall Bill #09-10 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Abercrombie	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 #707 of the City of Wright City, Missouri.

Old Business

Stuermann Road - There were no comments on this subject. Alderman Schuchmann made a motion to table discussion on Stuermann Road to closed session at the end of the meeting. Alderman Abercrombie seconded it and the motion unanimously carried.

Auburn Meadows Plat One & Plat Two – Request for Inspection of Improvements - Superintendent Larry Janish explained his inspection of the streets to the Board that was completed on January 29, 2010, with items that needed to be corrected. He said he faxed the list to Jeff Schrarer at Kaplan Real Estate. He said the list was mostly to fix some signs and to

complete some clean up. Alderman Schuchmann made a motion to not approve it until Larry's list of improvements is satisfied. Alderman Abercrombie seconded it and the motion unanimously carried.

Trotters Creek – Request for Inspection of Improvements - Larry Janish went over his inspection list with the Board. He said this was done on the same day as Auburn Meadows Plat One and Plat Two and explained there is extensive concrete work that needs to be done. He added there is also a rough estimate included in the packet for the cost of concrete work to be done. Alderman Abercrombie made a motion to not approve it. Alderman Reynolds seconded it and the motion unanimously carried.

Alderman Schuchmann made a motion to discuss this in executive session at the end of the meeting. Alderman Abercrombie seconded it and the motion unanimously carried.

New Business

Tony Knight - City Clerk Christine Martin explained to the Board that Scott Knight dropped off a letter addressed to the Mayor and Board on his way out of town. Larry Janish said he spoke with Mr. Knight and said he has property and a boat dock at Forest Lake and plans to have electric brought onto the property and wants to connect to the Sewer and Water Lines. Larry Janish explained the City owns the streets, water and sewer lines. Larry stated Mr. Knight does not have a home constructed there and the City usually does not connect utilities unless there is a residence. Larry Janish said he believes he wants to pull an RV in on his property and spend about seven days a week there as he stated in his letter. Alderman Schuchmann made a motion to deny the request at this time. Alderman Abercrombie seconded it and the motion unanimously carried.

Sheds - Larry Janish gave pictures of the shed to the Mayor and Board and stated the owner brought it in on axles. He said there is a question of whether it is a shed or trailer. The permit was issued as a shed. Larry said he has not found a definition of a shed in the code book. Alderman Schuchmann made a motion to engage in the services of BrickKicker to review the code on sheds and give the City an opinion and a definition on it. Alderman Reynolds seconded it and the motion unanimously carried.

Employee Training Contract Review - City Clerk Martin said this is carried over from the Board Workshop and said she has not changed anything yet. Alderman Schuchmann had a question about Warren County Sheriff's contract on the statement of Field Training Contract begins on the first day of training. He was concerned with that statement, if training lasts for six months to a year, then when is the day the actual payback would begin. He said that is not outlined in the contract and he then asked about the reimbursement in full to the employer is due within 120 days of resignation of employment and does think we should limit it to just if the employee resigns. If an employee is terminated for any reason, the City should be able to recoup that expense and if they did not complete the training, the employee may still owe it. Chief Matthews said there is training that is not required by the State, but is required by him such as drug recognition training. Alderman Abercrombie stated he is against specialized training which is what he considers resumé builders. Chief Matthews explained that he also has a training fund in his budget. Chief Matthews said he will have the person/employee sign the contract before the City sends them to the Police Academy and not after he gets out. He said the Taser training is

another requirement and is a deterrent in some situations. The Police Department's Taser instructor certifies all new employees and officers. Alderman Schuchmann said there could be discretionary training that the Board can waive a certain requirement or clause if the City agrees. Alderman Schuchmann made a motion to postpone adopting the contract and recommended City Attorney Leslie Tolliver-Rogers review the proposed contract and provide an opinion on it to the Board. Alderman Abercrombie seconded it and the motion unanimously carried. Alderman Schuchmann informed the City Attorney that he could possibly send her over a note of things he has outlined in the contract. Alderman Schuchmann proposed that a draft of the contract be given to the department heads so they can specify what training will be addressed by their departments.

CDBG – Diekroeger Park Grant – Handicapped Accessibility - Karen Girondo said we have had citizen complaints over no handicapped accessibility on the walkways at the Parks. Karen said she has checked and there are CDBG grants available for public facilities and they fall under the ADA Compliance for parking lots sidewalks, retrofitting , etc. Curt Kehoe has taken it to the Park Board for updating the upper parking lot by paving it, installing some lighting, putting a walkway from the upper parking lot to the pavilion, the restrooms and to the activity building. He said they may be retrofitting the restrooms to bring them into compliance and will look at the ramp on the Pavilion to see if it is in compliance. Karen said she has sent out RFQ's already as the City will need a preliminary Engineering Study for the design work and for a cost estimate. The RFQ's should be back in two weeks. The City would need to pick an engineer for preliminary and if we get the grant, then you would pick that engineer on the design. Once we get some cost estimates, a public hearing with the Board and Park Board will need to be held and a Needs Assessment will need to be done with public input. Karen said the deadline for the grant is May 1st and said we have done CDBG grants before. Alderman Schuchmann made a motion to proceed with seeking the grant. Alderman Abercrombie seconded it and the motion unanimously carried.

Police Officer Appointments - Police Chief Henry Matthews asked the Board to consider hiring Davis L. Bernard to a part-time reserve position. He is a former Warrenton Police Officer. Chief Matthews stated that Mr. Bernard has about 25 years experience in Law Enforcement and resides in Warrenton. Mayor White recommended hiring Davis L.Bernard as a part time reserve officer. Alderman Schuchmann made a motion to accept Mayor White's recommendation based on Chief Matthew's recommendation to hire Davis L. Bernard as a part-time reserve. Alderman Abercrombie seconded it and the motion unanimously carried.

Police Chief Henry Matthews asked the Board to consider hiring Timothy Matthews as an employee of Wright City Police Department for a probationary period starting 02/11/10 to 02/19/10. Chief Matthews stated he is no relation to Timothy Matthews. After which time if Matthew's probationary period is satisfactorily completed, he will be sworn in as a full-time Police Officer. He has passed all of the tests and will graduate from the Academy and be commissioned as of 02/19/10. Mayor White recommended hiring Timothy Matthews as full time. Alderman Abercrombie made a motion to accept Mayor White's recommendation based on Chief Matthew's recommendation to hire Timothy Matthews as a full time officer. Alderman Black seconded it and the motion unanimously carried.

Utility Billing Adjustment Report for January 2010 - Alderman Schuchmann made a motion to accept the Utility Billing Adjustment Report for January. Alderman Abercrombie seconded it and the motion unanimously carried.

Utility Billing - Payment Agreements – Acct #200864002, Acct #300041001, and Acct #200890001- City Clerk Christine explained the first account is for a deceased resident. Alderman Schuchmann made a motion to write off the bill for Account 200864002 due to death. Alderman Abercrombie seconded it and the motion unanimously carried. Larry Janish explained to the Board that he followed up on a call from Liberty Garden Apartments about a leak and said the leak came from a meter pit with a broken coupling at a residence on West South Second Street which resulted from the Water Line Improvement Project last year. Alderman Abercrombie asked how far off the main is the City's responsibility. Larry Janish said only the meter is the City's. Larry stated they had it dug up so they went ahead and fixed it. Alderman Abercrombie stated that it would be that section of the water line that is the homeowner's responsibility. Larry Janish said the second water leak was on N. Cherry and it was the same case. Larry Janish said neither of the residents was home so they fixed the leaks. Alderman Abercrombie said the water could have been shut off and the responsibility of repairs left to the homeowner instead of the taxpayers. City Attorney Leslie Tolliver-Rogers said it is the homeowners responsible and we could bill the homeowner for labor. Larry Janish said in the future he will just shut them off and notify the homeowner. Alderman Abercrombie made a motion to deny the adjustments for Accounts 300041001 and 200890001. Alderman Reynolds seconded it and the motion unanimously carried.

2010 Budget Revision for Park Concession Stand – Parks Director Curt Kehoe explained the request for more money is to manage and run the concession stands in both parks. He said the Field Manager will also be Concession Stand Manager. It was discussed that Robin Polston worked for the Park Department during Baseball signups to collect money. Curt Kehoe said Robin was paid out of Park funds since he does not have anyone to handle the money. Alderman Schuchmann made a motion to approve the budget revision for management of the Park Concession Stands as presented. Alderman Abercrombie seconded it and the motion unanimously carried.

WWTF – Larry Janish explained that the companies have done most of the work but are not completed. We are in the process to see how it may work. Alderman Schuchmann said we have a letter from EFI that they have taken responsibility on the fabric covers and a letter from United Blowers extending the warranties was received. Karen Girondo questioned whether the email was considered direct contact from Andy Huey. City Attorney Leslie Tolliver explained that emails are admissible.

Reports

Engineering – None

Park - Curt Kehoe was present to give a report to the Board. He said the Farmers Market organization is wishing to donate money for sidewalks and will start setting up their stands in March. Curt said they had over 200 kids register for baseball signups and said that is a little behind from last year's signups. He said they are working on kitchen updates by putting locking doors on cabinets since they will be operating the concession stand. They are also putting in a

deeper sink and are doing the work themselves. On February 19 and 20 they will have a Hunter Safety Course. It is free to attend, but there is a requirement from the State to register for it and there is a link to the State's site on the City's Website.

Public Works - Superintendent Larry Janish gave report to the Board. Larry Janish said they have used six pallets of salt and approximately seventy tons of cinders with the snow storms over the last two weeks. The streets should be swept up in April or cleaned sooner by the rain. Larry said the Utility Locator has been ordered and should be here in the next ten days.

Building Official - Larry discussed a letter he sent to the owner of Big Boys and they have ten (10) days to appeal. He said in his opinion the building next to the Big Boys Restaurant should be demolished. Larry Janish discussed Dangerous Buildings in Section 520.030 #3 of the City Code Book in relation to the building he thought should be demolished. He added he knows the underground storage tanks have been removed from this building. There have been no building permits issued in the last two weeks.

Police Department - Chief Matthews gave report and said they've only had 166 calls in the last two weeks. He said part of that is due to the Schools being out due to the weather. They have had a few domestic peace disturbances. Chief Matthews said he has two (2) people in training for Field Sobriety Testing and Type 3 Data Master being held at Warren County Dispatch Center at no cost to the City.

City Hall – City Clerk Christine Martin informed the Board that Robin and Laura will be going for training with Data Technologies on Friday, February 12th for the upgrades to the Summit Court module. The training will be in Desloge, Missouri. City Clerk Christine Martin said that she would be gone on Wednesday and Robin will be taking a few days off on Tuesday and Wednesday also. Karen, Shayla and Laura will be in the office on Wednesday.

Treasurer Report – Karen Girondo gave Report and said the January Financials are on the table. Karen said she is working on year end for the Auditors. She said she got a three page listing from the Auditors on what they wanted for the audit.

Economic Development – Karen Girondo reported to the Board and said she attended an ECMODEV meeting today. The three county area of Warren, Lincoln and Montgomery and with the help of Ameren UE they are including Franklin County, will be doing a labor study by surveying the largest employers in the counties. It tells the prospective employer what job skills are out there and is needed before a potential employer comes to the area. She hopes it will be completed by April and plans to have some kind of kickoff to inform the public about it. Karen informed the Board of the annual Wright City Chamber of Commerce Business Breakfast meeting which will be held Tuesday, March 30th at 7:00 a.m. in the Wil Heiliger Activity Building at Diekroeger Park. The Economic Development Committee came up with the theme, "Wright City – Open For Business". The Breakfast Meeting is open to the public and all of the City Boards, anyone running for office, and the Warren County Commissioners are invited.

Review/Approval of Bills

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

Final Questions - Jim Stout was present and asked about the Trotters Creek request to take over streets listed on Old Business and who puts it on the Agenda. Alderman Schuchmann answered that typically it is the builder that requests the streets to be taken over. Mr. Stout said the developer is out of the project and they've had two other builders in there and they are dealing

with Regeon Homes who is trying to force the residents to fix the streets. He asked why does the County allow a developer to come in and build streets without having the City take them over. Mr. Stout said Regeon Homes is trying to force the homeowners to pay for the street repairs. It was stated that the developer Kenny Mechlin owns the streets in Trotters Creek and that Regeon Homes does not. Karen Girondo explained it takes a Quit Claim Deed and a Bill of Sale to take the streets, water and sewer over to the City and the Developer never followed through with it. Mr. Stout stated the homeowners have also been charged \$1500 for signs. Alderman Schuchmann stated if the developer transferred ownership to someone else they would have the right to collect for the signs and mentioned to the City's knowledge the developer has not transferred ownership to Regeon Homes. He added if the Assessors do not show a title created for the streets, it should be the original property owner who developed that subdivision.

Vote to go to call for Emergency Executive Session - Alderman Schuchmann made a motion to come out of regular session and go into an emergency executive session to discuss business relating to Legal as allowed pursuant to the exception of the provisions of Section 610.021(1) RSMo. Alderman Abercrombie seconded it and roll call was taken

Alderman Black Yea
Alderman Reynolds Yea

Alderman Schuchmann Yea
Alderman Abercrombie 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 Abercrombie 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 unanimously carried

Approved_____

Attested_____