

City of Wright City
Board of Aldermen Meeting
May 8, 2008 6:30 pm

Signed in Attendance: James Toothman, Bryan Fortner, Bill Stinson, Melissa Cass, Tony Midiri.

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

Staff and Others: City Superintendent Larry Janish, Captain Henry Matthews, Code Enforcement Officer Ron Mershon, Economic Developer Karen Girondo and City Clerk Christine Martin.

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

Roll Call

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

Meeting Minutes

Alderman Schuchmann made a motion to approve the minutes from April 24, 2008 with a typographical correction. Alderman Denkler seconded it and the motion unanimously carried.

Responses to previous comments/concerns - None

Open meeting to public comments - Mr. Bill Stinson was present and said he had a question. He believes there is a loss of revenue to Wright City and the Municipal Court . Mr. Stinson said on Class A Misdemeanor if there is a traffic stop by either county or state he believes the money goes to Warren County. He said he has noticed Warren County Sheriff Deputies and the State Patrol has been in town a lot. Mr. Stinson said we need to think about where that revenue from tickets go to when they write them and said it is an opportunity for those funds to stay in Wright City. City Attorney Darryl Hicks stated the Highway Patrol can't give tickets for Wright City Ordinance violations and the County's deputies can't give tickets for Wright City Ordinance violations. The State only gets money for misdemeanor and felony crimes and Warren County can't get the money for City Ordinances. City Attorney has the option of writing certain crimes up as a City or State violation. He explained that the State Patrol and Warren County Deputies have the authority to patrol Wright City because it is in the County and in the State.

Public Hearing - None

Ordinance/Resolutions

Bill #15-08 was presented to the Board. Bill #15-08 was read for the first time by title. AN ORDINANCE ACCEPTING WATER LINES, AND/OR SEWER LINES, AND ALL ITEMS OF PERSONAL PROPERTY OR FIXTURES USED, CONSTRUCTED, PLACED OR EXISTING IN CONNECTION WITH OR RELATED TO SAID WATER AND SEWER LINES BY THE CITY OF WRIGHT CITY, MISSOURI FROM FOREST LAKE PROPERTIES, L.L.C. LOCATED IN THE STREETS (FOREST LAKE DRIVE, HIGH RIDGE COURT, EDGEWATER CIRCLE, AND INLAND COURT) AS SHOWN ON THE PLAT OF FOREST LAKE, SLIDE C-213, SLIDE C-214, SLIDE C-215, AND SLIDE C-216, WARREN COUNTY RECORDER’S OFFICE. Alderman Schuchmann made a motion to read Bill #15-08 a second time by title. Alderman Denkler seconded it and the motion unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #15-08 be placed upon final passage. Alderman Denkler seconded it and the motion unanimously carried. Mayor White then put the question “Shall Bill #15-08 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 # 650 of the City of Wright City, Missouri.

Bill #17-08 was presented to the Board. Bill #17-08 was read for the first time by title. AN ORDINANCE APPOINTING MAYOR ROY WHITE AS THE AUTHORIZED REPRESENTATIVE OF THE CITY OF WRIGHT CITY FOR THE STATE RURAL SEWER GRANT NUMBER S-426-08. Alderman Schuchmann made a motion to read Bill #17-08 a second time by title. Alderman Reynolds seconded it and the motion unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #17-08 be placed upon final passage. Alderman Reynolds seconded it and the motion unanimously carried. Mayor White then put the question “Shall Bill #17-08 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 # 651 of the City of Wright City, Missouri.

Old Business - None

New Business

Melissa Cass – Requesting Special Permit for a block party on Hickory Trails Drive -

Melissa Cass was present and explained to the Board about their plans for a block party and said they would like to also close the street towards the beginning of the street. Ms. Cass corrected the addresses from 207 and 209 to 107 and 109 Hickory Trails for the letter submitted to the Board. Alderman Schuchmann asked Ms. Cass if the closing of the street could be towards the end or back portion to prevent a hazard and she agreed. Ms. Cass mentioned they may an inflated bouncer. Alderman Schuchmann suggested that it be kept off the street in the sidewalk area so emergency vehicles can still get through if needed. Alderman Schuchmann made a motion to approve the Special Permit for a block party on Hickory Trails Drive for May 25, 2008. Alderman Denkler seconded it and the motion unanimously carried.

Pay Request #9 for Huey Construction -

Holly from Archer Engineering was present and went over the pay request and said she has received certified payrolls, invoices for stored materials and concrete tickets and said it completes the major aeration material cost. Alderman Schuchmann made a motion to accept Holly's recommendation to approve Pay Request #9 for Huey Construction in the amount of \$667,400.58. Alderman Denkler seconded it and the motion unanimously carried.

Jennifer Reid, 39 Fir Tree Lane – Discussion of Water Bill balance - Ms. Reid was not present and the Board took no action or discussion of her water bill.

Tim McRay, 43 Kerland Drive – Discussion of Water Drainage Problem - Mr. McRae was not present and the Board had no discussion.

Park RFQ'S for Architectural Services for proposed Park Building -

Curt Kehoe was present and said the Park Board is recommending Cochran. Curt added the one thing that impressed the Board is that Cochran is the only firm that sent someone out to look at what the Park Board was wanting. Alderman Schuchmann made a motion to accept the recommendations made by the Park Board and approve the firm of Cochran Engineers for Architectural Services for the Park Building. Alderman Walter seconded it and the motion unanimously carried.

Discussion of amending the Garage Sale Ordinance -

Alderman Schuchmann stated they discussed at the last workshop the proposal of each resident receiving one or two Garage Sales per year to be free. Alderman Schuchmann proposed to add a section C to section 215.355 reading that "each resident to be allowed free two (2) single day or one (1) five-day garage sale each year." Mayor White said we discussed changing it because some of the kids in the neighborhood wanted to have one and they would most likely not even make \$5.00. Alderman Denkler mentioned that the requirement should stay in place that signs come down within 24 hours after the sale. Alderman Schuchmann said if someone chooses to have sales beyond the free sales they would have to pay the \$5.00 charge. All free Garage Sales would still need to obtain a permit. City Attorney Darryl Hicks suggested using the word household instead of resident or residence. Alderman Schuchmann made a motion to forward the proposed amendment of the Garage Sale Ordinance to the City Attorney to prepare. Alderman Denkler seconded it and the motion unanimously carried.

Discussion of amending Section 215.160 - Alderman Schuchman said he provided a copy of his proposed amendment to the Mayor, Board and City Attorney. Alderman Schuchmann read the proposed amendment to section 215.160 Fireworks by adding at the end of paragraph B the words “without first obtaining a business license issued by the City.” Alderman Schuchmann made a motion to forward the amendment of Section 215.160 on to the City Attorney. Alderman Reynolds seconded it and the motion unanimously carried.

Dan’os Hillbilly Heaven – Special Permit Request – Fish Fry, Band & Street Closing - Danny Klocke was present and said he had plans to close the street from Elm Street to Locust. He said every year he has a day where they put tables and chairs out and have a fish fry and barbeque. Danny Klocke said the neighboring businesses asked if they could set up tables on the walk and the Board did not have a problem since they do have a Business License. Danny Klocke said the music will be over by 10:30 pm. The stage will remain until the next day. Alderman Denkler made a motion to approve the Special Permit Request. Alderman Schuchman seconded it and the motion unanimously carried.

Utility Adjustments for Approval – The Mayor and Board received the UB Adjustments report for the month of April. Research for Account #500340001 for 2003 and 2004. Alderman Schuchmann said it was the account they discussed at the last meeting and he received a thick packet on it. Alderman Schuchmann said he came up to City Hall today and looked at the information in the file with the City Clerk. Alderman Schuchmann said he found nothing where Mr. Swan was over billed for that period of time. In researching the account, it was found that the customer received a minimum bill for months because the past meter reader was not reading the meters. When the City caught it the customer was then billed the proper amount. Alderman Schuchmann said in talking to City Staff, the City has safeguards in place to make sure the situation does not happen again. The Board stated the Board will be in touch with the customer.

Lift Station #1 for Spring Lakes Estates – Greater Missouri Builders - Alderman Schuchmann mentioned that he, Larry and Richard met with Mr. Bryan Fortner of Greater Missouri Builders to look at the site which is a small lift station put in after the development was started. The lift station sits on two pieces of property which is lot 4A and Lot 5. It straddles the property line between those two lots. It is on the easement on lot 5 and half of the lift station is on lot 5. Alderman Schuchmann said he talked to the City Attorney and said the City can not take it with out a clear title to it. Alderman Schuchman asked Mr. Fortner if there was a possibility that Greater Missouri Builders could purchase a wedge of ground. Mr. Fortner said he would have to go back and talk to the Greater Missouri Builders about it. Alderman Schuchmann said if so, it would clear up the issue of the lift station being on property that the City would be taking title to. Mr. Fortner said they were going to deed the easements and the property the lift station is on. Alderman Schuchmann said there is a question of whether they can give us a clear title of the Lift Station if it is on another property. Mr. Fortner said he was not aware of that and it was never brought before him. City Attorney Darryl Hicks said there may be some paperwork that may clear up this problem. Mr. Fortner said they would like the Board to approve for the Lift Station on the site plan only at this time so they can order the panel box. Alderman Schuchmann said the City requires a hard surface on all areas inside of the fenced area and they need to get past the issue of clear ownership of the lift station.

Reports

Engineering – Holly was present and gave a status report to the Board on the Waste Water Treatment Plant. The Contractor should have the major equipment installed before the end of the month. The tentative startup of the plant is mid June. Holly said there will be a progress meeting on Tuesday, May 13, 2008 at 10:00 am with the Contractor. Holly said the offer stands to the Mayor and Board for a tour of the plant. Holly said the second thing she wanted to discuss was the repainting of the 200,000 gallon water tank in the Industrial Area. Holly said the estimated cost to paint the interior of the tank will be \$85,000 to \$95,000. The cost is to remove the existing paint by sandblasting the interior and painting the tank with an epoxy paint. Holly discussed Option #1 with the Acrylic Paint System and Option #2 with the Proprietary Paint System. Holly then discussed the guarantee of the color coatings and discussed the cost. Holly said if the City wanted to go with Acrylic, she recommended not going with a darker color because the color would not look good for very long. Holly said she recommends for the interior is to remove the paint and go with an epoxy paint and get the interior paint tested so the contractor knows what he is dealing with. Holly said she recommends going with Option #2 for the exterior because you can get more years for your money and if you want to match the new tower on Highway H you can go with the Dark Blue. Holly said Option #2 is a one-part system and Public Works would be able to touch it up. She stated she put in the specs that the paint must be rolled on and the Contractor is responsible for any and all possible damage they cause. Holly stated they would expect they put some type of tarp on the building below it and expect they wouldn't work on windy days. The estimated cost on the outside is \$45,000 to \$55,000. Mayor White asked if there were colors with a longer life expectancy. Holly said she expects a white, light blue or cream would give you a longer life. Alderman Schuchmann asked Holly to get the Board the life expectancy of the lighter color paint from the Manufacturer/Contractor. Holly asked if she could go ahead and write the specs for Option #2 and get the life expectancy for a lighter color. Alderman Schuchmann made a motion to move forward with the bids on the interior coating system and the Option #2 on the exterior coating. Alderman Denkler seconded it and the motion unanimously carried.

Park - Curt Kehoe was present and discussed the upcoming movie in the park for Friday night. Jack and Jill Softball is supposed to start Friday night. The weather has held them up. Curt said Rev. Doug Kraus will be helping him with a can food drive along with Liberty Christian Academy doing the concession. Janice Lashley and the Collins Sisters Gospel Group will perform. The Spring Flea Market will be May 17th. Curt said he has a meeting with Farmers Market organization on Friday and announced that the Farmers Market will start May 22, and will run from 3:30 to 6:30 pm. Curt said the Parks Department is in full swing.

Public Works - Superintendent Larry Janish discussed the Westwoods Road Sidewalk Project and said he dug out and put rock in with poles with reflectors every 10 feet to prevent cars from driving on the walk area. Larry also discussed the Fire Hydrant on West North First Street and said it was not working and said it will be replaced in about a week. Larry said it is an old M&H Hydrant and there's a chance it could only cost \$750 to repair it. Alderman Schuchman said he feels he should try to repair it, but if it is just within a couple of dollars then buy the new one. The estimated cost is around \$2224 for a new Hydrant with City Crew installation.

Building Department – Ron Mershon presented his report to the Board. Ron said he had 11 permits for April and 35 total for the year. There were two (2) new houses and one had a basement they totally finished out. Ron went over his report saying he hung nine (9) door hangers for grass and called Kaplan about grass in Auburn Meadows and Spring Lakes. Ron said the owner of 107

S. Locust Street called to meet with him to get the water back on but then received a call from the owner today that he had the water shut off due to unsafe wires on the ground. There were also windows and doors broke. He said the little trailer at West End Trailers has been removed. At 211 Kerland for the repossessed house going up on the Court House Steps, he said he will be getting a hold of the new owner about maintenance and tree limbs. Alderman Walter asked Ron when Carter Canyon will get the sidewalks in. Ron said the weather is a problem. Ron said they will have to haul dirt and build those sidewalks up. Ron said he will give them another call on it. Alderman Walter said he would like it done before he goes bankrupt. Alderman Schuchmann asked Ron to call and have the developer of Gettysburg to get down here and look at the streets. Ron said he will call Mike to look at it tomorrow morning.

Police Department - Captain Matthews asked the Mayor and Board for permission to sell the old 1998 Police Car by sealed bid. Captain Matthews said it is the old canine car and it is torn up on the inside. Alderman Schuchmann said to go ahead and advertise for bids. Captain Matthews said he will be researching for some Grants to help the Police Department out. He also informed the Mayor and Board that he had 15 cars stickered in the last few days. He said they are still getting some applications to fill the spot in the Police Department. Alderman asked if they were having a large amount of burglaries on construction. Holly added the theft at the lagoon was small compared to the water tower. Captain Matthews said they did not get much of a report on the Lagoon theft and has not had that many burglaries overall.

City Hall – City Clerk Christine Martin said she did not have a report, but asked the Mayor and Board if they reviewed the information on the Ethics Seminar in Jefferson City on July 10th and asked if they were interested in attending. Alderman Schuchmann asked City Clerk Martin to make him reservations as he will try to attend. City Clerk Christine Martin also asked the Mayor and Board to think about what they would like to put in the June Newsletter.

Treasurer Report /Economic Development

Karen Girondo was present and said she should have the Audit report soon and stated the yearly financial report got filed. Karen said she did not have the April's Financials to the Board because she just got the statements in.

Karen Girondo said for Economic Development she reminded the Mayor and Board that the Realtor Event is Tuesday May 13, 2008, from 5:30 pm to 7:30 pm and stated they got the Logo in and it is ""Right time, Right Place, Wright City". Karen said she sent out 300 invitations for the Realty Showcase but so far has received a few RSVP's. Karen said she had a company come out to look at part of Ameriwood Building 'B', but the firm is not ready to make a decision. She said the New Logo will be in place and then the ED Committee would like to start some kind of a retail push.

Review/Approval of Bills

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

Final Questions - James Toothman asked a question about Garage Sales. How will they control it. Alderman Schuchmann said we will put it in the newsletter to inform residents. Alderman Schuchmann said the resident is still required to get a permit, but will get a break on the first two (2) one-day permit or one (1) five-day permit and it will be on record on what they've received.

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

Alderman Denkler Yea
Alderman Walter Yea

Alderman Schuchmann Yea
Alderman Reynolds Yea

The motion carried.

Alderman Walter 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 Walter Yea

Alderman Schuchmann Yea
Alderman Reynolds Yea

The motion carried.

Adjournment

Alderman Schuchmann made a motion to adjourn. Alderman Walter seconded it and the meeting adjourned at 8:40 p.m.

Approved _____

Attested _____