

City of Wright City  
Board of Aldermen Meeting  
March 8, 2012, 6:30 pm

**Signed in Attendance:** Cliff & Bev Ehlen, Bill Stinson and Tim Schmidt. Matt Jaspering was present but did not sign in.

**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 Girondo, Police Chief Doug Saulters, Police Officer Jim Hepperman, Parks Director Curt Kehoe, Pastor Joe Purl and City Attorney Paul Rost were 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**

Pastor Joe Purl led everyone in the Pledge of Allegiance.

**Approval of Minutes**

**Board Meeting of February 23 2012** - Alderman Toothman made a motion to approve the Board Meeting Minutes of February 23, 2012. Alderman Black seconded it and the motion unanimously carried.

**Responses to previous comments/concerns – None**

**Open meeting to public comments/concerns** – Pastor Joe Purl thanked the Mayor and Board for their help and for being at the funeral of Officer Craig Finnegan.

**Public Hearing** - None

**Recommendations from Planning & Zoning** – None

**Old Business**

**Southern Water Line Project Phase 5 – Railroad Crossing Bids** – Matt Jaspering was present and said they received the permit from DNR for the water project which includes the North and South Circle replacements as well as the Railroad bore. He said they are just waiting for the checks to be written for the Railroad Permits. When they are ready, they will get the bid books prepared and advertise to bid. Karen Girondo asked about contract changes. Alderman Schuchmann asked Paul if he recommended entering into the railroad contract and he said he doesn't like the section on

promising to indemnify and promise to pay attorney's fees if there is a dispute. He said we might not be able to get those certain areas taken out. Alderman Schuchmann made a motion to proceed with taking bids for the Southern Water Line Project Phase 5 Project. Alderman Reynolds seconded it and the motion unanimously carried.

**Review of Proposed Animal Ordinance – Chapter 220 & Chapter 640 Kennels** – Alderman Schuchmann said Ordinance 220 was drafted off of the City of Overland's ordinance that was looked at on Monday night and Ordinance 640 was created to cover kennels. He asked the Board to take it home to review and said we would try to pass it at the next meeting.

**Review/Approval of Asbestos Abatement Bids** - Alderman Schuchmann said he has talked to the three companies that bid on the asbestos abatement. All three are experienced and know what they are doing. He said GEI made us aware of some alternatives, but they are not requirements. US Environmental Solutions said they would provide monitoring. The other two bidders have indicated they have to hire outside firms for monitoring which is a DNR requirement. He said US Environmental did say that they would have to send their information out to be verified. It was stated a third party would provide the monitoring. Alderman Jim Toothman said GEI is the low bidder. Alderman Schuchmann said they are doing the same as the other two companies. He mentioned we have no contract language with the proposal and asked City Attorney Paul Rost to prepare a contract. Alderman Toothman made a motion to accept GEI and request the City Attorney to work up a contract that would be feasible for the City. Alderman Black seconded it and the motion unanimously carried.

### **New Business**

**Greater Warren County EDC Appointment** – Economic Developer Karen Gironde said there is a letter on the desk from Scott Hays and said since the City joined, the City does have a seat on the Board. Greater Warren County EDC is asking the City to nominate someone to sit on the Board and said they meet once a month. Karen said she would be willing to sit on the EDC Board. Alderman Schuchmann made a motion to appoint Karen Gironde to sit on the Greater Warren County EDC Board. Aldermen Reynolds seconded it and Aldermen Schuchmann, Black and Reynolds voted yes and Alderman Toothman voted no. The motion carried.

**City Hall Roof Repair** - City Clerk Christine Martin said Chief Saulters said he noticed some shingles missing off of the City Hall Roof, so Karen emailed Nancy from Midwest Agency about it. Before Nancy could get back to us, Curt reported quite a few shingles off of the pavilion at Diekroeger Park. The insurance company wants us to get prices for repair of the roofs and then call them back. Alderman Schuchmann said we should get a roofer to give us an estimate for repairs. Karen said she talked to Nancy with Midwest and she said since it will be one claim, it will be just one deductible for one occurrence even though it was two buildings.

**Hiring of Part-time Seasonal Staff & Umpires for Parks** – Curt Kehoe was present and said he had one additional name for an umpire. Alderman Schuchmann made a motion to approve hiring Mike Ogborn for a seasonal part-time umpire. Alderman Reynolds seconded it and the motion unanimously carried.

**Payment Agreement Status** – City Clerk Christine Martin said the payment agreements are up to date on payments. Alderman Toothman said he does not think the staff should have to make all the phone calls to the customer, taking them away from their other work.

**Utility Billing Disconnect Hearing** – Mayor Heiliger opened the Utility Disconnect Hearing. There was no one present for the hearing. Mayor Heiliger closed the hearing. Alderman Schuchmann made a motion to proceed with disconnects per City Ordinance. Alderman Toothman seconded it and the motion unanimously carried.

**Utility Billing Adjustment Report for February** - Alderman Toothman made a motion to accept the Utility Billing Adjustment Report for February. Alderman Black seconded it and the motion unanimously carried.

**Process for Request for Rezoning of Land – Planning & Zoning** – Alderman Schuchmann explained that Planning and Zoning sent their recommendations for rezoning to the Board. He explained the zoning request and said it needs to go back to Planning & Zoning for formal approval but needs legal descriptions for the process of rezoning. Alderman Schuchmann recommended that since the property owner is not making the request for rezoning, he feels the City should pay for the cost for advertising and preparation of the legal descriptions. Alderman Schuchmann made a motion to approve for the City to pay for the cost for advertising and legal descriptions to be prepared for the parcels that are going to be rezoned. Alderman Reynolds seconded it and the motion unanimously carried.

**Review of Police Department Policy – Chapter 4 Records Division/Central Repository** – Police Chief Saulters explained the new policy on how the officer would handle the reports and how the Records Clerk would handle, maintain and store the records, in addition to the distribution of and who is authorized to have the reports and how copies of the reports are requested. Alderman Schuchmann made a motion to prepare a Resolution for the next meeting for approval of the Chapter 4 Records Division/Central Repository Policy. Alderman Reynolds seconded it and the motion unanimously carried.

**Utilities Payment Agreement Request – Account #101145005** – City Clerk Christine explained the request in that the customer started a new job and would not have payment until March 26. The Board discussed the request and City Clerk Christine Martin stated the customer owes a past due on a previous address and would need to pay \$146.74 to keep her water on at this time and also mentioned the customer had a bad check with the City on the previous account. Alderman Toothman made a motion to deny the request. Alderman Reynolds seconded it and the motion unanimously carried.

**Review of Code Change – Section 705.120** – Alderman Schuchmann said this was brought to the City by Sullivan Publications. The other inconsistencies are being referred over to Planning and Zoning. Alderman Schuchmann made a motion to draft an ordinance for the next meeting to make the recommended changes to Section 705.120. Alderman Toothman seconded it and the motion unanimously carried.

## **ORDINANCE/RESOLUTIONS**

**Bill #05-12 was presented to the Board.** Bill #05-12 was read for the first time by title. AN ORDINANCE AUTHORIZING EXECUTION OF AN AGREEMENT WITH NORFOLK

SOUTHERN RAILWAY FOR INSTALLATION OF WATER PIPE IN, UNDER AND ACROSS THE RIGHT-OF-WAY OR PROPERTY AND ANY TRACKS OF RAILWAY AT MILEPOST S-53.86 AT OR NEAR WRIGHT CITY, MISSOURI. Alderman Schuchmann made a motion to read Bill #05-12 a second time by title. Alderman Reynolds seconded it and the motion unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #05-12 be placed upon final passage. Alderman Reynolds seconded it and the motion unanimously carried. Mayor Heiliger then put the question “Shall Bill #05-12 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 #748 of the City of Wright City, Missouri.

**Bill #06-12 was presented to the Board.** Bill #06-12 was read for the first time by title. AN ORDINANCE AMENDING TITLE VI OF CHAPTER 615 BUSINESS LICENSING OF THE MUNICIPAL CODE OF THE CITY OF WRIGHT CITY, MISSOURI BY ADDING A NEW SECTION 615.190 REGULATION OF HAWKERS AND PEDDLERS. Alderman Schuchmann made a motion to read Bill #06-12 a second time by title. Alderman Reynolds seconded it and the motion unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #06-12 be placed upon final passage. Alderman Reynolds seconded it and the motion unanimously carried. Mayor Heiliger then put the question “Shall Bill #06-12 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 #749 of the City of Wright City, Missouri.

## **Reports**

**Parks** – Curt Kehoe gave report to the Board. He said they’ve been getting ready for ball season. A new session of dance classes are going on down at the building. Curt said he finally went to purchase the floor scrubber and will pick it up sometime next week. The water has been turned on and the water will all be turned on in the restrooms next week. The murder mystery dinner will be Friday night at 6:30 pm and is about Humpty Dumpty. The Winter Farmers Market will be on Thursday, March 15<sup>th</sup> from 10:00 to 1:00 pm. He said Farmers Market has offered to buy rock for the walk trail and it will then be handicap accessible. He said they are going to start off with a donation of \$600 and will help with purchasing the rest of the rock when needed. The Kid’s Easter Egg Hunt will be on March 31<sup>st</sup> and the Adult Easter Egg Hunt will be in the evening.

**Public Works** - Superintendent Larry Janish said for the WWTF they took the boat to Mexico, Missouri to have a repairs made to it and get a price for the structure to be attached to the boat for use in the WWTF. Larry said other companies want to see their plans for it but they have none. Larry said he would be asking for approval at the next Board Meeting.

**Building Official** - Larry Janish stated the City has four (4) new Home Permits paid for and one other application for a new home permit, not paid for. They had one fence permit and six (6) Occupancy Inspections and one (1) mobile home permit. Larry discussed the Violation Notices that were sent out.

**Police Department** – Police Chief Doug Saulters was present and said he appreciated the City doing a proclamation for Officer Finnegan and giving it to Mrs. Finnegan. The Police Department had 640 calls in the last two weeks and 29 of them had incident reports written on them that were felony reports. He said the new Detective Tim Matthews is on fire. He has already cleared up a first-degree burglary and has done four check forgery cases. He has also cleared up a couple of stealing cases. They are checking into getting a grant to get a bar coding system for logging evidence in. Chief Saulters said they have a problem with the phones in the Police Department. To replace one phone it is about \$300, but to replace all of them with updated phones and put another line in is around \$1100 with CenturyLink. Alderman Schuchmann said we should get the phones fixed and then work on the budget numbers.

**City Hall** – City Clerk Christine Martin discussed Business Licenses with the Board and said there are still 15 pending renewals at this time. A drafted letter to go to the delinquent businesses was shown to the City Attorney for review for the best way to proceed. Alderman Schuchmann said he feels we should proceed with a notice along with a note that a summons could follow and see what happens. She said the notice to the delinquent businesses would be revised before the letters are sent out. Tammy Schafer for Revolving Door Resale was issued a Business License this week along with Offmain 70/Classic Buildings was issued last week. She said she is still waiting on Michael Reel so will send him a similar letter since he is operating his business without a license. The other one is a Painting Company to run a home-based business scheduled for the next Planning and Zoning Meeting. A Liquor License was issued to JP Bielsten of Advantage Hockey after he brought in the State License. The Election cost this year is \$1644.17 and there are times when the cost is less and the City is due a refund. Emily Romines of Senator Roy Blunt’s office will be at City Hall on April 16<sup>th</sup> from 11:30 am to 12:30 pm. for a Constituent Listening Post.

**Treasurer/Economic Development Reports** – Treasurer Karen Girondo said the Auditors were here last week from Monday through Thursday. The Audit Report should be ready next month sometime. February Financials aren’t ready as she just received the statement today from American Bank. Karen Girondo said she’s been emailing Nancy from Midwest Agency on the insurance renewal effective May 1st and they are increasing the value of the City Hall Building to \$643,578.00. She said all of the property in the City is on a blanket policy. Karen said this year the insurance company is taking the 12 lift stations and booster pumps out of blanket policy and requiring the City to insure them separately, each having their own deductible. They are increasing all of our property limits by five percent and the deductibles from \$1,000 to \$2500. Karen said the increases are due to all of the natural disasters.

Karen said she has already supplied some sites to Josh Beck of the Greater Warren County EDC and next week he is coming out to tour the Industrial and Commercial Properties. There are invitations on the desk for the Chamber’s Annual Business Breakfast on Tuesday, April 27<sup>th</sup> at 7:00 am at the “Wil Heiliger Building”. She attended the first TAP (Transportation Advisory Meeting) and discussion was held on the proposed I-70 Toll Roads. Wright City will be getting a three-way stop at the South Service Road at Wildcat Drive. Karen then discussed the meeting with Mercy.

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

**Final Questions – None**

**Vote to go to Executive Session** - Alderman Toothman 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 Reynolds seconded it and roll call was taken

Alderman Black      Yea  
Alderman Reynolds   Yea

Alderman Schuchmann      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 Reynolds   Yea

Alderman Schuchmann      Yea  
Alderman Toothman      Yea

The motion carried.

**Adjournment** - Alderman Schuchmann made a motion to adjourn the meeting at 8:20 pm. Alderman Reynolds seconded it and the motion unanimously carried.

Approved \_\_\_\_\_

Attested \_\_\_\_\_