

City of Wright City  
Board of Aldermen Meeting  
March 13, 2008 6:30 pm

**Signed in Attendance:** James Toothman, Angie Reynolds, Roy White, Bill Stinson, Bart Korman Tony Midiri, Tom Black, Bill Stinson, Lisa Rogers, Kathy Phegley, and Bob Zick.

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

**Staff and Others:** Larry Janish, Karen Gironde, Chief Don Wickenhauser, Curt Kehoe, Darryl Hicks, Ron Mershon and Christine Martin.

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

**Meeting Minutes**

Alderman Schuchmann made a motion to approve the minutes from June 28, 2007 with corrections. Alderman Denkler seconded it and the motion unanimously carried.

Alderman Denkler made a motion to approve the minutes from February 28, 2008 with corrections. Alderman Schuchmann seconded it and the motion unanimously carried.

**Public Hearing** - None

**Ordinance/Resolutions**

Bill #05-08 was presented to the Board. Bill #05-08 was read for the first time by title. AN ORDINANCE OF THE CITY OF WRIGHT CITY, MISSOURI ADOPTING THE 2003 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE, REGULATING AND GOVERNING THE CONDITIONS AND MAINTENANCE OF ALL PROPERTY, BUILDINGS AND STRUCTURES; BY PROVIDING THE STANDARDS FOR SUPPLIED UTILITIES AND FACILITIES AND OTHER PHYSICAL THINGS AND CONDITONS ESSENTIAL TO ENSURE THAT STRUCTURES ARE SAFE, SANITARY AND FIT FOR OCCUPATION AND USE; AND THE CONDEMNATION OF BUILDINGS AND STRUCTURES UNFIT FOR HUMAN OCCUPANCY AND USE, AND THE DEMOLITION OF SUCH EXISTING STRUCTURES AS HEREIN PROVIDED; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR; REPEALING ORDINANCES AND PARTS OF ORDINANCES IN, CONFLICT THEREWITH. Alderman Schuchman made a motion to read Bill #05-08 a second time by title. Alderman Denkler seconded it and the motion was unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #05-08 be placed upon final passage. Alderman Denkler seconded it and the motion unanimously carried. Mayor Klocke then put the question “Shall Bill #05-08 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Denkler    Yea  
Alderman Walter     Yea

Alderman Schuchmann    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 # 640 of the City of Wright City, Missouri.

Bill #06-08 was presented to the Board. Bill #06-08 was read for the first time by title. AN ORDINANCE ADDING A NEW SECTION TO CHAPTER 700 OF TITLE VII OF THE MUNICIPAL CODE OF THE CITY OF WRIGHT CITY, MISSOURI PERTAINING TO TESTING OF WATER METERS ALLEGED TO BE AT FAULT. Alderman Denkler made a motion to read Bill #06-08 a second time by title. Alderman Schuchmann seconded it and the motion was unanimously carried. After the second reading, Alderman Denkler moved that Bill #06-08 be placed upon final passage. Alderman Schuchmann seconded it and the motion unanimously carried. Mayor Klocke then put the question “Shall Bill #06-08 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Denkler    Yea  
Alderman Walter     Yea

Alderman Schuchmann    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 # 641 of the City of Wright City, Missouri.

**Old Business**

**Stuerman Road /Mr. Terbrock** - Mr. Bernie Terbrock was present and asked about the status of Stuerman Road. He said they have the subdivision back there with 250 developed lots. He said there is no street; there is only 12 feet of pavement. Mr. Terbrock asked if Stuerman Road was a public street. Mayor Klocke said it is a County road. The previous developers had indicated to the City if they would go in there if the road could be paved and used temporarily as a construction entrance while they were building, Then when the developer moved on to a new phase (phase III) Stuerman Road was to be abandoned and a new entrance road and turn lane was to be put in per MODOT’s request. Mayor Klocke said the City discussed it with the developers but they did not fulfill their end of the bargain. Mayor Klocke explained that since that was not done the Board of Alderman and Planning & Zoning Commission and herself are all in agreement that the City is not going to take over a road that will be used for construction and have to maintain it. Mayor Klocke said the City is sending a letter to Warren County stating this. Mayor Klocke suggested to Mr. Terbrock that he contact Warren County Commissioners. Mayor Klocke said the City has not accepted it. Mr. Bernie Terbrock said the street should be at least 26 feet wide. Alderman Schuchman said it was promised by the developer to realign the road to the ridge of the hill on Highway H. Alderman Schuchmann told Mr. Terbrock the developers brought in plans for doing it and just abandoned the project and then sold it to you. Mayor Klocke said to talk to the developer and County and it was up to them. Mayor Klocke said the City is not going to get involved at this point and Alderman Schuchmann added that the City does not have the funds to

undertake the project. Mr. Terbrock mentioned having seven (7) foot building side lines and Mayor Klocke said that was never discussed with the City. Mr. Terbrock said that Karen Girondo assured him that would not happen even though it was in their contract. Mr. Terbrock wanted to know what recourse they had because no one wanted to buy a \$150,000 to \$200,000 house with only a 12 feet wide road.

**New Business**

**Huey Construction Payment Request #7 for WWTP** - Mayor Klocke read a letter from Holly Elterman of Archer Engineers recommending payment in the amount of \$198,854.43. Alderman Schuchmann made a motion to approve Payment Request #7 to Huey Construction per Holly's recommendation in the amount of \$198,854.43 for the WWTP. Alderman Denkler seconded it and the motion unanimously carried.

**Huey Construction Change Order** - Mayor Klocke said to scratch this item from the Agenda.

**Missouri Highway 47 Bridge Committee Resolution Proposal by Robert A Zick** - Mr. Zick from the Highway 47 Bridge Committee was present. Mr. Zick said they formed a committee that meets monthly for replacing the Washington Bridge. Mr. Zick said the Committee would like to have all the surrounding municipalities approval for the project that are affected by the bridge and would like everyone on the same wave length as far as placement of the bridge. A study was done in 2002 with public hearings and area input and a copy of the study was provided to the City Clerk. Mr. Zick stated the conclusion from the study is to place the bridge immediately to the east of the existing bridge. MODOT believes the resolution process will accelerate the process and has now agreed to undertake the National Environmental Impact Study. MODOT now recognizes the bridge has cancer from the salt and water and should be replaced before it falls. Mayor Klocke asked what the City of Washington residents say about the proposed location. Mr. Zick said it has not reached the same resolution Washington's agenda yet, but some people from the 2002 study group are in Washington and have indicated their approval. Mr. Zick said the proposed bridge will have four (4) lanes with a pedestrian bike path and be located between the Hospital and Doctor's Building. Mayor Klocke asked if the City of Warrenton has looked at it and Mr. Zick said the City of Warrenton has passed it. Alderman Schuchman and Denkler both said they looked at the study and agreed with the study to keep the bridge in the same location.

Bill #07-08 was presented to the Board. Bill #07-08 was read for the first time by title. A RESOLUTION SUPPORTING THE REPLACEMENT OF THE HIGHWAY 47 MISSOURI RIVER BRIDGE. Alderman Denkler moved that Bill #07-08 be placed upon final passage. Alderman Schuchmann seconded it and the motion unanimously carried. 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 Bill #07-08 of the City of Wright City, Missouri.

**Bid Award – Wright City South Water Line Project** - Bart Korman from Lewis-Bade was present and said the bids were received and Mick Mehler & Sons Inc. was the low bidder at \$183,494.08. Mayor Klocke asked about some references on the company. Bart said he did not get references but they are bonded and has worked with them on a small subdivision and had no problem. Bart said he had eight (8) bids and at some time or another has worked with all of them. Alderman Schuchmann asked to take it under advisement to check out some references and put it back on the next agenda. Larry Janish asked Bart if he could extend the contract price to the Friday after the next meeting. Bart Korman said he checked the bid contract and the City has 30 days to award the bid from date of bid opening.

**Bid Award – Asphalt Overlay for N. Locust and Roelker Road** – Larry Janish said five (5) bids were received for street overlay. Larry Janish said he recommends awarding the bid to Pace Construction as they had the low bid of \$103,856.25. Larry said it is under budget. Alderman Denkler made a motion to award the Asphalt Overlay bid for streets to Pace Construction for the bid price of \$103,856.25. Alderman Schuchmann seconded it and the motion unanimously carried.

**Bid Award – Salt Spreader** - Larry Janish said two (2) bids were received for a new salt spreader. Larry said he reviewed the bids and there is no difference in the spreaders specifications. Larry said he recommends awarding the bid to Midwest System Truck Equipment for the low bid of \$5,527.00. Alderman Schuchmann made a motion to award the Salt Spreader bid to Midwest System Truck Equipment for the low bid of \$5,527.00. Alderman Walter seconded it and the motion unanimously carried.

**Proposal to amend Section 700.250 of the Municipal Code – Use of Fire Hydrants** - Alderman Schuchman made a motion to approve the proposal to amend Section 700.250 of the Municipal Code – Use of Fire Hydrants. Alderman Walter seconded it and the motion unanimously carried.

**Utility Adjustments for Approval** - The Board reviewed the information on Cosco for their request for permission to transfer a credit balance from one account to another. Alderman Denkler made a motion to approve Cosco's request. Alderman Walter seconded it and the motion unanimously carried.

Alderman Schuchmann brought up water bill account #500274001 and said that an adjustment had been made October 30, 2006 for \$803.71, then an investigation was made and had the meter checked which came back accurate. Alderman Schuchmann made a motion to have the water bill for account 500274001 in the amount of \$803.71 reinstated. Alderman Walter seconded the motion. Alderman Denkler stated he has studied the bill thoroughly and put together information on sequence of events that he wanted to share and make as part of the record with the City Clerk and said he will be voting no as he is convinced that the meter was at fault. Mayor Klocke asked City Attorney if the matter can be discussed if it was not on the agenda. City Attorney Darryl Hicks answered that it should be on the agenda. Alderman Schuchmann asked that it be put on the agenda for the next meeting. Alderman Schuchmann rescinded his a motion. And Alderman Walter rescinded his second to the motion.

## **Reports**

**Engineering** – Report from Bart Korman already given.

**Park** - Curt Kehoe said he was here to request permission to purchase uniforms and equipment for the ball leagues. Curt Kehoe said the City took in over \$12,000 in registration fees for sign-ups and needs approval to purchase uniforms for about \$5,000 and equipment for the cost of \$2,000. Curt Kehoe also said he attended a meeting with the people from the Farmers Market held in Warren County as they had previously expressed an interest to have a Farmers Market in Wright City. Curt said as of the meeting, Wright City will be the new home of the Warren County Farmers Market every Thursday beginning May 22, 2008. They will continue to operate the one at the Fairgrounds. He said because the Farmers Market is doing this it has allowed them to join Agri-Business which has a web site and both Farmers Market dates will be included in maps that go in rest areas and included in information that maps all the Farmers Markets in the State. Alderman Schuchmann made a motion to approve the uniform purchase not to exceed \$5,000 for uniforms and equipment purchase not to exceed an additional \$2,000. Alderman Walter seconded it and the motion unanimously carried.

**Public Works** - Larry presented his report to the Mayor and Board. Larry brought up Georges Lift Station and said it needs to be reviewed more and will bring it up for a vote at the next Board Meeting. Larry said the City will be contracting with Municipal Street Sweeping to sweep all City streets April 14 and 15 with Board approval. Larry asked if they could ask people to keep their vehicles off the streets to save time and money. Larry said he has money in his budget for it. The only price increase from last year is \$15 for the first hour and the same rate as before after that. Alderman Denkler made a motion to accept contracting with Municipal Street Sweeping for sweeping all City streets April 14 and 15. Alderman Schuchmann seconded it and the motion unanimously carried.

Larry stated he advertised for a part-time year-round employee in lieu of the yearly summer employees that he usually hires. He will hire a part-time person that works 3 days a week all year. Mayor Klocke said it was a good idea. The applications are being accepted until March 31, 2008. Larry said they started construction of the water line at Forest Lake and should complete it next week, but added his guys will be reading meters soon and two of them are in a conference for credit hours next week.

**Building Department** – Ron Mershon presented his report to the Board. Ron said he has had two meetings with Mr. King of Big Boys. One meeting was in February and one in March and nothing was totally resolved. Mr. King was in court last night and they will be going to trial next month. There's been a sewer line and trash problem on Highway J and he has been working on with the property owner. He set up a meeting with the owners of the house that burned on Highway J to see the status. Ron said he had a meeting after work today with the owner of the property with the trailer. She should have it out of court and sold within two weeks and within a month get that and some other property on that side of the road all cleaned up. Ron said he's been dealing with Northridge Apartments on some trash and fences that are busted up. He said he was working with Dollar General with getting some barricades to put up to prevent big trucks driving through there. Ron mentioned he is working with the candidates with regard to keeping signs back 15 feet back. Ron said Cannon started moving dirt again but went out the other way instead of coming right out onto the service road. Mayor Klocke asked about the mud on the street by Dyer Rent. Ron said Dyer got out there with the skid loader cleaned up the service road along with the circle. In January last year we had 11 permits. There were 4 new homes for this February with a total of

\$338,000 in construction cost. and 2 in February last year. In January last year we had 11 permits. Ron said he issued a total of 5 permits during the month of February totaling \$2533.24 in building fees. He said building has slowed down all over.

### **Police Department**

Chief Don Wickenhauser was present and requested approval to pay an invoice of \$944 to ITI for the old RMS system. He said it is in the budget and its is the last year it will have to be paid. It is maintenance for the old system for 2008. After 2008 it will be discontinued. Alderman Denkler made a motion to approve paying \$944 to ITI. Alderman Schuchmann seconded it and the motion unanimously carried. Chief said since the last meeting they had 2 assaults and 1 burglary and 4 larcenies.

**City Hall** – City Clerk Christine Martin informed the Mayor and Board that Field Archivist, Bill Glankler was out and made an inspection of our new file system that the City received a grant for. The City then received a letter from Missouri State Archives Local Records Division that they approved final payment for our Grant in the amount of \$1873.00. The City should receive payment from the State Treasurer’s Office in a few weeks. City Clerk Christine Martin told the Board that the Quest Leadership Program ended and had a celebration dinner February 22<sup>nd</sup>. She thanked the Mayor and Board for allowing her to participate and said the program was very eye opening and educational.

### **Treasurer Report /Economic Development**

Karen Girondo was present and said the February Financials were in the packet. Karen said the Auditors were at City Hall Monday through Wednesday and it will take about 30 to 60 days to wrap it all up. They may have several things to come to the Board with to present. One thing the Auditors stressed is that a Board Member should approve off on the credit card bill. Karen said it went very well with it being the first full year with the new software. Karen said she plans on having a meeting with City Hall personnel to go over suggestions, improvements and concerns that the auditors gave her. Karen said she went to American Bank and checks are ordered and accounts have been set up. Karen stated that American Bank is paying for our initial checks. Karen said the Economic Committee for the Chamber met last week to put the finishing touches on the Business Breakfast and discuss the Logo. She they would like to see it as more of joint effort and would like to three (3) members appointed by the City. They would like to hold a Showcase in May with the approval of the Board. It was done in 2002 and 203 and they were a great success. Setup booths are provided to business, developers schools and governments to showcase their organization to the Real Estate Community. Real Estate Professionals will be invited from Warren, St. Charles, and Lincoln counties to see what the area has to offer. With all of the lots available in different subdivisions, they are thinking about inviting builders to see what is available. Karen said she thinks the cost would be under \$500 to the City. They are planning this for the first Tuesday in May which would be the 6<sup>th</sup> of May. Mayor Klocke said she was here in 2002 and 2003 when it was done before and thought it was very good with a good turn out. Karen said it would come out of her budget. Alderman Denkler approved of it.

### **Review/Approval of Bills**

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

## **5 Minute Rebuttal for Public Comments**

Kathleen Phegley was present to discuss her sewer bill from last August and asked again for a reimbursement. Ms. Phegley apologized for not making the meeting last year and presented the Board with a copy of her letter and bill from the plumber. Ms. Phegley called the plumber not knowing that she was supposed to call the City first. She said the plumber was there most of the day. At about noon she called Larry and he came out to find out where the sewer was for them. The trencher operator checked the manhole and then called Larry back and found it was actually the lift station by Georges Barber shop that had a rag in it. Alderman Denkler said we discussed the reimbursement request in August 2007 and said he doesn't agree as he said he feels as a contractor, he should have called the City to make sure the main was not blocked. Ms. Phegley said she also had copies of the minutes from May 24 where Rita Key was reimbursed for a similar situation. Alderman Schuchmann said when the Board discussed Rita Key's problem, the Board expressed that everyone should contact the City prior to a plumber if they had a backup in their basement. Alderman Schuchmann asked for two (2) weeks to be able to research the matter. Ms. Phegley agreed.

Tom Black was present asked about a sewage problem that backed up at a company in the Industrial Park. Mr. Black said he talked to Mr. Norm Beachum and he indicated no one ever got back with him on it. Larry Janish said he met and talked to the plant manager and it has been corrected. Karen Gironde said she talked to the plant manager several times and told him to call her as soon as there is a problem and she hadn't heard a thing. Larry said there was no raw sewage that went into the creek.

Angie Reynolds asked when the Spring Cleanup will take place. Angie Reynolds was informed that it will be April 25<sup>th</sup>.

Tony Midiri asked about the new Salt Spreader and asked if the City can now stop using cinders. Larry Janish answered no he would still be using cinders. Tony Midiri asked what Item 4a (Bill #05-08 2003 Property Maintenance Code) was for. Ron Mershon explained its for apartments by making the landlords clean or paint them, maintenance of residential homes, derelict buildings, and basic upgrading of electric, along with other issues. Tony Midiri asked about Big Boys. Ron said the building is closed up and is considered safe per the City code. Tony Midiri then asked about the new code being used for Big Boys and Ron said there is certain criteria that has to be met for derelict buildings. Roy White asked the City Attorney what they can do about Big Boys instead of what the City can not do. City Attorney Darryl Hicks said they can give tickets and that is what is being done. Roy White asked what has to be done and how long will it take. City Attorney Darryl Hicks said health and safety is a different area than the building just looking bad and tickets are being issued for him violating City Ordinances. Alderman Denkler explained that the City ordinances are guided by Missouri State Statutes.

Mr. Bernie Terbrock asked if the developer's plans all approved and is there any recourse since he did not finish the development. Alderman Schuchmann said the developer finished two (2) phases of the development and made a promise on the third phase which the City accepted. Mr. Terbrock thanked the Board. Mayor Klocke closed public comments.

**Executive Session:** Alderman Walter made a motion to come out of regular session and go into executive session to discuss business relating to Legal. Alderman Denkler seconded it and roll call was taken

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Walter	Yea		

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

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Walter	Yea		

**Adjournment**

Alderman Schuchmann made a motion to adjourn. Alderman Denkler seconded it and the meeting adjourned at 8:10 p.m.

Approved \_\_\_\_\_  
+  
Attested \_\_\_\_\_