

City of Wright City
Board of Aldermen Meeting
April 10, 2008 6:30 pm

Signed in Attendance: James Toothman, Roy White, Tony Midiri, Kenneth James, Donna Schuchmann, John O'Connor, Chris O'Connor, Angie Reynolds, Tim Reynolds, Ernest Swan

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

Staff and Others: City Superintendent Larry Janish, Economic Development Director Karen Gironde, Chief Don Wickenhauser, Code Enforcement Officer Ron Mershon and City Clerk 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 March 27, 2008. Alderman Walter seconded it and the motion unanimously carried.

Public Hearing - None

Old Business

Request from Cochran to Rezone property at Wildcat Ridge from SR-3, MR-2, C-4 to M-1 Light Industrial - Mayor Klocke announced that Cochran Engineering is withdrawing their application for rezoning.

Approval of Election Results

City Clerk Christine Martin read the Certified Election Results as received and certified on April 10, 2008, from the County Clerk of Warren County, Barbara Daly for the Municipal Election held April 8, 2008, for Mayor and Aldermen. The results were: for Mayor Candidates Eileen Klocke 82 votes, Roy White 253 votes, Tom Black 60 votes; for Alderman Ward 1 Candidate James Schuchmann 152 votes; for Alderman Ward 2 Candidates Bill Stinson 74 votes, Phillip Conover 18 votes, and (Angie) AnnaBelle Reynolds 110 votes. Alderman Denkler made a motion to approve the Election Results as received by the Warren County Clerk, Barbara Daly. Alderman Walter seconded it and the motion unanimously carried.

Mayor Klocke said before she left she wanted to personally thank the employees of the City for their hard work and dedication. Mayor Klocke told Chief Wickenhauser he was a remarkable person and a gentleman and came in and turned the Police Department around and made it a respectable and good department. She said in a short amount of time he was able to do so much for the department by obtaining grants and staying within the budget and wished all the officers

well as well as Kathy the Police Clerk who does a remarkable job. Mayor Klocke told City Clerk Christine she stepped into some big shoes as City Clerk and is coming along well. She wished her the best and keep up the good work. Mayor Klocke addressed Karen Gironde by saying without her wealth of knowledge and hard work on obtaining grants, the City would not be where they are now and Karen worked tirelessly and is greatly appreciated. Mayor Klocke said for Robin and Shayla, the new kids on the block both jumped in and are doing a great job for the City, thank you. Mayor Klocke said Curt Kehoe has made a huge difference in the City's Parks & Recreation areas. They look great and thanks for bringing so much to our City. Mayor Klocke addressed Larry, Harry, Nathan and Kenny by saying thank you for doing all the extra things they do for the citizens in this Community, thanks. Mayor Klocke addressed Ron Mershon by saying thank you for stepping into a position that's not very popular in town. He came in here and turned things around and earned the respect of all the builders and have done a great job in a short amount of time. Keep up the great job. Mayor addressed Tamie the Court Clerk by saying thank you for making our City Court a success and keeping it running smoothly. Mayor Klocke thanked Mr. Darryl Hicks for being a wealth of information and teaching her so much, thank you. Mayor Klocke also thanked her husband and family because for the past six years she has taken time away from them and they never complained. Mayor said she will walk away tonight knowing after six long years she has made great strides for the City and she will continue to do that but not in the public eye. She wished her successor and the new Alderwoman well and hopes they move the City forward in a positive way and to remember that once you take your oath and take your seat you may not care for the person sitting next to you and that's fine but in the end you need to come to an agreement of what is good for the City and not you personally. Mayor said to stand up for what you believe and always do what is right. Mayor Klocke thanked everyone for allowing her to serve.

Adjourn meeting with outgoing Board

Alderman Schuchmann made a motion to adjourn with the outgoing Board. Alderman Denkler seconded it and the motion unanimously carried.

Swear in newly elected Officials

City Clerk Christine Martin swore in Roy White as Mayor, James Schuchmann as Ward 1 Alderman, and (Angie) Annabelle Reynolds as Ward 2 Alderman.

Mayor Roy White called the meeting to order with the new Board

Elect President of Board

Alderman Walter made a motion to nominate Alderman James Schuchmann as President of the Board. Alderman Denkler seconded it and the motion unanimously carried.

Ordinance/Resolutions

Bill #09-08 was presented to the Board. Bill #09-08 was read for the first time by title. AN ORDINANCE ACCEPTING ALL EQUIPMENT, FIXTURES, FITTINGS, PIPELINES, PUMPS, GENERATORS, MANHOLES, LIDS, GRATES AND PIPES THAT ARE PART OF THE

WATER MAIN SYSTEM, STORM WATER SYSTEM, AND SANITARY SEWER SERVICE, COLLECTION SYSTEM AND HANDLING FACILITIES FOR SPRING LAKES PLAT ONE, SPRING LAKES PLAT TWO A, SPRING LAKES PLAT TWO B, AND SPRING LAKES PLAT THREE BY THE CITY OF WRIGHT CITY, MISSOURI FROM LK PROPERTIES II, L.L.L.P. Alderman Schuchmann made a motion to read Bill #09-08 a second time by title. Alderman Denkler seconded it and the motion unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #09-08 be placed upon final passage. Alderman Denkler seconded it and the motion unanimously carried. Mayor White then put the question “Shall Bill #09-08 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Walter	Yea	Alderman Reynolds	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 # 643 of the City of Wright City, Missouri.

Bill #10-08 was presented to the Board. Bill #10-08 was read for the first time by title. AN ORDINANCE ACCEPTING LAND FROM SPRING LAKES OWNERS SUBDIVISION OWNERS ASSOCIATION BY THE CITY OF WRIGHT CITY, MISSOURI. Alderman Schuchmann made a motion to read Bill #10-08 a second time by title. Alderman Denkler seconded it and the motion unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #10-08 be placed upon final passage. Alderman Denkler seconded it and the motion unanimously carried. Mayor White then put the question “Shall Bill #10-08 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Walter	Yea	Alderman Reynolds	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 # 644 of the City of Wright City, Missouri.

Bill #11-08 was presented to the Board. Bill #11-08 was read for the first time by title. AN ORDINANCE ACCEPTING STREETS IN THE SUBDIVISIONS OF INDIAN LAKE ESTATES PLAT ONE, SPRING LAKES PLAT ONE, SPRING LAKES PLAT TWO A, SPRING LAKES PLAT TWO B, AND SPRING LAKES PLAT THREE IN THE CITY OF WRIGHT CITY, MISSOURI. Alderman Walter made a motion to read Bill #11-08 a second time by title. Alderman Denkler seconded it and the motion unanimously carried. After the second reading, Alderman Walter moved that Bill #11-08 be placed upon final passage. Alderman Denkler seconded it and the motion unanimously carried. Mayor White then put the question “Shall Bill #11-08 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Walter	Yea	Alderman Reynolds	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 # 645 of the City of Wright City, Missouri.

Bill #12-08 was presented to the Board. Bill #12-08 was read for the first time by title. AN ORDINANCE ACCEPTING LAND AS A NON EXCLUSIVE EASEMENT OF INGRESS, EGRESS, AND FOR CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, AND IMPROVEMENT ON THE COMMON GROUND, COMMON GROUND AND EASEMENT AND OUTLOT A AS SHOWN ON THE PLATS OF SPRING LAKES PLAT ONE, SPRING LAKES PLAT TWO A, SPRING LAKES PLAT TWO B, AND SPRING LAKES PLAT THREE BY THE CITY OF WRIGHT CITY, MISSOURI. Alderman Schuchmann made a motion to read Bill #12-08 a second time by title. Alderman Walter seconded it and the motion unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #12-08 be placed upon final passage. Alderman Walter seconded it and the motion unanimously carried. Mayor White then put the question “Shall Bill #12-08 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Walter	Yea	Alderman Reynolds	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 # 646 of the City of Wright City, Missouri.

New Business

Release of Escrow to Greater Missouri Builders for Spring Lakes for Phase 2B for \$98,835.00 and Phase 3 for \$77,717.00 Alderman Schuchmann asked Ron Mershon for clarification of the escrow amounts and letters mailed to Greater Missouri Builders. Alderman Schuchmann stated the amounts he comes up with is \$49,417.50 for Phase 2B and \$38,858.50 for Phase 3. Alderman Schuchmann made a motion to approve releasing the remaining amount of Escrow to Greater Missouri Builders. Alderman Denkler seconded it and the motion unanimously carried.

Pay Request #8 for Huey Construction - Holly said there is not a pay request ready now but will probably have one ready for the next meeting. Alderman Schuchmann made a motion to table Pay Request #8 for Huey Construction to the next regular board meeting. Alderman Denkler seconded it and the motion unanimously carried.

Huey Construction Change Order Request for time extension. Holly Elterman from Archer was present and explained some information she submitted to the Board. She said there is a 77 day total extension requested by the contractor which falls in line with the letter of from DNR granting the City a time extension. Holly said the contractor has been progressing very well despite the rain. Holly said they have cancelled the progress meeting due to lack of activity. The next progress meeting is the 2nd Tuesday in May. Alderman Schuchmann made a motion to grant

approval of the Change Order for the time extension that Holly has recommended. Alderman Denkler seconded it and the motion unanimously carried.

Ernie Swan – Tap Fees for New Multi-Family Building - Ernie Swan was present and questioned the fees for water and sewer taps for his proposed apartments on Veterans Memorial Parkway. Mr. Swan said he thought their fees would be for 8 units but would only have one water tap fee from the City. Mr. Swan said he then learned he would have to pay for 8 individual tap fees for water and sewer and asked if the fees could be negotiated. Alderman Schuchman explained on single family houses and how it impacts the City’s utility systems and the proposed apartments will have at least two and a half people per unit generating sewer to the City facilities. Upgrades of every 1000 people cost the City 2 million to 2.3 million dollars for the construction for our system and by State Statutes the City can’t profit off the system. He said the ongoing sewer bill is for maintaining the system. Mr. Swan asked if it had to be paid all at once before they move any dirt and Alderman Schuchman answered yes. Mr. Swan asked if he could put a well on the property and Alderman Schuchmann stated no. Mr. Swan thanked the Board for their time.

Utility Adjustments for Approval - The Board reviewed the monthly Utility Adjustment Report and approved it.

Reports

Engineering – Holly Elterman said she is working on the capacity update report that we do for DNR about three times a year. She said she is working with Harry Harper and it will determine how many connections the City has.

Park - No Report.

Public Works - Superintendent Larry Janish presented his report to the Mayor and Board. Larry said they got their new salt spreader and now they actually have two and a half spreaders. Larry said he had to pull the pump from the Highway J Lift Station and send it out for repairs. He said they should be finishing the water line at Phantom Fire Works on Friday if the rain stops. Larry Janish said he is interviewing for the Public Works Position he advertised for and hopes to have someone for the Board’s approval at the next meeting. Street Seeping will be done on City Streets on April 14 and 15 and asks that everyone keeps their vehicles off the streets at that time if possible as it would save time and money for the City. Alderman Denkler asked about a fire hydrant and Larry said the hydrant will be removed from the resident’s driveway.

Building Department – Ron Mershon presented his report to the Board. Ron said March permit totaled 44,818.59. There were seven (7) home permits with a total of \$760,000.00 with 9476 square feet and there is a balance of 147 taps left. On Highway J there is a trailer being cleaned up and an old shack as well as another building to the north. Ron said he sent 12 violation notices 3 north of Highway 70, 4 on the north side of the tracks, and 5 on the south side of the tracks. For Big Boys EPA has 8 monitoring holes around the old stations and the Contractor must get clearance to remove the buildings first and an EPA rep must be on site when they are being demolished.

Police Department

Chief Don Wickenhauser was present and said he has two employees out for training the next two weeks. One is the Clerks conference and the other training is for Racial Profiling and Taser

Training. Chief Wickenhauser said he is also ordering some portable radios. Chief said since the last meeting there were three larcenies, 4 assaults and 1 burglary. Three were cleared.

City Hall – City Clerk Christine Martin informed the Mayor and Board that for the Hall of Fame Award Alderman Walter has volunteered to represent the City and accept the Award on April 17th. Since this is the Presidential Award it is very nice that he has agreed to attend the Meeting. The other item is the Quest Leadership Program for 2008-2009. City Clerk Martin said Shelly Rowe of the University Extension Center in Warrenton asked if she would serve on their Quest Steering Committee and devote a couple hours every other Wednesday morning for several weeks and some full Wednesdays to help get the program started. The Board all approved.

Treasurer Report /Economic Development

Karen Girondo was present and said the sales tax is up more than projected. Karen said the Bank Accounts have been moved to American Bank and all checks and deposits are being issued as of April 1, 2008. Savings accounts have been closed and transferred to American Bank. The large 30 day CD was moved on Friday and the rest will be moved as they come due. Karen stated she has new signature cards for Mayor White and Alderman Schuchmann as President of the Board. Karen said the owner of the Ameriwood buildings has leased a couple of buildings out to some small firms. One company deals with spices and one is for storage. Hawkeye has also leased the old truckers building from Ameriwood. Karen said they came up with a theme for the Realtors event on May 13 at the Lions Club. The new theme was suggested by Susan Denkler and will be Wright Time, Wright Place, Wright City. Letters will be going out next week for booth rental to businesses and service organizations and government agencies and the following week invitations will go out to the Realtors and Builders. The new City/Chamber Logo will be done by a professional firm for \$579 at a 50/50 split cost by the City and Chamber if the Board approves. It will be provided in a CD and Electronic Format. It will be paid out of the Economic Development budget. Karen said there are three members on the committee that are Chamber and she would like three members that represent the City side. Mary Groeper, a member of the School Board and is a business owner has volunteered to sit on the City side. She would like one more member and possibly someone from a utility company. If anyone knows of someone they meet once a month at noon. Karen said she would like to see a retail push once they get the Logo. No one had questions about the Logo or the cost. Karen said she had a visit from the ombudsman from DNR to be sure we are getting everything we need. Karen said they commended the City for getting the sewer grant received and how everything was in place and done the right way and he expressed interest in doing an article on the City and the Grant. The Board said the credit needs to go to Karen and they all thanked her.

Review/Approval of Bills

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

5 Minute Rebuttal for Public Comments

Peggy Sherman congratulated the new Mayor and new Alderman Reynolds and said she had high hopes for the new Board. Peggy asked about getting some more speed limit signs in the Kerland Subdivision because someone will get hurt or killed. Superintendent Larry Janish said he will put some signs up. Peggy Sherman brought up the heavy rains we've had and said it has been like a lake on Kerland. Alderman Schuchmann said he saw some pictures of the water situation at the last Workshop. He informed Peggy Sherman that it will take some time and resources to get

something resolved. Peggy Sherman then said there was no skirting on the mobile homes by the Ambulance Quarters. Code Enforcement Officer Ron Mershon explained that the new owner of the trailers is working on rehabbing them. Alderman Schuchmann said he will take a look at it. Peggy Sherman then questioned the properties on Highway J and what was going on with them. Ron Mershon explained the status of the properties to Peggy Sherman and the Board. Peggy asked about the 1st one on the left which is the Edwards' property with all the trash and Ron Mershon gave her status on the property.

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

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

The motion carried.

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

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

The motion carried.

Adjournment

Alderman Denkler made a motion to adjourn. Alderman Walter seconded it and the meeting adjourned at 9:10 p.m.

Approved _____

Attested _____