

City of Wright City
Board of Aldermen Meeting
October 23, 2008 6:30 pm

Signed in Attendance: Lyn Walter, Tom Black, Steven Willis, Vickey Beard, and Chris Snider.

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

Staff and Others: Superintendent Larry Janish, Police Chief Henry Matthews, Economic Developer Karen Gironde, Parks Director Curt Kehoe, 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, Denkler, Walter, and Reynolds. The City Clerk reported the Mayor and four Board Members present.

Meeting Minutes

Alderman Denkler made a motion to approve the minutes from October 9, 2008 with corrections stated. Alderman Reynolds seconded it and the motion unanimously carried.

Responses to previous comments/concerns - None

Open meeting to public comments - None

Public Hearing

Application for Conditional Use Permit from Steven and Barbara Willis to operate a storage facility located at 499 West Service Road North, Wright city, Missouri - Steven and Barbara Willis was present. Steven Willis gave a written statement to the Board and read it aloud. Alderman Schuchman commented and read page 183 of the Municipal Code Book for more definitions of Parking areas. Mr. Willis said he did not have that information.

Ordinance/Resolutions

Bill #34-08 was presented to the Board. Bill #34-08 was read by title. A RESOLUTION ADOPTING AN IDENTITY THEFT PREVENTION PROGRAM PURSUANT TO THE FEDERAL TRADE COMMISSION'S RULES. Alderman Schuchmann made a motion to approve Resolution #34-08 adopting an Identity Theft Prevention Program pursuant to the Federal Trade Commission's Rules. Alderman Reynolds seconded it and the motion unanimously carried.

The Bill having the affirmative vote of all members present was adopted. Said Bill was thereupon presented to the Mayor for his signature and approval

Bill #35-08 was presented to the Board. Bill #35-08 was read for the first time by title. AN ORDINANCE AMENDING SECTION 240.070 OF ARTICLE III OF CHAPTER 240 OF TITLE II OF THE MUNICIPAL CODE OF THE CITY OF WRIGHT CITY, MISSOURI PERTAINING TO ABANDONED MOTOR VEHICLES AND DERELICT MOTOR VEHICLES. Alderman Schuchmann made a motion to read Bill #35-08 a second time by title. Alderman Reynolds seconded it and the motion unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #35-08 be placed upon final passage. Alderman Walter seconded it and the motion unanimously carried. Mayor White then put the question “Shall Bill #35-08 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Walter	Yea	Alderman Reynolds	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 # 664 of the City of Wright City, Missouri.

Bill #36-08 was presented to the Board. Bill #36-08 was read for the first time by title. AN ORDINANCE AMENDING SECTION 240.080 OF ARTICLE III OF CHAPTER 240 OF TITLE II OF THE MUNICIPAL CODE OF THE CITY OF WRIGHT CITY, MISSOURI PERTAINING TO ABANDONED VEHICLES ON PUBLIC OR PRIVATE PROPERTY. Alderman Schuchmann made a motion to read Bill #36-08 a second time by title. Alderman Reynolds seconded it and the motion unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #36-08 be placed upon final passage. Alderman Walter seconded it and the motion unanimously carried. Mayor White then put the question “Shall Bill #36-08 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Walter	Yea	Alderman Reynolds	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 # 665 of the City of Wright City, Missouri.

Old Business

Huey Construction Payment Request #12 - Alderman Schuchman made a motion to approve Payment #12 to Huey Construction. Alderman Reynolds seconded it and the motion unanimously carried.

2009 Budget Committee Meeting – Karen discussed needing to set a meeting for 2009 Budget Committee Meeting. A meeting was set for November 3, 2008, at 5:00 pm. The Workshop will follow and Karen will attend it for the City Clerk.

New Business

Recommendations from Planning & Zoning – Conditional Use Permit – Steven Willis – Alderman Schuchmann made a motion to accept Planning and Zoning’s recommendation and deny the Conditional Use Permit to Steven Willis. Alderman Denkler seconded it and the motion unanimously carried. Mr. Willis discussed the cost of having to pave the lot and said it is in the back and would not be seen. Alderman Schuchmann stated that it is a requirement to be paved. He said he took an oath when he took office to enforce the ordinances of the City and the ordinance is clear and can’t be deviated from. Alderman Denkler added he believes the entrance seems too narrow and feels if you coming from the east you would have to travel into the left lane to turn into the driveway. Mr. Willis said he can make the turn with his 24 feet trailer

Appointment to Transportation Advisory Committee - Economic Developer Karen Girondo said the Committee covers a three county committee of Lincoln, Warren and Montgomery. She said she has served on the committee for the past two years and was appointed through Booneslick. Booneslick Regional Planning spearheads it and they work to prioritize any work that’s done in the three county region for MODOT. This time it was opened up for the Cities to make the appointment. Alderman Schuchmann made a motion to appoint Karen Girondo as the City Representative to serve on the Transportation Advisory Committee. Alderman Reynolds seconded it and the motion unanimously carried.

Vickey Beard – Payment Arrangements Requested - Vickey Beard discussed her water bill with the Mayor and Board and her circumstances of why she has not been able to pay it. Alderman Schuchmann made a motion to allow Ms. Beard to make four months of equal payments on top of her monthly utility bill. Alderman Reynolds seconded it and the motion unanimously carried.

Lift Station on N. Locust Street - Larry Janish said they can’t do a gravity system. They will continue with a lift station but will go with a 2 horsepower pump. He said they will spend about \$15,000 to correct the problem. Alderman Schuchman made a motion to allow Larry Janish to spend up to \$20,000 to make repairs to the lift station. Alderman Denkler seconded it and the motion unanimously carried.

100 Weatherby Lane – Rock - The resident of 100 Weatherby Lane, Christine Snider, was present and she was open to suggestions from the Board. She said there are so many pedestrians and vehicles that cut through her property and would like to get the situation resolved. She said she got the rocks from Wentzville Christian Church before it was demolished. She said landscaping is a big priority to her and would like get the rocks moved to her back yard. Alderman Schuchmann said he understands the situation and said the pole belongs to Ameren UE and said the City can talk to Ameren about the possibility of moving the pole since she is willing to give an easement. Alderman Schuchmann said the Statute states you can’t place anything in the right-of-way. Ms. Snider asked how much is the right-of-way and Alderman Schuchmann told her they would have to look at the plot plan. Larry Janish said he will talk to Marvin at Ameren. Alderman Schuchmann said the rocks will have to be moved if she can recruit some help to move

the rocks in a timely manner and said the City will check with Ameren on the possibility of moving the pole.

616 Westwoods – Barrier - Larry Janish said the lady at this address lives across from Indian Head Lodge Road and had someone run through her yard. She asked if the City would do something similar like was done on Westwoods to keep vehicles off the sidewalks. Larry said signs are very expensive at the present. Larry said it would cost about the same as up by the sidewalks. Alderman Denkler suggested using the white liniator poles like the State uses for mile markers. Larry said he would check on liniators or what the State uses. Larry said he will get prices for the Board Workshop.

Hiring of Full-Time Police Officer - Police Chief Matthews informed the Mayor and Board that Christopher Hollingsworth will be resigning from the Wright City Police Department effective October 24, 2008, and has accepted a position of Deputy Sheriff with Lincoln County Sheriff's Department. Chief Matthews said he would like to move Officer Gary Sweaney to the full time position to replace Chris Hollingsworth, effective Monday October 27, 2008. Chief Matthews said Officer Sweaney has done an excellent job with a positive attitude in the short time that he's served as a reserve officer. Alderman Reynolds made a motion to accept Gary Sweaney as a new full-time hire and to accept Christopher Hollingsworth's resignation and to thank him for his service. Alderman Schuchmann seconded it and the motion unanimously carried. Alderman Schuchmann asked Chief Matthews to thank Officer Hollingsworth for his service.

Prashant Nair – Wright Stop/U-Haul License – Mr. Prashant asked what the logic was behind only allowing one truck and one trailer. He said if the City wants to buy the property then the City could tell him what to park there. He said he is concerned about how the license was issued for one truck and one trailer. He added the U-Haul business is not his primary business. Alderman Schuchmann answered that why only one truck and one trailer was stipulated is because Adam Stone of U-Haul said that would be okay with him and that's why it was stipulated. He also discussed the safety issue of having the equipment parked on the east side of the lot. Mr. Nair discussed the issue of his property with the Board and was not satisfied with any answer. He said he was looking for a logical solution. He also said there are times when a trailer may be dropped and he has no control of it. Alderman Schuchmann told Mr. Nair he could reapply for the Conditional Use to see if the conditions can be changed and also said if he would bring in a site plan the City would look at it. Mr. Nair also stated he would like to see something done about the incident where a person from the City came in and was disrespectful to his employees. Mayor White said that would be addressed in Executive Session because it pertains to personnel.

Utility Billing Adjustments - City Clerk Christine Martin explained the adjustments. She said an account for MFA was never set up in the new system and needed to be billed. Alderman Schuchmann made a motion to approve establishing a bill to be sent MFA. Alderman Reynolds seconded it and the motion unanimously carried.

Account 400004001 Payment Arrangements Requested - City Clerk Martin explained the situation to the Board. Agape is pledging \$165.90 of the utility bill. A deposit is held by owner of the home who is James and Margaretta Hunter. Alderman Schuchmann made a motion to approve payment arrangements to Crystal J. Harp of 7 Pine Forest Drive with a copy of the bill going to

James Hunter, owner of the home, and to be in four months of equal payments on top of her monthly utility bill. Alderman Walter seconded it and the motion unanimously carried.

The Board discussed Crossroads Development past due bill. Alderman Schuchmann explained that the City Attorney was not able to collect the debt and asked the Board if it should be written off. Alderman Denkler made a motion to set the bill aside the bill for this account. Alderman Walter seconded it and the motion unanimously carried.

Proposals for Audit Services - Karen Girondo said there were two companies that submitted bids. Karen read the bids. Botz, Deal and Company, the City's auditor, submitted a bid for a full audit for \$13,325 and a single audit for \$2500. The other bid submitted from Kerber, Eck & Braeckel LLP was for a full audit for \$11,000. Karen said we can take the information and compare the bids and interview the firms if the Board would like or we can just evaluate the proposals. Alderman Schuchman made a motion to table the Audit Services until the next meeting to have time to review it. Alderman Reynolds seconded it and the motion unanimously carried.

Thomas Industrial Coatings Pay Request #1 - Larry said the company has completed the project. Larry said the payment request is for \$66,791.70 and we are holding \$7,421.30 for retainage. Alderman Schuchmann made a motion to approve Pay Request #1 to Thomas Industrial Coatings. Alderman Reynolds seconded it and the motion unanimously carried.

Lamb Construction Pay Request #1 - Karen Girondo said Lamb Construction will submit a pay request for the November meeting.

Reports

Engineering – Larry said Holly is not here but did submit some information to the Board. Karen said DNR's deadline is October 28, 2008. Holly has been talking to DNR on a time extension and wants to see if the City wants to approve the request of a time extension. Karen said the Mayor can sign the letter on Monday. She said Holly just wants the Board's consensus and approval for an extension until Spring. Alderman Schuchmann made a motion to send a letter to the State for an extension. Alderman Denkler seconded it and the motion unanimously carried.

Park - Curt Kehoe gave a report to the Board and said the last event of the year will be the Trick or Trunk which will be from 6 to 8 pm on October 31st. There will be a movie which will be the "Attack of the Killer Tomatoes". The Fire Department will offer hay rides, and the school kids will help with refreshments of popcorn and hot cider. The Wright City Academy will build scare crows and decorate the park with them and also help decorate the pavilion. Curt said a large amount of flowers were donated by the Phegley Family. With the help of some of the academy students and Robbie Gordon the flowers were already planted on the west end of the park and it was done in honor of a Vietnam War Veteran. The Wright City Academy kids went to a service learning conference and entered the Arts in the Park project and won a \$2500 Grant with their presentation on what they've done on the Caboose and the other projects. They did a very good job and were the only participants of all the schools at the conference that were asked to speak out. The Arts in the Park is drawing some attention and the students won a chance to go to the National Service Learning Conference with their presentations. Curt said they are getting further with their

team building ropes course that will be built on the east end of Ruge Park. He said he is sending Rob and Megan and a few of the City's police officers will be the half of who will be going to the training on how to do the ropes course. There will be twelve going; six from the City and Parks and six from the Wright City High School to be taught on how to administer the course. Once we have an instructor, the course will eventually be offered to outside groups for a fee and will also be used by the School. Curt said there was a Special Emergency Meeting on Friday October 17th on a Change Order on plastic pipe for the new Parks building. The specs called for cast iron and plastic pipes were put into the ground. It brought about a \$3,000 savings. He said they are now framing the new Park building and had to stop due to the rain. Curt worked with Larry Janish and Boehmer Brothers to make sure the City was getting a fair price back on the change order. There was a total of almost \$5,000 with all the changes made. The color of all the framing will be anodized bronze.

Public Works - Larry was present and gave his report. Larry said he planned on installing sidewalks next week on Southwest Avenue for the sidewalks removed for the water line project and hopes to finish by Halloween. He said he received a letter from Kevin King which was provided to the Board. He understands that Mr. King will proceed with demolition of all three buildings. He should know more by the next meeting. Larry said he started working on the salt and cinder spreaders and ordering of other materials. He met with a rep from Forest Lakes Subdivision and they are finishing their asphalt roads to meet City specs and will start the process of turning the streets over to the City. Larry said he will be there to inspect the work when it is done and does not see a problem. Larry said he will take action with a summons to the resident at Third and Kerland.

Building Official - Larry went over the permits that had been issued recently. They issued a permit to Old Castle Glass for an extension of their building, three for Mitchell Homes at The Shires and one for Quail Creek for Chuck Ackerman. There has been 12 Property Maintenance Inspections, 5 Garage Sale Permits, 2 Sign Permits, 2 Fence Permits, and 2 other building permits for a shed and a deck.

Police Department - Police Chief Matthews was present and said they had 225 calls for service in the last 14 days. For Halloween they will have two extra officers on patrol and on Election Day they will have one extra officer on patrol. He said the new ordinances just adopted should help the Police Department considerably.

City Hall - City Clerk Christine Martin gave her report to the Board and first discussed the Holiday Schedule with the Board and explained the second meeting in November would fall on Thanksgiving and asked if they just wanted one meeting in November. The Board agreed. It was asked since the second meeting in December would fall on Christmas if they would want a meeting the last week of the month to take care of final business. The Board discussed a date. Alderman Schuchman made a motion to approve setting a second meeting on Tuesday December 30th. Alderman Denkler seconded it and the motion unanimously carried. City Clerk Martin asked the Board if they would want to consider closing City Hall on Friday December 26th with no Holiday pay as City Hall will already be closed Christmas Eve and Christmas Day December 24th and 25th. The other employees in City Hall are in favor of it. Employees would have to use vacation or comp time. Mayor White agreed that it would give the employees an opportunity to use some of their comp time. Larry Janish said his guys should be in favor of it. Peggy Sherman voiced her concerns of the request for the City Hall to be closed and the number of holidays the employees already get. She was told the employees will use their own time for this day. The Board discussed it and was in favor. Alderman Schuchman made a motion to close City Hall on

December 26th. Alderman Denkler seconded it and the motion unanimously carried. City Clerk Christine Martin informed the Board she planned on taking vacation from October 28th through November 3 as she still had 85 plus hours to use up before the end of the year. It was asked if the Board still wanted to have Workshop on November 3, and the Board agreed to have one. Karen agreed to do the meeting. City Clerk Martin discussed the progress on the Identity Theft Policy with the Board for costs to move server, passwords for computer access and level of encryption of software. Passwords are being worked on and Data Technologies stated we only need to worry about anything that crosses the internet. Their log in access is encrypted with end to end 256 bit with SSL encryption.

Treasurer Report – Karen Girondo gave report and provided the Board with budget reports for August and September. She said she has been working with department heads to get end of year estimated totals and that report was provided to the Board. Karen said she's started some preliminary work on the 2009 Budget to start putting figures together. She asked the Board to think about putting money in different banks. Karen mentioned a letter to the Mayor from the Memorial Society asking the City for their contribution this year and feels it should be discussed at Workshop before getting back with them. Alderman Schuchmann asked Karen if the Budget figures are based on 100 percent property tax and Karen explained that she deducts 15 percent off after she figures the property valuation from the County with the tax rate the City sets and then adds in what the City has taken in to this point. Alderman Schuchmann said with the 18,000 in the black projected the City is looking at roughly only a 1 percent margin.

Economic Development - Karen did attend a seminar put on by AmerenUE on the Business Retention/Expansion Software and will start interviewing with the heads of the manufacturing firms after the first of the year. She said it was very informative. Karen said she met with Louis Copilevits of RCGA whom is the new Director of Business Recruitment for the RCGA. He came to Wright City on a tour to familiarize himself with available land and buildings for industrial growth. Karen said she hadn't heard from Coke yet but they are on the back burner.

Review/Approval of Bills

Alderman Denkler asked if the electric for the blowers at the Lagoon are a separate line item. He suggested they be shown as separate lines in the future. Karen said all the electric for the facility will be under one bill from Cuivre River Electric but they could be set up as a separate line item. Alderman Schuchmann made a motion to approve bills. Alderman Walter seconded it and the motion unanimously carried.

Final Questions – Tom Black was present and asked who owns the property where the old elevator was and can the City get it cleaned up. Larry said the Railroad owns it. He said the Railroad is supposed to meet with him and will discuss it with him.

Jamey Abercrombie asked Curt Kehoe about the \$1600 knocked off the pipe on the building project. Jamey said it was fair for material but not for labor.

Peggy Sherman asked how many Police Officers there were. Chief Matthews stated there were eight police officers plus himself. She said they are still having a speeding problem on Kerland.

Executive Session: Alderman Denkler made a motion to come out of regular session and go into executive session to discuss business relating to Personnel, as allowed pursuant to the exception of

the provisions of section 610.021(3) RSMo. Alderman Schuchmann seconded it and roll call was taken

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Walter	Yea	Alderman Reynolds	Yea

The motion carried.

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

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Walter	Yea	Alderman Reynolds	Yea

The motion carried.

Adjournment

Alderman Schuchmann made a motion to adjourn. Alderman Walter seconded it and the meeting adjourned at 8:45 p.m.

Approved_____

Attested_____