

City of Wright City
Board of Aldermen Meeting
March 26, 2009 6:30 pm

Signed in Attendance: Nancy Huster, Richard Martin, Lyn Walter, James Toothman, Jamey Abercrombie, Tim Schmidt, Tom Black, Joann Black, Leon Rogers, Preston Howard, Christina Lemons.

Others present not signed in: Police Officer Jeff Scanlon, John Malcolm, Tim Schmidt from Warren County Record.

City Official attendance: Mayor White, Alderman Schuchmann, Alderman Denkler, Alderman Walter and Alderman Reynolds were present.

Staff and Others: Assistant Superintendent Harry Harper, Police Chief Henry Matthews, Economic Developer Karen Gironde, Parks Director Curt Kehoe and City Clerk Christine Martin.

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

Roll Call

City Clerk Christine Martin called roll with Mayor White, Alderman Schuchmann, Denkler, Walter and Reynolds present. The City Clerk reported the Mayor and four Board Members present.

City Clerk Christine Martin announced the need to amend the Agenda to hold an Emergency Executive Session at the end of the meeting due to unforeseen circumstances. The reason for holding a proposed closed meeting is to discuss business relating to Personnel, as allowed pursuant to the exception of the provisions of Section 610.021 (3) RSMo. The motion to amend the Agenda to add closed session to the end of the Agenda was made by Alderman Schuchmann and seconded by Alderman Walter.

Roll Call Vote:

Alderman Walter	yea	Alderman Denkler	yea
Alderman Schuchmann	yea	Alderman Reynolds	yea

The motion carried.

Meeting Minutes

Alderman Schuchmann made a motion to approve the minutes from the Board of Alderman Meeting on March 12, 2009 with corrections to Alderman Denkler's statement on page 4., so that it reads "he does not think the people should be required to have security". Alderman Reynolds seconded it and the motion unanimously carried.

Responses to previous comments/concerns – Alderman Schuchmann mentioned at the last meeting Jamey Abercrombie presented to the Board documentation regarding a plumbing violation in one of the new homes being built. He pointed out that when checking it out the next morning it had not been inspected yet by the City inspectors. When it was inspected they failed the plumbing system. Larry informed him today that it has been taken care.

Open meeting to public comments - Jamey Abercrombie addressed Alderman Denkler as this was his last full meeting. He thanked him for his knowledge, for his selfless service during his term as Alderman, his hard work and for a job well done. He told Alderman Denkler he has been an outstanding representative of the community, of the citizens and of himself and will be greatly missed. Jamey told him he was a true friend. Mayor White also thanked Alderman Denkler.

Ms. Christina Lemons of Victory Tire and Auto was present and addressed the Board. She said it was brought to her attention that Alderman Schuchmann sent Larry to her place of business today saying she was in violation of a City ordinance. She asked for clarification of what ordinance. Alderman Schuchmann said it was for storage of vehicles that are under repair for more than 20 days. Ms. Lemons named section 240.110 exemptions, and asked which paragraph. She went on to read the violations from paragraph 4, in section 240.110 that she was notified about by Larry Janish. Ms. Lemons demanded clarification for what ordinance she was in violation of. Ms. Lemons brought up other violations that she has been informed about such as storing of tires and storing of trailers. Alderman Schuchmann said both trailers were mentioned previously and are in violation of City ordinance. Ms. Lemons mentioned according to her attorney that has notified the City already about it, she did not have to get rid of either of them. Alderman Schuchmann stated he has not seen any correspondence from her attorney to the City. Ms. Lemons said she will clarify when it was delivered by courier. She said she did get rid of one of the trailers even though she did not have to get rid of either of them. Alderman Schuchmann stated he would get it clarified as to the documentation and will have the City Attorney look at it and will then get back with her. Ms. Lemons then made comments directed towards Alderman Reynolds that she drives around town and picks on who ever she feels like. Alderman Reynolds said they are on the Board to enforce the ordinances as Aldermen and stated ordinances are made to be enforced. Ms. Lemons told Alderman Reynolds that she should make sure everyone follows the ordinances, including herself. Alderman Reynolds asked Ms. Lemons what ordinance she thinks that she has disobeyed. Ms. Lemons did not comment. Jamey Abercrombie said Alderman Reynolds put a no parking sign up in front of a man's house when the man's street was actually wider than her street. Alderman Schuchmann questioned Jamey Abercrombie on if he wanted to retract his statement. Alderman Reynolds stated she did not put the sign up. It was brought to the attention of the Public Works Department because of the narrow curve and there is also a letter from the Fire Department in reference to it.

Mr. Frank Ellis was present and stated he had complaints from Alderman Reynolds on vehicles behind his house for not having a license. The Police came to his house twice and there is nothing wrong with the plates on his son's truck. He asked how Alderman Reynolds saw it behind the house without coming onto his property. Alderman Reynolds said she saw it from the Service Road. Mr. Ellis questioned Alderman Reynolds on her saying the truck does not have plates and for having the Police waste their time on her complaints. Mr. Ellis asked why the Big Boys and the other buildings are not taken care of. Mayor White said since the Building Inspector was fired

we have no one else to work on it. Mr. Ellis mentioned he has had an issue since Mr. Kehoe tried to shut his car show down. Mr. Ellis said Mike's Corvettes is World renowned as a car customizer and that is the type of business the City should want to bring notoriety to the City and stated the City picks on the wrong people. Alderman Schuchmann asked Mr. Ellis who the City should be picking on. Mr. Ellis answered the vacant buildings. He said there are certain people in town the City will not touch.

Mr. Black commented on an Article in the newspaper on Mr. Schuchmann's statement that he will protect the citizens of the community. He stated the citizens were being picked on. Alderman Schuchmann asked Mr. Black who he has picked on. Mr. Black said he did not mean Alderman Schuchmann personally was picking on anyone.

Mr. Richard Martin of 408 West North Second Street said five police officers ticketed him for a derelict vehicle up on blocks. He said Alderman Reynolds had him ticketed with so many days to comply and they had to walk up in the yard to take pictures. He said he was in the hospital at the time because he had cut his arm. He said he buys junk from people in the City and was ticketed for parking the trailer in his driveway. Mr. Martin said he has cleaned up his yard.

Nancy Huster said in Angie's defense whom she has known for about 30 years, she has never known Angie to lie to her and said she is an honest person.

Mr. Ellis said to the Board everyone is aware of hard times and he thinks it would be commendable of the City to be more lenient on some people right now.

Public Hearing - **Application for Conditional Use Permit from Meramec Specialty Company to operate a seasonal fireworks tent at 209 East North Service Road** - Mr. Tom Dixon of Meramec Specialty Company was present and went over their plans and proposal. He explained he only sells consumer Fireworks. The Fireworks must meet all codes. He said Ameren UE will hook up their electric and they will have licensed electricians hook up their lighting. They will have a professional construct a gravel parking lot. They have talked to MODOT which will require some paving back to the property line. He stated they will have an inventory truck that stores the supplies and the Fireworks, which will also provide some signage. Mr. Dixon said they always try to hire school teachers because they know who the good kids are to hire. Most of his employees are high school kids. There will be adult supervision and will have night security. There will be regular trash pickup, portable toilets and said they go by State Regulations with having Liability Insurance. They keep the site very clean and will also have no smoking signs. The sales taxes are handled separately for each location and the City will get its share. They've been in business since 1950 and have a good reputation in the Industry. He said their Headquarters are in Arnold, Missouri. Alderman Denkler brought up the letter received from the local Fire Department require a permit from them. Mr. Dixon said that is correct and they will comply with the Fire Department.

Ordinance/Resolutions

Bill #06-09 was presented to the Board. Bill #06-09 was read for the first time by title. AN ORDINANCE AMENDING SECTION 355.010 OF CHAPTER 355 OF TITLE III OF THE

MUNICIPAL CODE OF THE CITY OF WRIGHT CITY, MISSOURI BY ADDING SUBSECTION J THERETO PERTAINING TO PARKING IN THE OPPOSITE DIRECTION ON A STREET. Alderman Schuchmann made a motion to read Bill #06-09 a second time by title. Alderman Denkler seconded it and the motion unanimously carried. Mayor White requested before approval of the ordinance he would like it to go on the Workshop Agenda with the other proposed ordinance. Mayor wished to Veto the passage. Alderman Schuchmann explained that an ordinance has to be read twice and a roll call taken for passage before a Veto can take place. After the second reading, Alderman Schuchmann moved that Bill #06-09 be placed upon final passage. Alderman Walter seconded it and the motion unanimously carried. Roll call was taken with the following vote:

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Walter	Yea	Alderman Reynolds	Yea

Said Bill was thereupon presented to the Mayor and President of the Board for their signatures and approval. It was then duly signed by the President of the Board and submitted to the Mayor for his consideration.

Mayor White said he wished to Veto the Ordinance. Alderman Schuchmann said the State Statutes explains the procedure for the Veto of an Ordinance.

Old Business - None

New Business

Jammer Joint – Request for Special Permit for Open House - Mr. Leon Rogers was present and explained it will be the same as the one for last year and it will close at 9:00 pm. They are asking permission to block the street off on Northwest Avenue. Alderman Denkler asked that they just be considerate of the neighbors with regards to noise. Alderman Denkler made a motion to approve the Special Permit for an Open House. Alderman Schuchmann seconded it and the motion unanimously carried.

Greater Missouri Builders – Review of Bill of Sale for utilities for Spring Lake Villas Plat 1 and Plat 2 - Karen Gironde explained no one was present to discuss it. They want the City to take over the water and sewer lines, but not the lift stations. Harry Harper said the reason it is not the lift station is it is are not on City property. They could not get a clean deed on the property the lift station is on. Alderman Denkler asked if the City’s responsibility would stop at the property line at the lift station. Alderman Schuchmann said he would like the City Attorney review it. Alderman Schuchmann made a motion to table it pending review by the City Attorney. Alderman Walter seconded it and the motion unanimously carried.

Recommendation from Planning & Zoning for Conditional Use Permit – Meramec Specialty Company - Alderman Denkler said he saw no problem with it. Alderman Schuchmann made a motion to accept Planning & Zoning’s recommendation for a Conditional Use Permit for Meramec Specialty Company to operate at 209 East North Service Road. Alderman Reynolds seconded it and the motion unanimously carried.

Hire Part-Time Police Officer - Police Chief Henry Matthews asked for the Board to approve the hiring of Bud Chrum as a part-time reserve officer, as they lost Officer Finnegan. His

background checked out okay. Alderman Schuchmann approved the hiring of the Part-Time Police Officer Bud Chrum. Alderman Denkler seconded it and the motion unanimously carried.

Business License – Meramec Specialty Company – 209 E.N. Service Road – Alderman Schuchmann made a motion to approve the business license to Meramec Specialty Company. Alderman Reynolds seconded it and the motion unanimously carried.

MODOT Enhancement Funds Program Agreement – Karen said this is the second Enhancement Grant that was awarded at the end of 2007 that put the Historical Lighting in the sidewalk from Diekroeger Park up to the four way. Karen said the money has materialized with MODOT and is fully funded for the entire \$175,000. Karen said she wanted to make the board aware of this and will have the ordinance on the next Agenda. Originally, we put out a request for proposals for engineering firms which five firms responded. Out of those, the Board picked Cochran and the State is still in agreement to this. A new contract will be coming from Cochran. The money from the 2005 Grant could not be pulled over to this one. Mecco Engineering has the Change Order for the sidewalks. The Horticulturist is meeting with MODOT to be sure the plantings we want are all in line. Alderman Denkler asked if it will be on the on/off ramps. Karen said the plantings will also cover the rocks and on the slopes and there will be grasses in the flats.

Preston Howard – Pit Bulls in Town – Mr. Howard said on the 17th of March the neighbors to the right of him had their Pit Bull, which he didn't know they owned, get out and it came over and attacked his dog that was laying on his porch. Mr. Howard displayed a canine tooth that was ripped out of her head by the root. He said he is worried about the protection of children in the area. He said he would like Wright City to ban Pit Bulls. The Board tabled this to the Workshop for discussion.

306 South Elm, Driveway Approach – Superintendent Larry Janish was not present. Alderman Denkler made a motion to table this to the next meeting. Alderman Walter seconded it and the motion unanimously carried.

Reports

Engineering – None

Park - Curt Kehoe said Darryl is working on the ordinance for new park policies and fees. Our Landscape Architect has sent a list of different grasses to be used. He discussed making one large garden instead of two smaller ones that would be at the bottom of the hill. Curt discussed the Missouri Grow Native grasses in the works with MEC. Curt said the numbers are up for the Ball League signups and will have one more team this year than last year. The building is ready for inspection. The parking lot is open and the building is cleaned up. The rough dirt work is completed. The Parks Department will seal the floors and would like get a real good sealer instead of just wax. He said he is working with the Wright City Academy School for the Ropes Course for Ruge Park. Mr. Lageman is working with the kids and will present a plan to the Park Board at their next meeting. The Easter Egg Hunt is on April 4th. The Easter Egg Hunt is the only Public Easter Egg Hunt in Warren County.

Public Works - Harry thanked the Board and all the employees for their sentiments for the time when he was off for his mom. Harry said one of the pumps went down at Spring Lakes Lift Station so they had it repaired and also rebuilt the other one that was vibrating. He said street sweeping will be April 9th. Which will cost about \$1500. Roelker Road overlay is coming up and they have been using 4 to 6" rock on the road to help make the road hold up better and they will be cutting ditches. They had a request on Southwest Avenue for Children Playing signs where the sidewalks

were put in so they put them up. Harry said Mr. Reid was contacted and he will take care of the water problem that Nancy Huster brought up at a previous meeting.

Building Official - Harry stated there were three (3) new home permits which were for Cannon Builders at Gettysburg Commons, Larry Terbrock at Falcons Crest and Ivie League Homes at Hickory Trails. There were permits for eight (8) decks, two (2) Demolition Permits, two (2) fences, two (2) sign permits, two (2) rehab permits, one (1) remodeling permit and two (2) Mobile Home Permits. This does not count daily inspections done. Alderman Denkler asked if they were still having a problem with debris in the lift station. Harry Harper said it is not as bad as before. He said the biggest problem is air in the water which damages the motor.

Police Department - Police Chief Matthews said they have had 186 calls in the last 13 days. They issued three (3) summons to the Pit Bull owner for dog at large, no current rabies inoculation and no pet license. He had the dog quarantined as soon as he found out the dog was not inoculated. He told the pet owner that if it happened again, they will probably take the dog and have S&R euthanize the dog. Chief mentioned the \$60 spent on Pro Detail as a Recoupment whenever the person goes to court and pays the fine. They had two other bills for a blood draw for which they will also ask for a recoupment. This is required by Warren County Prosecuting Attorney. Warren County Ambulance charges \$150 per blood draw which is performed at the jail.

City Hall – City Clerk Christine Martin gave a follow-up report of the Business Licenses issued to date and discussed the one that was ticket by the Police Department for no business license. There are only three (3) other businesses that have not picked their license due to taxes owed or a “No Tax Due” letter. She discussed delinquent water bills and the increase of mailings which will cost about an additional \$100 per month and hoped that the money collected will make up for extra postage spent. City Clerk Martin said she made up a new form for anyone wishing to serve on the Planning and Zoning Commission or the Park Board.

Treasurer Report – Karen Girondo said the Auditors are here. She is providing them with information as they need it. Karen said she will be gone Monday and Tuesday and they will not even come in during that time. She said a representative from Claire McCaskill’s Office was also here this week and gave her information on a free Grant Workshop and said she would like to attend it. **Economic Development** – Karen Girondo said the Business Breakfast went well and 60 people attended.

Review/Approval of Bills

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

Final Questions – Mr. Tom Dixon thanked the Board for approving their Business License. Their sales period is from June 20 through July 10 under State Law. After their sales season they will have the site complete cleaned up.

Mayor White stated that with the Amended Agenda for the Executive it can be set up for Monday night if it is an emergency and if not an emergency it can be set up for April 9th. City Clerk Christine Martin stated it is an emergency. Mayor White said if an emergency it can be set for Monday with a 24 hour notice. City Clerk Christine Martin asked Mayor if he did not want to have the executive meeting tonight. Mayor said not at the last minute notice. City Clerk Martin stated there was a motion for amending the agenda for an emergency meeting. Alderman Schuchman stated the meeting has already been set for tonight. Mayor adjourned the meeting.

Alderman Schuchman informed the Mayor he could not adjourn the meeting. Alderman Schuchmann asked Mayor White if he was leaving and he answered ‘yes’.

Mayor White chose not to participate in the closed meeting and left the meeting.

Executive Session: Alderman Schuchmann made a motion to come out of regular session and go into executive session to discuss business relating to Personnel as allowed pursuant to the exception of the provisions of Section 610.o21(3) RSMo. Alderman Walter seconded it and roll call was taken

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Reynolds	Yea	Alderman Walter	Yea

The motion carried.

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

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Reynolds	Yea	Alderman Walter	Yea

The motion carried.

Adjournment

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

Approved _____

Attested _____