

City of Wright City  
Board of Aldermen Meeting  
December 13, 2007 6:00 pm

**Signed in Attendance:** Mickie Mora, James Toothman, Angie Reynolds, Bart Korman, Roy White, Barry Schecht, Tony Midiri, Bill Stinson, Eugene DeVore, and Rod Smith.

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

**Staff and Others:** Larry Janish, Karen Girondo, Chief Wickenhauser, Curt Kehoe, Harry Harper, Chief Don Wickenhauser, and Christine Martin.

**Mayor Klocke called the meeting to order at 6:00**

**Executive Session:** Alderman Denkler made a motion to come out of regular session and go into executive session to discuss business relating to Personnel. Alderman Schuchmann seconded it and roll call was taken

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Walter	Yea		

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

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Walter	Yea		

Mayor Klocke announced she had business she would like to discuss that was not on the Agenda. Mayor Klocke and Larry Janish publicly thanked Harry Harper in Appreciation of 20 years of Dedicated Service with the City of Wright City. Harry Harper was presented with a plaque.

**Meeting Minutes**

Alderman Denkler made a motion to approve the minutes from November 8, 2007. Alderman Schuchmann seconded it. The motion unanimously carried.

Alderman Denkler made a motion to approve the minutes from the December 3, 2007, Special Meeting. Alderman Schuchmann seconded it. The motion unanimously carried.

**Public Hearing**

None

**Ordinance/Resolutions**

Bill #38-07 was presented to the Board. Bill #38-07 was read for the first time by title. AN ORDINANCE ACCEPTING STREETS IN THE SUBDIVISIONS OF THE VILLAS OF SPRING LAKES PHASE 1 AND THE VILLAS OF SPRING LAKES PHASE 2 IN THE CITY OF WRIGHT CITY, MISSOURI.. Larry Janish said there is water standing in one area at the end of Laramie and it needs to be corrected. Eugene DeVore from Greater Missouri Builders was present and said they receive a letter from the City saying the streets were acceptable after some street repairs were made. He said if new information has surfaced it needs to be brought to their attention. Mr. DeVore asked to be sent a memo for the matter to be taken care of. Alderman Denkler said there is a pipe problem by the curb, but it is a private matter. Alderman Denkler said they were going with the status quo. Larry Janish said the work was performed very well and he didn't have a problem. Alderman Schuchman questioned the main street going west because it looks like it stops short of the adjacent piece of property. Larry Janish said the City requested it and Mr. DeVore confirmed that and said it based on a future connection for a future development. Mr. Schuchman asked if we are now acquiring the land all the way to the property line on the west as part of the street description or we only acquiring the pavement. Mr. DeVore said the right of way is already recorded and the City is just accepting the streets. Alderman Schuchmann stated that the pavement stops short of the west boundary line and would like it verified which he thinks is 30 feet. Mr. DeVore said whoever develops further to the west would be responsible for connecting to the street. Alderman Schuchmann said he would like to get it resolved prior to approval of accepting the streets. Alderman Schuchmann made a motion to table the Bill No 38-07 for an Ordinance Accepting Streets in the subdivisions of the Villas of Spring Lakes Phase 1 and the Villas of Spring Lakes Phase 2 in the City of Wright City, Missouri to the January 10, 2008, Meeting. Alderman Denkler seconded it and the motion unanimously carried. Roll call was taken with the following vote to table the ordinance:

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Walter	Yea		

Bill #39-07 was presented to the Board. Bill #39-07 was read for the first time by title. AN ORDINANCE AUTHORIZING EXECUTION OF A CONTRACT WITH COCHRAN ENGINEERING FOR PROJECT STP-9900(363). Alderman Schuchmann made a motion to read Bill #39-07 a second time by title. Alderman Denkler seconded it and the motion was unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #39-07 be placed upon final passage. Alderman Denkler seconded it and the motion unanimously carried. Mayor Klocke then put the question "Shall Bill #39-07 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 # 634 of the City of Wright City, Missouri.

Kurt Daniels with Cochran Engineering was present. Alderman Denkler asked who hires the firm that will stake the project? Kurt Daniels said the contractor will hire their own crew to do the staking.

Bill #40-07 was presented to the Board. Bill #40-07 was read for the first time by title. AN ORDINANCE AUTHORIZING EXECUTION OF AN AGREEMENT WITH MISSOURI HIGHWAYS AND TRANSPORTATION COMISSION TRANSPORTATION ENHANCEMENT FUNDS PROGRAM (STP-9900(363)). Alderman Schuchmann made a motion to read Bill #40-07 a second time by title. Alderman Denkler seconded it and the motion was unanimously carried. After the second reading, Alderman Schuchmann moved that Bill #40-07 be placed upon final passage. Alderman Denkler seconded it and the motion unanimously carried. Mayor Klocke then put the question “Shall Bill #40-07 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 # 635 of the City of Wright City, Missouri.

### **Old Business**

**2008 Budget Approval** - Alderman Schuchmann made a motion to adopt the 2008 Budget as presented. Alderman Denkler seconded it and the motion unanimously carried. Mayor Klocke thanked Alderman Schuchmann and Alderman Denkler for their hard work on the 2008 Budget.

**Roelker Road Paving for 2008/ Sherry Pratt** - The Mayor and Board received a letter from Sherry Pratt asking that the paving be continued beginning from the south end of Roelker instead of where they left off. Alderman Schuchmann said it is standard construction practice to continue where they last left off and said he disagrees with Ms. Pratt. Alderman Denkler said he believes it would also be a safety hazard to start paving at the south end and possibly have a section of gravel in the middle. The Mayor and Board also agreed to go with standard construction practice and continue where left off.

### **New Business**

**T.A.P. Enterprises Inc.** – The letter from T.A.P. Enterprises d/b/a Cummins Industrial Tools stated they will have a Tool Sale at the Lions Club on Tuesday, January 1 and Wednesday, January 2, 2008, from 11:00 a.m. until 7:00 pm at the Lions Club. Alderman Schuchmann made a motion to

approve the Business License to T.A.P. Enterprises Inc. Alderman Walter seconded it and the motion unanimously carried.

**Ruiz Castillo Mexican Restaurant Business License** – Alderman Schuchmann made a motion to approve the Business License to Ruiz Castillo Mexican Restaurant. Alderman Denkler seconded it and the motion unanimously carried.

**Ruiz Castillo Mexican Restaurant Liquor License** - Alderman Schuchmann made a motion to approve the Liquor License for Ruiz Castillo Mexican Restaurant for Restaurant/Bar Sunday by the Drink. Alderman Denkler seconded it and the motion unanimously carried.

**Huey Construction Payment Request #4 for WWTP** - Alderman Denkler made a motion to approve Payment Request #4 to Huey Construction for the WWTP. Alderman Schuchmann seconded it and the motion unanimously carried.

**Proposed Annexation between Wright City and Warrenton along I-70 Corridor** – Mayor Klocke said Warrenton was having a meeting with the City of Truesdale. Alderman Schuchmann said at the meeting it was discussed that whatever the natural drainage would be is what the City should accept as a boundary and it was based on a map obtained from Lewis & Bade. Alderman Denkler said we should concentrate on the I-70 Corridor for now and agreed with Alderman Schuchmann with following the drainage area which would be around Franklin Road.

**J Hunt Hauling – Proposed Contract Extension** - Alderman Schuchmann made a motion to extend the contract to J Hunt Hauling for an additional two years. Alderman Denkler seconded it and the motion unanimously carried.

**Utility Adjustments for Approval** - There was one Adjustment in the amount of \$227.11 being requested from American Bank Sprinkler System. Alderman Schuchmann made a motion to approve the adjustments. Alderman Denkler seconded it and the motion unanimously carried.

Alderman Schuchmann said he had something for the Board to take a look at. He said it is an item that was discussed at length throughout the course of the year. Alderman Schuchmann said there are two amounts with one being a balance adjustment done by the City Clerk and the other one is a minimal reading for January 2006 where someone put down no reading available so a minimal bill was issued even though the reading was available. Alderman Schuchmann went on to explain the amounts on the bills and the readings that were in the system and said there was 91,800 gallons used but not charged. Alderman Schuchmann made a motion for the City to reinstate the two water bills that was previously discussed two months ago. Alderman Walter seconded it. Alderman Denkler told Alderman Schuchmann that he was caught off guard and would like more time to verify the information with the Clerk. Alderman Schuchmann retracted his motion to allow Alderman Denkler to have time to look at it and to table it to the next regular meeting.

### **Reports**

**Archer** – Bart Korman of Lewis & Bade Engineers was present. He explained the engineering for the Kerland Terrace Water Line Project is broke up in to three phases and the first phase is the western part of it. He is sending it into DNR for permitting approval. Also, Ameren is planning to

replace lines there in the same time frame that we will be bidding out phase I. Larry Janish said the existing inside meters will be replaced with outside meter pits for easy access.

**Park** - Report was provided to Mayor and Board.

**Public Works** - Larry presented his report to the Mayor and the Board. He said Well #4 went down and he had Flynn Drilling repair it for the cost of \$14,931.00. The pump had sucked debris and rocks into it damaging the motor and pump. Larry said the older lift station on Hwy J Road quit working so he had to rent a pump for \$850 a month but will be installing the new pumps soon. Larry said they will also be checking everyone's cleanout on J Road to make sure there is a cap on their outside pipe. Larry said they now have their new Salt Spreader in service now. The cost was \$6,189. Larry said they also had an emergency purchase of a new spreader for his pickup at a cost of \$1472. The other spreader broke and they had to hand shovel salt on the streets Monday morning which took most of the day. A chain for the old spreader was purchased for it at a cost of \$608.22 Larry said they also had a dump truck turn over on Roelker Road which caused them to lose the truck for two days before getting it back into service. Larry reported they installed a new curb and gutter at the end of Ruger Court so no water stands there anymore. Larry also said they will be moving the Appaloosa Court Fire Hydrant after Christmas since weather this week didn't cooperate. Larry also reported that DNR has waived normal requirements of debris disposal and stated that after January 1<sup>st</sup>, he will be chipping tree limbs fallen from the storm. As long as the resident can move it to the curb by the 1<sup>st</sup> they will chip it and if someone is Handicapped, they can call City Hall to ask for assistance.

**Building Department** – Ron Mershon presented his report. Ron said he issued a total of 10 permits during the month of November totaling \$2,322.23 in building fees and 5 new homes totaling \$519,360 in construction cost. 73 homes built to date this year. The final for Hawkeye Food and they will set a date for ribbon cutting ceremony. Ron also talked about Cannon Builders about their streets breaking up from dump trucks. They said they will check and repair them in the Spring. Ron said sidewalks on Carter Canyon has been surveyed. Alderman Denkler asked about an estimate for homes for next year. Ron said the home town builders are doing good and doesn't see where that will change.

#### **Police Department**

Chief Wickenhauser was present and said he sent some items to the City Attorney for review for a \$2 surcharge on the traffic tickets that will help defer the cost of prisoner housing at Warren County. At the next meeting he said there should be two ordinances and an agreement. The Grant they put in for was approved for \$5500 to \$6000 for portable radios and another vehicle partition for the car for the upcoming year. They have been at training for the last week. Their new server is now at Regis and January 1<sup>st</sup> is the target date to go live with the new system. Since the last report there has been three thefts and a minor domestic assault. Mayor Klocke commended Chief Wickenhauser on getting the grant.

**City Hall** – City Clerk Christine Martin spoke to the Mayor and Board about some problem utility accounts where the customer had payment arrangements but the amount wasn't enough to catch the bill up in a timely manner. Larry and she proposed to send a letter on these accounts requesting that they be caught up by the end of March 2008, or they will be shut off April 1<sup>st</sup> with no exception. The Mayor and Board approved. City Clerk Christine Martin informed the Mayor and Board that the new file system is installed and mostly everything is put back in place. City Clerk Christine Martin explained an ad was put in the paper as a press release speaking of the Grant award of the file system and mentioning the Surplus Sale of Property on December 21, 2007

at 2 pm. City Clerk Christine Martin stated Fuel Bids were sent out and are due to be received and opened at the January 10, 2008, Board Meeting.

### **Treasurer Report /Economic Development**

Karen mentioned several bills due at the end of the month that we would like approval to pay without a meeting along with Judges and Prosecutor's bill. Some of the vendors are Missouri Consolidated Health Insurance, Ameren, Judge Wohler, Ethan Corlija, CenturyTel, and Nextel. Alderman Schuchmann made a motion to give the authority to pay the bills without a meeting. Alderman Denkler seconded it and the motion unanimously carried. Karen said a copy of the 2007 Budget is provided for their approval. Alderman Schuchmann informed the public that all the department heads are to be commended for staying within their department's budget even though sales tax revenues were down. He said people in all the departments are doing a good job at not spending more than necessary. Alderman Denkler thanked Karen and Jim for their help with the budget. Alderman Schuchmann made a motion to approve the Final 2007 Budget as presented. Alderman Denkler seconded it and the motion unanimously carried.

Karen said the Website already paid off with prospective business. Karen said she had two calls last week and one today and was told by them that our website is very good, informative and easy to use. Karen said we received a letter from DNR that we are eligible for the Rural Sewer Grant which could give us \$500,000. Karen gave them an itemized list of all costs, contracts, bonds, and cost of insurance, engineer cost for next year. She said with this there's \$600,000 shortage so doesn't see why they won't provide us the funds. Huey Construction said they need more time and doesn't know how much it will cost. Larry Janish said he's informed them the City has no more money and the City has a settlement agreement to abide by. Karen said they have been asked to have something to us by the next construction meeting on January 8<sup>th</sup>. They've pulled out for now. Karen said if they want more money she will get with the State. There were things changed in midstream and a variety of things. Larry Janish said some equipment takes 14 weeks so we are looking at two and a half months. May 30<sup>th</sup> is the contract date with the State. Karen said that things changing in midstream such as EDI which is the contractor's responsibility which has been the reason for the cost increase.

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

Alderman Schuchmann said there is a problem with Meco and Karrenbrock's bills as the sidewalks at Westwoods and Wilcat are under water. Karen said it is in the contract we pay less five percent. Larry Janish stated that Karrenbrock did what they were supposed to do, but Meco hasn't said they would correct anything. Mayor Klocke suggested holding MECO's check. Alderman Schuchmann made a motion to approve bills as presented with the exception of MECO's bill. Alderman Denkler seconded the motion and it unanimously carried.

### **5 Minute Rebuttal for Public Comments**

Barry Schecht was present regarding the water line at 205 W.N. Service Road for the future Fireworks Business and stated they are willing to pay the entire cost of the waterline not to exceed \$10,000. Rod Smith was present and said he was also interested in what was going on with the water line. Rod Smith said he also wanted to discuss future infrastructure on how the City does its permitting. . Ron Mershon said permits are all under one and that is the builder and are not separate plumbing, electrical or mechanical permits. Rod Smith said the City is missing out on mechanical, plumbing and electrical permit fees and the City should capitalize on this for City

revenue. He said if it all falls under one permit, then all the responsibility falls with Ron as the Building official. Alderman Denkler said its food for thought and thanked him for bring it to their attention for the accountability and revenue.

**Executive Session:** Alderman Schuchmann made a motion to come out of regular session and go into executive session to discuss business relating to Real Estate/Legal. Alderman Denkler seconded it and roll call was taken

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Walter	Yea		

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

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Walter	Yea		

Alderman Schuchmann made a motion to authorize Larry Janish to have Lewis & Bade prepare a 60 feet wide right-of-way easement from East South First Street to the City Lagoon property, install 1000 feet of 8 inch sewer line along the east property line of the City Wetlands property, and to erect a lockable cable barrier gate on the City easement road to the City Lagoon. Alderman Denkler seconded it and the motion unanimously carried.

**Adjournment**

Alderman Schuchman made a motion to adjourn. Alderman Walter seconded it and the meeting adjourned at 8:15 p.m.

Approved \_\_\_\_\_

Attested \_\_\_\_\_