

City of Wright City
Board of Aldermen Meeting
July 14, 2011, 6:30 pm

Signed in Attendance: Tim Schmidt, Nancy Huster, James Beilsten, and A.J. Gironde of Cochran Engineering. Mr. Kimble did not sign in but appeared later in the meeting.

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

Staff and Others: Superintendent Larry Janish, Treasurer/Economic Developer Karen Gironde, City Clerk Christine Martin, Police Chief Doug Saulters, City Attorney Paul Rost, and Police Officer Jim Hepperman. Parks Director Curt Kehoe was absent.

Roll Call

City Clerk Christine Martin called roll with Mayor Heiliger, Aldermen Schuchmann, Black, Toothman, and Reynolds present. The City Clerk reported the Mayor and four (4) Board Members present.

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

Pledge of Allegiance

A.J. Gironde led everyone in the Pledge of Allegiance.

Meeting Minutes

Minutes from Board Meeting of June 23, 2011 – Alderman Toothman made a motion to approve the Minutes from the Board of Aldermen Meeting of June 23, 2011. Alderman Reynolds seconded it and the motion unanimously carried.

Minutes from Special Board Meeting of June 30, 2011 – Alderman Toothman made a motion to approve the Minutes from the Special Board of Aldermen Meeting of June 30, 2011. Alderman Reynolds seconded it and the motion unanimously carried.

Responses to previous comments/concerns - None

Open Meeting to public comments/concerns - None

Public Hearing - None

Recommendations from Planning & Zoning - None

Old Business

Big Boys Property – Alderman Toothman said he disconnected the appliances at Big Boys to have them ready to move out.

Street Striping Bids – Superintendent Larry Janish said he has three (3) bids on striping and requested all the striping to be done with reflective beads. The lowest bid was from Road Safe for \$15875.60. The

other two bids received were from PM (Park-Mark) and NPM, which shows pricing with or without beads. Larry said all of the roadways will have double yellow lines for no passing and crosswalks will also be painted where requested. Larry said it will come out of Major Road Repairs. Alderman Toothman made a motion to accept the bid from Road Safe with the stipulation that glass beads are in the bid. Alderman Reynolds seconded it and the motion unanimously carried. Larry said he will not proceed until he gets something in writing stating they will have glass beads in their striping and he will attach it to their contract. Larry said the Mayor will need to sign the contract.

Temporary Business License – Advantage Hockey Inc – Alderman Schuchmann made a motion to approve the business License to Advantage Hockey. Alderman Reynolds seconded it and the motion unanimously carried.

Subdivision Value Protection - Alderman Schuchmann said he asked that this be put on the agenda and said he had a discussion with previous City Attorney Josh Payton regarding a situation in town where there are existing new subdivisions where homes are built with values up to \$175,000, yet another developer may be coming in buying up lots and building \$99,000 homes. He said it devalues the subdivision and alarms the surrounding property owners. He said he would like to find some way to stop it from happening. There are already starter home subdivisions with lower priced homes for sale. City Attorney Paul Rost said the City could either put a restriction on square footage that would protect a subdivision, or could create a planned residential district that would have an ordinance attached to it with restrictions. He stated it would be hard to do anything with existing subdivisions but something can be done going forward.

New Business

Stuermann Road – A.J. Gironde of Cochran Engineering was present and discussed plans for overlay of the existing road. He stated there are some areas that still need work on them in order for the road to hold up. A.J. Gironde said the entrance will be widened and they updated the storm sewer and added two new inlets with a culvert underneath. He said there will be some grading on the north side of the road with rift-raft and they propose an overlay that will be 2-1/2 inches thick compacted. He said he does not have a cost yet, but can break it down for whatever the City wants. Superintendent Larry Janish said his crew can do the work. Alderman Schuchmann said if Larry's crew is doing the base work on road, the City doesn't need a cost estimate.

Hearing on Water User/Disconnection of Services – 607 Indian Lake Drive – The resident did not appear to discuss the water account. Alderman Schuchmann made a motion to move forward with this issue by following the City ordinance for requiring the deposit of \$100. City Attorney Paul Rost stated a letter was sent out by City Clerk Christine Martin on June 29, 2011, and gave notice in compliance with Chapter 700, and stated that per Section 700.200 that a deposit is to be paid. Alderman Reynolds seconded it and the motion unanimously carried.

Bids on Demolition of City Property a/k/a Big Boys Restaurant Building – City Clerk Christine Martin read the demolition bids received. Trey Gibson presented a bid for \$11,000 for demolition that was received with the sale items on June 4th and opened with the sale item bids on June 9th. This bid was received beforehand and did not comply with the public notice for demolition bids. Mr. Gibson presented a second bid too late and it could not be accepted. Other bids received were from McKinney Trucking

for \$22,600, Cannon Excavation Co. with demolition for \$15,800 and for asbestos abatement of \$8500 totaling \$24,300, and Karrenbrock Excavating LLC for \$32,120. The last bid from J.T. McMullin Enterprise was not read as it was too lengthy. Alderman Schuchmann made a motion to take the demolition bids under advisement. Alderman Black seconded it and the motion unanimously carried.

Quail Creek Lane – Request to make it Emergency Use only - Alderman Schuchmann said Mr. Glen Kimble has requested that Quail Creek Lane be made an emergency lane only. Alderman Schuchmann explained where the street was and that there were no houses that fronted Quail Creek Lane. The speed limit was reduced previously at the request of Mr. Kimble. Alderman Schuchmann stated Mr. Kimble has indicated there is an issue with people using it as a cut-through to get to Bell Road faster. Chief Saulters said if there is a problem with speeding he will have an officer do some speed enforcement on that street. Nancy Huster suggested a speed bump and Larry Janish said they could not be used because of emergency equipment. City Attorney Paul Rost said he would like to review the Municipal Code first to make sure there is not another traffic code that can be used for this situation. Alderman Schuchmann made a motion to take the request under advisement and to encourage Chief Saulters to inform his officers to contact Mr. Kimble. Alderman Black seconded it and the motion unanimously carried.

City Property – Highway ‘J’ - Superintendent Larry Janish said at one time the City was planning to sell this property. Larry said they still have to maintain it. The Board discussed putting it out for bid to sell again. Larry stated the property does have water and sewer on it. Alderman Schuchmann made a motion to advertise for bids to sell the City owned property on Highway ‘J’. Alderman Reynolds seconded it and the motion unanimously carried

Cemetery – Bids on Tree Removal – City Clerk Christine Martin said she had bids from Hansen Tree Service to remove the large oak tree in Block 5 of the cemetery for \$3,000 and to drop and leave for \$1995 with stump removal for \$275 and from Allen’s Tree Service to remove the tree completely for \$4,000 and to drop and leave for \$2500 with stump removal for \$300 and a bid from Kevin Koetter to only haul the cut-down tree away for \$650. Alderman Schuchmann made a motion to contract with Hansen’s to remove the tree for \$1995 with the stipulation that Public Works can pick up the limbs and if there is a problem, then the City can go with Hansen’s bid for \$3000. Alderman Reynolds seconded it and the motion unanimously carried

Alderman Schuchmann made a motion to modify the motion to go with Hansen’s bid to drop and leave the tree for \$1995 and to grind the stump for \$275 with Public Works to remove the debris. Alderman Reynolds seconded it and the motion unanimously carried

Office Hours – City Clerk Christine said that Robin suggested extending City Hall hours for customers that can’t make it by 5:00 pm. The new hours will be 8:00 am to 6:00 or 6:30 pm. with Robin coming in at 9:00 and working until 6:00 pm. The Board stated as long as there was no overtime worked to make this change. Alderman Schuchmann made a motion to adjust the office hours at the discretion of the City Clerk. Alderman Reynolds seconded it and the motion unanimously carried

Utility Billing Adjustment Report – City Clerk Christine Martin provided the UB Adjustment Report. Karen explained that there will be less of an adjustment report now since the new update. With the new update, corrections are made in real time and there are no adjustments or report generated. Alderman

Alderman Schuchmann made a motion to accept the Adjustment Report. Alderman Black seconded it and the motion unanimously carried.

Request for Utility Billing Payment Agreement – Acct 203085002 - Alderman Toothman made a motion to approve the Payment Agreement for payment of \$75.00 every two weeks beginning on July 12th, 2011, in addition to the customer’s regular monthly utility bill. Alderman Reynolds seconded it and the motion unanimously carried.

Southern Waterline Project Phase 3 – Final Payment – Treasurer Karen Girondo explained she received a call from Mick Mehler & Sons for their final payment. Alderman Reynolds said there is still a problem with grading work completed at the homes of Lawson and Sherman. Alderman Schuchmann made a motion to postpone the final payment. Alderman Reynolds seconded it and the motion unanimously carried.

Request to call Public Hearing in August for setting 2011 Tax Rates - Alderman Schuchmann made a motion to approve calling a Public Hearing for August for setting the 2011 Tax Rates. Alderman Reynolds seconded it and the motion unanimously carried.

Alderman Schuchmann made a motion to amend the agenda to include 10.1. Request for Utility Billing Payment Agreement – Acct 200856001 from the City Clerk’s City Hall Report. Alderman Reynolds seconded it and the motion unanimously carried.

Alderman Schuchmann made a motion to approve the Payment Agreement for payment of \$25.00 every two weeks beginning on August 3rd, 2011, in addition to the customer’s regular monthly utility bill. Alderman Reynolds seconded it and the motion unanimously carried.

Ordinance/Resolutions

Resolution #11-11 was presented to the Board. Resolution #08-11 was read by title. A RESOLUTION ESTABLISHING A POLICY FOR INSURANCE REQUIREMENTS FOR CONTRACTORS. Alderman Schuchmann made a motion to approve Resolution #11-11. Alderman Reynolds seconded it and the motion unanimously carried. Roll call was taken with the following vote:

Alderman Schuchmann	Yea	Alderman Reynolds	Yea
Alderman Black	Yea	Alderman Toothman	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 #11-11 of the City of Wright City, Missouri.

Alderman Schuchmann advised Mr. Kimble that the Board has taken his request under advisement and that Chief Saulters will be contacting him for more information on times, vehicles, etc., in order to do more enforcement in the area. Mr. Kimble then asked about having the speed limit signs lowered.

Reports

Park – City Clerk Christine Martin said Curt Kehoe will not be attending the meeting since he was umpiring.

Public Works - Superintendent Larry Janish gave report and said they have been hauling limbs for the last couple of weeks due to the recent storms. They finished up with 51 dump truck loads hauled. They will be cutting brush along Indian Head Lodge Road while they had the workers from Job Point, so that the school buses won't have any more problems.

Building Official - Larry Janish stated there has been 20 year-to-date New Home Permits paid for and two (2) applied for but not paid for. There were eleven (11) Miscellaneous Permits issued, specifically for two (2) deck permits, four (4) sign permits, one (1) screened porch, and one (1) shed permit. There were six (6) Occupancy Inspections. Nancy Huster asked if the house on Veterans Memorial Parkway was going to be resided. Larry said there was a Stop Work Order on the job at this time, until the contractor comes in to show what they are doing. Nancy Huster asked if it had asbestos. Larry Janish explained that he was notified by Brickkicker Inspection Services that they can remove the asbestos without any abatement or special permits per State Statutes.

Police Department – Police Chief Doug Saulters gave a report to the Board. He said they've had 688 calls in the last two weeks and 52 that were incident reports written with some burglaries. He said Detective Scanlon has recovered some stolen property. Chief Saulters said he received and signed a memorandum of understanding from the St. Charles County Sheriff's Department Cyber Crime Unit. The unit specializes in computer incidents with children. The agreement is if we have something in our area that relates to their field they will come out and assist the Police Department with it. The evidence will have to be listed under the Cyber Crime Units control, but it would still be the Police Department's case. He said he would like to attend the FBI National Academy Fall Re-Trainer for 2011 on September 6th through 9th training as requested. The course will be \$125, the hotel \$312 and he said he will purchase and pay for his own meals. Alderman Schuchmann made a motion to approve the FBI Training for Chief Saulters. Alderman Reynolds seconded it and the motion unanimously carried.

Chief Saulters stated the Police Clerk will be out for a couple of weeks and asked if he could have the Court Clerk Laura Brown fill in some extra hours and he would pay for that overtime. Alderman Schuchmann said he was fine with it and the rest of the Board was also okay with it. He said he would eventually like to get another part-time person trained for that position.

Chief Saulters said he gave the Board a copy of the policies from the Police Department for review and said he tweaked them to their needs. Chief Saulters said there will be more policies in the future.

City Hall – City Clerk gave report to the Board and announced that a representative from Blaine Luetkemeyer's office will be available at City Hall on Wednesday July 27th between 9 am and 10 am to speak to constituents.

She said the hold-over dog kennel has been purchased from Orscheln's and Larry has poured the concrete slab for it. The Catchpole has been ordered which was stainless steel per recommendations from S&R Animal Control. The cost was \$115.50 and we should have it next week. City Clerk Christine Martin said the Memorial Society requested some dead limbs be removed from a tree in Block 2. She said Larry would not be able to trim them due to the height. Hansen's estimated the cost would be anywhere from \$200 to \$500 for the additional work. She suggested the budget for the Cemetery be increased in 2012. Larry Janish stated he would bring more rock for the cemetery in lieu of the damage done to the stones by the road grader.

Alderman Schuchmann made a motion to amend his previous motion to spend up to the cost of \$250 to allow for additional tree limbs to be removed by Hansen's Tree Service. Alderman Reynolds seconded it and the motion unanimously carried.

Treasurer Report – Karen Girondo gave Report and said the June Financials and a copy of the Six-Month Financial Statement were on the table. Sales tax is running about 50 percent of the budget and most of the revenues are right in line with where they should be. There are some line items above the 100 percent mark that need to be looked at. She said Summit has another update and she would be training everyone on it next week.

Economic Development – Karen Girondo said the ED Committee met and they are planning to have a Business Expo sponsored by the City and Chamber. Each week starting on Thursday, August 4th and ending on September 29th, five businesses will set up at the Wil Heiliger Activity Building to showcase their business and it will run in conjunction with the Farmer’s Market. There will be a raffle at the end of the event. Curt Kehoe cleared it with the Farmer’s Market Association. A new restaurant is planned to open September 1st. She said the City is working with CVR on the Redevelopment Plan and CID for Scott’s Miracle Grow and has enclosed a copy of the timeline for the Board. Karen said Ryan of CVR and she met with Scott’s Manager Jerry Struttman and toured the facility last Friday. Karen said she will not be attending the next Board of Aldermen meeting or at the next Workshop on August 1st as she will be out of town.

Mayor Heiliger announced the DARE Rod Run Fundraiser that will take place on Friday evening July 15th from 6:00 pm to 9:00 pm with a cruise through town. He said there is a \$10 donation to cruise. City Clerk Christine Martin said she contacted some businesses for donations and we should be receiving some.

Review/Approval of Bills - Alderman Schuchmann made a motion to approve the bills with the exception of the payment to Mick Mehler & Sons. Alderman Toothman seconded it and the motion unanimously carried

Final Questions – Nancy Huster asked about the large oak tree on the right-of-way on East North First Street. She said the top of the tree has storm damage and was wondering when the rest of the tree will come down. Superintendent Larry Janish said he would need a boom truck to be able to take care of the tree and agreed the tree will die.

Adjournment - Alderman Schuchmann made a motion to adjourn the meeting at 7:45 pm. Alderman Reynolds seconded it and the motion unanimously carried

Approved _____

Attested _____