

City of Wright City
Board of Aldermen Meeting
May 22, 2008 6:30 pm

Signed in Attendance: James Toothman and Tony Midiri.

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

Staff and Others: City Superintendent Larry Janish, Captain Henry Matthews, Code Enforcement Officer Ron Mershon, Parks Director Curt Kehoe, 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, and Reynolds. The City Clerk reported the Mayor and three Board Members present with Alderman Walter absent.

Meeting Minutes

Alderman Schuchmann made a motion to approve the minutes from May 8, 2008. Alderman Reynolds seconded it and the motion unanimously carried.

Responses to previous comments/concerns - None

Open meeting to public comments - None

Public Hearing

Request from Cochran to Rezone property of Wildcat Ridge from SR-3, MR-2, C-4 and reconfigure to M-1 Light Industrial, C-4 General & Highway Business Commercial - Mr. Curt Daniels and A.J. Girondo from Cochran were present along with Tom Politsch of Wright City Partnership. Mr. Daniels said they had 51.6 acres to rezone. It was previously zoned SR-3 for 19.52 acres, 19.87 acres was zoned MR-2 and 12.29 acres was zoned C-4. Mr. Daniels said they are now asking that 38.14 acres be rezoned to M-1 Light Industrial and 13.54 acres along Veterans Memorial Parkway and Highway H to be rezoned to C-4 General & Highway Business. Mr. Daniels explained they previously asked that the 51.6 acres be rezoned to M-1 and the Board of Alderman requested that they show some commercial on Veterans Memorial Parkway and Highway H. Mr. Daniels said now they are proposing 1560 feet along Veterans Memorial Parkway will be C-4 Commercial and 560 feet along Highway H. The small areas are left as M-1 for the existing Billboards per the ordinance. The Developer is requesting the Billboards remain. Alderman Denkler said it is now more in line with the 2004 Wright City Comprehensive Plan.

Ordinance/Resolutions

Bill #18-08 was presented to the Board. Bill #18-08 was read for the first time by title. AN ORDINANCE AMMENDING SECTION 215.355 OF CHAPTER 215 OF TITLE II OF THE WRIGHT CITY, MISSOURI CITY CODE RELATING TO YARD SALES. Alderman Schuchmann made a motion to read Bill #18-08 a second time by title. Alderman Denkler seconded it and the motion unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #18-08 be placed upon final passage. Alderman Denkler seconded it and the motion unanimously carried. Mayor White then put the question “Shall Bill #18-08 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Denkler	Yea	Alderman Schuchmann	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 # 652 of the City of Wright City, Missouri.

Bill #19-08 was presented to the Board. Bill #19-08 was read for the first time by title. AN ORDINANCE AMENDING SUBSECTION B OF SECTION 215.160 OF CHAPTER 215 OF TITLE II OF THE CITY CODE OF THE CITY OF WRIGHT CITY, MISSOURI, REGARDING FIREWORKS. Alderman Denkler made a motion to read Bill #19-08 a second time by title. Alderman Schuchmann seconded it and the motion unanimously carried. After the second reading, Alderman Denkler moved that Bill #19-08 be placed upon final passage. Alderman Schuchmann seconded it and the motion unanimously carried. Mayor White then put the question “Shall Bill #19-08 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Denkler	Yea	Alderman Schuchmann	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 # 653 of the City of Wright City, Missouri.

Bill #20-08 was presented to the Board. Bill #20-08 was read for the first time by title. AN ORDINANCE AUTHORIZING EXECUTION OF A CONTRACT WITH COCHRAN FOR PROFESSIONAL, ARCHITECTURAL AND ENGINEERING DESIGN OF DIEKROEGER PARK ACTIVITY BUILDING IN THE CITY OF WRIGHT CITY, MISSOURI. Alderman Schuchmann made a motion to read Bill #20-08 a second time by title with the dispute resolution removed. Alderman Denkler seconded it and the motion unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #20-08 be placed upon final passage with the dispute resolution removed. Alderman Denkler seconded it and the motion unanimously carried. Mayor White then put the question “Shall Bill #20-08 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Denkler Yea
Alderman Reynolds 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 # 654 of the City of Wright City, Missouri.

Old Business - None

New Business

Request for Additional Antenna on Water Tower – Alderman Schuchmann made a motion to table this to allow time to review how many antennas or services are being requested. Alderman Reynolds seconded it and the motion unanimously carried.

2007 Audit Report - Karen Girondo explained that everyone should have a copy of financials and the management letter from the Auditor. Karen stated they want the City to handle things differently. The City has been on a cash basis and now they want to change everything to the accrual method. With this, at the end of the year the books are not closed December 31st. You would wait until the bills are received in January and book them to the old years' budget and pay them in January. The billing for water, sewer and trash will be on an accrual basis. When Robin does the billing, it will hit the revenue side of the City's budget and will set up a receivables so when the cash payment comes in it will hit the receivables. The Court Bonds have been changed too.

Recommendation from Planning & Zoning to Rezone Wildcat Ridge - Alderman Schuchmann made a motion to accept the Recommendation from Planning & Zoning to Rezone Wildcat Ridge. Alderman Denkler seconded it and the motion unanimously carried.

Appointment of Police Chief – Mayor White made a recommendation to appoint Captain Henry Matthews as Police Chief. Mayor White said Henry Matthews is respected in town, fair to everyone and has served the City for many years and feels he deserves the appointment. Alderman Schuchmann made a motion to accept the appointment of Henry Matthews as the new Police Chief. Alderman Reynolds seconded it. Roll call was taken with the following vote:

Alderman Denkler Abstain
Alderman Reynolds Yea

Alderman Schuchmann Yea

Alderman Denkler said he felt the City needed to open it up and solicit other applicants by public form. Mayor White said he had considered that but then felt Henry was qualified, well known and liked by residents and said he preferred to promote from within before going outside.

The motion carried. The Mayor and Board congratulated Henry Matthews as Police Chief.

Reports

Engineering – None

Public Works - Superintendent Larry Janish gave his report to the Mayor and Board and first discussed the Fire Hydrant and said the cost to repair it will be \$700 to \$800. Larry said he is having it repaired. Larry said the water lines for the South Wright City Project for south of the railroad and Elm Street will start around June 3. Alderman Schuchmann asked if they were digging in the same area of the gas lines. Larry said they were. Alderman Schuchmann asked if they were aware of Ameren's gas lines and Larry said they were. Larry said they have started to dig up customer's water lines to put shut-offs where they have not been able to shut off water before. One of them is on Fourth Street and they put a meter pit in there and shut off their water. Larry said they are having trouble finding some of the lines to dig up. Their machine they use to trace the water lines is about 20 years old and they may soon need a new one. With the new machine, they will still not be able to trace plastic. Larry then discussed the Roelker Road Pipe Project and said he thinks a concrete rolled curb needs to be installed from the entrance of Trotters Ridge north about 150 feet. Larry said they can do the work themselves. Alderman Schuchmann asked if it would be concrete curb. Larry said it would be rolled concrete curb. Alderman Denkler and Schuchmann both thought it was a good idea. Superintendent Larry Janish informed the Mayor and Board that the resident at 105 Hwy J has a sewer problem in her line from the house to the City's connection. Larry said the resident is in poor health and said she asked if the City could help in any way. Mayor White said she called him and said she just rented the house. Larry said her father did own it and he died and he told her if she gets a backhoe he would help her out. Larry said he may know someone to help her too. Alderman Denkler also said he would help out. Larry said the Asphalt overlay for Roelker Road and Locust Street will start on June 2, 2008. He said they have been grading and cutting ditches in preparation of the overlay.

Mayor White informed Larry if someone comes to him as an individual to do something without Board approval and if it is not part of his normal everyday activity he should call him first. Mayor White said we can't have individuals telling you what to do.

Building Department – Ron Mershon presented his report to the Mayor and Board. Ron said he talked to Dave York regarding the sidewalks at Carter Canyon and said they should have started this week but did not and Dave York said he will get back to him on Friday. Ron said there was a gas leak outside at the Grade School and one earlier in the week at the Middle School. There was a gas leak in a house on Veterans Memorial Parkway because there was a bad pipe under the house and improper connections inside the house. The piping used was wrong and between himself, the Fire Department and Ameren the problem was corrected. Ron said he contacted all subdivision developers about grass and most said they will start mowing in next week. Ron Mershon said there is a water drainage problem at Wildcat Drive drainage ditch and said it is a creek that runs all thru town. Alderman Schuchmann asked if it is on the resident's property. Ron said the owner is on one side. The Board discussed not being able to reroute or divert the flow of a drainage area to correct a problem per DNR. Aldermen Schuchman discussed a need for bank stabilization said he would like to open up a conversation with DNR and the property owner to see what can be done to stabilize the problem. Ron Mershon said he will get with Paul Mueller of DNR to see what can be done. Alderman Schuchmann stated he keeps bringing up the streets at Gettysburg Commons. Ron said he talked to Monte Cannon and Monte said it is their next project. Alderman Schuchmann suggested not issuing any building permits to them until the streets are done and would appreciate a heads up if a permit would come in. Ron stated he has \$399,000 held in Escrow for Gettysburg Commons. Ron said they have started removing the old building on

Highway J. Mayor White asked Ron to explain to the Board why we went back to using the complaint forms on building violations. Ron said that way we have a record of who complains with their name, address and phone number. The City Clerk gets the top copy and the department who it is directed to gets the last two sheets. After the action is noted on the form the City Clerk gets a copy back and the department will keep a copy for the file. Ron said this should cut down on call-in complaints where they don't want to leave their name. Mayor White said it will also cut down on harassment. Mayor White said he does not want to see any City employee harassed by anyone. Mayor White said the person should come in and fill out the complaint form.

Police Department - Police Chief Henry Matthews thanked the Mayor and Board for allowing him the opportunity to be the Chief of Police and said he will do everything possible to bring credit to the department. Chief Matthews announced they just had a 100 student DARE Graduation yesterday and said Officer Scanlon did a great job of teaching the class. Chief Matthews said he is looking to purchase some shotguns for the department to carry in the cars. They will also order some hand-held radios off the Grant they received. Chief Matthews said he is working with the Juvenile Office on several Juvenile cases. Some cases are open and some are closed. He said Juvenile cases have picked up with school being out. He said they will be looking for curfew violations and will make referrals to do what they have to do. Parents will be contacted to pick their child up and will be held responsible for repeat cases. Chief said the department has had 282 calls in the last two days for summons, domestics, and some of the stealing from automobiles is under investigation which is a juvenile case. Mayor White said he attended the DARE Graduation and stated Officer Scanlon does have a good relationship with the students and asked that Chief thanked Officer Scanlon on behalf of the Mayor and the Board.

City Hall - City Clerk Christine Martin explained to the Mayor and Board when she mailed out some checks for payments she noticed the check for Huey Construction Payment #9 that was approved by the Board and a lease payment to First State Community Bank was actually due on 4-15-08 was missing. With talking to Karen, the payments needed to be made. Alderman Schuchmann was contacted and also concurred and payment was sent. If the payment on the Storm Siren Lease payment was delayed, it would have cost the City more interest fees.

Park - Curt Kehoe was present and said he did hear from Mr. McGowan of Cochran and he was okay with the clause being removed from the contract for the new Park building. We should be getting a new contract. Curt said he just came from the Farmers Market and they wanted the Mayor and Board to know how thrilled they were about being here in Wright City and felt they did well for their first day.

Treasurer Report /Economic Development

Karen Gironde was present and said April financials and the 2007 Audit Reports were in the packet. She said at the end of April we should be about 33 percent and everyone was at or below except for Administration being one percent over because of the insurance cost and election expense. Karen said she is just waiting for one more thing from the Auditor for 2007. Karen said she talked to Bob Manske with MODOT regarding getting together to talk about the sidewalks on Westwoods Road. She said he could meet next Tuesday afternoon or any time Wednesday or Friday next week. Karen said Mr. Manske won't process the paperwork on the sidewalk area between Diekroeger and the downtown area because he wants to roll over funds not used for the Westwoods Sidewalk Grant over to the Diekroeger/downtown sidewalk Grant.

Karen said the Logo is out and provided some post-it pads with the new Wright City Logo and is on the Chamber and City's website and on Location One. A new sign has been ordered for the Service Road by the Chamber. The Chamber has paid for their half of the Logo. Karen said the

Chamber would like an unveil of the new Logo at the next Board of Alderman Meeting on June 12th and would like the press here. Karen Girondo said for Economic Development she toured the Avion/AvTask Plant last week with Donnie Buchanan and he mentioned they had some problems with the Sewer and it was being researched by Larry. This is the company that reconditions helicopter blades which was a very interesting tour. Karen said the School District hired a firm and they are trying to redistrict. They were needing information in a digital format. Karen said this reinforces the idea that we need to have information on digital format. Karen discussed the May 13th Realtor Event and the low participation. Karen discussed the ECMODEV Meeting she attended which is the East Central Economical Development Group. She said they are looking at doing a couple of things. The City of Troy, Troy Chamber and the Fire District is doing a round table. ECOMODEV would like the other communities in the three county Region do the same and the University of Missouri has a course ED101 they may offer for elected officials possibly in August/September. It would be geared to promote regional participation. She said the State is pushing regions to work together. Karen discussed the Brownfield Grant information and that there is a five-day seminar on it in Kansas City for five days. Karen gave the Board the cost and will place it on the June Agenda for a decision to be made on it. Alderman Denkler asked about legislation on tax rollbacks. Karen said it will affect us and she explained the process to the Mayor and Board. The City has always rolled back to what the State says it should be. Karen mentioned the street light fund. Charlie Denn was present and said he talked to Representative Sutherland this week and was assured no Municipality of Warren County has that problem.

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 mentioned a tree by the upper parking lot at Diekroeger Park that needs trimmed or be cut down.

Executive Session: Alderman Schuchmann 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 Reynolds seconded it and roll call was taken

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Reynolds	Yea		

The motion carried.

Alderman Schuchmann 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		

The motion carried.

Adjournment

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

Approved _____

Attested _____