

City of Wright City
Board of Aldermen Meeting
May 12, 2011, 6:30 pm

Signed in Attendance: Tim Schmidt, Barb and Ron Grab, Ken McLaughlin, Abilene Metzger, Bernie Terbrock, Nancy Huster, Bill Beeny, Chuck Harrington, Bob Robson, Matt Kaatman, Kevin Gerloff, Lisa Apple and Tim Riley.

City Official attendance: Mayor Heiliger, Alderman Schuchmann, Alderman Black, Alderman Toothman and Alderman Reynolds were present.

Staff and Others: Superintendent Larry Janish, Economic Developer Karen Gironde, City Clerk Christine Martin, Police Chief Doug Saulters, City Attorney Josh Payton, Police Officer Jim Hepperman and Parks Director Curt Kehoe.

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) Board Members present.

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

Pledge of Allegiance

Matt Kaatman led everyone in the Pledge of Allegiance.

Alderman Schuchmann made a motion to amend the Agenda to add Item 10. o. 1. for Utility Billing Adjustment to Account #100511004.

Meeting Minutes

Minutes from Board Meeting of April 28, 2011 – Alderman Schuchmann made a motion to approve the minutes from the Board of Alderman Meeting of April 28, 2011. Alderman Reynolds seconded it and the motion unanimously carried.

Minutes from Board Meeting of April 12, 2011 – Alderman Schuchmann made a motion to approve the minutes from the Board of Alderman Meeting of April 12, 2011. Alderman Reynolds seconded it and the motion unanimously carried.

Responses to previous comments/concerns - Nancy Huster thanked the Board and County Commission for working together to take care of Stuermann Road.

Open Meeting to public comments/concerns - Tim Riley was present and explained to the Board that he was ordered to stay out of Ruge Park by Parks Director Curt Kehoe and has been excluded from all ball games that his kids play on. He said he would like to appeal the order so

he can watch his kids' games and would like to know what he has been accused of. The Board informed Mr. Riley they would get back with him regarding a hearing to appeal.

Chuck Harrington, resident of Spring Lake Villas, was present and asked what the status on repairs to Indian Head Lodge Road. Superintendent Larry Janish said the City will be patching the road as soon as the weather allows and he will be meeting with Greater Missouri Builders and Kaplan on their contribution to the road repairs.

Public Hearing - None

Recommendations from Planning & Zoning - None

Old Business

Request for Refund from Landlord – Account 100194003 – Alderman Schuchmann said he has been talking to the City Attorney Josh Payton and they worked up a settlement agreement for the owner of the property and will have it for the next meeting for the Board to review.

Stuermann Road - Mayor Heiliger announced the City's plans for Stuermann Road. He stated the City has signed an agreement with Warren County. With weather permitting, County will be fixing a few spots first and then the City will make some repairs and overlay it. The City will then maintain the road. Ken Mclaughlin and Mr. Terbrock asked about reinstatement of building permits. Mayor Heiliger said they do not plan to issue permits at this time. Mayor Heiliger apologized for it taking so long to resolve.

Appointment to Planning & Zoning - Mayor Heiliger made a recommendation to appoint Dan Rowden, 542 Indian Lake Drive, to the Planning & Zoning Commission. Alderman Schuchmann made a motion to accept Mayor Heiliger's recommendation to appoint Dan Rowden to the Planning & Zoning Commission. Alderman Reynolds seconded it and the motion unanimously carried.

2011 Business Licenses - Mayor Heiliger recommended the City give the business two more weeks to obtain his license. The Board agreed.

Big Boys Property - Superintendent Larry Janish said he has been cleaning up on the outside of the building and is waiting for the power company to disconnect electric from the outside pole. He said he also plans to take the outside shed down and also a small addition. Larry said they have done some straightening up on the inside by moving tables and chairs to the outer room. He said they need a large dumpster or roll-off which will cost about \$360 per month. Larry Brown said as far as the garage building, there have been two people that have had personal items in the building. He said the first guy got his items out, but the second person also has items in the garage building. The wooden fence along the back is the City's which will also be taken down. Karen Gironde explained that she met with Bev Groneck, an artist and who had also taught art for 22 years. She said she met her at the Big Boys building to look at the painting on the wall to see if it can be saved. The painting is on wall board nailed to 2x4's which are nailed to a concrete block wall. There is no mold or mildew on the painting. She said it could possibly be

taken down in sections and touched up when put back together or the City could get some good professional photos of it and create pictures from the photos. Karen then discussed the need to have a sale and suggested a tag sale. The tag sale can be for smaller items and the larger items could be bid on. People have been calling on different items that are up there. The Board agreed to have a sale on June 4th from 8 am to 12 noon and again on June 11th from 8 am to 12 noon, if needed. There was some discussion on demolition of the building.

New Business

Special Permits - Rev. Bill Beeny/Baptist Missions Inc. – Fund Raiser for Food Pantry -

Mr. Beeny, from the Baptist Mission, was present and said some interested citizens came to him to propose a yard sale and concert of two Christian bands as a fundraiser to be held on June 25, 2011, to raise money for their Food Pantry. He said they now have 574 families they serve from the Wright City area for assistance. Alderman Schuchmann made a motion to approve the Special Permit with the stipulation that Mr. Beeny bring in additional documentation from the IRS to the City Clerk for the not-for-profit and a letter on letterhead from the O’Fallon Baptist Association that he is a part of their association. Mr. Beeny said that would be no problem. Alderman Black seconded it and the motion unanimously carried.

Special Permits - Pastor Chris Gray – Fireworks Presentation – Community Event - City Clerk Christine Martin stated Pastor Gray called and that day and withdrew his request for a Special Permit.

Cemetery Grave Maintenance - City Clerk Christine Martin explained that the Memorial Society asked if the Board would pay half of a load of topsoil for grave maintenance, but in the meantime Twiehaus Grading donated a load.

Ambulance District Building - Mr. Kevin Gerloff, Architect, for the Ambulance District, was present and went over plans for a new building. The proposed site is near Harris Automotive and the Car Wash and is zoned C4. He said he met with Karen Gironde and Bob Barclay and found that the City does not allow an Ambulance District in any zoning district. Alderman Schuchmann said the use is not in the Municipal Code book, therefore, a Conditional Use Permit will need to be applied for. Mr. Gerloff asked about a time frame for the Conditional Use Permit to be good for. City Attorney Josh Payton said a Conditional Use Permit has no expiration date, but if the zoning changes it holds no guarantee of a conditional use. Alderman Schuchmann reminded Mr. Gerloff that there is some flash flooding in that area so to keep their elevation up.

Hiring of Camp Counselors – Parks Director Curt Kehoe said he was not ready at this time.

Purchase of Playground Equipment – Curt Kehoe said they are needing to purchase Volley Ball netting, Soccer Goals, kick balls and Bat Mitten sets for the summer camp. Curt said Holly has a phone list of prices obtained from three (3) places amounting to about \$1500. Alderman Schuchmann made a motion to approve the purchase of the equipment for \$1500. Alderman Reynolds seconded it and the motion unanimously carried.

Big Boys Items for Blue & Gold – Karen Girondo said the dinner for the Blue & Gold went over well and would like to purchase the items they had borrowed. She asked if the Board wanted to throw out a price for them to pay. She said every dollar they save goes into a student's pocket in a Scholarship for College. She said since the City can't give it away, they are willing to pay for it. Karen said we can possibly wait to see how we tag items before putting a price on the loaned items. The Board agreed.

IBC Code Update - Alderman said we told the Insurance Rating Company that we would consider going up to the 2009 IBC Codes so we need to start the process. The first step is to purchase a set of books, have a public hearing and have the code on display for 90 days. He said we may want to look at other categories of the IBC codes we may want to adopt. He stated based on the recommendation of Larry Janish and Bob Barclay he felt we should proceed with the 2009 IBC Code Update. Alderman Schuchmann made a motion to proceed with the 2009 IBC Code update by authorizing the purchase the necessary materials to make the change over. Alderman Toothman seconded it and the motion unanimously carried.

Occupancy Permit Application Review - Alderman Schuchmann made a motion to postpone for further review. Alderman Black seconded it and the motion unanimously carried.

City Insurance – Treasurer Karen Girondo discussed the City Insurance. She said she received an email from Nancy Benkowich of Midwest Agency that City Hall is worth over \$900,000 and that's what we should insure it for. It is insured now for \$236,000 since that is what we purchased it for with the renovations. She said Bob Barclay ran it as a new building which is about \$400,000. She said Travelers came back and said they are satisfied with the \$236,000. Alderman Schuchmann said he would like to see what the rate would be for \$475,000 of value.

Policy for Secondary/Off-Duty Employment – Karen said the Insurance Company is requiring us to come up with a policy on Moonlighting in writing within 90 days. The Board said they will review it.

Utility Billing Adjustment Report for April – Alderman Schuchmann made a motion to approve the Utility Billing Adjustment Report for April. Alderman Reynolds seconded it and the motion unanimously carried.

Street Striping Bids – Superintendent Larry Janish said he has only received two (2) bids to date and asked to hold off on this item.

MWCA (MidWest US-China Association) Alderman Schuchmann made a motion to join MWCA. Alderman Toothman seconded it and the motion unanimously carried.

Request for Utility Billing Adjustment to Account 100577002 – Alderman Schuchmann stated this was a correction change. Alderman Schuchmann made a motion to approve the Utility Billing Adjustment to Account 100577002. Alderman Black seconded it and the motion unanimously carried.

Request for Utility Billing Adjustment to Account 100577003 - Alderman Schuchmann stated this was a correction change, but this was for the second tenant. Alderman Schuchmann made a motion to approve the Utility Billing Adjustment to Account 100577003. Alderman Black seconded it and the motion unanimously carried.

Request for Utilities Payment Agreement on Account 100511004 – Alderman Schuchmann made a motion to approve the Utilities Payment Agreement to Account 100511004. Alderman Black seconded it and the motion unanimously carried.

Police Department Training - Police Chief Saulters asked the Board to approve for Officer Allen to attend two different training sessions. The first training will be June 6 & 7 in Kansas City, MO on Property and Evidence Management School. The cost for the training & registration is \$438 (meals excluded). The second training is from June 27 to June 30 at Tan-Tar-A Resort for the Missouri School Resource Conference and Training. Cost for Course and hotel is \$459.22 which includes membership, three breakfasts and three lunches.

Alderman Schuchmann made a motion to approve the request for Officer Allen to attend the Property and Evidence training on June 6 & 7 for the cost of \$438 to cover training and registration. Alderman Reynolds seconded it and the motion unanimously carried.

Alderman Schuchmann made a motion to approve the request for Officer Allen to attend the Missouri School Resource Conference & Training from June 27 to June 30th at Tan Tar A Resort for the cost of \$459.22 for the Course and Hotel, which includes Membership, three breakfasts and three lunches. Reynolds seconded it and the motion unanimously carried.

Ordinance/Resolutions

Bill #07-11 was presented to the Board. Bill 07-11 was read for the first time by title. AN ORDINANCE ADDING A NEW STREET TO SCHEDULE I OF CHAPTER 320 OF TITLE II OF THE WRIGHT CITY, MISSOURI MUNICIPAL CODE PROVIDING FOR THE SPEED LIMIT ON QUAIL CREEK DRIVE. Alderman Schuchmann made a motion to read Bill 07-11 a second time by title. Alderman Reynolds seconded it and the motion unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #07-11 be placed upon final passage. Alderman Reynolds seconded it and the motion unanimously carried. Mayor Heiliger then put the question “Shall Bill #07-11 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Schuchmann	Yea	Alderman Reynolds	Yea
Alderman Black	Yea	Alderman Toothman	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 #735 of the City of Wright City, Missouri.

Reports

Engineering – None

Park - Curt Kehoe gave a report to the Board. Curt said they had the Arts in the Park on April 31st and May 1st. They did shut down early on Saturday due to weather, but there was a steady stream of people coming in to view the Art work. Co-ed Softball starts on Friday nights. May 13th was Movie in the Park featuring 'Labyrinth'. The Spring Flea Market starts at 8 am on May 14th, Farmer's Market starts Thursday May 19th. Concert in the Park is on May 17 featuring 'Frank Stanek'. He said they've been working on the drainage problem at Ruge Park so they can get games in. Holly has been working hard to get the camp up and running. She will be teaching the CPR and First Aid Classes for the Counselors.

Public Works - Larry Janish thanked the Board for the employee picnic. He said the Industrial sign is up and business signs are starting to be posted on it. He said he had two loads of rock dumped for the parking behind the Police Department. He said Pam has been busy sending out letters on grass and weeds. Some letters have been sent out to the developers. A new motor was installed at the WWTF. The new phase of Kerland Water Project will start on Monday, May 16th, and last year's contractor, Mick Mehler, has begun to re-grade, seed and straw to complete last year project.

Building Official - Larry Janish stated there were 14 year-to-date New Home Permits issued and paid for and four (4) applied for. There were two (2) Fence Permits one (1) shed, one (1) pool and one (1) permit for a carport. There were six (6) Occupancy Inspections.

Police Department – Police Chief Doug Saulters gave a report to the Board. He said they've had 356 calls in the last two weeks and 34 that were incident reports written. Some were traffic stops, peace disturbance and some are being investigated. He said he got some calls on derelict vehicles and two of his officers went out and wrote 37 violation letters on trailers and derelict vehicles. A form letter was created and letters were sent giving them a week to comply. He said he had an incident today in regards to the barbecue at the four-way intersection where they were ordered to shut them down. He asked the Board for direction. City Clerk Christine said the Lady from NECAC and she gave her the form to fill out. Karen said there is an ordinance against standing in the street unless they get a Special Permit. Chief Saulters said there have been organizations in the street recently so he needs direction. Karen said there is just a problem if they solicit in the street. Mayor Heiliger said we need to support community functions. Curt Kehoe said when the Khoury League did that a small girl almost was run over by an emergency vehicle. He said he feels it could have been handled differently and said he feels we need to write them a letter of apology. Alderman Reynolds asked who the funds were for NECAC or the individuals. Alderman Schuchmann asked if the ordinance is for soliciting, and if so we should have just removed them from the street for not having a permit and not the premises.

City Hall – City Clerk Christine Martin stated she's issued three (3) Peddlers License within the past week. On the cemetery stone damage, Finke Monument completed the repairs and said she will contact the Stammers' to come take a look at them. The other items for the cemetery is after the meeting with the Memorial Society, they asked if a large cedar tree could be removed from the north end of Block 7 which Larry could possibly remove and add a reminder to Larry about the drainage pipe, potholes, and needed gravel. The code updates being done by Sullivan Publications are almost completed. The City Newsletter is finished and is available at City Hall,

on the City's Website and at some businesses. She stated she is still waiting to hear back on the Government Relations Forum.

Treasurer Report – Karen Girondo gave Report and said Financial Reports for April are on the table. General Revenue is up over last year by 17 percent and the only funds that are below 33 percent are the ones with property taxes. She stated some expenses are up which are insurance and gasoline costs. We had a Workers Comp Audit last week and the City will probably owe additional money due to Police and Utilities due to higher payroll. She will have a policy on the contractors for the next meeting. She said the Utility Department is going to use the 1993 Dodge Flat Bed Truck for the Water Department, but it is attached to the Parks Department as fix assets. For the Water/Sewer Department to legally spend money on that truck to use, it can't be in the Parks Department. It needs to be transferred to Water and Sewer Department. Alderman Schuchmann made a motion to transfer the 1993 Dodge Flat Bed Truck from the Parks Department to the Water Department. Alderman Toothman seconded it and the motion unanimously carried.

Economic Development – Karen Girondo said she has been talking with several people on possible projects for the City. She had two meetings this week about the MODOT's five year plan. They are going from 10 district offices to 7 offices, cutting 1200 jobs, 730 pieces of equipment and 130 facilities. The reason is their funding is at the 2003-2004 levels and may not have money for matching projects. Their money will be going right back to them for repair and maintenance. The first draft of the Water Report Study has been delivered from Cochran Engineering. Larry will be looking it over and a meeting can be set up to answer questions on how to finance the improvements and for the time table. Final walk-through will be done on the sidewalks next week so if there is any problem to let her know.

Review/Approval of Bills

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

Final Questions – Curt Kehoe asked about sidewalk crosswalks for going from Diekroeger Park to Ruge Park at the four-way intersection. He said it is a two-mile walk from park to park and back. City Clerk Christine Martin said she had someone come in to ask who would maintain the sidewalks and it was stated the City will maintain them after the contractor is completed.

Nancy Huster said she is still getting truck traffic. She made a comment that the street sweeper seems to be traveling too fast to accomplish anything.

Adjournment - Alderman Toothman made a motion to adjourn the meeting at 8:30 pm. Alderman Reynolds seconded it and the motion unanimously carried

Approved_____

Attested_____