

City of Wright City
Board of Aldermen Meeting
February 14, 2008 6:30 pm

Signed in Attendance: James Toothman, Roy White, Angie Reynolds, Bill Stinson, Tom Black, Bart Korman, Tony Midiri, and Robert Babonett.

City Official attendance: Mayor Klocke, Alderman Denkler, Alderman Schuchmann, and Alderman Walter.

Staff and Others: Larry Janish, Karen Gironde, Captain Henry Matthews, Curt Kehoe, Darryl Hicks, Ron Mershon and Christine Martin.

Mayor Klocke called the meeting to order at 6:30 pm and asked for a moment of silence for the victims and families of the shooting that took place in Kirkwood, Missouri, last week.

Meeting Minutes

Alderman Schuchmann made a motion to approve the minutes from January 24, 2008. Alderman Denkler seconded it and the motion unanimously carried.

Public Hearing - None

Ordinance/Resolutions

Bill #04-08 was presented to the Board. Bill #04-08 was read for the first time by title. AN ORDINANCE AMENDING CHAPTER 415 OF TITLE IV OF THE MUNICIPAL CODE OF THE CITY OF WRIGHT CITY, MISSOURI PERTAINING TO FLOOD PLAIN MANAGEMENT. Alderman Denkler made a motion to read Bill #04-08 a second time by title. Alderman Schuchmann seconded it and the motion was unanimously carried. After the second reading, Alderman Denkler moved that Bill #04-08 be placed upon final passage. Alderman Schuchmann seconded it and the motion unanimously carried. Mayor Klocke then put the question "Shall Bill #04-08 be passed and become an ordinance?" Roll call was taken with the following vote:

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Walter	Yea		

The Bill having the affirmative vote of all members present was adopted. Said Bill was thereupon presented to the Mayor and Chairman of the Board for their signatures and approval. It was then duly signed and becomes Ordinance # 639 of the City of Wright City, Missouri.

Ron Mershon said this is the final part of getting the flood plain ordinance passed after having started the process last year and the City will get flood maps after getting this ordinance is passed.

Old Business

Alderman Schuchmann made a motion to approve the minutes from January 10, 2008. Alderman Denkler seconded it and the motion unanimously carried.

New Business

Business License for American Oasis LLC Office & Storage, 101 N. Locust Street - Mr. Holiway was not present at the meeting. Mayor Klocke asked if he was going to have any outside storage. City Clerk Martin said the applicant only said they would use the building for an office and to store his tools. The Board discussed outside storage and Alderman Denkler suggested it could be tabled. Alderman Schuchmann stated that if our zoning code already states that outside storage is allowed or not allowed, he will have to comply with the code either way. Alderman Denkler recommended that Ron Mershon, Code Enforcement Officer, research and advise the applicant of the code relating to outside storage. Alderman Schuchmann made a motion to approve the Business License to American Oasis LLC for a construction office and storage. Alderman Denkler seconded it and the motion unanimously carried.

Huey Construction Payment Request #6 for WWTP - Alderman Schuchmann made a motion to approve Payment Request #6 to Huey Construction for the WWTP. Alderman Walter seconded it and the motion unanimously carried.

Huey Construction Change Order - Holly Elterman from Archer was present and went over items for the change order. Holly said the contractor requested about \$4400 to do changes to the piers that are an anchor system to the aeration equipment and requested \$7500 to do work on the other piers and has requested six (6) days to do that additional work. Holly said they have been working with the aeration equipment manufacturer to come up with a fair division of the cost. Holly said she asked for approval of the change order of \$4400 for the Pier #1 work and the City will be reimbursed. It will be no cost change to the City. For the \$7500, the equipment manufacturer agreed to absorb 100 percent of that cost and that will be a no cost to the City. The six (6) days will be worked out after she hears back from DNR if they grant the City a time extension. Holly said the contractor agreed to all three items. Alderman Schuchmann made a motion to approve the Huey Construction Change Order. Alderman Denkler seconded it and the motion unanimously carried.

City Bank Bids - Mayor Klocke opened the Bank Bids. Bid #1 was from Progress Bank, Bid #2 was from American Bank, and Bid #3 was from Farmers & Merchants Bank and Mayor Klocke stated all of them had the information that was requested. Mayor Klocke said the Finance Committee will review them and will report back to the Board for the February 28, 2008, regular meeting.

2004 Delinquent Real Estate Taxes - Alderman Denkler made a motion to approve sending 2004 Delinquent Real Estate Taxes to collection. Alderman Schuchmann seconded it and the motion unanimously carried.

Utility Adjustments for Approval - The Board received the monthly report of balance adjustments and had no comment. Mr. Robert Babonett, 22 Edgewater Circle, was present to discuss a discrepancy in water consumption and to talk about sewer rates. Mr. Babonett said he typically does all of his lawn watering in the fall, after the summer months where the residents are given a discount on their sewer. Mr. Babonett asked the Board if they would consider reimbursing him the \$205.82 spent on watering his lawn as none of the water went down the sewer. Alderman Schuchmann said he could not approve the adjustment because if it goes through the meter it must be paid for and we have a reduced sewer rate for June, July and August for this purpose. Alderman Denkler agreed with Alderman Schuchmann and said he could not approve an adjustment either. Mr. Babonett thanked the Board for their time.

Reports

Engineering – Holly from Archer Engineering was present and said around May 10 the aeration equipment should be installed by the Contractor Huey Construction and the subcontractor will be working together to get work done faster. At the next Board of Alderman Meeting Holly said she will have a request for time extension for delays due to the UV equipment and since then the contractor has asked for 12 other days in the month January. Holly said she doesn't agree with that but there are 6 days for the piers. Bart Korman of Lewis & Bade was present and went over the water line project. He said they will be ready to bid March 11th. Bart said he has been discussing the gas line location with Ameren along Hwy F as everything else has been worked out. Bart said MODOT requires the water and gas lines to be in the utility corridor which is 2 to 6 foot from the right-of-way line. It only gives us a four (4) foot area to put the lines in and two (2) feet is taken up with the sidewalk. He said Ameren can bore under the sidewalks to hook up services but does not want to pay to replace the sidewalk at that service point and wants to know if the City will do the sidewalk patching on Hwy F in lieu of Ameren boring under the sidewalk. Bart said that has been the best solution discussed. Bart said they also discussed having one (1) open ditch for both utilities to lay their lines side by side, but it creates complication with public bid, timing, and tying up City crews. Bart said it would be about \$10,000 more to replace all the sidewalks on Hwy F. Bart said they would like to know as soon as possible. If Ameren goes in now, it puts us in a tighter corridor to install a 10" water line and the bids would be more. Larry said they will put the sidewalks in which is about 600 feet and let Ameren bore under the sidewalks and make their cuts. Larry said they will put the water line in and then they will do the sidewalks. Larry said it would be cheaper for the City to do the sidewalks. Alderman Schuchmann asked if we tell Ameren we are replacing the entire sidewalk, will he tear out the sidewalk as opposed to boring. Bart said they may bore and not take out all of it, just their patches. Ameren has contracted with Geeding Construction and they are paying open-cut price which is cheaper than bore price, but Geeding may elect to bore instead of doing the open cut, because of all the haul off. Bart said they probably will not remove all of it. The waterline contractor may remove some of it and the City may remove the rest. Alderman Schuchmann said we should try to get them to take out all of the sidewalks.

Park - Curt Kehoe was present and said baseball signups went well and they have over 230 kids signed up to play and already have 18 teams. They may have even more as signups are still trickling in. He said the consensus is that people are very happy with the City taking over the baseball program. Curt said he had the building bid packets ready to go out for replacing the old fry house at Diekroeger Park. Curt said we are going to send it out to design build Contractors. The new building will be built in the same location as the old fry house and will be modeled to look like the old train depot as even some pictures of the old depot has been included in the packet. Alderman Schuchmann asked about a park office since the only office in the building is the one being leased to the Chamber of Commerce and the building is 90 ft. long. Curt said he plans to use some of the park storage area for a park office. Alderman Schuchmann recommended adding 10 feet length to the building making it 100 feet long and add an office behind the park office and another one across the hall behind the bathroom. Alderman Schuchmann said it would be cheaper to add it now then come back later and want to add a two more offices. Alderman Schuchman said his thought is that City Hall is reaching capacity and if there is ever a need to have meetings in the Park building there would be adjacent rooms needed for executive session. Karen said there is not an estimate yet of what the price will be. The Parks Department has their money set aside from the last two years for their Capital Improvement Sales Tax. Karen said if there is not enough money put back the City could always do a lease purchase because the Capital Improvement Sales Tax is dedicated to this type of improvement. Curt said a rough estimate of the new building cost on square feet is \$130,000 to \$150,000. Curt said we can redo the plans by adding the additional 10 feet. Alderman Schuchmann made a motion to approve sending it out for design bids. Alderman Walter seconded it and the motion unanimously carried.

Curt mentioned to the Board that he was working with some of the people from Warren County farmer's market who were having some problems in Warrenton, but seem to have worked it out now. He will be attending a meeting with them in March. Curt said they are considering having a Farmer's Market here in Wright City on a different day. Curt said the Parks Department is willing to cosponsor the Farmer's Market and believes it could work out to have it here this summer.

Public Works - Larry presented his report to the Mayor and the Board. He said they have been working on the sewer line on the Monnig property and should have it done next tuesday. Alderman Schuchmann congratulated Larry and his guys on their efforts and how well the streets were kept up.

Building Department – Ron Mershon presented his report. Ron said for January there were 4 new homes with a total of \$360,000 in construction cost, with 4,883 square feet. Ron said he issued a total of 7 permits during the month of January totaling \$2760.28 in building fees. Three (3) tickets to 13200/20/30 Veteran Memorial Parkway and the owner asked for an extension in court on 2/13/08 and the Judge granted it. There is trash behind Ameriwood Building B and Ron said he talked to a Realty Company that will take of it when the weather breaks. Spring Lake Villa Drainage at the end of Fort Worth Way has been fixed. Ron said they are still working with Phantom Fireworks on their building. Five (5) letters were sent on campers and boats parked in driveways. Mayor Klocke asked Ron if he ever contacted the guy on the corner of Midland and Third. Ron said he did talk to him and he moved some stuff out and then back in. Ron said he is keeping up with him now.

Police Department

Captain Henry Matthews was present and said their new computer system is up and running good and they have had just a few glitches. Captain Matthews said the Agreement with Wright City and Warren County for the \$2 surcharge for the Prisoners has been approved and signed by the Mayor, the Sheriffs office and approved by the City Attorney. It should start at the next court date. Captain Matthews also asked if the Mayor and Board would approve a \$1 (One Dollar) increase for the part-time police officers. It would not affect the budget as scheduling the part-time officers would be on Saturdays and Wright City Officers would work Friday nights. Alderman Schuchmann made a motion to increase the Part-Time Police Officers from \$10 to \$11 per hour. Alderman Walter seconded it and roll call was taken

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Walter	Yea		

The motion unanimously carried.

City Hall – City Clerk Christine Martin informed the Mayor and Board the status of the Delinquent Water Bill letters that were sent out for shut off in April. We have been receiving complaints that water bills have not been received by customers in a timely manner and the Postmaster, Jean Bommarito, wants to be informed of complaints made and can be directed to her at 636-745-3513. Alderman Denkler said he talked to the Postmaster about the problem and she wants to work with the City on it. A notice is available at the counter for customers to pick up. On February 8th Ken Hughes and Mark Rueschmann from FEMA visited her and Larry Janish and obtained costs for the Ice Storm and the Debris Clean Up. The cost on both was \$15,092.37 and we are expected to get a 75% reimbursement from Fed and 10% reimbursement from State which estimates to be \$12,828.51.

Treasurer Report /Economic Development

Karen Gironde was present and said January financials were in the packet and it’s in good shape. Karen said with getting the grant, now Huey Construction’s invoice will be in with the regular bills. We will issue the check to the contractor and the State will reimburse us and the bank will reimburse us. Karen mentioned Hawkeye Foods ribbon cutting ceremony is February 19, 2008, at 9:30 am and everyone is invited. Karen said they had their first meeting of their ED Committee discussing a LOGO. Articles are on the Chamber’s and City’s website asking if there are any citizens with expertise. They would like to have one in place by spring or early summer. Karen said the Chambers Annual Business Breakfast Meeting is in March. Karen said in the last couple of weeks there has been several representatives from large firms that are coming out and looking.

Review/Approval of Bills

Alderman Denkler made a motion to approve bills. Alderman Schuchmann seconded it and the motion unanimously carried.

5 Minute Rebuttal for Public Comments

Mayor announced the 5 Minute Rebuttal for Public Comments and there were none. The session was closed.

Executive Session: Mayor Klocke announced there would not be a closed session as it was taken care of in the Police Report section.

Adjournment

Alderman Schuchmann made a motion to adjourn. Alderman Walter seconded it and the meeting adjourned at 7:20 p.m.

Approved _____

Attested _____