

City of Wright City
Board of Aldermen Meeting
July 22, 2010, 6:30 pm

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

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

Staff and Others: Economic Developer/Treasurer Karen Girondo, City Clerk Christine Martin, City Attorney Josh Payton, Superintendent Larry Janish, Police Chief Henry Matthews and Officer Jeff Scanlon.

Roll Call

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

Mayor Heiliger called the regular Board Meeting to order at 6:30 pm.

Meeting Minutes

Approval of Minutes from Special Board Meeting of April 28, 2010 – Alderman Schuchmann made a motion to approve the Special Board Minutes of April 28, 2010. Alderman Reynolds seconded it. Aldermen Schuchmann, Black and Reynolds were in favor and Alderman Toothman abstained. The motion carried.

Approval of Minutes from Board Meeting of May 27, 2010 – Minutes were not available

Responses to previous comments/concerns - Nancy Huster stated she has not noticed anyone back at the neighbor's house burning trash.

Open meeting to public comments/concerns - Nancy Huster asked about the weeds on the Railroad property. Larry Janish answered Nancy Huster's question.

Public Hearing - None

Recommendations from Planning & Zoning - None

Old Business - None

Ordinance/Resolutions - None

New Business

Review of Six-Month Financial Statement & Budget – Treasurer Karen Girondo went over the Six-Month Financial Statement with the Board and said we are in better shape than last year at this time. The two funds that are down are Parks which has more expensive and the debt service for the building and money that came out of the Water fund last year for the new water line. Every other account is up and the reason is the number of new home permits have driven figures up. She said General Fund is setting at 46.44 percent for revenue but if you take out the taxes we are expected to receive later this year we are at 58 percent of the budget, so we are ahead. Sales tax is running about 5 percent over budget, building permits are up and so is interest income. The water and sewer depreciation is way up because of the permits. Sewer is at 47 percent and the rest of the funds are right in line with where they should be. Administration expense is at 46 percent and the only thing over budget is building because of the new Air Conditioning we had to install at City Hall. Street expense is at 23 percent because there has been no major road repair yet. Building & Code is at 187 percent because we have collected money for permits and it gets adjusted to pay for the inspections made. Police Department is at 45 percent and Municipal Court is at 44 percent. Training & Computer Software is over budget due to having Summit Training for Court Clerk Laura Brown and for the Clerk's conference. The total expense for General Fund is at 43 percent. Park expense is at 71 percent due to the Concession Stand and paying part-time Park employees. The financial situation is stable and we are recovering slowly from the last couple of years. The Board had no comments.

Sewer Connection Fees - Karen Girondo explained about the sewer fee increase in our ordinance and the last sewer increase was January 1, 2010. She asked if we want to leave it at \$2700, or adopt a scale for the next three years. She said Sewer hookup fees pay for the overland flow Bond Payments.

Adjustment to Account 100511003 - Alderman Schuchmann made a motion to approve the adjustment. Alderman Black seconded it and the motion unanimously carried.

Computer Password Policy – Karen Girondo explained the policy that was at the request of the Auditors. Alderman Schuchmann made a motion to approve the Password Policy. Alderman Black seconded it and the motion unanimously carried.

I-70 Corridor - Rezoning – City Attorney Josh Payton explained that Paul Rost of their office is an expert in this area. City Attorney Josh Payton said this is covered by Chapter 89 of Missouri State Statutes with notification by publication or by mail. Alderman Schuchman said the City would like to see the I-70 Corridor rezoned as commercial and asked if the owners of property along the corridor needs to be notified and needs to approve their property being rezoned. Josh Payton said no the property owners don't have to approve the rezoning. Josh Payton stated the property owners should be notified of it by a Public Hearing.

Multi-Family in Single-Family District - Alderman Schuchmann asked how is it happening and how can we prevent it and asked what the alternatives are. Josh Payton said there is a way for enforcement changes. He stated Occupancy Permits are one way to enforce it. Larry Janish said he's been checking with the City of Wentzville on Occupancy Permits. Karen Girondo added that

Multi-Family calls for a Conditional Use Permit. Alderman Schuchmann asked that it be brought to Workshop to review and we can then forward it to Josh Payton.

Reports

Engineering – None

Park - Curt Kehoe gave a report to the Board. He stated there were over 300 people that attended the last “Concert in the Park” who was Nick Nixon. The next concert will feature “Avenue of Saints” on August 17th. The next movie will be August 13th featuring “Cloudy with a Chance of Meatballs”. Curt said he has talked to the Park Board and they are okay with the Parks developing our own summer camps in 2011. He said they plan to offer some Art Classes for youth and adults. There is an Art Show in November sponsored by the Fine Arts Council and the teachers from Wright City Schools.

Public Works - Larry Janish gave report to the Board. Larry said he talked to the Superintendent of Liberty Christian School and they are getting a crane at Big Boys to remove the sign. He said Liberty Christian School is asking the Board to be patient. There is not a request for a new sign permit at this time. Larry said the sign for directing the truck traffic through town is done. The cost for the sign is \$330 and they plan to install it on July 26. Larry said he would like the Board to pick a location for the sign. Alderman Schuchmann told Larry he will get with him and meet him. Larry explained that the contractor has started working on the Kerland Water Line Project by the Mobile Home Park on Southwest Avenue and East South Second Street. Larry brought up demolition with regards to penalties on not getting a permit. He said O’Fallon charges double and Wentzville issues a summons. Larry said he would like to talk to the City Attorney Josh Payton about it.

Building Official - Larry said there has been three (3) deck permits, four (4) Fence Permits, two (2) sign permits, one (1) permit for alterations, one (1) demolition permit for 111 Mueller, and one (1) commercial building permit for Av-Task Inc at 75 Cooperative Way.

Police Department – Police Chief Matthews gave a report to the Board and said they’ve had 300 calls since the last Board Meeting. They have had quite a few domestic cases. Chief Matthews said the 97 Tahoe needs to have the transmission rebuilt and the cost from Mays is \$1800 and \$2200 to replace it. The Tahoe has 97,000 miles on it but is the only 4x4 vehicle they have and it is the 1st major thing that’s gone wrong with it and it has been a good vehicle. Chief Matthews said the cages are in now about two (2) weeks early and they still need to be installed. He explained they’ve had several felony cases, two rape cases, and issued a search warrant yesterday. They are doing foot patrol in subdivisions and have found several open doors. There are Peddlers in areas and everyone should call if they see them. Everyone should lock their cars and homes and don’t leave electronics in cars.

City Hall – City Clerk Christine Martin explained to the Board that Robin Polston came with an idea to order bags with the City Logo to hand out the Welcome Packets to new residents. The cost for 500 bags is \$290 which includes a \$50 set-up fee. The color will be blue with the City Logo in black. Hansen’s Tree Service came out July 20th to remove the two trees in the Cemetery. It started raining and it was rescheduled for July 30th. City Clerk Christine Martin explained a balance adjustment to account 100511003. This was found when Karen Gironde ran a usage report for Harry Harper. This was on a bill that had been final billed and could not be corrected billing. The Board approved the adjustment. City Clerk explained to the Board that the Sprint bill

is unusually high due to a charge of four phones of \$119 each. The fourth phone was sent back and we are to receive \$150 rebate for the three-phone purchase.

Treasurer Report – Karen Girondo gave Report to the Board. She stated the Six-Month Financial Statement will be published in the Warren County Record on July 29th. Karen said she attended a seminar with AmerenUE on an incentive program for electric use reduction. The ballasts in fluorescent lights that are T12 are no longer made as of July 1st of this year and they have a program that will pay up to 50 percent for the cost of supplies and labor to replace them. The program possibly covers upgrades to more energy-efficient motors for lift stations. The 2010 Preliminary Tax Rate has been figured and will go up slightly from .7878 to .7935 because of a reduction in personal property tax valuation which is part of the changing way property is depreciated. Karen explained she set up line items for each department to be charged for attorney fees, including under sewer for attorney fees pertaining to the WWTF.

Economic Development – Karen Girondo said the Wright City Chamber of Commerce Business Game Run will be held August 1st through August 7th. She said this year she put City Hall on the board since it will be open during the week of the run. There is no news on Scott's.

Review/Approval of Bills

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

Final Questions - Nancy Huster asked about Stuerman Road and Mayor Heiliger said progress is being made.

Adjournment - Alderman Schuchmann made a motion to adjourn the meeting at 7:30 pm. Alderman Reynolds seconded it and the motion unanimously carried

Approved_____

Attested_____