

City of Wright City
Board of Aldermen Meeting
June 24, 2010, 6:30 pm

Signed in Attendance: Timothy Reynolds, Tony Midiri, Tim Schmidt, and Nancy Huster.

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

Others Present and not signed in: Tom Glosier, Candy Lauderdale, Mark Utlaut and Dale Schaper

Staff and Others: Economic Developer/Treasurer Karen Girondo, City Clerk Christine Martin, Superintendent Larry Janish, Officer Jeff Scanlon, and Lt. Gary Sweaney.

Roll Call

City Clerk Christine Martin called roll with Mayor Heiliger, Black, Schuchmann, Toothman and Reynolds present. The City Clerk reported the Mayor and four Board Members present.

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

Meeting Minutes

Approval of Minutes from Board Meeting of May 13, 2010 – Minutes were not available

Approval of Minutes from Board Meeting of April 28, 2010 – Minutes were not available

Approval of Minutes from Workshop of May 3, 2010 – Alderman Schuchmann made a motion to approve the Workshop Minutes of May 3, 2010. Alderman Reynolds seconded it and the motion unanimously carried.

Responses to previous comments/concerns - Nancy Huster asked about the Coca-Cola sign and asked if it is because the City is waiting to take a tree down. She asked what is wrong with where the Ameriwood sign was originally located and asked what the delay is. Alderman Schuchmann said he understands that there was limited vision where the Ameriwood sign was located. It was suggested to use the area where the tree is at Barb Hollaway's property. Nancy Huster said she is getting a lot of trucks coming down the street in front of her house. Alderman Schuchmann asked Larry Janish where the City stood on a sign. Larry Janish said it depends what the City Board wants up there and wants to purchase. Alderman Schuchmann asked Larry to address it in his report.

Open meeting to public comments/concerns - None

Public Hearing

Request for a Conditional Use Permit as needed under Wright City Municipal Code, Section 400.050 c. Conditional Use Permit Application from PSC Metals, Inc. to operate a scrap metal collection/transfer facility to be located at 15940 Veterans Memorial Parkway, Wright City, Missouri - Mayor Heiliger opened the Public Hearing. There were no comments and Mayor Heiliger closed the Public Hearing.

Request for a Conditional Use Permit as needed under Wright City Municipal Code, Section 400.050 c. Conditional Use Permit Application from Mark Utlaut to operate a Seasonal Fireworks Sales Tent to be located at 653 West North Service Road, Wright City, Missouri - Mayor Heiliger opened the Public Hearing. Mark Utlaut was present and stated he would like to do everything the right way. He said this will be the first year to operate in Wright City and it will be located between Dixie Chopper and American Bank. Nancy Huster asked how many stands there are in town. It was stated there are four temporary and one permanent businesses for fireworks sales. Mark Utlaut said he believes he will benefit from local businesses and the businesses will also benefit from his business. Mayor Heiliger closed the Public Hearing.

Request for a Conditional Use Permit as needed under Wright City Municipal Code, Section 400.050 c. Conditional Use Permit Application from Kaplan Lumber Company to operate an outside storage facility of raw and finished material to be located at 15990 Veterans Memorial Parkway, Wright City, Missouri -- Mayor Heiliger opened the Public Hearing. Tom Glosier of Kaplan Development & Lumber was present and said they are located in the west end of town near Strachs Church Road. He said the building has been vacant since their closing of the lumber company in January 2010. The applicant, Scott's, is looking for 30 acres and would like to be open by September. Mr. Glosier said Wright City is one of three sites being considered. They have 25 acres which is marginal. They process raw materials and bag it, store it, and deliver to Home Depot, Lowes and Walmart throughout the Midwest. Currently the locations they are doing this from are in Chicago, Colorado and Louisiana. They want to be along Interstate 70. Mr. Glosier said they will have to completely grade their site and the pond will be removed, as they will need the entire site for use. Everything will be behind the building and anything seen from Highway 70 will be limited. There will be trailer parking on the east side of the building. There will be between twenty-five to fifty jobs at the site. He stated that rodents and odor was addressed by Planning & Zoning and stated there will be no problem. There will be about 75 trucks a day coming and going—the same as they had at the peak business of the lumber company. Mr. Glosier explained the request for the Conditional Use Permit can be contingent only for Scotts with them being able to use the entire site for storage. He said they would like to open in the fall. Alderman Schuchmann asked if they will construct a second entrance/exit and where the fill dirt will be brought from. Mr. Glosier said for efficiency and deadlines, they need a second entrance near where the billboard is. They will build it if something can't be worked out with the existing road, owned by the Schneiders'. There will be three to four feet fill only on the east side for the trailer parking and it will be brought in from the other Kaplan properties, most likely from the 450 acre site on the north side of the highway. Alderman Schuchmann asked if there will be a loading dock on the east side of the building and Mr. Glosier stated there would not be a loading dock there. Mayor Heiliger closed the Public Hearing.

Recommendations from Planning & Zoning

Request for a Conditional Use Permit as needed under Wright City Municipal Code, Section 400.050 c. Conditional Use Permit Application from PSC Metals, Inc. to operate a scrap metal collection/transfer facility to be located at 15940 Veterans Memorial Parkway, Wright City, Missouri - Alderman Schuchmann made a motion to accept Planning & Zoning’s recommendation to deny the Request for a Conditional Use Permit to PSC Metals, Inc. to operate a Scrap Metal Facility. Alderman Reynolds seconded it and the motion unanimously carried

Request for a Conditional Use Permit as needed under Wright City Municipal Code, Section 400.050 c. Conditional Use Permit Application from Mark Utlaut to operate a Seasonal Fireworks Sales Tent to be located at 653 West North Service Road, Wright City, Missouri - Alderman Schuchmann made a motion to accept Planning & Zoning’s recommendation to approve the Request for Conditional Use Permit to Mark Utlaut to operate a Seasonal Fireworks Sales Tent, pending any documents required for the Business License. Alderman Toothman seconded it and the motion unanimously carried

Request for a Conditional Use Permit as needed under Wright City Municipal Code, Section 400.050 c. Conditional Use Permit Application from Kaplan Lumber Company to operate an outside storage facility of raw and finished material to be located at 15990 Veterans Memorial Parkway, Wright City, Missouri - Alderman Schuchmann made a motion to accept Planning & Zoning’s recommendation to approve the Request for Conditional Use Permit to Kaplan Lumber Company based on Scott’s Company purchase of the property and with a Resolution added to it. Alderman Black seconded it and the motion unanimously carried

Old Business - None

Ordinance/Resolutions

Resolution #25-10 was presented to the Board. Resolution #25-10 was read by title. A RESOLUTION OF THE CITY OF WRIGHT CITY, MISSOURI, RELATING TO THE APPROVAL OF A CONDITIONAL USE PERMIT BY THE PLANNING AND ZONING COMMISSION OF THE CITY TO OPERATE AN OUTSIDE STORAGE FACILITY OF RAW AND FINISHED MATERIAL, SUBJECT TO CERTAIN SPECIFIC CONDITIONS, TO BE LOCATED AT 15990 VETERANS MEMORIAL PARKWAY. Alderman Schuchmann made a motion to approve Resolution #25-10. Alderman Black seconded it and the motion unanimously carried. Roll call was taken with the following vote:

Alderman Schuchman	Yea	Alderman Toothman	Yea
Alderman Black	Yea	Alderman Reynolds	Yea

The Resolution having the majority vote of the members present was adopted. Said Resolution was thereupon presented to the Mayor and President of the Board for their signatures and approval. It was then duly signed and becomes Resolution #25-10 of the City of Wright City, Missouri.

New Business

KEB Presentation of 2009 Audit - Rick Gratza from KEB went over the presentation of the 2009 Audit with the Board and listed some suggestions. Their recommendations were specifically to Review Outstanding Checks, Improve Information Technology Security (60-90 day passwords), Collateralization of Deposits, Reconciling Cash Receipts to the Accounting Software (Court), and Competitive Bidding. Mr. Gratza said there were no findings of non-compliance by the City. He said the Audit went very smooth and all the accounting records were well maintained and the City staff was very cooperative and helpful. There were no questions from the Board.

Business License – Mark Utlaut – Coles Fireworks, 653 W.N. Service Road - Alderman Schuchmann made a motion to approve the Business License to Mark Utlaut d/b/a Coles Fireworks, 653 W.N. Service Road for a Temporary Fireworks Stand with the documentation that is to be provided to City staff. Alderman Reynolds seconded it and the motion unanimously carried.

Business License – Nick Prinster – West End Storage, 470 W.N. Second Street - City Clerk Christine Martin stated Mr. Prinster was out of town and can be at the next meeting if needed. Mr. Prinster has been operating the business for some time and we found he did not have a current license and Larry contacted him and he came up to apply immediately. Alderman Schuchmann made a motion to approve the Business License to Nick Prinster d/b/a West End Storage for storage units at 470 W.N. Second Street. Alderman Reynolds seconded it and the motion unanimously carried.

2010-2011 Liquor License - Alderman Schuchmann made a motion to approve the Liquor Licenses to Businesses provided they have paid for them. Alderman Toothman seconded it and the motion unanimously carried.

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

Cemetery Tree Bids - City Clerk Christine Martin stated two bids were received. Allen's Tree Service Bid was \$2525.00 to remove and grind the stumps of two trees and Hansen's Tree Service bid was \$1850.00 to remove and grind the stumps of two trees. Alderman Schuchman made a motion to accept the bid from Hansen's Tree Service to remove the two trees in the Cemetery for the total amount of \$1850.00. Alderman Reynolds seconded it and the motion unanimously carried.

Planning & Zoning Commission Members - Alderman Schuchmann made a motion to authorize the Mayor to send notification to Members of Planning & Zoning that are not fulfilling the duties of office and to set a date and time for a proper hearing to be held for the member to be removed from office. Alderman Toothman seconded it and the motion unanimously carried.

Reports

Engineering – None

Park - Curt Kehoe gave a report to the Board. He asked the Board to approve hiring two more umpires, Travis Moore and Matt Miller. Curt said it is all covered in the budget for what we had set aside for the games.

Alderman Schuchmann made a motion to approve hiring two additional umpires, Travis Moore and Matt Miller. Alderman Black seconded it and the motion unanimously carried.

Curt Kehoe said the last “Movie in the Park” went well with over 100 people in attendance. The next “Movie in the Park” will be on Friday, July 9th and will feature the movie “Up”. There were about 125 people at the last “Concert in the Park” to see Rich Helton, and the next one will be July 20 featuring Nick Nixon. Farmers Market is doing very well and the parking lots are full.

Public Works - Larry Janish gave report to the Board. Larry said we need to sit down to see what we will do on East South First Street, as major repairs need to be made to the asphalt. Most of the needed repairs are due to excess truck traffic. Karen said the old section was done in 1992, but then the City ran out of money. Larry said he can talk about it in Workshop.

Larry said the Police Department Door Repair has been completed on Tuesday June 22 and just needs to be caulked. He said it should create some more useful space.

They had a water break on East South First and Cooperative Way. Larry said they saw cut a hole and found a 10” valve with a hole in the side of it leaking and the problem was taken care of by CREC and it should be concreted next week.

Larry asked for a clarification of trailers attached to vehicle and parked on side of the roadway or right-of-way and if it is legal. He said could not find anything in the code. The Board asked this to be moved to Workshop.

Larry said they can make a sign out of Marine plywood. Alderman Schuchmann asked Larry to get a quote from AB Signs in Foristell for a 4’ x 8’ white aluminum on a sub-base, with the posts to be covered with vinyl sleeves. Alderman Schuchmann asked about the sign being put across the Railroad Tracks. Lt. Sweaney stated they are getting lots of calls about the trucks for damages to yards and them making ruts. He said there have been calls to the Police Department and City Hall. He suggested putting some small truck route signs up because it is a matter of time before someone will get hurt. Lt. Gary Sweaney said he made a diagram of how many truck route signs will be needed. Alderman Schuchmann said we need to do something even if we have to pass an ordinance. Larry Janish said the signs will cost approximately \$35 to \$40 each for a 12”x18’ sign. The Board asked Larry to get the signs and get with Lt. Sweaney.

Building Official - Larry said there has been one (1) New Home Permit in Gettysburg, one (1) Demolition Permit for a Mobile Home and Two Fence/Deck Permits issued. The total New Home Permits thru 6-24-2010 is 61. Alderman Schuchmann asked about Big Boys and the sign and said it needs to come down. Larry said Christian Academy wants the sign structure for their property and thinks they are having trouble with MODOT. Larry said they are supposed to let him know within the next couple of weeks. Larry said the sign needs to be taken down and Mr. Hoeft may be interested in taking it down for the material. Larry said he will call Mr. King and tell him it needs to be down by next Friday.

Police Department – Chief Matthews was absent and Lt. Sweaney gave a report to the Board and said they’ve had 317 calls since the last Board Meeting. He said they are doing heat checks on the elderly.

City Hall – City Clerk Christine Martin stated she took an application for a one-day Peddlers License to Stephen Pokres who is contracted by Bad Boyz Fireworks to do door-to-door advertising. They may come back and ask for an additional day. She said she met with Mr. Curt Hedeman, relative of the deceased of who the found stone belongs to. The stone will be delivered to the Cemetery as early as next Monday and the \$75 resetting fee will be paid fro by him and his two uncles. He stated he was very appreciative of the City’s help to arrange this to be done. City Clerk Christine Martin said she’s received an email from our Sprint Sales Rep who says they can save us money with a new plan. Alderman Schuchman asked if it can be reviewed further and brought back to next meeting.

Treasurer Report – Karen Girondo gave Report to the Board. She explained in detail the five (5) Memorandum of Advisory Comments from the Audit. They are to Review Outstanding Checks, Improve Information Technology Security, Collateralization of Deposits, Reconciling Cash Receipts to the Accounting Software, and Competitive Bidding, due to a department not keeping paperwork on a purchase. There were only nine (9) adjusting journal entries for the year. Karen said overall it was a very good Audit. Karen said she will be getting a copy of the report to the State Auditors Office by the 30th of June.

Economic Development – Karen Girondo said she had a meeting with Cochran on the preliminary plans for the Historic Old 40 Lighting and Sidewalk project last week and the public meeting has been set for 5:30 pm on July 8th. She said two residents have talked to her about the project and are fine with it. Karen said she has enclosed a letter from Bob Manzke of MODOT stating that he has no issues to address on the Project. Karen stated a pre-Construction Meeting on Phase 3 of the Southern Waterline Project was held and a Notice to Proceed was signed for a start date of July 12th with a 120 day project period. She stated she received a call this morning from Duane Regeon concerning Trotters Creek Subdivision and asked how the City can make him cut the weeds when the City says it is a private subdivision. Karen asked if Josh should take a look at it. Karen said she is working on the Wright City Business Game Run which will run for a whole week this year from August 1st through August 7th. The grand prize is a \$1250 Travel Voucher.

Review/Approval of Bills

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

Final Questions - Tim Reynolds spoke up and said the City needs to have more microphones so everyone could hear. Nancy Huster thanked the Police Department for all of their help in directing the trucks to Coca-Cola.

Vote to go to Executive Session - Alderman Schuchmann made a motion to come out of regular session and go into an executive session to discuss business relating to Legal and Personnel as allowed pursuant to the exception of the provisions of Section 610.o21(1)(3) RSMo. Alderman Black seconded it and roll call was taken

Alderman Black	Yea	Alderman Schuchmann	Yea
Alderman Reynolds	Yea	Alderman Toothman	Yea

The motion carried.

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

Alderman Black	Yea	Alderman Schuchmann	Yea
Alderman Reynolds	Yea	Alderman Toothman	Yea

The motion carried.

Adjournment - Alderman Schuchmann made a motion to adjourn the meeting at 9:00 pm. Alderman Reynolds seconded it and the motion unanimously carried

Approved _____

Attested _____