

City of Wright City
Board of Aldermen Meeting
June 26, 2008 6:30 pm

At 6:00 pm the new Wright City/Chamber Logo was unveiled. Mayor White and members of the Board surrounded the Logo and was photographed by Charlie Denn of The Record Newspaper.

Signed in Attendance: Mike Denslow, James Toothman, Tony Midiri, Lyn Walter, Matt Kaatman, Nancy Dingerson, and Tracy Delatorre.

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

Staff and Others: City Superintendent Larry Janish, Detective John Malcolm, Code Enforcement Officer Ron Mershon, Economic Developer Karen Gironde 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 Reynolds made a motion to approve the minutes from June 12, 2008. Alderman Denkler seconded it and the motion unanimously carried.

Responses to previous comments/concerns - None

Open meeting to public comments - Mr. Matt Kaatman of 313 Late Harvest Drive was present and addressed the Mayor and Board about Stuerman Road after filling out a Public Comments Form. Mr. Kaatman said someone repaired and repaved the narrow section of Stuerman Road but he did not know who made the repairs. The crew had expanded and rocked on both sides He said he is concerned with it being a one-lane road because of safety and asked if the City could consider adding a lane just past the hump of the hill so each driver could have its own lane until they could see each other. Second, Mr. Kaatman said heard the cost of a new road could get put on the residents of Timber Trails and Falcon Crest. Mr. Kaatman said he feels it is unfair the residents don't have control over securing the bond that should have been secured before any construction was done and feels it is unfair if the residents have to pay for the road. There were no questions from the Board. Mayor White said it is a County road and is recorded at Warren County and Wright City has no control over it. Mayor White said Wright City did not want it and he as Mayor does not want it. Mr. Kaatman said he left Arden Engelage and Mr. Terbrock a message as

to the repairs and has not had a returned call yet. Mr. Kaatman said he would like it to become two lanes for safety. Mr. Kaatman asked who is responsible for requesting and securing bonds on the improvements. Mayor White said he was not sure. Mr. Kaatman asked about the rerouting of the road per State Highway requirements. Mayor White said he did not have an answer for him.

Public Hearing - None

Ordinance/Resolutions - None #

Old Business - None

Request for Additional Antenna on Water Tower (tabled) - The Board asked that the latest correspondence be provided and to forward this subject to the July Workshop. City Clerk Martin said she will call and ask for the latest letter and inquire about US Cellular.

Security Cameras for City Hall (tabled) - The Board forwarded this to the July Workshop

New Business

Business License for Brown National Lease - Mr. Mike Denslow from Brown National Lease was present and said they are using an old Ameriwood Building on the north side of First Street. Alderman Denkler asked what they did and Mr. Denslow answered they lease trucks and repair. He said they are leasing all their trucks to Hawkeye Foods and he takes care of all their equipment and plans to branch out for other customers. Alderman Schuchmann asked about outside storage and Mr. Denslow stated there would be no outside storage of parts or supplies. Alderman Schuchmann made a motion to approve the Business License for Brown National Lease. Alderman Denkler seconded it and the motion unanimously carried.

City Clerk Martin asked if the applicant if he wanted to amend the application to include repair as it only said truck lease. Mr. Denslow answered yes, but said they do only repair their own equipment or who they have a contract with. Alderman Schuchmann made a motion to approve the Business License for Brown National Lease and Repair. Alderman Denkler seconded it and the motion unanimously carried.

Business License for El Compadre - Ms. Tracy Delatorre was present. Alderman Schuchmann made a motion to approve the Business License for El Compadre. Alderman Walter seconded it and the motion unanimously carried. Ms. Delatorre said there are three owners that form Merzan Inc.

Liquor License for El Compadre - Alderman Schuchmann asked Ms. Delatorre if she was a registered voter and Ms. Delatorre said she would get that the next day. Alderman Schuchmann made a motion to approve the Liquor License to El Compadre pending the applicant bringing in her voter registration card. Alderman Walter seconded it and the motion unanimously carried.

Jennifer & Virginia Reid, Water Bill Payment Arrangements Request – There was no one present and the Board asked to table this business. Alderman Schuchmann made a motion to table this to the next meeting. Alderman Walter seconded it and the motion unanimously carried.

Clarification of No Parking Ordinance - Alderman Reynolds stated that Chief Matthews wanted a clarification on the No Parking Ordinance and if it included the right of way or just the paved part of the road. It was looked up and it is believed that the right of way is included in the no parking ordinance. The Board discussed research of the ordinance with Officer John Malcolm. Alderman Schuchmann made a motion to table this pending a discussion with City Attorney Darryl Hicks. Alderman Denkler seconded it and the motion unanimously carried.

Special Permits - Alderman Schuchmann mentioned a situation that arise last year were a resident wanted to use the park for a car rally and this year decided to hold it on a business lot and did not come in and request a special permit for a large public gathering. We have had people apply and get a Special Permit but could not find it as a specific requirement in the City code book. Alderman Schuchmann said when it creates a large public gathering there should be a permit process and the Police should be notified so they can schedule manpower accordingly. The Board asked that special permits be put on the Agenda for the next Workshop in July. Alderman Denkler suggested calling other communities to see how they handle them.

Partnership Contract with Ameren - Karen explained to the Mayor and Board about the partnership contract with Ameren for software. She said Ameren purchased a Business Retention and Expansion software program. She explained it is a useful tool but expensive for cities to purchase it. Karen said we will be visiting Industrial and Retail businesses to obtain information from them and said it is all confidential. The software is a tool to use at no cost which generates reports which will just give statistics. Karen said we will be able to pull a team together that we can call from the state if there are problems such as the Railroad, Utility companies and the City, which acts as their ombudsman. Alderman Schuchmann made a motion to approve entering into a Partnership Contract with Ameren. Aldermen Reynolds seconded it and the motion unanimously carried.

City Bids - Alderman Schuchmann asked when we will get the bids back for mowing. City Clerk Martin said it was advertised and they should be back in time for the next meeting on July 10. Alderman Schuchmann brought up when RFQ's were sent out last for City Attorney. He said that is one of the recommendations from the State Auditor that we request RFQ's for City services on a regular basis. Karen said she will have to check to see if there is a State Statute relating to it. Alderman Schuchmann made a motion to send RFQ's out for City Attorney. Alderman Walter seconded it and the motion unanimously carried.

Alderman Schuchmann also asked to see how long it has been on other City services such as CPA and Animal Control and put on the next Agenda

Security Cameras for City Hall - Alderman Schuchman stated the budget needs to be looked at first. Alderman Schuchmann made a motion to table the discussion of Security Cameras for City Hall. Alderman Walter seconded it and the motion unanimously carried.

Discussion – Request for Mowing Bids – Residential Lots – Alderman Schuchmann discussed the problem of abandoned homes with high grass. The Park Department does not have the equipment to be moving a mower around the City. The City could advertise for bids for someone to be available for mowing these residential lots when the grass is high and then put on as a tax

lien against the house. Alderman Schuchmann made a motion to approve advertising for bids for mowing lots. Alderman Reynolds seconded it and the motion unanimously carried.

Utility Adjustments for Approval – There were no billing adjustments.

Reports

Engineering – None

Park - Curt Kehoe was present. Curt provided the Mayor and Board with the final site and floor plan for the new proposed building for Diekroeger Park. Curt said the Park Board settled on this final plan. There were some adjustments made after the Fire Department reviewed the plans to meet the Building and Fire codes. Curt said he will get a copy of the lighting plans to the Board. He said the electrical and water lines are being discussed and they are now going to work on the final plans. Curt discussed the Beautification Project and said he is now working with Barker Horticultural Services which is a Landscape Architect that specializes in Missouri Native Plants. Curt said they want to take soil samples. Curt discussed some changes on the steep incline to just seed everything there with the Prairie Flower. Curt said if we can talk the State into allowing this entire section to be seeded with the Prairie Flowers then the rock would be the backdrop for a big garden. Curt said if the State would go along with the plan, our first area would be a really nice area which would be at exit 200 and then we could have more of a landscaped garden area at the Wildcat Drive exit. Karen said she had questions for Bob Manske that with a Landscape Architect do we have to go out again for RFQ's to hire the person. Curt said you won't see any results until the first year and in the second and third year the native plants take hold and do their best. Everything there will have to be killed out or it will overtake the new plants. Mayor White said he was very pleased with all the progress being made. Alderman Schuchmann asked about the water fountain. Curt said he has arranged for them to work on it but have not made it out yet.

Public Works - Superintendent Larry Janish was present and discussed the 200,000 Gallon Water Tower and that we will be going out for bids by mid July for painting it. Larry said he went into the water bowl of the tower for a paint sample to be taken. Bids should be received by July 17th and on July 8th there will be an on-site inspector here. Larry said the paint will be rolled on the inside and outside because of the buildings there. Larry said they installed about 110 feet of rolled curb from Trotters Ridge Subdivision south towards the creek to stop erosion along the roadway. Larry had pictures of 72 Winchester for the Mayor and Board to review of the creek area where the flooding occurred. He said there are large trees that grow in the ditch line. It's the last house on the right. The Board discussed utility easements and who owned the property. Larry said he can talk to Cuivre River on it. The Board said they would like to address the drainage situation at the next Workshop. Alderman Denkler asked if needles were found in the Shredder pump and Larry said no they found plastic bags, rags and other debris in it. Larry said he will have a couple of options for the Board and it may be a gravity feed. Alderman Denkler suggested putting in the next Newsletter about the problem of debris in the City's sewage system. Larry also suggested a letter go out to the builders in regards to the problem.

Building Department – Ron Mershon was present said he want to expand on Larry report of Winchester. He said he had not heard back from ACOE (Army Corp of Engineers) on 66 Remington. Ron said some ideas that can be done are the new wire basket system instead of using shad rock. He said when it was developed the trees were just pushed into the creek instead of hauling it off. Ron said he told the resident he would contact him when he heard back from the

ACOE. The resident said he would take part of his fence out for the work to be done. Ron Mershon said for his report to the Board he had two (2) home permits, 2 decks, 3 fence, 1 garage, 1 sign, rehab, pool and demo permit. The rehab is for across the street which has been resold and the new owner is completely rehabbing it. Ron said he had 3 property maintenance inspections. Ron said he asking permission to renew the support for the Black Bear System as he had \$500 in the budget for it. Alderman Schuchmann made a motion to approve purchasing the Black Bear System Support. Alderman Denkler seconded it and the motion unanimously carried.

Police Department - Detective John Malcolm gave the report as Police Chief Matthews was out of town. He explained the report that was provided and offered to answer any questions they might have on the second report. Detective Malcolm said they have been busy the last two weeks with arrests including a DWI and a forced robbery. He said they are working several felony cases. Detective Malcolm said they are working on a schedule for use of police vehicles in order to save gas by possibly having two officers to one car or have one in the car and one in the office doing paperwork while listening to the radio for the other one. He discussed people walking around town at night which sometimes leads to suspicion. John said he was proud to say there are only three (3) burglaries on the crime report. Crime could be prevented maybe by the second car patrolling, however, supports two (2) officers in one car because of backup right then. Detective Malcolm discussed ordinance violations and added the Police Department still handles derelict vehicles and there are 15 on this report and there were 19 two weeks prior to the last report. Detective Malcolm discussed his own goal of processing at least five (5) cars every Monday. Alderman Denkler said he likes seeing two (2) cars patrolling and said it seems that the Police Department is under budget. Karen Girondo confirmed they are at 42 percent and under budget. Alderman Schuchmann said he appreciates that the Police Department is considering the gas budget.

City Hall – City Clerk Christine Martin gave her report by informing the Board the Newsletter is completed and will go out in the mail on Monday and Karen also had it put on the City's Website. Robin has had a lot of positive feedback about the City's Website and people are using it to print forms for City services. The 2007 Annual Water Quality Report is also on the Website. City Clerk Martin also informed that all doors have been rekeyed for City Hall and the mowing bids are due on July 9th and due to be open at the Board of Alderman Meeting July 10th.

Treasurer Report /Economic Development

Karen Girondo was present and said the end of June expenditures should be at 50 percent. The Police Department is around 42 to 43 percent and the other departments are at around 47 percent. If gas goes up again, we'll probably have to take a look at it before the end of the year. The gas budget was increased from \$18,000 last year to \$25,000 for this year. Karen said she is still working on sheets to calculate the Water and Sewer Rates and plans to have it for when we work on budget. For **Economic Development**, Karen said there is a family farm for sale that's been here in town since the early 1940's and is zoned Light Industrial. The owner has had a broker in and out of her office all week looking at maps. The Chamber Board has agreed to go in on paying for the round table on Economic Development, Thursday July 31st at Donatellis. It will start at 5:00 pm with the presentation at 6:00 pm. Invitations will be sent out to everyone. Then there will be a one-day seminar by the University of Missouri held in Warrenton titled ED101 on Friday, August 22 at 8:00 am. All elected officials are eligible to attend free as there are enough sponsors and lunch will be served. Karen said she has been invited to attend a meeting next Tuesday with Senator McCaskill on Federal Legislation on how it impacts our Region. One topic of discussion will be increased funding to replace and repair aging infrastructure, roads, water, sewer. Air quality attainment is another topic but does not affect us as it does in St. Louis. The other topics

will be Economic Development Administration increased funding for new programs, Workforce Development, and Federal Highway Bills.

Review/Approval of Bills

Alderman Schuchman brought up two bills he had questioned. Schulte Supply payment was charged to Administration and Karen said it will be moved to Water and Sewer department. Alderman Schuchman questioned the number of entries for the payment to Mick Mehler & Sons for the South Water Line Project. He said Karen pointed out said the changes were made to back out 10 percent from the invoice. Alderman Schuchmann explained that it is for the purpose of retaining 10 percent on the contractor to be sure everything is done satisfactory. Alderman Schuchmann made a motion to approve bills. Alderman Reynolds seconded it and the motion unanimously carried.

Final Questions - Mr. Matt Kaatman asked who is his Alderman for Timber Trails Subdivision. Alderman Reynolds answered herself and Alderman Denkler.

Executive Session: Alderman Walter made a motion to come out of regular session and go into executive session at 7:40 pm to discuss business relating to Personnel, Legal and Real Estate. 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 Walter made a motion to adjourn. Alderman Denkler seconded it and the meeting adjourned at 8:05 p.m.

Approved_____

Attested_____