

**City of Wright City  
Board of Aldermen Meeting  
Thursday, August 9, 2012, 6:30 pm**

**Signed in Attendance:** Tim Schmidt, Angie and Tim Reynolds, and Gina Allen

**City Official attendance:** Mayor Heiliger, Alderman Schuchmann, Alderman Rowden, Alderman Toothman and Alderman Smith were present.

**Staff and Others:** Superintendent Larry Janish, City Clerk Christine Martin, City Attorney Paul Rost, Police Chief Doug Saulters, Chaplin Joe Purl, Treasurer/Economic Developer Karen Girondo, Police Officer Jim Hepperman and Park Board Director Curt Kehoe.

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

**Roll Call**

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

**Mayor's Announcement**

Mayor Heiliger presented Tim Schmidt of Warren County Record with an Appreciation Award for communicating City business to the citizens over the past years. Tim Schmidt will be leaving the Warren County Record.

**Pledge of Allegiance**

Tim Schmidt led everyone in the Pledge of Allegiance.

**Meeting Minutes**

**Minutes from the Board Meeting of July 26, 2012** – Alderman Toothman made a motion to approve the minutes from the Board of Alderman Meeting of July 26, 2012. Alderman Schuchmann seconded it and the motion unanimously carried.

**Minutes from the Special Board Meeting of August 2, 2012** – Alderman Schuchmann made a motion to approve the minutes from the Special Board of Alderman Meeting of August 2, 2012. Alderman Rowden seconded it and the motion unanimously carried.

**Approval of Financial Reports** – Alderman Schuchmann made a motion to approve the Financial Reports submitted by Treasurer Karen Girondo. Alderman Toothman seconded it and the motion unanimously carried.

**Responses to previous comments/concerns** – Pastor Purl was present and reminded the Board about their Special 911 Service that will be held on Sunday, September 9<sup>th</sup> to thank the first responders from Wright City. He said Wright City Fire Department, Police Department and Warren County Ambulance personnel will be there.

**Open Meeting to public comments/concerns** – None

### **Public Hearing**

**Public Hearing for setting 2012 Tax Rates** - Mayor Heiliger opened the public hearing. There were no questions or comments. Mayor Heiliger closed the public hearing.

**Recommendations from Planning & Zoning** - None

### **Old Business**

**Request to take over South Stringtown Road** - Mayor Heiliger announced that the Mikus family was no longer interested in coming into the City Limits and the City has since withdrawn the request and will contact Warren County Commission.

### **New Business**

**Joe Iannicola – Tree Removal** – Joe Iannicola was present and said that he came before the Board a couple of years ago about the tree when the City put the water line in and cut the roots to the large tree on part of his lot. He said since the roots were cut, the tree has continued to die off. Superintendent Larry Janish said the tree at Joe Iannicola's house is probably 80 percent dead and is 90 percent on City Right of way and is almost dead. Mr. Iannicola explained that when the City put the water line in on the street side the roots to the tree were cut and the tree is now dead and is dangerous. City Attorney Paul Rost said the City can work out an agreement with the property owner on the cost of removing the tree. Larry Janish said he will get a bid to rent a boom truck and also get a bid to have the tree cut down. Joe Iannicola said he could rent the boom truck and Larry Janish explained to him that the City would have to rent the boom truck. Mr. Iannicola stated he would be willing to contribute to the cost for the boom truck.

Alderman Toothman made a motion to amend the Agenda to add 10 k. Special Permit – Wright City Fire Protection. Alderman Schuchmann seconded it and the motion unanimously carried.

**William Levinson/Dorset Development** - Mr. William Levinson and Mr. Bill Taylor were present to discuss a proposed development off of Westwoods Road. He explained that he was before the Board a couple of years ago on a development with the Mooney property. The first phase will be a 40 home development, instead of 2 groups of 30 homes. Mr. Levinson provided the Mayor and Board with a copy of the proposed site plan. Mr. Levinson explained the homes will also be for people for mental/physical

disabilities. The loans will be a minimum of 15 years up to 18 years, under a lease-purchase program. Alderman Toothman asked what the square feet will be for each house. Mr. Levinson said the "Washington" ranch home will be 1336 square feet and the 2-story home will be over 1400 square feet. The lots will be 10,000 square feet, with a lot width of 60 feet. The home will be 40 feet wide, leaving a 10 foot side yard on each side of the home. Alderman Toothman said he is concerned that Wildcat Drive does not go all of the way through yet and there will be only one way in and one way out. Mr. Levinson said they plan to stub that road up and take it up to as close as they need to until Wildcat Drive is built. Mr. Levinson said their plans are to construct it by the end of 2013 or the start of 2014. Alderman Rowden asked how wide the street was and Bill Taylor said if it is a typical 50 feet right of way then it will be a 26 foot wide paved street. Alderman Rowden said he is concerned with limited access for emergency vehicles. City Attorney Paul Rost asked the applicant why they weren't going through the Planning and Zoning Commission for review. Alderman Rowden made a motion to postpone the application to allow more time to review it and to forward it to the Planning & Zoning Commission for review. Alderman Toothman seconded it and the motion unanimously carried.

**Design Engineer – Enhancement Project** – Treasurer Karen Girondo explained since the City will be paying them 100 percent out of our pocket, we don't have to go through all the steps as other items on the Enhancement Grant. Karen said she added the scores and gave them to the Board for the three (3) top engineering firms. She said the next step is to talk to Cochran Engineering since they are on top. Karen Girondo said we will be in a time crunch with them. Karen said we can negotiate with the top firm. If we don't like what they are telling us, then we can go to the next firm, however you can't go back to the first or second firm once you've already negotiated with them.

**Lagers Retirement System** – Treasurer Karen Girondo said the Police Department had come over and asked about a retirement system. Karen asked the Board if we do still want to have Actuary done and said it takes about three weeks for them to complete it. Alderman Rowden said he understands they will give multiple options. Alderman Schuchmann made a motion to proceed with having the Lagers evaluation prepared. Alderman Rowden seconded it and the motion unanimously carried.

**Utility Disconnect Hearing** – Mayor Heiliger opened the Hearing and there were no comments. Mayor Heiliger closed the Hearing. Alderman Schuchmann made a motion to proceed with Utility Disconnects per City Ordinance. Alderman Toothman seconded it and the motion unanimously carried.

**Utility Billing Adjustment Report for July** - Alderman Schuchmann made a motion to accept the Utility Billing Adjustment Report agreement Status Report. Alderman Smith seconded it and the motion unanimously carried.

**Payment Agreement Status**– Alderman Schuchmann made a motion to accept the payment agreement Status Report. Alderman Toothman seconded it and the motion unanimously carried.

**Code Update** - City Clerk Christine Martin asked the Board if they wanted to proceed with update or hold off for amending the code for fencing material as discussed at the Workshop. Aldermen Schuchmann and Rowden asked that it be postponed in order to have time to get a quote on the cost to update the code at this time.

**Cemetery Tree Removal** - City Clerk Christine Martin said she received two (2) bids for removal of two (2) trees at the cemetery. Alderman Schuchmann made a motion to postpone approval of the bids pending getting another bid for removal of the tree at 115 South Locust. Alderman Rowden seconded it and the motion unanimously carried.

**Parks Resignation/Hiring** – Curt Kehoe announced to the Mayor and Board that Holly Blair has submitted her resignation to go to another company. Curt said he would like to keep Holly on as part-time to help with planning of some of the programs and to keep her pay as \$11 per hour and would like to hire Vickie Creech as part-time for working with the camp kids at the hourly rate of \$10.00. He said Vickie Creech is a certified teacher and can help with running the Tiny Tots Program, the programs with the home school kids and also take over helping with the concession stand. Curt said he would like to add some classifications on Brittany Orf and Morgan Lewis to also be able to work as concession workers at the rate of \$7.25 per hour. Mayor Heiliger made a recommendation to hire Vickie Creech part-time at the pay rate of \$10 per hour, retain Holly Blair as part-time event coordinator at the pay rate of \$11 per hour and to add the Classification of Concession Worker for Brittany Orf and Morgan Lewis at the rate of \$7.25 per hour. Alderman Schuchmann made a motion to accept Mayor Heiliger’s recommendation to hire Vickie Creech part-time at the pay rate of \$10 per hour, retain Holly Blair as part-time event coordinator at the pay rate of \$11 per hour and to add the Classification of Concession Worker for Brittany Orf and Morgan Lewis at \$7.25 per hour. Alderman Toothman seconded it and the motion unanimously carried.

**Special Permit – Wright City Fire Department** - The Wright City Fire Department requested a Special Permit to collect money for “MDA” at the four-way intersection on August 24<sup>th</sup>. Alderman Toothman made a motion to approve the Special Permit to Wright City Fire Department. Alderman Rowden seconded it and the motion unanimously carried.

### **Ordinance/Resolutions**

**Bill #37-12 Ordinance** - AN ORDINANCE AMENDING PARAGRAPHS ‘A’ and ‘B’ OF SECTION 700.320 OF CHAPTER 700 OF TITLE VII OF THE MUNICIPAL CODE OF THE CITY OF WRIGHT CITY, MISSOURI, RELATING TO WATER RATES, Alderman Toothman made a motion to read Bill #37-12 a second time by title. Alderman Smith seconded it and the motion unanimously carried. After the second reading, Alderman Toothman moved that Bill #37-12 be placed upon final passage. Alderman Smith seconded it and the motion unanimously carried. Mayor Heiliger then put the question “Shall Bill #37-12 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Schuchmann	Yea	Alderman Smith	Yea
Alderman Toothman	Yea	Alderman Rowden	Yea

The Bill having the majority vote of the members present was adopted. Said Bill was thereupon presented to the Mayor and President of the Board for their signatures and approval and then duly signed and becomes Ordinance #769 of the City of Wright City, Missouri.

**Bill #38-12 Ordinance** - AN ORDINANCE AMENDING PARAGRAPHS 'C' and 'D' OF SECTION 715.040 OF CHAPTER 715 OF TITLE VII OF THE MUNICIPAL CODE OF THE CITY OF WRIGHT CITY, MISSOURI, RELATING TO USER RATE STRUCTURE, Alderman Toothman made a motion to read Bill #38-12 a second time by title. Alderman Smith seconded it and the motion unanimously carried. After the second reading, Alderman Toothman moved that Bill #38-12 be placed upon final passage. Alderman Smith seconded it and the motion unanimously carried. Mayor Heiliger then put the question "Shall Bill #38-12 be passed and become an ordinance?" Roll call was taken with the following vote:

Alderman Schuchmann	Yea	Alderman Smith	Yea
Alderman Toothman	Yea	Alderman Rowden	Yea

The Bill having the majority vote of the members present was adopted. Said Bill was thereupon presented to the Mayor and President of the Board for their signatures and approval and then duly signed and becomes Ordinance #770 of the City of Wright City, Missouri.

**Ordinance for Setting 2012 Tax Rates** (pending) - Treasurer Karen Gironde stated the final figures did not come in from the State Auditor's Office and the County has to submit the assessed evaluations after the Board of Equalization meets in order to pass the ordinance. She said it has to be done by September 1, 2012. Alderman Toothman made a motion to postpone the Ordinance for setting the 2012 Tax Rates to the next meeting. Alderman Smith seconded it and the motion unanimously carried.

**Reports**

**Park** – Park Director Curt Kehoe gave report to the Board. Curt said for the month of September, Wright City Middle School softball will have five dates that they will play their ball games at our ball park instead of at the high school. The Farmer's Market is doing well with all of the vegetables coming in. This is the last week for the Summer Camp with kids starting back to school on August 13<sup>th</sup>. Guns & Hoses Softball Tournament being held on August 18<sup>th</sup> at Ruge Park on Diamond #1 and said it supports CCAC Animal shelter. The next "Concert in the Park" will be Tuesday, August 21<sup>st</sup> at 7:00 pm, featuring Rich Helton and his friends.

**Public Works** - Superintendent Larry Janish gave his report. He said the leak at 109 Turkey Run has been fixed and said it had two (2) pin holes in their copper pipe.

Larry said they are proceeding with 624 Westwoods Road and Bob is taking over on it. He stated he posted the property on July 27<sup>th</sup>. Larry said Bob will also address the property at 309 E. Fourth Street North.

Larry Janish said that Kyle Justice will be attending a seven (7) week Water Distribution Class for his license and will then be attending a seven (7) week Wastewater Class which will be finished in November.

Larry explained the Water Well Draw-down Test that he provided to the Mayor and Board and said he would like to keep the voluntary conservation of the water use.

Larry said the main line is in for the Southern Water Line Phase 5 and the bore has been completed. They are now working on the service lines.

Larry said he talked to Tim Garrety of Public Water District #2 and he wants to meet next week to discuss options.

**Building Official** - Larry Janish provided the Board with report on building permits, occupancy inspection status and reported on status of violations.

**Police Department** – Chief Saulters gave a report to the Board and stated they've had 421 calls in the last two weeks with 24 incident reports handled. Detective Matthews and Officer Canavan worked a burglary at the concrete plant and it was cleared up with getting the property back and are awaiting warrants. There have been quite a few vehicles stopped for different violations. In these stops, drugs were discovered and apprehended and warrants are also being sought on them. Chief Saulters said they had applied for several grants. One grant is the MODOT grant for \$32,000 worth of equipment was turned down, which would have included five (5) stalkers, five (5) spike strips, three (3) more car cameras, safety vests and flares. He said they applied for these items on another grant. He said next week they are applying for a grant through the Missouri Police Chief's Association for laptop computers in the vehicles.

**City Hall** – City Clerk Christine Martin gave report and stated Tanya Brewington with Magical Adventures Learning Center LLC d/b/a The Learning Center has acquired a Business License for before and after care of students at the Wright City Elementary and Middle Schools. Rebecca Polenc, Tax Manager, has applied for a Business License for Durham Transportation for school bus transportation and Bob Barclay will be doing the inspections for the bus garage at 50 Wildcat Drive.

City Clerk Christine Martin also reported there were 43 registered sales for the City Wide Yard Sale. She reported Board Member name badges were ordered. She stated she attended the Memorial Society Meeting and there were no issues.

**Treasurer Report/Economic Development** – Treasurer Karen Girondo gave report to the Board and said financials were provided. She stated that Traveler's Insurance had a risk management inspection today and they talked to her and Christine, mostly about HR. They stated they have lots of free resources to help us if needed. The risk manager met with Chief Saulters on policies and toured the Wastewater Treatment Facility. The City received a \$3,000 donation and two (2) \$25 memorials to the Wright City Cemetery's Endowment Fund from the Nistendirk Family.

Karen said for ED, the Spec Building was submitted again for prospects. She met with Jerry Strutmann of Scotts and they are going to be doing some ground stabilization on approximately five (5) acres behind the building and will be putting it in concrete. She said everything is done with the Hawkeye is complete and closing was on August 2<sup>rd</sup>,

and all monies have been received and the bonds were fully paid off and it is not costing the City anything.

**Review/Approval of Bills**

Alderman Smith made a motion to approve the Bills. Alderman Toothman seconded it and the motion unanimously carried.

**Final Questions** – Gina Allen asked about the Enhancement Project. Economic Developer Karen Girondo said it is the final stage of Street Lights and Sidewalks in the Downtown area.

**Vote to go to call for Executive Session** - Alderman Toothman made a motion to come out of regular session and go into an executive session to discuss business relating to Legal, Real Estate and Personnel as allowed pursuant to the exception of the provisions of Section 610.021(1)(2)(3) RSMo. Alderman Rowden seconded it and roll call was taken:

Alderman Schuchmann	Yea	Alderman Toothman	Yea
Alderman Smith	Yea	Alderman Rowden	Yea

The motion carried.

Alderman Schuchmann made a motion to come out of executive session and go into regular session. Alderman Smith seconded it and roll call was taken:

Alderman Rowden	Yea	Alderman Schuchmann	Yea
Alderman Smith	Yea	Alderman Toothman	Yea

The motion carried.

Alderman Smith made a motion to adjourn at 8:15 pm. Alderman Rowden seconded it and the motion unanimously carried,

Approved\_\_\_\_\_

Attested\_\_\_\_\_