

City of Wright City  
Board of Aldermen Meeting  
August 14, 2008 6:30 pm

**Signed in Attendance:** Michael Reel, Nancy Huster, John O'Connor, Jamey Abercrombie, James Toothman, Tom Black, Tim A. Kopp, Gerardo Mofa, and Gary Hulen

**City Official attendance:** Mayor White, Alderman Schuchmann, Alderman Walter and Alderman Reynolds were present. Alderman Denkler was absent

**Staff and Others:** City Superintendent Larry Janish, Police Chief Henry Matthews, Economic Developer Karen Girondo, 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, Walter, and Reynolds. The City Clerk reported the Mayor and three Board Members present.

**Meeting Minutes**

Alderman Schuchmann made a motion to approve the minutes from July 24, 2008, with corrections. Alderman Reynolds seconded it and the motion unanimously carried.

Alderman Schuchmann made a motion to approve the minutes from July 28, 2008, with corrections. Alderman Walter seconded it and the motion unanimously carried.

July 30, 2008, Special Meeting Minutes were not available at this time.

**Responses to previous comments/concerns** - None

**Open meeting to public comments** - None

**Public Hearing - Proposed Property Tax Rates to be set by City**

Mayor White opened the Public Hearing. Treasurer, Karen Girondo explained the process due to actual assessed valuation. What was published was 1/100 of a cent lower and what is on the ordinance is correct. There was no comment. Mayor White closed the Public Hearing.

**Ordinance/Resolutions**

Bill #28-08 was presented to the Board. Bill #28-08 was read for the first time by title. AN ORDINANCE LEVYING AND IMPOSING A TAX FOR THE CALENDAR AND FISCAL YEAR OF 2008 FOR GENERAL MUNICIPAL PURPOSES, FOR STREET LIGHTING

PURPOSES, FOR PUBLIC PARK PURPOSES, AND FOR PAYMENT OF COMBINED WATER WORKS AND SEWAGE BONDS. Alderman Schuchmann made a motion to read Bill #28-08 a second time by title. Alderman Walter seconded it and the motion unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #28-08 be placed upon final passage. Alderman Walter seconded it and the motion unanimously carried. Mayor White then put the question “Shall Bill #28-08 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Schuchmann	Yea	Alderman Reynolds	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 # 661 of the City of Wright City, Missouri.

Bill #29-08 was presented to the Board. Bill #29-08 was read for the first time by title. AN ORDINANCE AUTHORIZING EXECUTION OF AN AGREEMENT WITH THOMAS INDUSTRIAL COATINGS, INC. REGARDING 200,000 GALLON WATER TOWER PAINTING. Alderman Schuchmann made a motion to read Bill #29-08 a second time by title. Alderman Walter seconded it and the motion unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #29-08 be placed upon final passage. Alderman Walter seconded it and the motion unanimously carried. Mayor White then put the question “Shall Bill #29-08 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Schuchmann	Yea	Alderman Reynolds	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 # 662 of the City of Wright City, Missouri.

**Old Business**

**Request for Additional Antenna on Water Tower** - The Board tabled this to the next regular Board of Alderman meeting.

**City Bids/ RFQ’s for City Services** - Animal Control Bids – City Clerk Martin stated that she contacted the State Inspector for Missouri Department of Agriculture as to who is licensed in the area for animal control services. S&R is the only company holding a license in Montgomery County and also Warren County with the exception of the City of Warrenton. City Clerk Marti said the current contract passed under ordinance in 2007 has a renewable clause allowing continuation of services unless the contract is terminated. Alderman Schuchmann made a motion to continue on with S&R Animal Control Services. Alderman Reynolds seconded it and the motion unanimously carried.

**Business License for Gary Hulen Woodworking** - Mr. Hulen was present. Alderman Schuchmann asked Mr. Hulen where his shop was and if he will have any outside storage at this location and he said no. Alderman Schuchmann made a motion to approve the Business License for Gary Hulen Woodworking with no outside storage. Alderman Reynolds seconded it and the motion unanimously carried

**Ordinance #257, Section 615.180 Solicitation in Streets** – Alderman Schuchmann said the Board just got some additional information from City Clerk Christine Martin. Alderman Schuchmann made recommendation to table it pending review of the information. Alderman Reynolds seconded it and the motion unanimously carried

**Tim McRae, 43 Kerland Drive – follow Up** – Tim McRae was not present. Larry Janish said the truck bodies are gone and the sign should be going this week. Larry said he met with Alderman Schuchmann there this week to look at the drainage situation which could probably be corrected with some dirt work. Larry said he will talk to the neighbor to see if that will help her. Larry said the fence permit was not addressed because we don't have a plot plan. Larry said he doesn't know what the Board wants to do about the junk and lumber laying around since he can't write summons. Larry said Mr. McRae wants a list and said he will work on getting a list together for him. Mayor White said to go over and call an officer to write a ticket if necessary as there is a mess there. Alderman Schuchman addressed the drainage situation and said Mr. McRae has tried to blame the drainage problem on the dog kennel and it didn't have anything to do with the drainage problem. He said if Mr. McRae would build a berm at the end of the drainage pipe the water would redirect back to the property line where it originally was going and not cutting into neighbor's yard. Alderman Schuchmann said to include in the letter from Larry that he needs to correct the drainage situation he has created along with the item he needs to remove from his yard. Mayor White asked Larry if there was a drainage problem before Mr. McRae did all that work to his yard. Larry said it was never brought up. Karen said the yards have flooded for years but the water just followed the property line from the pipe on Third Street to the pipe on Fourth Street unless there was a torrential rain. Chief Matthews offered his Department's assistance when he goes over there.

**310 Elm Street Basement Flooding – Follow Up** - Larry Janish said they shot grades there and thought if the City put a 2<sup>nd</sup> overflow pipe across the road it may help but it would empty out in Lillie Schroer's yard and said he hasn't talked to her yet. Larry said there is a problem in elevation. Larry Janish said we need to look at how to correct it. Larry said there used to be a big ditch that went through there and it was closed in when the City put sidewalks and lighting in. Larry said when there is heavy rain water can't get out. Larry offered if anyone wanted to look at it. Mayor White said he would like to look at it and said if it's going to dump onto another neighbor we need to talk to that neighbor. Alderman Schuchmann said the property owner presented documentation to the Board at the Workshop of her expenses for damages to a furnace, washer, dryer and hot water heater because of the problem the City created. Alderman Schuchmann made a motion to file a claim with the City's Insurance Company to see if they can help with the cost of the expense. Mayor White asked Larry about the lay of the land and how long it has been like that. Larry said it's been like this for five years since we piped it in. Larry said this is the second time in 2008 it has flooded her basement. Alderman Walter seconded it and the motion unanimously carried.

## **New Business**

**Huey Construction Change Orders** – Holly discussed the **Change Order #5** which is a complete deduct. Alderman Schuchmann made a motion to approve Change Order #5 for the deduct of \$6700 from the contract of Huey Construction. Alderman Reynolds seconded it and the motion unanimously carried.

Holly discussed **Change Order #6** and that it is for a time extension as the contractor asked for 28 days weather extension for lightning, mud and rainy conditions. Holly said 23 days of this could be verified and the new contract completion date would be September 12, 2008. Alderman Schuchmann made a motion to approve Change Order #6. Alderman Walter seconded it and the motion unanimously carried.

**Huey Construction Pay Estimate #10** - Holly said she did receive all information needed for the pay estimate. Alderman Schuchmann made a motion to approve Huey Construction Pay Estimate #10. Alderman Walter seconded it and the motion unanimously carried.

**Michael Reel – Mobile Home Replacement** - Mr. Reel was present and said he owns Midtown Mobile Home Court on southwest across from the Ambulance Quarters. Mr. Reel explained to the Board that he would like to get rid of two derelict mobile homes and move new improved homes as he can afford it. Mr. Reel said he would like a variance on the time required to put them back in and feel it should be no longer than two years at the most. Larry said he believes Ron Mershon was referring to residences as there is a six month requirement to move a mobile back in, but on a mobile home court there is no time requirement to move one back in. Alderman Schuchmann said he would rather Mr. Reel take the derelict mobiles out of the City and take his own time to move them back in as long as they are within the age requirement.

**Procedures on Closed Session Minutes** - City Clerk Christine Martin asked if there were comments on the suggested procedure. Alderman Schuchmann said he agreed with the first one on Approval of the Closed Minutes that the Board Members should approve and sign the closed session minutes, and in regards Amendments to Closed Minutes he said he agrees it should be voted on and approved by the Board of Aldermen. Alderman Schuchmann said for the third one on Information in Closed Minutes, he recommends the City follow very closely to the Missouri State Statute as to what should be in closed minutes. Mayor White said as he feels it's any Board Members right to prepare and sign an addendum to be attached to the minutes. Alderman Schuchmann said he doesn't have a problem if someone writes their disagreement of what is in the minutes and attach it and said he feels it should not be handled the way it was a few weeks ago where two Board members tried to force the Clerk to make the change. Mayor said if the minutes are not accurate and you read them the Board member has a right to voice his opinion and if the City Clerk doesn't agree, she can attach their comments to the original minutes. The Board discussed the procedures briefly with City Attorney Darryl Hicks. Mayor White asked about executive minutes if it takes a court order to open the minutes to the media. Attorney Hicks said it would be by court order or by the Board's approval to make it open. Mayor White said he if we have closed session we don't want to make it public. Alderman Schuchmann said then sensitive topics should not be discussed in the media. Mayor White said he believes the media has the right

to know the truth and the responsibility to publish the truth. Alderman Schuchmann said they do have the right to the truth but believes Missouri Legislature created closed session because they realize there will be discussions that are sensitive in nature that could be damaging if revealed and they allow for closed session for those reasons. Alderman Schuchmann made a motion to approve the outlined procedure on Executive Closed Meeting Minutes, with the exception of the third item for which the City will adhere to the ruling on the State Statute. Alderman Walter seconded it and the motion unanimously carried.

**Wright City Memorial Society – Annual City Contribution** - City Clerk Martin brought up the request from the Memorial Society. Karen said they are normally in the red at this time of the year. Karen said she feels with the budget constraints and the Memorial Society's healthy account balance this year that the City should not contribute this time. The Board agreed with Karen's recommendation. Karen said she would try to attend the next Memorial Society meeting.

**Kevin Enright – Lake Tucci/Tar Problems** - Mr. Enright was present and complained of tar on the street curb at his driveway entrance and on his driveway. Alderman Schuchmann asked Larry to shed some light on it and also asked him to see who built the street. Larry said it was the builder's choice to use tar and not expansion joint. Mr. Enright said he was told it was the City that did it. Mr. Enright said he built the home himself but didn't know who put tar in the cracks. Mr. Enright said Old Time Concrete did do some concrete work there. Alderman Schuchmann said the curb would have been existing and said it sounds like the contractor that put the concrete drive in is who may be responsible and advised Mr. Enright to go back to them to correct the situation. Alderman Schuchmann said it could be cleaned out with an expansion caulk put over the top to seal it in. Mr. Enright thanked the Board for their time.

**Ameren UE, Street Lighting Proposal for Roelker and Bell Roads** - Larry Janish explained the project to the Board. On Bell Road there will be 7 lights on existing poles from Lake Tucci Subdivision to Klausmeier Road for the estimated cost of \$3690.74 and on Roelker Road and Second Street there will be 20 lights on existing poles from 2<sup>nd</sup> Street to Appaloosa Way at the estimated cost of \$9690.96. Karen said the money is set aside and has to come out of that account. Larry said Ameren is going to install two new lights on City Hall Parking lot at no charge and one light at the Lagoon at no charge. Alderman Schuchmann asked if there would be 100 or 250 watt fixtures. Larry said he thinks the 100 watt fixtures would be fine, but maybe have 250 watt at Roelker Road and Second Street intersection since it's such a large area to light up. Larry also discussed a light being put at City Hall for extra lighting. Alderman Schuchmann made a motion to do Bell and Roelker Roads Lighting. Alderman Reynolds seconded it and the motion unanimously carried.

**Special Permit to Ruiz for a Bike Rally** - Alderman Schuchmann asked Mr. Gerardo Mofa what time the function would be and he said the last function lasted until about 6:00 pm Alderman Schuchmann made a motion to approve the Special Permit to Ruiz for a Bike Rally from noon to 9:00 pm with all sales to go through Ruiz Restaurant. Alderman Walter seconded it and the motion unanimously carried.

**Utility Adjustments for Approval** – Account 400101002 was brought up by City Clerk Christine Martin that Hunt Hauling has an employee that lives in town and wished to provide them with free

Tote and Trash Service. The City would have to also make that adjustment to the customer and Hunt would not bill the City in return. Alderman Schuchmann said he felt the City should not be put in the middle and they should just compensate their employee. If the customer would move and not let the City know we would lose revenue. The Board asked City Clerk Martin to call Hunt Hauling and take care of notifying them the Board wish to not be in the middle of it and they should just take care of their employee.

**Hiring of Reserve Officer** - Police Chief Matthews requested Board approval to hire a part time Reserve Officer, Linkee Carrillo. Chief Matthews said he would be an asset to the Board because of his military background of nine years, experience as a police officer and is fluent in four languages with Spanish being one of them. He said he could also help the City with language interpretation. Alderman Schuchmann made a motion to approve hiring Linkee Carrillo as a part time Reserve Officer. Alderman Reynolds seconded it and the motion unanimously carried.

**No Parking Signs Section 355.060 and 355.070** - Alderman Schuchmann discussed the No Parking Sign that was erected on Oak Street and read the ordinance relating to it. Alderman Schuchmann asked Larry Janish if he erected a sign on Oak Street because of the narrow street and Larry said he did. Alderman Schuchmann read city code section 315.110 Interference with Official traffic control Devices or Railroad Signs or Signals. Alderman Schuchmann said that last week someone decided to take the sign down and asked Larry if he knew who took it down. Larry Janish said on his day off he was called about replacing the missing No Parking Sign and the sign was found a few feet away from where it was installed. Alderman Schuchmann asked who authorized the sign to be taken down. Larry said he didn't know. Alderman Reynolds said she requested the sign be erected because the Ambulance District said it would be hard to get an ambulance through there. Alderman Schuchmann made a motion to put the sign back up. Alderman Walter seconded it and the motion unanimously carried. Alderman Schuchmann made a motion to look into who authorized removal of the sign and asked Chief Matthews to look into it. Alderman Walter seconded it and the motion unanimously carried. Mayor White asked Larry to check with the Ambulance and Fire Departments as to information on who requested the sign and if they say it doesn't need to be there, then don't put it back up. Alderman Walter told Larry he is authorized to put the sign back up. Mayor White told Chief Matthews he would come up tomorrow and they can go talk to the Ambulance and Fire Department together. Alderman Walter asked Mayor White if was concerned with the safety of the citizens of Wright City.

**Liquor License – Picnic License for Strassenbash by Tim Kopp for Lion's Club** - Alderman Schuchmann made a motion to approve the Picnic Liquor License for Strassenbash.. Alderman Walter seconded it and the motion unanimously carried. Chief Matthews said he talked to them and he is satisfied.

## **Reports**

**Engineering** – Holly Elterman from Archer was present and discussed the proposed color of the 200,000 gallon water tower to be painted. Holly suggested painting a lighter color, maybe gray, light blue or tan. Karen said the 50,000 gallon tank was painted light blue and it has held up 20 years. The Board looked at the color chart and discussed colors. The Board discussed and chose Horizon Blue Body and National Blue for the lettering.

**Park** - Curt Kehoe was present to give the report to the Board. Curt said the last “Movie in the Park” will be on Tuesday and it will be Mr. Frank Stanick and the Country Gentlemen which will be his fair-well tour due to his health. Curt said the Eagle being carved in the Memorial Garden of Diekroeger is nearly complete if anyone wants to look at it. Curt said next Friday is the beginning of the first fall adult co-ed softball league. There was a couple addendums on Park Building and the bids will be received on August 19<sup>th</sup>. Mr. McGowen will review them and then the Park Board will meet on August 25<sup>th</sup> at 7:00 pm and will provide a recommendation to the Board at the 28<sup>th</sup> meeting. Curt said they should be able to start in September after Strassenbash. Curt mentioned his employee Megan Christopher how well she’s done and she is starting catcher for the University of Missouri-Columbia. .

**Public Works** - Larry Janish said he talked to the resident at 159 Trotters Creek Lane on a flooding problem and said he told her to check with the Property Owners Association of the subdivision for their help. Larry said he had picture for the Board to look at. Larry said signs, streets, sewer and water has never been turned over to the City and said there is no Escrow. Alderman Schuchmann asked City Attorney Darryl Hicks about the situation and asked him to draft a letter to the Board with what our options are for Trotters Creek Subdivision.

Larry talked about Roelker Road and said he needs to replace a section of pipe that will be 36 inches by 20inches for the cost of \$700. Alderman Schuchmann said in the interest of Public Safety he feels it needs to be repaired. Alderman Walter and Reynolds also agreed.

**Building Department – Interim** Building Official Larry Janish gave his report. Larry said he issued one (1) building permit and will probably issue two (2) more tomorrow. He issued one (1) fence and one (1) deck permit. Larry said south of the railroad tracks they are all on the new water lines. Alderman Schuchmann asked about the gas line replacement. Larry said they should be finished by the end of the month except for seeding and strawing and most everything should be done by October. Larry said they will do a final inspection after they do their seeding.

**Police Department** - Police Chief Matthews was present and introduced the new Reserve Officer Gary Sweaney. Chief Matthews said they will be stepping up with more patrol due to School starting. He said the department is working some felon drug and theft cases and will pass information on to the Board when they can. He said they are stickering vehicles. Chief said there are a lot of street lights out that needs to be reported. City Clerk Martin said Robin also has a report that can be faxed over.

**City Hall** – City Clerk Christine Martin informed the Board she received prices on name tags for the Board Members. Prices were given. Mayor White said he feels they are not needed. Alderman Schuchmann said he agreed with my comment on the report to put the purchase on hold at this time due to the budget.

City Clerk Martin also informed the Board of a computer problem with the change over to the hand-held unit and the readings had to manually be entered. Robin had to manually correct information in the system before bills could be mailed. The bills were mailed out August 8<sup>th</sup> and the due date was extended to the 20<sup>th</sup>. Most customers have been very understanding of the delay.

**Treasurer Report** – Karen Girondo gave her report to the Board stating the financial statement for the month of July and the General Fund is in the red by \$84,501.06. That should even out by the end of the year. Karen said she will need to transfer money from the Water Depreciation Fund to the Construction Fund and cash in a CD when it comes due. Park Building Bids will be open on the 19<sup>th</sup> of August with a recommendation to the Board on August 28<sup>th</sup>. The Building Budget was

\$103,500 A lease purchase will need to be done. The method of payment for the lease will be the Park's Capital Improvement Sales Tax and will need to cash in the Park's CD when construction starts. Karen said if the budget is not better by next month we may need to look at it again and maybe do some cutting.

**Economic Development** - Karen said the Fundamentals of Economic Development will be held next Friday the 22<sup>nd</sup> and needs RSVPs for attendance. Karen said she has no more on a decision on the on the Distribution Plant except they are doing some studies. There was a good turnout at the round table on July 31<sup>st</sup> and there was interest in doing it quarterly. Karen said ECMODEV is applying for a Regional Marketing Grant through the Department of Economic Development in the amount of \$30,000. MOPAR toured Bodine in Troy, Mittler Brothers in Wright City and was going on to Coca Cola in Truesdale for a tour. ECMODEV paid for lunch at Donatelli's and said it was the best lunch they had in the State.

### **Review/Approval of Bills**

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

Mayor White said he had a question about the Ameren UE bill and said he would come Friday to look at it.

**Final Questions** – The roughness of the Roelker Road Crossing was brought up and Larry said Norfolk-Southern is scheduled to come back out but they just haven't made it yet.

Mrs. Nancy Huster said she had a question for the Mayor on closed Minutes Procedures discussed earlier. She said because the morning Mayor White paid her a visit after the Board Meeting he discussed closed session information on Stuermann Road. Mayor White said he voiced he opinion that it should not have been in closed and sent a letter stating it should not have been in closed session and that meeting was null and void. Alderman Schuchmann said the meeting was not null and void.

Jamey Abercrombie was present and asked about street widths and Larry said it is 26 feet in residential subdivisions. He mentioned special permits talked about in Workshop and asked if Strassenbash had one yet. Alderman Schuchmann said nothing has been adopted yet on Special Permits. Jamey asked about Ruiz. Alderman Schuchmann said Ruiz just came as a good neighbor and requested it to make us aware of the function. Jamey mentioned the article in the papers about budget issues and said if the Board gave back their pay to the City it would save the City \$33,600 to be used on other expenses. Alderman Schuchmann said they have looked at that with the budget crunch and at one time he brought it up and it was not accepted. Jamey also said the Police could then afford to hire the new reserve officer Linkee Carillo full time. Jamey said he knew Mr. Carillo and if that's what it would take to hire him full time they should do that.

**Adjournment**

Alderman Schuchmann made a motion to adjourn. Alderman Reynolds seconded it and the meeting adjourned at 8:20 p.m.

Approved\_\_\_\_\_

Attested\_\_\_\_\_