

Board of Aldermen Meeting
June 28, 2007 6:30 pm

Signed in Attendance: Angie & Tim Reynolds, Tony Midiri, Lyn Walter, Roy White, Mark Smith, Scott & Teresa Hunn, James Gilkey Jr, Frank DeNatale, Robert Kramer, John Lively, Thomas Mealin, William Jilayne, Tammy & Mitch Billham, Bob Ward, Jack Ward, Paul Lockhart, Patsy Jones and Tom McNeely

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

Staff: Larry Janish, Karen Girondo, Ron Mershon, Chief Wickenhauser and Christine Martin, Shane Hollingsworth and Rosie (Drug Dog)

Mayor Klocke called the meeting to order at 6:30.

Meeting Minutes

There were no meeting minutes available for approval as noted by City Clerk, Christine Martin

Police Chief, Don Wickenhauser, was present and presented an award to “Rosie” the department’s drug dog for providing service to the Wright City Police Department from 2002 to 2006. She served the Police Department for four (4) years and assisted on numerous drug arrests and was involved in the DARE Program. Chief Wickenhauser read the Award aloud and presented it to Rosie’s handler, Shane Hollingsworth.

Public Hearing

Request for Conditional Use Permit from Matt Huttenlocker to operate a construction business at his residence at 222 Kerland Drive - Mayor Klocke stated the request was denied by Planning & Zoning because Mr. Huttenlocker did not own the residence for which he was asking for the permit for. There was no one present and the public hearing was closed.

Request for Rezoning Application from MAR-GIN Corporation to rezone the vacant property directly behind Brookview Senior Apartments at 660 Westwoods Road, from MR-2 Multi-family Residential District to C-4 General Commercial District. MAR-GIN Corporation is also requesting approval to subdivide the one property into two parcels.

Mayor Klocke stated we have Planning & Zoning’s recommendations to approve the request with stipulations. Mark Smith, Secretary for Westwoods Assembly of God was present. He stated he had a Petition that residents signed with 88 signatures. Mr. Smith said none of the people who signed the petition knew of the proposal. He said the church was opposed to the project because it will be landlocked, it will collect trash and be unsightly. There will be four (4) buildings 130 feet long with two (2) buildings in phase I and (2) buildings in Phase II. It will have security with Fencing and lights. No one will be there to guard it. Mr. Smith said the catch basin should be in back and be rebuilt as its not a good place for it and other properties will be landlocked. He feels the road will have to be rebuilt. Mark Smith said a realty agent advised him it will have a chilling affect on new homes sales. Bob and Jack Ward were both present and said zoning in C-4 will not permit RV’s or outside storage. Trash will be cleaned up and there will not be much traffic.

Zoning is the same as neighboring businesses such as the church and the Lions Club. Alderman Denkler said there are presently two storage facilities on the south side in Ward II and they seem to cause no problem and we have no complaints on them. Peggy Sherman also said that on this side of town the storage units were built 20 years ago. She said back in the day it was okay, but down the road it could be a different story and asked what will it look like 20 years later. Alderman Walter asked Chief Wickenhauser if it will cause a problem with patrolling. Westwoods Assembly of God's Pastor, Reverend Thomas Medlin, asked if it will cause a problem with traffic and with children. Mayor Klocke closed the public hearing.

Ordinance/Resolutions

Bill #10-07 was presented to the Board. Bill #10-07 was read for the first time by title. AN ORDINANCE AUTHORIZING THE CITY OF WRIGHT CITY, MISSOURI, TO ISSUE ITS TAXABLE INDUSTRIAL REVENUE BONDS (HAWKEYE FOODSERVICE PROJECT), SERIES 2007, IN A PRINCIPAL AMOUNT NOT TO EXCEED \$7,500,000 FOR THE PURPOSE OF PROVIDING FUNDS TO PAY THE COSTS OF PURCHASING AND CONSTRUCTING A FACILITY FOR AN INDUSTRIAL DEVELOPMENT PROJECT IN THE CITY; APPROVING A PLAN FOR THE PROJECT; AND AUTHORIZING THE CITY TO ENTER INTO CERTAIN AGREEMENTS AND TAKE CERTAIN OTHER ACTIONS IN CONNECTION WITH THE ISSUANCE OF THE BONDS. Alderman Denkler made a motion to read Bill #10-07 a second time by title. Alderman Schuchmann seconded it and the motion was unanimously carried. After the second reading, Alderman Denkler moved that Bill #10-07 be placed upon final passage. Alderman Schuchmann seconded it and the motion unanimously carried. Mayor Klocke then put the question "Shall Bill #10-07 be passed and become an ordinance?" Roll call was taken with the following vote:

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Walter	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 # 609 of the City of Wright City, Missouri.

Bill #11-07 was presented to the Board. Bill #11-07 was read for the first time by title. AN ORDINANCE FOR THE PURPOSE OF ANNEXING UNINCORPORATED AREAS OWNED BY SPRUCE, L.L.C. AND BEING DESIGNATED AS "N/F SPRUCE, L.L.C. 1292/298" ON THE ATTACHED EXHIBIT "A" ANNEXATION AREA INTO THE CITY OF WRIGHT CITY, MISSOURI, WITHOUT FURTHER ACTION. Alderman Schuchmann made a motion to read Bill #11-07 a second time by title. Alderman Denkler seconded it and the motion was unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #11-07 be placed upon final passage. Alderman Denkler seconded it and the motion unanimously carried. Mayor Klocke then put the question "Shall Bill #11-07 be passed and become an ordinance?" Roll call was taken with the following vote:

Alderman Walter 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 # 612 of the City of Wright City, Missouri.

Bill #14-07 was presented to the Board. Bill #14-07 was read for the first time by title. AN ORDINANCE ACCEPTING STREETS IN THE TIMBER TRAILS SUBDIVISION AND LOTS IN THE TIMBER TRAILS SUBDIVISION FOR A LIFT STATION BY THE CITY OF WRIGHT CITY, MISSOURI. Alderman Schuchmann made a motion to read Bill #14-07 a second time by title. Alderman Denkler seconded it and the motion was unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #14-07 be placed upon final passage. Alderman Denkler seconded it and the motion unanimously carried. Mayor Klocke then put the question “Shall Bill #14-07 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Walter	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 # 613 of the City of Wright City, Missouri.

Bill #15-07 was presented to the Board. Bill #15-07 was read for the first time by title. AN ORDINANCE AUTHORIZING EXECUTION OF AN AGREEMENT WITH OSAGE FUND, LLC REGARDING THE SIDEWALK PROJECT. Alderman Denkler made a motion to read Bill #15-07 a second time by title. Alderman Schuchmann seconded it and the motion was unanimously carried. After the second reading, Alderman Denkler moved that Bill #15-07 be placed upon final passage. Alderman Schuchmann seconded it and the motion unanimously carried. Mayor Klocke then put the question “Shall Bill #15-07 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Walter	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 # 614 of the City of Wright City, Missouri.

Bill #16-07 was presented to the Board. Bill #16-07 was read for the first time by title. AN ORDINANCE ACCEPTING LAND FROM HALL ENTERPRISES, INC. AND CANNON ENTERPRISES, INC.; OSAGE FUND LLC; AND WRIGHT CITY R-II SCHOOL DISTRICT BY THE CITY OF WRIGHT CITY, MISSOURI FOR SIDEWALK

PURPOSES.. Alderman Schuchmann made a motion to read Bill #16-07 a second time by title. Alderman Denkler seconded it and the motion was unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #16-07 be placed upon final passage. Alderman Denkler seconded it and the motion unanimously carried. Mayor Klocke then put the question “Shall Bill #16-07 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Walter	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 # 615 of the City of Wright City, Missouri.

Bill #17-07 was presented to the Board. Bill #17-07 was read for the first time by title. AN ORDINANCE APPROVING THE DELIVERY OF CERTIFICATES OF PARTICIPATION (CITY OF WRIGHT CITY, MISSOURI, LESSEE), SERIES 2007, FOR THE PURPOSE OF PROVIDING FUNDS TO PAY THE COSTS OF A PROJECT FOR THE CITY OF WRIGHT CITY, MISSOURI AND REDEEMING THE CITY’S OUTSTANDING COMBINED WATERWORKS AND SEWERAGE SYSTEM REVENUE BONDS, SERIES 2000; AUTHORIZING AND APPROVING CERTAIN DOCUMENTS IN CONNECTION WITH THE DELIVERY OF THE CERTIFICATES; AND AUTHORIZING CERTAIN OTHER ACTIONS IN CONNECTION WITH THE DELIVERY OF THE CERTIFICATES. Alderman Denkler made a motion to read Bill #17-07 a second time by title. Alderman Schuchmann seconded it and the motion was unanimously carried. After the second reading, Alderman Denkler moved that Bill #17-07 be placed upon final passage. Alderman Schuchmann seconded it and the motion unanimously carried. Mayor Klocke then put the question “Shall Bill #17-07 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Walter	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 # 616 of the City of Wright City, Missouri.

Old Business

Appointment of Alderman – Ward 2 Mayor Klocke recommended appointing Bill Stinson for the vacant Ward 2 Aldermanic Seat. Alderman Denkler made a motion to accept the recommendation to appoint Bill Stinson. The motion died due to lack of a second.

New Business

Mark Smith, Westwoods Assembly of God – regarding MAR-GIN Corp Self-Storage Units - This business was discussed during the Public Hearing session.

Recommendation for Conditional Use Permit – Matt Huttenlocker, 222 Kerland – Alderman Schuchmann made a motion to accept the Planning & Zoning recommendation to deny the Conditional Use Permit to Matt Huttlocker at 222 Kerland because of non-compliance. Alderman Denkler seconded it and the motion unanimously carried.

Recommendation for Request for Rezoning and Approval to Subdivide Property – Margin Corporation - Alderman Schuchmann made a motion to deny the Request for Rezoning by Margin Corporation because of residents and the School District being opposed. Alderman Walter seconded it and the motion carried with two yes votes and one no vote.

Watermatic Closing - There were several people present to address the Board that were water haulers. Mayor Klocke stated that the Board has made their decision to close the last remaining watermatic in town and will no longer be in the watermatic business. Mayor Klocke stated water haulers will have to go to Wentzville, Warrenton, or elsewhere. Mayor Klocke said the City is discontinuing this due to the cost of the repairs to our watermatic and our first commitment is to the City residents. Mayor Klocke said the City sympathizes with them. PJ Water Hauling asked about Hydrant Permits. Mayor Klocke said we stopped issuing Hydrant Permits as it is a big liability. Alderman Schuchmann addressed the people and said he sympathized with them. He informed the people that the watermatic broke and it costs too much to repair for the City at this time. Alderman Schuchmann stated Hwy H well is not an option; the City does not have the money and said the City is here to take care of citizens first that live here and pay their taxes here. A question was asked about putting a watermatic on Hwy H. Mayor Klocke said Hwy H Well was not designed for trucks to go in and out. Mr. Frank DeNatel spoke up about his own well water having been poisoned by the dump on Hwy J and County told him to contact the City.

Ray Wilson – Wright City Motors – Selling Vehicles on Leased Property - Mr. Wilson was not present but was represented by Mr. John Lively. Mayor Klocke said Planning & Zoning already ruled on this and the Board also said it was denied because there is not enough room there.

Utility Adjustment for Approval/Review of averaged sewer bills - Alderman Schuchmann made a motion to approve the Utility Adjustments for the month. Alderman Denkler seconded it and the motion unanimously carried. The City Clerk brought up a water bill for Ben. Hillerman of 122 Lake Tucci Drive that needed an adjustment because of a read error. Alderman Schuchmann made a motion to adjust the bill down to \$147.49. Alderman Denkler seconded it and the motion unanimously carried.

Request from Glen Dierker to speak to Mayor and Board to waive water deposit on his new residence - Alderman Denkler made a motion to deny the request to waive Glen Dierker's water deposit on his new residence. Alderman Schuchmann seconded it and the motion unanimously carried.

Proclamation to Proclaim July 2-8 as “Air Force Week” in Wright City - Mayor Klocke announced that she was Proclaiming July 2 through July 8, 2007, as Air Force Week for their 60th Year.

Award Bid for WWTP - Holly from Archer was present and went over the four (4) bids received for the project. She recommended the low Bidder to Huey Construction at 2.2 million dollars with an alternate. It was under the engineer’s estimate. Alderman Denkler asked how many blowers there would be and Holly said three (3). Holly said she recommended Alternate #1 sound enclosures for the blowers, because of noise and it is a safety issue for the employees. Karen said there is \$400,000 in the Sewer Replacement Fund. Alternate #2 is fencing just around the building. Larry recommended fence now because of children’s safety. Alternate #3 is a rack in a manhole or trash basket. They may need to extend the fencing around the trash basket. Holly recommended not going with Alternate #3 and maybe have a change down the road for a different trash basket. Alderman Schuchmann made a motion to accept Archer’s recommendation and award the bid for WWTP to Huey Construction with alternate #1 and #2. Alderman Walter seconded it and the motion unanimously carried.

Discussion of Stream Study for Peruque Creek – Holly said they had a meeting about upgrading the plant even further bringing it to a full capacity of 960,000 gallons. Holly said DNR will require a water quality study to go from 500,000 to 960,000 gallons. This is because of adding wastewater to the stream. She said she talked to NEC who did the previous report. The first study only did ammonia and it took equipment based limits for the BOD and the TSS. Since we would be nearing the million gallon capacity the requirements are different. DNR wants to do a test on the ammonia, BOD and DO Study which is more extensive. She said NEC can do it for \$7000 for just the ammonia model, but to do the ammonia, BOD and DO Study it will be between \$14,000 and \$16,000. Holly said she can search for another firm for a bid. The Board told Holly to get a firm price on the upgraded study and asked for a price for the July 12th meeting. If a model study is done in July it will not be ready until September or October. Holly said the sludge removal is in place.

Reports

Archer - Report given.

Park - Patsy Jones was present and said Mr.Ellis came to their Park Meeting and discussed an upcoming Car Rally proposed for July 21, 2007. Alcohol is being planned according to flyers around town. Patsy said B.Y.O.B will be taken off the flyer. Patsy said the Park is requiring them to have portable toilets, a certificate of Insurance, and a trash dumpster. They want to park on the grass. Patsy said she feels it should have been coordinated through the Police and City Hall. Curt mention that a Vendors/Peddlers License requirement that was explained to Mr. Ellis. Mayor Klocke said he had contacted her and told her that he didn’t think it was going to be that big. Curt said they paid for the Park Reservation first and then came back for an Alcohol Permit and said there would be 100 people. Curt said flyers are out and they could have a lot of people here even without approval. Alderman Schuchman said he wonders if this shouldn’t be discussed at a Board Workshop. Mayor Klocke said BOA will abide by what the park Board agreed on. Mayor Klocke said if he agrees to what the Park Board agrees on then he could get a Peddlers License. Patsy said we should send him a letter explaining to him what the requirements are. The Board said they

would motion to approve after the Parks Board has it on their Agenda and they meet the requirements.

Public Works - Larry Janish was present and said they have been cutting ditches and clearing brush preparing for the paving of Roelker Road probably the second week of July as long as the road is dry.

Building Department - Ron Mershon, Code Enforcement Officer, said he finally got a hold of the owner of 226 Kerland and talked to him and he will be working on it in the next week to do some work and the owner of 223 will be working on it next week. He said he put door hangers on six (6) doors for tall grass and gave a third notice to some real estate companies on grass. Ron said Phase II of Hickory Trails is started. These are the 8 houses behind Hickory Trails there and said they started putting in sewer lines and doing some grading. Ron said he received a report of a foul odor at 624 Westwoods Road. Ron said as far as Big Boys, Kevin King was issued a ticket for non-compliance and he called and requested copies of all violations since June of 2003. Kevin King found out what the cost was going to be and said to hold off.

Police Department Chief Wickenhauser said he will present the final cost estimate of the computer software at the next meeting.

City Hall – City Clerk Martin gave her City Hall Report to the Board and stated Minutes are not completed with being busy training the two new office clerks. Notice has been received from Robin Carnahan, Secretary of State that the City will receive funds for the Local Records Preservation Grant in the amount of \$6245.00 which will be used for a new file system for the vault. City Clerk Martin discussed the extra visits by S&R Animal Control and said he recommended the City buy a few cat traps and it would save some trips to set his traps. Status was given to the Board on how the two (2) new clerks were doing.

Treasurer Report - Karen Girondo, Treasurer, was present and gave her report to the Board. Karen said she has the audit reports.

Economic Development - Girondo said as far as the easements for the sidewalks now we can go after the easements. Send letter of certificates. The City is still in the running for the paint company. Karen said at the next meeting, Jackie Stewart will come in from the Chamber of Commerce. Karen said they are opening positions for 20 to 25 people for leadership group. Karen said she thought that the new City Clerk could learn more of what's going on in Warren County.

Review/Approval of Bills

Alderman Denkler made a motion to approve bills as presented. Alderman Walter seconded it and the motion unanimously carried.

5 Minute Rebuttal for Public Comments

Angie Reynolds said Matt Ruge came to her door and threatened her about slandering him and said he had copies of minutes with him. Angie said the minutes were not done when she called. Mayor Klocke said the minutes were not done so she did not know where he would have gotten them. Angie said she does not want Matt on her property anymore. Mayor Klocke and Alderman Schuchmann said employees should not go out and divulge information from meetings but can not stop other people attending the meeting from going out and talking to people.

Tony Midiri was present and said we shouldn't give Mr. King copies of information unless he pays for them. He said there were two break-ins in his neighborhood but the Police did not catch them and said he believes they were the new tenants on the block.

Larry Janish said he heard 217 Kerland Drive would be sold on the court house steps.

Alderman Schuchmann asked how to reduce speed on Turkey Run and get a new speed limit sign.

The Mayor then stated there would be a five minutes recess before entering into executive session for Legal/Real Estate. Alderman Walter made a motion to close the regular session and go into closed session. Alderman Denkler seconded it and all were in favor.

Roll call was taken:

Alderman Schuchman	yea	Alderman Walter	yea
Alderman Denkler	yea		

Alderman Schuchman made a motion to return from executive to open session, Alderman Denkler seconded. All were in favor.

Again roll call was taken:

Alderman Schuchman	yea	Alderman Walter	yea
Alderman Denkler	yea		

Adjournment

Alderman Schuchman made a motion to adjourn and Alderman Denkler seconded. All were in favor. The meeting adjourned at approximately 8:00 p.m.

Approved _____ Date _____

Attested _____ Date _____