

City of Wright City  
Board of Aldermen Meeting  
November 13, 2008 6:30 pm

**Signed in Attendance:** Lyn Walter, Steve Hoerr, Tammy Vanderpool, Dave Romine, Tony Midiri, and Patrick O’Neill

**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, City Attorney Darryl Hicks 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 Schuchmann made a motion to table the approval the minutes from the special Meeting on October 6, 2008. Alderman Denkler seconded it and the motion unanimously carried.

Alderman Schuchmann made a motion to approve the minutes from October 23, 2008. Alderman Reynolds seconded it and the motion unanimously carried.

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

**Open meeting to public comments** - Steve Hoerr was present and wanted to discuss his sewer line that he said was busted by Mick Mehler while they were boring for the new water line. He said he had to deal with the problem for about three months before he just finally did the sewer repair work himself. He said the contractor, Mick Mehler & Sons, wouldn’t come out to see what the problem was. Mr. Hoerr said he rented two machines and used a lot of money in fuel running around to get the job done. He had to tear up his asphalt to expose the pipe to make the repairs. He said he had about two days time in making these repairs. Mr. Hoerr said he did find that Mick Mehler caused the problem by boring through his sewer pipe. He said he contacted Mick Mehler & Sons and said they just blew him off until last week when he ended up repairing it himself. Mayor White asked Mr. Hoerr when he contacted the City. Mr. Hoerr said he talked to Larry Janish a few days after he was having a problem. He said he went to Larry’s house on a Saturday when he had the first sewer blockage and made a complaint with City Hall on more than one occasion and also made about five calls to the contractor. Mr. Hoerr said Harry Harper said the water line should be about a foot below the sewer line. He said where they put the water line in was about a foot above where they were supposed to have installed it and that’s why his sewer line

was damaged. He said he had to use credit cards to rent the equipment. Alderman Schuchman asked Mr. Hoerr if he had pictures and he said yes on his digital camera. Alderman Schuchmann said when Steve first called him he said that Harry came out with the sewer jet machine and jetted the service line and got it open somewhat. A week later when Harry came out again to run the line it was blocked again and was not clear all the way to the main. It was believed that the lateral was damaged. Mick Mehler forwarded the notice to Mr. Hoerr that they would come out and dig it up but if it was not their fault they would want to recoup the cost of digging up the line and Mr. Hoerr did not think that was fair. Mr. Hoerr said after he had it exposed, Harry called the contractor and they sent a crew out to make the repairs. Alderman Schuchman asked Mr. Hoerr if he had a cost estimate of what the repair cost him. Mr. Hoerr said he had receipts on everything for the excavation but had to tear out his asphalt with a different machine. He said he could get the information. Alderman Schuchman asked Mr. Hoerr if he could get receipts and bring them up to City Hall and give them to the City Clerk. Larry asked Mr. Hoerr if he wanted the driveway repaired back to asphalt or concrete and he said he preferred it to be asphalt to match the rest of the driveway. Alderman Schuchmann told Mr. Hoerr if he would get the City a cost breakdown of his expenses, we would look at it and go from there.

**Public Hearing** - None

### **Ordinance/Resolutions**

**Bill #37-08** was presented to the Board. Bill #37-08 was read by title. A RESOLUTION PROVIDING FOR THE MUNICIPAL ELECTION FOR THE CITY OF WRIGHT CITY, MISSOURI, ON APRIL 7, 2009. Alderman Schuchmann made a motion to approve Resolution #37-08 passing a resolution providing for the Municipal Election for the City of Wright City, Missouri, on April 7, 2009. 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.

**Review of Amendments to City Municipal Code Chapters 615, 700 and 715** - Alderman Schuchmann stated Chapter 615 is the ordinance regarding solicitation in the streets and said all three have been reviewed with the City Attorney. He said 700 and 715 is for the water and sewer billing with the landlord being held responsible for the tenant's delinquent bill. The Board discussed the proposed changes and agreed to have ordinances prepared for passage at the next board meeting and to clarify in Chapter 715 that it is for Sewer billing.

### **Old Business**

**2009 Budget** – Karen Girondo said the Budget Committee met and went over the preliminary budget. She said everything looks good except General Fund which has a deficit of about \$77,000 so they will meet again on Monday night at 5:00 pm to see where cuts need to be made. Alderman Schuchmann said the \$77,942 is a number with taking the figures from this year and carrying them over to 2009. He said tax dollars and revenue being down and lack of building in the community hurts the City's incoming revenue and believes it will be another tough year.

**2009 Audit Proposals** - The Board had reviewed the two audit proposals received. Alderman Schuchmann stated in light of the budget, he felt the City needed to go with the lower proposal. Alderman Schuchmann made a motion to go with KEB Auditing Services. Alderman Reynolds seconded it and the motion unanimously carried.

**WWTP** - Larry Janish talked about the letter from Holly from Archer stating the WWTP met the DNR draft permit limitations and also met with EDI contract limitations. Larry said on the October 8 and 31<sup>st</sup> the Ammonia failed, but it passed on the November 5 test. Larry said even though the test was good in November he would like to go one more month to look at the results. Alderman Schuchmann and Alderman Walter both said they would like to have another month to see the results. Larry said we will know more in a month, especially with it being cooler.

### **New Business**

**Business License – Pat’s Auto & Truck Center LLC and Auto Sales** – Pat from Pat’s Auto & Truck Center was present and said he would like to sell used automobiles from their repair business location. He said he has some personal cars for sale. He said they are allowed to sell six vehicles a month per state regulations. Pat said the Landlord has approached him to rent the other building and he has thought about opening a used car lot but would have to get bonded and go through the State to be able to sell used cars. He said he occasionally gets a cheap car that he resells or rebuilds one that he tries to make some money on. He said he checked with the State and he is allowed to sell 12 cars between him and Terry. Alderman Schuchmann asked if he would have outside storage and he said no. Alderman Schuchmann made a motion to approve the Joint Business License to Pat’s Auto & Truck LLC for the sale of used automobiles with the stipulation of no outside storage. Alderman Reynolds seconded it and the motion unanimously carried.

**Business License – Snap Fitness** - Mr. David Romine of Romine Health & Fitness was present to request a Business License for a fitness center to be located at 10 Wildcat Drive. He said it is a National Franchise and has two other locations which are working out well. He said he would like to start the business on December 1<sup>st</sup>. Alderman Schuchmann made a motion to approve the Business License to David Romine for Snap Fitness. Alderman Reynolds seconded it and the motion unanimously carried.

**Memorial Society Funds** - City Clerk Christine Martin explained to the Board that she attended a Memorial Society Meeting on Friday and they again asked about their annual contribution and said she had informed them about the City’s financial situation. She told the members the Board may want a detailed financial report of revenues and expenses. The report was received and provided to the Board. Karen Girondo said the report did not include the first three months of revenue for January through March of this year and also does not include their payments from November and December which will be around \$900 a month. Karen explained the two different funds the Society has. The Board discussed the request for funds from the Memorial Society and their report. Alderman Schuchmann suggested sending another letter be sent to the Memorial Society stating their numbers and where the City is at this time and to state the City is not wanting this to become a trend of this in the future of the City not being able to make a contribution to the Memorial Society. The Mayor agreed to sign the letter to the Memorial Society after it’s prepared.

**Complaint on Roelker Road** - The Board discussed the complaint from Sherry Pratt who lives on Roelker Road. She is unhappy about the dust and rocks and the speeders and wants the road asphalted. Larry said by May of next year the road should possibly be asphalted. The Board agreed to have City Clerk Christine Martin reply stating they planned to pave the remainder of Roelker Road next Spring as long as the budget allows.

**Lamb Construction Pay Request #1** - Karen said the payment will be out of Park Funds at this time because we have not done the financing at this time. Karen said she has talked to Tom McNealy and he sent her an update and interest rates have gone up which would add another year to the loan. She said we are going to hold a bit to see if the rates come down. Alderman Schuchmann made a motion to approve the Pay Request #1 to Lamb Construction. Alderman Walter seconded it and the motion unanimously carried.

**Utility Billing Adjustments** - City Clerk Christine Martin stated there were no other adjustments other than the report the Board Received.

## **Reports**

### **Engineering – None**

**Park** - Curt Kehoe gave a report to the Board and said they have winterized all the parks. He added that the Park Board has agreed to donate some top soil to the cemetery as an in-kind contribution. Curt said he spent the day hauling dirt to the eroded areas of diamond #1 of the ball field and has it seeded and strawed. He said the new building is progressing on schedule. Lamb Construction is doing a great job. They will work on the electric and sewer lines on Friday. By Monday they will be insulating and hanging drywall by Tuesday. Curt said they purchased all the cable and wire for the cable TV and internet wiring and are doing the work themselves to save money as Rob is very knowledgeable in that work. He has also working on some landscaping. Curt said Trick or Trunk was a real successful night, but stated the Guns and Hoses has been cancelled. He said they are done with events for the year.

**Public Works** - Larry Janish was present and gave his report. Larry said they completed 580 feet of new sidewalk on South West Avenue and replaced the broken sidewalk by the City's lift station on Spring Hill Circle which was about 20 feet and plans to finish backfilling, seeding and straw some areas. He said the motor went out in Well #3 so they called Flynn Drilling and the motor was burned up and they also had to replace 340 feet of pipe that was badly pitted or nearly had holes in it. It was replaced with galvanized pipe. The cost will be nearly \$25,000. Larry said they had a reserve fund put away for it. Larry said they have problems with another well at this time but that problem is the soft start on it and hopes to get it through to the first part of the year. He said next Monday their sewer jet machine will be going to Key Equipment for a price to be repaired and they are the only company around that works on them. They are having problem with it having enough pressure to go more than 200 feet. Larry said they put several more tandem loads of rock on Roelker Road and will be grading it again. He said he will grade it every 10 days or so until it's frozen.

**Building Official** - Larry said there was one building permit issued to Monnig and a fence permit issued. Larry added that a letter is being sent out to all the Landlords informing them of the property maintenance codes and their need for inspections. The letter should go out next Monday.

**Police Department** - Police Chief Matthews was present and said he received a letter approving the Grant applied for equipment. They got \$4,257 in Grant money which will be used for three new radios and eight flash lights. Arrests were made on three major felony burglaries and said the prosecutor will probably file charges on them next week. The burglaries were at Holly Bees, Georges Gun Shop, and the Gun Shop that had closed next to Pat's Auto (Wally's Weapons). They have suspects on two more burglaries. One was more of an attempt as they did not gain entry to the house. Lt. Malcolm has been working with Warren County Drug Court for three weeks now and he will be the officer from our Police Department that will be doing the tracking here in Wright City. He said the Drug Court has been quite successful and there are three people in the program now from Wright City. Chief Matthews said it may require Lt. Malcolm to work some later shifts. Chief Matthews said summons is up 30 percent with working the school areas pretty hard, especially Bell Road and Wildcat. He said the Police Department had 331 calls in the last 10 days which has been domestics and assaults, etc. He said they plan to do one more shoot this year for which they already have the ammo purchased.

**City Hall** – City Clerk Christine Martin said she did not have any thing to report but wanted to inform the Board of her plans to be off the first week of December to use more of her vacation as long as there was no objection.

**Treasurer Report** – Karen Girondo gave report and discussed the financials for the month of October. She said we gained ground in General Fund this month with the receipt of some Franchise Tax. She talked about the Park Fund and Well expenses. On the cash recap, Park Fund has \$43,000 in checking and the water fund has about \$60,000. Karen asked for permission to cash a 30-day CD and move it over to checking just so we would not be short. The CD comes due December 3rd. The Board had no objection.

**Economic Development** - Karen said she met with a prospect on Monday to show him the Spec Building and another lot. They seem interested and she is working with them on some numbers and RCGA on another project looking for some property they are working on. She said we finished the Brownfield Grant which is due tomorrow. The people with Terracon helped her at no charge with it and both the Wright City School and Chamber of Commerce gave letter of support. The Grant is for \$200,000 and the only matching from the City is work that she does on it. Missouri Partnership, who is doing the attraction for the State, has had several leads. She has submitted a building and a lot for Missouri Partnership.

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

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

### **Final Questions – None**

**Executive Session:** Alderman Schuchmann 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 Reynolds seconded it and roll call was taken

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| 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 Walter seconded it and roll call was taken:

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|------------------|-----|---------------------|-----|
| 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 8:15 p.m.

Approved\_\_\_\_\_

Attested\_\_\_\_\_