

City of Wright City
Board of Aldermen Meeting
October 28, 2010, 6:30 pm

Signed in Attendance: Larry Terbrock, Jeff McMullin, Tim Schmidt, Ken McLaughlin, William Levinson, Bill Taylor, Patrick McLaughlin, and Muri Fahrennden

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

Staff and Others: City Clerk Christine Martin, Assistant Superintendent Harry Harper, Police Chief Henry Matthews, Jeff Scanlon, and City Attorney Josh Payton of Cunningham, Vogel & Rost. Economic Developer/Treasurer Karen Girondo and Superintendent Larry Janish were absent

Roll Call

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

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

Meeting Minutes

Approval of Minutes from Board Meeting of August 12, 2010 – Alderman Schuchmann made a motion to approve the Minutes from the Board Meeting of August 12, 2010. Alderman Reynolds seconded it and the motion unanimously carried.

Approval of Minutes from the Special Board Meeting of August 24, 2010 – Alderman Schuchmann made a motion to postpone approval of the Minutes from the Special Board Meeting of August 24, 2010. Alderman Black seconded it and the motion unanimously carried.

Approval of Minutes from Board Meeting of August 26, 2010 – Alderman Schuchmann made a motion to approve the Minutes from the Board Meeting of August 26, 2010. Alderman Reynolds seconded it and the motion unanimously carried.

Approval of Minutes from Board Meeting of September 9, 2010 – Alderman Schuchmann made a motion to approve the Minutes from the Board Meeting of September 9, 2010. Alderman Reynolds seconded it and the motion unanimously carried.

Approval of Minutes from Workshop October 4, 2010 – Alderman Schuchmann made a motion to postpone the Minutes from the Workshop of October 4, 2010. Alderman Reynolds seconded it and the motion unanimously carried.

Approval of Minutes from Board Meeting of October 14, 2010 – Alderman Schuchmann made a motion to approve the Minutes from the Board Meeting of October 14, 2010. Alderman Reynolds seconded it and the motion unanimously carried.

Responses to previous comments/concerns - None

Open meeting to public comments/concerns - None

Public Hearing

Proposed Sewer Connection Permit Fee Increase - Mayor Heiliger opened the Public Hearing for comments and question. City Clerk Christine Martin explained the public hearing is for fee increases over the next few years for sewer tap and that the fee will increase by \$200 every January. It will increase January 1st, 2011 from \$2700 to \$2900 and continue with a \$200 increase every January until it reaches \$3500.00. Alderman Schuchmann explained in order to maintain the Waste Water Treatment System the City must have increases. The City is trying to put it out there far enough in advance so the builders can budget for it. Mayor Heiliger closed the Public Hearing.

Recommendations from Planning & Zoning – Alderman Schuchmann said there is an item from Benton Homebuilders and said Representatives are present and would like to speak. Jeff McMullin was present and explained their development plan with dividing the 97 acres up. The corner of the property at Bell and Westwoods Roads would have commercial and multi-family for the future and residential property behind that. He specifically discussed a plan for the property that would be east of the future Wildcat Drive. Jeff McMullin said with Benton Homebuilders they would like to develop a portion of the 97 acres and bring it into the City and as things progress they can bring in commercial business. He stated lot sizes will be 10,000 to 14,000 square feet in size and there would be a privacy berm between the lots and Wildcat Drive and be maintained by the homeowners association. Alderman Toothman asked about having commercial and about the buffer area. Jeff McMullin asked if the City really wants commercial right next to residential with the noise disturbance it can create with deliveries and trash trucks. Mayor Heiliger also said it was discussed at Planning & Zoning about a buffer along the east side of Wildcat Drive. Jeff McMullin said they could remove a few of the lots for buffer but said they are 100 to 125 feet deep. Mr. Levinson said the lots are typically over 170 feet deep and the homes will be placed at the building line. The backs of the homes will be approximately 130 to 140 feet from Wildcat Drive. They plan to hold off bringing the entire acreage into the City at first. Mr. Levinson said they will have high-end elevations and plan to build ranch, 2 story and 1-1/2 story homes.

City Clerk Christine Martin asked about the Fireworks Review and if anything was worked out with P&Z. The Board asked that Fireworks be discussed at Board Workshop.

Old Business

Business License – James Lee Milliner Jr. – Clothing Store, 275 W.N. Service Road - Mr. Milliner was not present. City Clerk Christine Martin explained she talked with Mr. Milliner and he withdrew his application for a Business License.

Water Use Request – Fort Sumpter Court - Alderman Schuchmann made a motion to deny the Water Use Request. Alderman Reynolds seconded it and the motion unanimously carried.

New Business

Mick Mehler & Sons - Harry Harper said the contractor has 14 more connections to make before they start the grading. Harry discussed the City working off the 10 percent retainage to get grass done next spring. They will complete the grading, seeding and strawing, but it will not grow until spring. Josh said he will have to review the contract and said there is a limit on how much retainage the City can hold. Harry suggested we talk to the neighbors to make sure they are satisfied with the work before the Contractor leaves the area. Alderman Schuchmann made a motion to approve Payment #3 to Mick Mehler & Sons. Alderman Reynolds seconded it and the motion unanimously carried. Harry Harper said the City did Alternate 1 and 2 bids combined which Alderman Schuchmann added it totals about \$210,000 and 10 percent retainage totals about \$15,000.

Retirement Announcement - Mayor Heiliger announced Chief Matthew's retirement that is requested for December 28th. Mayor Heiliger made a recommendation to accept Chief Matthew's recommendation. Alderman Schuchmann made a motion to accept Chief Matthews's retirement effective December 28, 2010. Alderman Reynolds seconded it and the motion unanimously carried.

Review of Zoning Code Amendment – Section 400.020 - City Clerk Christine Martin explained the Zoning Code Amendment. The Board was in favor of the Zoning Code Amendment.

Stuermann Road - Larry Terbrock, a home builder, was present and said he wants to know what the status was for the progress on Stuermann Road. Mayor Heiliger stated there have been several conversations and they are on their second title search of trying to find who the owner of the road is. Ken McLaughlin said he thought it would be found out that it is a County road. Larry Terbrock said he believed there was a quit-claim deed. Rich Norden asked if there was ever a work session to discuss proposed improvements and where the road would go. Mayor Heiliger said he has been out there and talked to some of the residents about the situation. Mr. Norden said the original developer is still in existence. It was stated Bob Bruner is the other lot owner. Rich Norden said he came in right before the City issued the permit stoppage. Ken McLaughlin reminded the Board that the County will agree to maintain and fix the road if the City agrees to take the road over. Alderman Schuchmann said the City has had workshops regarding the road. A second title search has been conducted and there is still no answer. Alderman Schuchmann said it is on the front burner and said the City will get an answer to it. Ken McLaughlin said Stuermann Road is an easement off of the original Stuermann Farm. Rich Norden said PR Development is still an active LLC and said he could not find where there was a Bankruptcy filed and said one of the original owners still owns half of the lots. Budget Homes is a third party. Ken McLaughlin said he remembers it being stated that it would cost \$350,000 for a newly located Stuermann Road.

Review of 2011 Trash Service Bid Requirements – City Clerk Christine Martin stated she and Karen amended the old contract for trash increasing the bond and insurance. The Board asked this item to be moved to Workshop for discussion.

Utilities Billing Adjustments – Account # 400101004 - City Clerk Christine Martin explained the request where an incorrect reading was put in. Alderman Schuchmann made a motion to approve the billing adjustment for account #400101004. Alderman Reynolds seconded it and the motion unanimously carried

Hiring of Part-Time Police Officer - Police Chief Henry Matthews asked the Board for permission to hire Ms. Chris Allen as a Part-Time Police Officer. He stated she has previous experience and is looking to get back into law enforcement again and will be the department’s first female officer. Mayor Heiliger made a recommendation to hire Ms. Chris Allen as a Part-Time Police Reserve Officer on Chief Matthew’s recommendation. Alderman Black made a motion to discuss hiring of the applicant in Executive Session and City Attorney Josh Payton advised against it. There was no second. Alderman Toothman made a motion to hire Ms. Chris Allen as a Part-Time Police Reserve Officer on Mayor Heiliger’s recommendation. Alderman Reynolds seconded the motion. Aldermen Schuchmann, Reynolds, and Toothman voted yes and Alderman Black voted no. The motion carried. Mayor Heiliger introduced Ms. Chris Allen to the Board of Aldermen.

Ordinance/Resolutions

Bill #36-10 was presented to the Board. Bill 36-10 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. Alderman Schuchmann made a motion to read Bill 36-10 a second time by title. Alderman Reynolds seconded it and the motion unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #36-10 be placed upon final passage. Alderman Reynolds seconded it and the motion unanimously carried. Mayor Heiliger then put the question “Shall Bill #36-10 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Toothman	Yea	Alderman Schuchmann	Yea
Alderman Black	Yea	Alderman Reynolds	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. It was then duly signed and becomes Ordinance #726 of the City of Wright City, Missouri.

Bill #37-10 was presented to the Board. Bill 37-10 was read for the first time by title. AN ORDINANCE AMENDING PARAGRAPH B OF SECTION 705.090 OF CHAPTER 705 OF TITLE VII OF THE MUNICIPAL CODE OF THE CITY OF WRIGHT CITY, MISSOURI, RELATING TO LATERALS. Alderman Schuchmann made a motion to read Bill 37-10 a second time by title. Alderman Reynolds seconded it and the motion unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #37-10 be placed upon final passage.

Alderman Reynolds seconded it and the motion unanimously carried. Mayor Heiliger then put the question “Shall Bill #37-10 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Toothman	Yea	Alderman Schuchmann	Yea
Alderman Black	Yea	Alderman Reynolds	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. It was then duly signed and becomes Ordinance #727 of the City of Wright City, Missouri.

Resolution #38-10 was presented to the Board. Resolution #38-10 was read by title. A RESOLUTION APPROVING, RATIFYING, AND AUTHORIZING THE MAYOR TO EXECUTE ON BEHALF OF THE CITY AN INITIAL FUNDING AGREEMENT BETWEEN THE CITY OF WRIGHT CITY AND HYPONEX CORPORATION; AND PROVIDING FURTHER AUTHORITY. Alderman Schuchmann made a motion to approve Resolution #38-10 Alderman Reynolds seconded it and the motion unanimously carried. Roll call was taken with the following vote:

Alderman Schuchman	Yea	Alderman Toothman	Yea
Alderman Black	Yea	Alderman Reynolds	Yea

The Resolution having the majority vote of the members present was adopted. Said Resolution was thereupon presented to the Mayor for his signature and approval. It was then duly signed and becomes Resolution #38-10 of the City of Wright City, Missouri.

Reports

Engineering – None

Park - Curt Kehoe gave a report to the Board. Curt said the Trunk or Treat will be held on Halloween, October 31st from 5:30 pm to 8:00 pm. The Fire Department will have hotdogs and the Parks will be providing cider or hot chocolate. A Pumpkin Carving and a Seed Spitting Contest has been added from last year. The FFA kids decorated with corn stalks and will help on Sunday from 6:00 pm to 8:00 pm. The Chamber of Commerce will be providing a prize for the best carved pumpkin. There will be a movie under the pavilion featuring “The Great Pumpkin Charlie Brown”. He said they are looking at it becoming a Fall Festival next year. The Fire Department has even talked about building a kid’s maze. The Christmas Parade this year on December 2nd is expected to be twice as large as last year with many more floats. It will start at 6:00 pm from Ruge Park and go to Diekroeger Park. December 4th will be Breakfast with Santa with the Wright City Student Council as staff and said the Teacher’s group also wants to participate. Curt said he went to a meeting and the City has been accepted in the new Horizon Baseball League. The Cities that participate in it are New Melle, St. Peters, Wentzville, Lake St. Louis and Dardenne. It still has to be approved by their Parks Department. Curt said the Parks will be having some Babysitting Classes and said Holly is a Certified Babysitting Instructor. He said they will also be doing something with the Red Cross and offering CPR Classes. Curt discussed for 2011 to possibly have a Summer Camp Program.

Public Works - Harry Harper gave report to the Board. He said the Lagoon Pump went out and had to purchase one for \$2100. He said he would like to know of any problems with the water project before the contractor leaves town and suggested even sending a flyer around to the residents asking for comments/questions. Patches are done on the project. Harry explained Larry purchased a boat from Paul Eades for \$100 for the Lagoon and is asking for reimbursement. Harry said there was a conference call with Jeremy Lay of HDR and there will not be any cost out of the City's pocket. Harry discussed possibly having sludge coming out of the City of Troy or Incline Village for the WWTF. Harry discussed the need to purchase a TSS Kit for monitoring the WWTF.

Building Official - Harry said there have been three (3) total permits issued; one (1) fence, one (1) shed and two (2) sign permits. Harry said he will check on one of the sign permits because it was possibly for out of town.

Police Department – Police Chief Matthews was present and said they've had 339 calls since the last Board Meeting and 6,000 year to date. The department will be increasing the number of summons issued on roads in subdivisions that are not in the City. Criminal cases are running 30 percent more than last year because they are utilizing more part-time officers and said they are running an additional eight hour shift at night. They will be increasing patrol in the subdivisions for Halloween. He said they are going through the files and will be taking a lot of old files down to BRPC Recycling to be shredded. Chief Matthews thanked the Board for all of the kind words and offered to assist in the change over for a new Police Chief.

City Hall – City Clerk Christine Martin reminded the Board she will be on vacation next week and also on November 12th. She said she will try to work on Occupancy Permit information discussed at Workshop after her vacation. She said Lenora Schaper of the Memorial Society stated they need more dirt at the Cemetery and offered to donate it if we can pick it up as we did before. The Census is recognizing the City with a plaque for going above and beyond in cooperating with the Census. City Clerk Christine Martin presented Mayor Heiliger with the plaque. The City Hall will be sprayed for bugs next week by Warren County Pest Control and the chemical is odorless. City Clerk Christine Martin said Karen just wanted to remind the Board of the Budget meeting on Monday, November 1st at 5:30 pm before the Workshop and said she will be setting up a pre-Construction Meeting for the sidewalk project.

Review/Approval of Bills

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

Final Questions – Jeff McMullin said there is a letter submitted to Karen Gironde from Benton Homebuilders that needs to be signed.

Curt Kehoe announced that our part-time summer Parks employee Scott Bruning has been made an Eagle Scout.

Vote to go to Executive Session - Alderman Schuchmann made a motion to come out of regular session and go into 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 Black seconded it and roll call was taken

Alderman Black	Yea	Alderman Schuchmann	Yea
Alderman Reynolds	Yea	Alderman Toothman	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 Black	Yea	Alderman Schuchmann	Yea
Alderman Reynolds	Yea	Alderman Toothman	Yea

The motion carried.

Adjournment - Alderman Schuchmann made a motion to adjourn the meeting at 8:55 pm. Alderman Reynolds seconded it and the motion carried

Approved _____

Attested _____