

**City of Wright City
Board of Aldermen Meeting Minutes
Thursday, February 25, 2016**

Signed in Attendance: Kenny Robinett of Wright City Lion's Club, John O'Connor of the Wright City Planning & Zoning Commission, Norman Krutzman, and Theresa Kless. Randy Abbott of Misfits for Jesus, along with Catrina King and the following representatives of the church: Pete Kolich, Barry Price, Craig & Cheryl LeBeau, Matt & Robin Jessup, Kevin Derby, Ann & Jack Carr, Butch & Karen Wright, Robert King, Frank & Judy McDonnell, James & Chris Boswell, Dianna Campbell, Cheryl Keck, Mary Homyk, and Lynn Abbott.

City Official Attendance: Mayor Heiliger, Alderman Schuchmann, Alderman Bruce, and Alderman Toothman were present. Alderman Rowden was absent for the beginning of the Board Meeting.

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, Toothman, and Bruce present. The City Clerk reported the Mayor and three (3) Board Members present.

Pledge of Allegiance

Chief Eskew led everyone in the Pledge of Allegiance

Approval of Minutes

Minutes from Board Meeting of February 11, 2016 – Alderman Toothman made a motion to approve minutes of the February 11, 2016, Board Meeting. Alderman Bruce seconded it and the motion unanimously carried.

Minutes from Special Board Meeting of February 23, 2016 – Alderman Toothman made a motion to approve minutes of the February 23, 2016, Special Board Meeting. Alderman Bruce seconded it and the motion unanimously carried.

Approval of Financial Reports – None

Responses to previous comments/concerns – None

Open meeting to public comments/concerns – None

Public Hearing – None

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. Mr. Randy Abbott with Misfits for Jesus was present to speak to the Board along with Kevin Derby, former Pastor of the Connection Community Church which operated in the same church building at 201 N. Cherry Street. They stated they had emails from Wright City Office Furniture and from FMB Bank for parking on their lots for church services on Saturday evenings. He discussed the limited occupancy limit of 49 for the 3400 square foot building due to building requirements/restrictions. He added they want to comply with City requirements and has applied for the Variance to have a church. He explained that they are in Wright City to aid the community and help people and not be rebels. Pastor Kevin Derby of Connection Church stated according to Federal and State documents filed with them through December 2015, they were still considered a church at 201 North Cherry Street for registration as a 501c3 non-profit organization. The church leased the resale shop the first floor, and they had still been using the lower level for the church. He stated the building had been a church since 1919.

Alderman Schuchmann stated the City was under the impression the church building became a resale shop and stopped being a church. He discussed that while the occupancy load capacity was previously 99 for the resale shop, it was now realized the rear stairwell is too narrow to comply with the building code and the new occupancy load capacity for the church was reduced down to 49. He stated that the City Code for a Church requires it to be located on either one-half acre or on one acre (conflict in the City code) which is why a Variance would be required if it had not been used consistently as a church. Randy Abbott stated they were told they had to put a parking area in and they did want to comply with the requirement and it would cost them approximately \$14,000 for the necessary parking improvements. They had a contractor look at the 2nd floor egress to increase the capacity and it will put an undue expense on the church. He stated the Board has the power to approve the use. There were numerous people in attendance in favor of the church opening and Mary Homyk stated the church has helped many people. Pastor Kevin Derby discussed the continuous use of the building in association with it being a church.

City Attorney Paul Rost discussed the recent uses of the building and the possibility of the City considering it being a non-conforming use taking into consideration the consistent former use as a church. Alderman Schuchmann made a motion to allow the building to be used as a church. Alderman Toothman seconded it and the motion unanimously carried.

Alderman Schuchmann made a motion to refund the Variance Application Fee minus the publication fee. Alderman Bruce seconded it and the motion unanimously carried.

John O'Connor of the Planning & Zoning Commission was present and he announced he was running for the elected position of Alderman in Ward 1. He stated that the current Mayor and Board work very well together and have accomplished a lot for the community.

Norman Krutzman, resident, spoke to the Mayor and Board and also announced he was running for the elected position of Alderman in Ward 1. He discussed the reason he decided to run is because of issues he is having in his subdivision, Gettysburg Commons.

Application for a Conditional Use Permit from Lewis Carriers Inc. to operate a Tractor and Trailer Sales/Repair Facility at 221 W. Service Road North. (The Planning & Zoning Commission postponed action on this application.)

Old Business

UB Adjustment Request – Account #100242001 – Alderman Schuchmann made a motion to deny the Adjustment Request. Alderman Toothman seconded it and the motion unanimously carried.

Special Permit – Car Show – There was no action taken on this item.

New Business

Lions Club – Portable Sign – Kenny Robinett was present on behalf of the Lion’s Club to request to obtain another permit for the Portable Sign at the corners at the American Bank and at the gazebo across from FMB Bank and on Harry Prior’s property. Alderman Toothman made a motion to approve the permit for the portable sign. Alderman Bruce seconded it and the motion unanimously carried.

Approval of Recodification – Alderman Toothman made a motion to approve the Recodification. Alderman Bruce seconded it and the motion unanimously carried.

UB Payment Agreement Request – Account #300048008 – Alderman Toothman made a motion to approve the payment agreement request. Alderman Schuchmann 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.

2015 Budget Amendments – Treasurer Karen Girondo went over the 2015 budget amendments. Alderman Schuchmann made a motion to approve the 2015 Budget Amendments. Alderman Bruce seconded it and the motion unanimously carried.

UB Payment Agreement Request – Account #400179006 – Alderman Schuchmann made a motion to postpone the request with a letter to be drafted to the landlord with notification of the tenant’s request. Alderman Toothman seconded it and the motion unanimously carried.

Ordinance/Resolutions

Bill #06-16 – Ordinance – An Ordinance was read by title. AN ORDINANCE FOR THE PURPOSE OF AMENDING THE MUNICIPAL CODE OF THE CITY OF WRIGHT CITY, MISSOURI BY CHANGING THE TITLE OF CHAPTER 525 “STREETS” AND AMENDING SECTION 525.060 “BLOCKING SURFACE DRAINAGE OF STREETS”. Alderman Toothman made a motion to

read Bill #06-16 a second time by title. Alderman Bruce seconded it and the motion unanimously carried. After the second reading, Alderman Toothman moved that Bill #06-16 be placed upon final passage. Alderman Bruce seconded it and the motion unanimously carried. Mayor Heiliger then asked the question “Shall Bill #06-16 be passed and become an Ordinance?” Roll was taken with the following vote:

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

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 #873 of the City of Wright City, Missouri.

Resolution #07-16 – A RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF A CONTRACT BETWEEN THE CITY OF WRIGHT CITY AND INFORMATION TECHNOLOGIES, INC. FOR DATA CONVERSION SERVICES. Alderman Schuchmann made a motion to approve Resolution #07-16 by title. Alderman Toothman seconded it and the motion unanimously carried. Roll was taken with the following vote:

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

The Resolution having the majority vote of the members present was adopted. Said Resolution was thereupon presented to the Mayor and President of the Board for their signatures and approval and then duly signed and becomes Resolution #07-16 of the City of Wright City, Missouri.

Reports

Park – Park Director Curt Kehoe was not present.

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

Snow Removal – During the February 11th and 12 storms nine (9) tons of salt and fifteen (15) tons of cinders were used.

Road Grader – They had to purchase two (2) road grader tires as one blew out and one tire wore out.

Water Valves – They are going to start locating and digging up water valves for our new GIS System starting next week.

Police – Police Chief Matthews reported to the Board and said they had 580 calls for service, with 20 incident reports since the last meeting. Some reports included fugitive arrests, illegal dumping call, driving while revoked, fighting another person, possession of controlled substance, and resisting arrest.

Chief Eskew discussed the press release for the multi-jurisdictional warrant roundup and stated there were 28 individuals taken into custody without a single injury.

Police Vehicles – The two (2) new patrol cars are in service. He stated he emailed City Attorney Paul Rost the rest of the items need to be able to put vehicles on the GovDeal.com site.

ITI – is on the machine and running fine and they plan to go live March 1st.

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

Renewals – Out of 107 Business License Renewals, 89 renewals were issued and one (1) additional application was pending.

Conditional Use –James Scott to display and sell Portable Buildings at 312 Warren Avenue, Lewis Carriers for a Tractor & Trailer Sales/Repair Facility at 221 W. Service Road North, which were postponed to the next Planning & Zoning Meeting on March 21st. Fireworks Fanatics for a Fireworks Stand at 277 E. Service Road North is scheduled for the March 21st Planning & Zoning Meeting.

Cemetery – Robert Bierer passed away and there will be an Urn Burial for him on Sunday, with preparation of the burial by the Public Works Department.

Miscellaneous – Marie has stepped up and is helping out the front desk by accepting water bill payments on days it does not interfere with busy Court days.

Treasurer/Economic Development – Treasurer Karen Girondo reported to the Board and discussed financials and preparing for the auditors to arrive on Monday, February 29th. She is still working on fixed assets and found there is a glitch in the program.

Sidewalk Project – She received the information from Paul Rost on the temporary and permanent easements for the project. She stated she needs to call some of the landowners regarding the easements and get them mailed out.

Meetings – Attended the Greater Warren County EDC held meeting on Tuesday and to date they have been in existence for three to four years and have had seven (7) announced projects with an estimated 318 new jobs and capital investments of \$114 million dollars. Certain Teed will have a grand opening in June and there will be a bus going to Jefferson City on March 8th of EDC Members to talk to the legislature regarding the I-70 Tolling. Karen suggested having a ‘Town Hall Meeting’ to inform people about the impact of the I-70 Tolling.

Brochure – Karen stated she hoped to work on and have the brochure completed for informing people of the Bond Issue.

Karen said she is working on the breakdown on the employees’ tasks to see where they can be changed around. She stated she wants to talk to the Auditors regarding it due to the required checks and balances.

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

Final Questions – Norman Krutzman discussed City inspections on homes in Gettysburg Commons. Mayor Heiliger discussed the Blue & Gold Scholarship Fundraiser.

Alderman Rowden arrived and attended the remainder of the meeting from 8:00 pm.

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 Toothman 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 Bruce seconded it and roll call was taken:

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

The motion carried.

Adjournment – Alderman Schuchmann made a motion to adjourn the meeting at 8:45 pm. Alderman Bruce seconded it and the motion unanimously carried.

Approved _____

Attested _____