

City of Wright City
Board of Aldermen Meeting
July 10, 2008 6:30 pm

Signed in Attendance: James Toothman, Tony Midiri, Lyn Walter, Tom Black and Richard Talbert (Nancy Huster was present but did not sign in)

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

Staff and Others: City Superintendent Larry Janish, Police Chief Henry Matthews, Economic Developer Karen Gironde, City Attorney Darryl Hicks, Holly Elterman, 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 Denkler made a motion to approve the minutes from June 24, 2008. Alderman Reynolds seconded it and the motion unanimously carried.

Alderman Walter made a motion to approve the minutes from June 26, 2008. Alderman Denkler seconded it and the motion unanimously carried.

Responses to previous comments/concerns - None

Open meeting to public comments - Mr. Richard Talbert commented on the article in the papers that the Mayor was upset about Angie Reynolds doing what she was voted in to do. Mr. Talbert said he is in favor of what she was doing and does not think it should be considered harassing. Mr. Talbert said if there are things that need to be taken care and there is an ordinance for it they should be cited for it.

Mrs. Nancy Huster said she lives at 407 E.N. First Street across from the railroad tracks and keeps her yard mowed. Mrs. Huster said the railroad property down to the funeral home is cleaned up, but beyond that point the railroad property and other areas still need to be cleaned up and asked what can be done. Mrs. Huster said she gives a lot of credit to Alderman Angie Reynolds for getting the town cleaned up. Mrs. Huster explained a man cut weeds around the creek last week and even cut some of what wasn't his own and Alderman Reynolds personally came down and thanked him. She said there are businesses and homes on First Street that have spent money fixing their property up and wants to know what can be done to clean up the area of brush, tall weeds,

and trees. Mayor White explained we have one (1) Code Enforcement Officer and he has gotten a lot of things done since the last meeting . Mayor White said the inspector can't get them all cleaned up in one day. Mrs. Huster explained to the Mayor that a lot of the code violations were before he came in as Mayor. Mrs. Huster stated that the house at 402 Veterans Memorial Parkway is not taken care of and they have been rehabbing it for two years now. There has been stuff in the alley since the ice storm. Larry Janish told Mrs. Huster he would try to get it out of there. Mrs. Huster congratulated the Board of Alderman and especially Alderman Reynolds for getting things done.

Mayor White said he has been working on special interest and favoritism which is more important right now than writing up 22 complaints. Alderman Schuchmann asked Mayor White to share with the Board what the special interest and favoritism is. The Mayor discussed the Article published by the Journal.

Robert Hamlin was present and asked to speak. He said he lives at 405 Pawnee Trail and received a violation notice from the City this last week for an unlicensed car on the grass. Mr. Hamlin said they moved it out of the garage out of the way while putting supplies away. He said the code was the home association's rules and found the violation notice way out of line. Mr. Hamlin said he did not know why he received a notice from the City on City letterhead when it is a subdivision regulation. Mayor White said he got notice of it and it will not happen again.

Public Hearing - None

Ordinance/Resolutions

Bill #27-08 was presented to the Board. Bill #27-08 was read by title. A RESOLUTION TO HOLD PUBLIC HEARING ON TAX RATES. Alderman Schuchmann made a motion to approve Resolution #27-08 to hold a Public Hearing on Tax Rates for the City of Wright City. Alderman Reynolds seconded it and the motion unanimously carried.

The Bill having the affirmative vote of all members present was adopted. Said Bill was thereupon presented to the Mayor for his signature and approval

Old Business

Request for Additional Antenna on Water Tower (tabled) - Alderman Schuchmann said we are continuing to look into it and City Clerk Martin did receive a response from T-Mobile that they have six antennas and received a copy of the contract from T-Mobile. The Board tabled this item to the next meeting.

Security Cameras for City Hall (tabled) – Chief Matthews said he spoke to DSC and will have a demo next week. He said Alderman Walter will assist him with looking into it. They will have a demo come in here next week. Chief Matthews said they also want to go look at a security system at a church between Wright City and Warrenton and should have a plan put together by the next Board Meeting.

Jennifer & Virginia Reid, Water Bill Payment Arrangements Requested - City Clerk Martin stated the resident has been making payments and is not sure if they still want arrangements. Alderman Schuchmann asked about the payment amount and the amounts were stated as \$40 and \$38. City Clerk Martin also informed the Board that this customer is also one where the sewer bill is higher than their water usage. Alderman Schuchman requested that the resident be called and asked to come and talk to the Board. The Board agreed. . The Board tabled this to the next meeting.

Clarification of No Parking Ordinance – Alderman Schuchmann explained to City Attorney Darryl Hicks about a situation where a resident is pulling off the pavement and parking in the grass and the resident feels he is off the roadway. Alderman Schuchman said the City is asking for a clarification of the no parking ordinance of what it covers. City Attorney Darryl Hicks said he is on the City right of way if he pulls off the roadway onto the grass.

City Bids/ RFQ's for City Services - Karen said the last time we sent it out bids for the City Auditor was 2004 and we do it yearly. Alderman Schuchmann made a motion to advertise for Auditor Services. Alderman Reynolds seconded it and the motion unanimously carried.

Animal Control Bids – City Clerk Martin said the only thing we found was a contract from 2003. Alderman Schuchmann said before we advertise lets see if there is anyone else in the area we could get a competitive bid from.

Lift Station #1 at Spring Lakes Estates – Greater Missouri Builders – Alderman Schuchmann asked City Attorney Darryl Hicks if he was in receipt of the letter from Brad Goss, Attorney for Greater Missouri Builders and he answered that he received it. Alderman Schuchmann talked about their letter to the City underlining a sentence saying Greater Missouri Builders understands the lift station to be completely on their property on Lot 4A but said the plans the City has for this shows the lift station wet well is two-thirds on Lot #5 and the concern is how can they deed us clear title when it is not all on their property. Alderman Schuchmann said the City has asked Greater Missouri Builders to rectify this problem because Lot #5 in currently being held by a bank. Alderman Schuchmann mentioned the possibility of the bank being willing to quitclaim any ownership of the lift station. Attorney Hicks said he understands that Greater Missouri Builders is claiming that the lift station is all on Lot 4A and according to the City it is not. Alderman Schuchmann asked the Board if they approve for Attorney Hicks to write a letter to Greater Missouri Builder and their Attorney asking for documentation that the lift station is contained completely on Lot 4A and if Greater Missouri Builders has plans showing something different the City would be willing to review them. Alderman Schuchmann said if Greater Missouri Builders can give us clear title and makes the necessary improvements to bring the lift station up to code the City would be willing to accept it. Alderman Denkler said Greater Missouri Builders is saying if it is on an easement the City has access to the easement, but that does not give the City ownership. Larry Janish said he spoke to Bryan Fortner and he was in receipt of a summons for violations of the lift station. Larry Janish said he asked Bryan why they haven't repaired the lift station so it is operational. Bryan said they could not repair it until the City accepts it. Larry said Greater Missouri Builders has to maintain it. Alderman Schuchmann made a motion that Attorney Darryl Hicks write a letter back to Bryan Fortner of Greater Missouri Builders and their Attorney Mr. Goss explaining the City's position and request additional documentation and to state the City

wants clear title before it can be accepted. Larry Janish informed Attorney Hicks that the latest plans the City has is dated May 15th which shows the property lines. Alderman Denkler seconded it and the motion unanimously carried.

Mayor White read a letter out loud from resident David Day at 125 Fort Hancock about the stench coming from the overflowing lift station at Spring Lakes that is not being maintained. He said it has been going on for at least six months or longer. Mr. Day provided photos of the situation. Mr. Day said on June 30th there were at least three truck loads of sewage taken away and when the lift station overflows, it flows into the lake causing an environmental concern. Mr. Day said he understood there was a gravity line but the project was scrapped due to political pressure. He said we now have an open sewer to deal with and a health hazard. Mr. Day said he would like a detailed plan on how we will deal with it. Mayor White said he and Ron Mershon looked at the lift station but it was not overflowing at the time.

New Business

Mowing Bids - City Clerk Martin read the two (2) Mowing Bids received after being advertised. The first bid read was from Warren County Sheltered Workshop, Inc. charging \$46.80 per hour and a 50 cent fuel surcharge per hour for each \$1.00 increments past \$4.50 due to unforeseeable gas increases. The second bid read was from Phillips Lawn Service LLC quoted mowing and trimming for \$30 for one-fourth acre or less, \$40 for one-fourth to one-half acre, and \$50 for one-half to one acre. The Board reviewed the bids. Alderman Schuchmann made a motion to accept the bid from Phillips Lawn Service LLC for mowing vacant and abandoned lots. Alderman Walter seconded it and the motion unanimously carried.

Turkey Run/Quail Creek - Ms. Victoria Lorraine, Trustee of Turkey Run Subdivision was present and asked to address the Board. Ms. Lorraine said she was looking for guidance on what to do about the Lift Station issue that is in the middle of Turkey Run and Quail Creek. She said she is being asked by Chuck Ackerman to pay the asphalt bid in the amount of \$8124.57 for the Lift Station that Dennis Beldner refuses to pay. Ms. Lorraine said Chuck has been to her house about four times now and has a bid that expires on the 17th of July or the price may be higher. Ms. Lorraine said she does not think she will be able to collect \$300 for each resident for the lift station. Ms. Lorraine said Chuck indicated he will take care of the recent repairs needed over the weekend. Alderman Schuchmann said Ms. Lorraine called him about the situation and he asked her to come to the meeting to share it with the Board. Alderman Schuchmann said Turkey Run went in then Quail Creek went in and they were supposed to share the lift station and there is apparently a breakdown in communication by Chuck and Dennis. Ms. Lorraine discussed the Turkey Run Covenant and papers she had between the subdivisions on the lift station and amendments made to it in 2007 and said they added maintenance of the lift station in the requirements for Turkey Run. Larry Janish said he talked to Chuck Ackerman yesterday and Chuck is going to fix the pump and asphalt the road. Larry said Chuck wants to turn over the entire subdivision utilities and street but there are still some issues that are not resolved. Larry said the lift station can be turned over to the City separately once the requirements are met. Alderman Schuchmann said it may turn out to be a legal issue between Chuck Ackerman and Dennis Beldner. Alderman Schuchmann asked for a copy of the covenant that Ms. Lorraine had. Karen

said she talked to Chuck this week and gave him the requirements that he needed on turning the lift station over to the City. The Lift Station is on Chuck Ackerman's property. Alderman Schuchmann asked Mrs. Lorraine to give the City a couple weeks to see what can be worked out and to call him before the next meeting. Mayor White asked Larry what can be done to eliminate problems in the future when two subdivisions share a lift station. Alderman Schuchmann suggested that everything gets put down in writing from the very beginning and it should be contractual. A question was asked about escrow and Alderman Schuchmann answered that this was done five or six years ago when it was not required.

Jack Wolf Water Bill - Larry Janish discussed Mr. Wolf's property where there was a leak at his property and water filled the basement. Alderman Schuchmann said this was discussed at the Workshop and believes a letter should be sent to Mr. Wolf requesting him to take care of the bill. Alderman Schuchmann made a motion to give fifteen days to pay the bill or a lien will be placed against the property. Alderman Walter seconded it and the motion unanimously carried.

Wright City Bus Garage gravel road - Larry explained Jack Sanford from the School District contacted him to see if he could possibly grade the road. Larry said they have graded the road in the past with approval of the former administration. Larry said they do pay for the service and it is usually less than one hour at the rate of \$75 per hour. Mayor White asked if they do pay for it and Larry answered yes. Alderman Denkler made a motion to continue grading the road to the Bus Garage. Alderman Schuchmann seconded it and the motion unanimously carried. Larry said he will let Mr. Sanford know of the City's decision.

Utility Adjustments for Approval – Alderman Denkler brought up Fred & Christine Lahm's water bill. He said they have moved out of town and have their house up for sale at 5 Appaloosa Court. Alderman Denkler said someone had apparently left their outside faucet on and ran up the water bill and they would like to make arrangements on paying it and need to leave it on for selling their house. The arrangements would be \$45.50 to be paid on July 15, \$38.47 to be paid on August 1, and \$37.74 to be paid on August 15, 2008. Alderman Schuchmann asked if the water was still on and suggested the Real Estate Agent turning the main valve off in the basement unless someone wants to check the water lines. The Board did not have a problem with the arrangements. Alderman Denkler said he would let them know. Alderman Schuchmann made a motion to accept the payment arrangements. Alderman Walter seconded it and the motion unanimously carried.

Water Bill Sewer Averaging Adjustments were discussed. City Clerk Christine Martin informed the Board that the sewer bills needed to be adjusted because the averaging on the sewer bill was actually higher than the water usage. Alderman Schuchmann explained the computer glitch and due to the amount of rain we've had over last year 33 percent of the homes in town has sewer use higher than the water use and said the utility bills will be manually adjusted according to the water used. Alderman Schuchmann explained the bills should be adjusted by about next Wednesday and apologized for the inconvenience. Karen said since we passed an ordinance to do the averaging on sewer, when we have the software company make the change in the computer it will use the sewer average as the maximum on sewer and if the water is lower than the maximum it will bill on the actual water use. Karen asked if it's higher than the maximum do we need to change our ordinance to state that or just leave it. Alderman Schuchmann said we will need to go back and review the ordinance and possibly amend to say "not to exceed the actual summer time usage".

Alderman Denkler stated with the scheduled adjustment, the Lahm's 30-day bill will be lower.

Reports

Engineering – Holly Elterman from Archer was present and said the bids for painting the 200,000 gallon water tower will be received and opened on July 17th. They will be recoating the interior and sandblasting the interior and recoating it with an epoxy paint. There were three companies that showed up on site that are interested in bidding. Holly said she will have them back to the Board for the July 24th meeting since we need to get the painting done before the painting season is over which is around October. The contractor for the Lagoon is nearing completion and his final completion date is supposed to be August 16th. The aeration equipment needs some work and Harry and Larry is working with the contractor. The Contractor is asking for a reduction in the retainer which is 10 percent and wants it reduced to 5 percent. Holly said she would not recommend doing that until the Contractor reaches substantial completion on major items.

Park - Curt Kehoe was present and said today is the largest gathering for the Farmers Market they've had. Curt said there will be "Movie in the Park" on Friday and the movie will be "Surfs Up" and "Concert in the Park" next Tuesday. Curt said they are at a standstill on the beautification project for the planting they are waiting for Mr. Manske from MODOT to answer some of their questions and said everyone else is ready to go. Curt said the Architect will be here on Friday afternoon to go over the plans for the new Park building. He asked if the Park Board approves it to go out on bid does he have to wait for the next meeting or can it go out if the Park Board approves it. Attorney Hicks asked if the Park Board was an Advisory or Independent Board and Karen said they are an Advisory Board. Attorney Hick said then it needs to go to the City Board. Karen asked, contingent on everything being ready, can they send it out for bid and Attorney Hicks said yes. Curt invited anyone that is interested to come to the meeting with the Architect. Alderman Denkler made a motion that if Alderman Jim Schuchmann is satisfied with the plans it can be put out for bid. Alderman Walter seconded it and the motion unanimously carried. Mayor asked if the bid can go out without being on the Agenda. Alderman Schuchmann said if anyone wants changes it can always be done with a change order.

Public Works - Superintendent Larry Janish was present and said the man who owns the cabinet shop bought the old MFA Building and is rehabbing the old building. Larry said when the City run a new water line back in the mid 1980's through the alley that old building was not hooked up. Larry said the building has a meter pit but it's not hooked to the new line. The owner wants to know if the City will hook the water meter up to the new line. The Board discussed it and all agreed it would be okay.

Building Department – Ron Mershon was not present

Police Department - Police Chief Matthews was present and said they recovered some more property in the theft case at the new water tower. Chief Matthews said they are just waiting for some identification is made before any arrests are made. Chief Matthews said he is working on getting some schooling for some of the officers on tinted windows that you can't see in and will then come to the Board about getting a tint meter to determine the tinting density when they make a stop. He said they will probably need to pass an ordinance on it and maybe one that parallels the State Statute. Police Chief Matthews said the no parking violation will be taken care of in the morning. Police Chief Matthews said they are working on several cases at this time and have been out stickering vehicles. Chief said they may want to consider towing some of these vehicles.

Alderman Reynolds said she was at Court and said they have been very busy and are doing a great job.

City Hall – No Report

Treasurer Report -Karen Girondo was present said she has provided the Board with the Bank Reconciliation Report and the Cash and Budget Report through the end of June. Karen informed the Board she needs to set up a Budget Committee Meeting since this is at the six month period. Karen said Sales Tax is a little low for what we budgeted which is 52 percent. Per the Auditors requirements the Court Bond is now set up on the system and the way we record our cash for the Utility Department. The six month Financial Report has to be in the paper by the end of the month per State Statute and it will be done. Alderman Schuchman told Karen to set up the Budget Meeting and just let him know when she is ready. Karen said it will probably be next week.

Economic Development - Karen said she had given all the Board Members a pamphlet on the desk for a course that is coming up. This 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 invitations will be going out for the Economic Round Table and the new School District Superintendent will be speaking and the Fire District President will also be there speaking. Karen said there is some activity but nothing firm. Karen said she had something for Executive Session

Review/Approval of Bills

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

Final Questions - Mr. Talbert asked about the situation with Spring Lakes Lift Station and if there was an ordinance in place for any new Developers coming into the City. Alderman Schuchmann said there is a policy in place.

It was asked about speed limit signs in new subdivisions and Alderman Schuchmann said there should be some there. Alderman Schuchmann asked him to contact Larry Janish about putting signs up.

A question was asked about the new flood plain and how can he get that information. Alderman Schuchmann said he should come up to see the Building Inspector Ron Mershon. Karen said we are still waiting for the maps to be completed and shipped to the City.

Executive Session: Alderman Walter made a motion to come out of regular session and go into executive session at 7:53 pm 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 Walter	Yea	Alderman Reynolds	Yea

The motion carried.

Alderman Denkler made a motion to come out of executive session and go into regular session. Alderman Reynolds 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 9:00 p.m.

Approved_____

Attested_____