

City of Wright City
Board of Aldermen Meeting
October 11, 2007 6:00 pm

The Mayor and Board returned from Executive Session to Regular Session at 6:30 pm

Signed in Attendance: Bart Korman, Angie Reynolds, Toni Midiri, Roy White, Barry Schecht, Lyn Walter and Patsy Jones.

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

Staff and Others: Larry Janish, Karen Gironde, Ron Mershon, Chief Wickenhauser, Christine Martin and Holly Elterman.

Mayor Klocke called the meeting to order at 6:30.

Meeting Minutes

Alderman Denkler made a motion to approve the minutes from August 9, 2007 and September 13, 2007. Alderman Schuchmann seconded it. The motion unanimously carried.

Public Hearing

Request to zone a parcel of land proposed to be annexed at 205 East North Service Road to C-4 General Commercial. Mayor Klocke opened the Public Hearing. There were no comments or questions about the annexation request. Mayor Klocke closed the Public Hearing.

Other Business

Mayor Klocke announced that the Chief wanted to present a Recognition Award to Chris Hollingsworth. Chief Wickenhauser explained that on September 20, 2007, at 2:42 a.m. in the morning, Officer Christopher Hollingsworth conducted a traffic stop that resulted in a warrant for arrest of a person for possession of a controlled substance. It was after a search of the vehicle that nine (9) ounces of cocaine was recovered. Chief Wickenhauser said such quality service deserves recognition. Mayor Klocke presented the Recognition Award to Christopher Hollingsworth for an outstanding job in the line of duty. The Mayor and Board thanked Officer Hollingsworth.

Ordinance/Resolutions

Bill #32-07 was presented to the Board. Bill #32-07 was read for the first time by title. AN ORDINANCE AMENDING PARAGRAPH B OF SECTION 705.080 OF CHAPTER 705 OF TITLE VII OF THE MUNICIPAL CODE OF THE CITY OF WRIGHT CITY, MISSOURI RELATING TO PRIVATE SEWAGE DISPOSAL SYSTEMS. Alderman Schuchmann made a motion to read Bill #32-07 a second time by title. Alderman Walter seconded it and the motion was unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #32-07 be placed upon final passage. Alderman Walter seconded it and the motion unanimously carried. Mayor Klocke then put the question

“Shall Bill #32-07 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Denkler	Yea	Alderman Schuchmann	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 # 629 of the City of Wright City, Missouri.

Karen Girondo stated in reference to Bill #33-07 after talking with Holly from Archer and looking at the Agreement we have already extended the contract four days due to the contractor working with EDI for the equipment change. Karen said they were told to go ahead and make the change to Paragraph 2 on Page 3 of the Agreement and change the date from May 26 to July 30, 2007.

Bill #33-07 was presented to the Board. Bill #33-07 was read for the first time by title. AN ORDINANCE AUTHORIZING EXECUTION OF A SETTLEMENT AGREEMENT WITH MISSOURI DEPARTMENT OF NATURAL RESOURCES AND JEREMIAH W. (JAY) NIXON, ATTORNEY GENERAL. Alderman Schuchmann made a motion to read Bill #32-07 a second time by title. Alderman Denkler seconded it and the motion was unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #32-07 be placed upon final passage, with a date change in the agreement to July 30, 2007. Alderman Denkler seconded it and the motion unanimously carried. Mayor Klocke then put the question “Shall Bill #32-07 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Denkler	Yea	Alderman Schuchmann	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 # 630 of the City of Wright City, Missouri.

Old Business

Utility Adjustment on Nick Prinster submitted by Larry Janish.

Larry explained that the meter is over 30 years old. Mr. Prinster waited over a year to request any type of adjustment. He came to City Hall in June or July to request this but never said he wanted to meet with the Board.

Alderman Schuchman made a motion to deny the request due to the fact this is a year after the fact that Mr. Prinster is trying to dispute a bill, there has been a history of leaks for the mobile home court and the Board had no proof in front of them indicating error on the City’s part. Alderman Denkler seconded it and the motion unanimously carried.

New Business

Appointment to Park Board – Patsy Jones stated that Mr. Todd VanZuyen has expressed interest in serving on the Park Board. Patsy said Mr. VanZuyen is interested in helping keep the youth here in the area. Patsy Jones said Mr. VanZuyen lives at 418 W.N. Second and has been a resident of Wright City for 38 years. He has been involved with the softball association for 11 years and has been the president of the Wright City Baseball Association for eight years. He has been a volunteer for the Wright City Fire Department for 15 years and a Captain for the last three years. Alderman Walter made a motion to approve the Appointment of Todd VanZuyen to the Park Board. Alderman Schuchmann seconded the motion and it unanimously carried.

Salt Spreader Bids - Larry Janish explained to the Mayor and Board the bids that he provided a copy of are just for review right now and can wait until the next meeting. Larry Janish said metal has gone up and bids are higher than the \$5,000 that was put in the budget last year. Larry said he wants to make sure the gage of steel is adequate and the bid is for what they want.

Pay Request #2 for Huey Construction for WWTF – Alderman Schuchmann made a motion to approve the Pay Request #2 to Huey Construction for the WWTF. Alderman Denkler seconded the motion and it unanimously carried.

Final Plat Approval of Hickory Trails Plat II - Alderman Schuchman made a motion to approve the Final Plat of Hickory Trails Plat II. Alderman Walter seconded the motion and it unanimously carried.

RFQ's for Engineering Services for Kerland Water Line Replacement – Karen said they have sent out request for qualifications to Cochran Engineering, Lewis & Bade, and Archer. Larry said he would like to get the engineering completed out of this year's budget. Alderman Schuchman asked how soon the engineering companies could start working. After some discussion by the Mayor and Board the firms all said they could be at the next meeting.

Mail Receptacle at City Hall on Veterans Memorial Parkway - Mayor Klocke said she was concerned with having a mail box on the street because of vandals or theft and also mail left in the receptacle on weekends or Holidays. Mayor Klocke if we did decide on one, it would have to be a larger heavy duty receptacle with a lock on it. Alderman Schuchmann said he thought it could be tried on a temporary basis to see if the problem would correct itself. Mayor Klocke believes the mail situation has corrected itself and we didn't need one.

Utility Adjustments for Approval - Discussion of high bill for some homes in Quail Creek Subdivision. Larry Janish explained that the problem has been the builder not installing the correct wire and when we read them we get a read error. Larry said he told the builder every month and it was not done. They decided to go ahead and install the proper wire and now they are getting the true readings. Alderman Schuchmann said from this point when there is a read error it will be addressed within a couple of days. Alderman Schuchmann made a motion to approve payment excess be divided into the number of months that the resident has been getting a minimum bill. Motion died due to lack of a second. Ron Mershon said the way it is done now is when he does

the final he notifies Public Works and they connect the wire and they check the meter. Mayor Klocke asked why it wasn't caught when they moved in. Ron said that when he final a house he reads the meter inside and the builder is billed for that amount. Mr. Carrico said the Public Works employees said he wouldn't be back billed for the high usage. Mayor Klocke agreed that the home owners should not have to take the blunt of it. Mayor Klocke said the City dropped the ball and the City should work with the builder to correct and not charge the homeowner even though they did use the water. The water bills in question were from Creech, Carrico, Nance, and Oaks. A resident said that Nance was working and she was the one they never replaced her meter and the City shut her water off once or twice. Alderman Denkler said he would like to see the City pick it up from the point the meters were repaired and pay half and have the builder take responsibility and pay the other half. After more discussion Alderman Schuchman made a motion to freeze the excess portion of the water bills until it is resolved. Alderman Denkler seconded it and the motion carried unanimously. Alderman Denkler said he feels the City and the Builder should pick up the responsibility of the bills.

Reports

Archer – Holly from Archer was present and said the Contractor poured the walls of the lower level of the building for the Waste Water Treatment Plant.

Park - Patsy Jones was present. Patsy explained that the Flea Market did very well and more spaces were rented than they actually had. There is going to be another "Movie in the Park" on October 30th and the movie will be "The Killer Tomato". Patsy also asked the Mayor and Board to approve a tree purchase and planting of them by JT Nursery and Landscaping. Patsy said the new trees will be about 2 inches in diameter. Patsy also asked the Mayor and Board to approve the purchase of 10 tons Turf Master for the ball diamond at Ruge Park for \$2100. Alderman Denkler made a motion to approve both purchases for the Park Department. Alderman Walter seconded it and the motion unanimously carried. Patsy explained that the Parks Department is taking on the ownership of the Wright City Baseball Association and may need another person to help out. Alderman Walter told Patsy he will keep in touch with her. Patsy said Warrenton is building a Recreation Center and the fees are expected to be extremely high.

Public Works - Larry Janish was present and submitted his report. Larry said he has three (3) bids for a Salt Spreader for their review. Larry stated they have completed installing the Roelker Road storm drainage pipe, seeding and putting straw down. Larry said they are replacing some of the 60 year old cast iron water line in the middle of Elm Street and should be done tomorrow.

Building Department – Ron Mershon was present. Ron said he issued permits for four (4) new homes for September and there have been 66 housing permits as of September 30th which is four over this time last year. Ron said he's notified eight (8) people about moving their campers and boats. Ron stated some will go to storage lots. Ron said he has new City maps on Hickory Trail Addition (Plat II). Ron asked the Mayor and Board permission to take the Jeep to a building conference he is attending on Friday and over the weekend. The Mayor and Board approved. Mayor Klocke informed Ron that she has had some complaints about weeds around town and some people don't know they have to mow up to the ditch lines of their property. She asked Ron to notify residents that have this issue to taken care of this. Alderman Denkler said there is a washing machine in the front yard across from Diekroeger. Ron said he would take care of it.

Police Department

Chief Wickenhauser thanked the Mayor for the award for Officer Hollingsworth. Chief Wickenhauser said they are going online January 1, 2008 on the new RMS System and the training

will start the second week in December. Chief said he does not anticipate going over what they budgeted for the system. Chief Wickenhauser said since the last meeting they've had three (3) assaults and they are all cleared with summons or arrests being made. The other incident was someone leaving the Shell Station without paying.

City Hall

Wright City Cemetery - City Clerk Martin reported that Hansen's Tree Service has removed the large Oak tree on October 4th and that Larry and Ron both checked on it and said it was done satisfactorily. **Records to Destroy** – Alderman Schuchmann made a motion to approve the list of records to destroy. Alderman Denkler seconded it and the motion unanimously carried. City Clerk Martin also informed the Mayor and Board that the new file system is scheduled on October 22 and 23, 2007.

Treasurer Report

Karen Girondo said the Revenue in the General Fund is down. Karen said with the 15 percent increase in sales tax, we are eight to nine thousand dollars down from last year for sales tax revenue received. Karen said we are about \$100,000 short in revenue, but there is about \$107,000 in the current budget that has not been spent. Karen said that we received a check from the Viola Hedledge Estate for \$154,375 for the Cemetery and has been invested in a CD for the Cemetery.

Economic Development

Karen Girondo said regarding the Sidewalk Project, Karrenbrock has returned the Contract, required Bonds, and Insurance Forms and they have been reviewed by MECO. The next step is the Preconstruction Hearing. Karen said she talked to Bob Manske of MODOT and they are still waiting for waiting for clearance from Jefferson City for the Contract Award. As soon as we have that clearance, we will schedule the Preconstruction Hearing.

Review/Approval of Bills

Alderman Denkler made a motion to approve bills as presented. Alderman Schuchmann seconded the motion and it unanimously carried.

5 Minute Rebuttal for Public Comments

Mayor Klocke asked if anyone had questions or comments. Angie Reynolds said there is still a dryer at 218 Kerland and people are living there. Angie Reynolds said she believes that 217 Kerland has been sold.

Roy White asked if this was the first or second time the water meter was tested. Roy White said if this was the first test of the meter then why wasn't the meter for Hillbilly Heaven tested when the investigation was going on before. Alderman Schuchmann said this is the first time the meter was tested. Alderman Denkler explained that with the cost and labor involved, the City doesn't test a water meter every time one is pulled. Alderman Denkler said the reason an adjustment was made was because a new meter was installed and it came back with a different reading. Roy White said he had a report that it was the leaking ice maker and not the meter. Mr. White asked about why the meter wasn't tested before they replaced it. Alderman Denkler explained this has been the procedure for 40 years. Alderman Denkler explained the high readings received for Hillbilly Heaven and Larry Janish found that an icemaker had been leaking. At this time the meter was left in the building, the icemaker was repaired and the following four or five months the bills were high. Mr. Klocke and Larry had checked the readings every morning for leaks and found none. The meter was removed between September 22 and 26, 2006, then the readings dropped drastically and some time in the last 30 days it was in the field and registering for Hillbilly Heaven

it flipped over and corrected itself. The cost of testing a meter is approximately \$50 not counting man hours.

Peggy Sherman wanted to thank who ever was responsible for taking care of the trash on Kerland. Peggy Sherman asked about occupancy permits. Ron Mershon said they will be requiring Occupancy Permits for rental before new people can move in. He said new properties will also need Occupancy Permits. Peggy Sherman asked about the responsibility of a water bill when it wasn't shut off and new people move in and who pays for the bill for that time period. Mayor Klocke said who ever gets the bill in their name will pay for it. Larry explained he reads the meter when someone moves out after the Disconnect form is filled out. Alderman Schuchmann said like himself they should get a minimum bill even if the house is vacant. Peggy Sherman asked Alderman Schuchman to look into the water bill for 223 Kerland and he agreed.

Adjournment

Alderman Schuchman made a motion to adjourn. Alderman Walter seconded it and the meeting adjourned at 7:45 p.m.

Approved _____

Attested _____