

**City of Wright City
Board of Aldermen Meeting
Thursday, March 8, 2018
City Hall, 203 Veterans Memorial Parkway**

Mayor Dan Rowden called the meeting to order at 6:30 p.m. in the Board of Aldermen Chambers of the City Hall, 203 Veterans Memorial Parkway, Wright City, Missouri.

Roll Call

City Clerk Karen Girondo called the roll with Mayor Rowden, Alderman John O'Connor, Alderman Kerry Lambright, Alderman Nathan Rohr and Alderman Thomas Dixon present. City staff present were City Clerk/Treasurer Karen Girondo, Public Works Superintendent Kenny Robinett, Police Chief Matthew Eskew, Project Manager James Schuchmann, Parks Director Curt Kehoe, City Attorney Paul Rost, Police Chaplin Joseph Purl and Officer James Hepperman. Others present were James Toothman, Cheryl Lambright, Ramiz Hakim, Scott Schroeder, Shane Edgar, Ron McKnight, chief of the Wright City Fire Protection District, Dennis Mozee, Wayne Nolting, Scott Ravenscraft, Dennis Mozee and Adam Rollins of the Warren County Record.

Pledge of Allegiance

Mayor Rowden asked Fire Chief McKnight to lead the Pledge of the Allegiance.

Approval of Minutes/Financial Reports

Alderman O'Connor moved and Alderman Dixon seconded the motion to approve the minutes of the February 22, 2018, Board of Aldermen meeting. On voice vote, the motion was approved 4-0. Ms. Girondo said she is compiling the January and February financial reports.

Responses to Previous Comments/Concerns

None

Open Meeting to Public Comments/Concerns

Mr. Mozee addressed the Board regarding an unusually high water bill in February. The March bill was more typical, he said. The Aldermen asked city staff to monitor the bill.

Public Hearing

None

Recommendations from Planning and Zoning Commission

The Aldermen reviewed a recommendation from the Planning and Zoning Commission to allow Nick and Chrissy Davis, owners of Tiger Boat Docks, to install a gravel access road and parking area at the rear of the property located at 35 Cooperative Way with the requirement the road and parking area be upgraded to a paved, hard surface area within five years.

Old Business

Wright City Municipal Project Status Report – Mr. Schuchmann reported the concrete work at the new City Hall has been completed. He presented five bids for a base heating and cooling system: \$65,800.00 from Servant Heating and Air Conditioning of Wright City; \$46,332.00 from Brown’s Heating and Air Conditioning of O’Fallon; \$68,020.00 from C&S Heating and Cooling of Wentzville; \$78,565.00 from Schraer Heating and Air Conditioning of Warrenton; and \$79,154.00 from Welsch Heating and Cooling of St. Louis; and four bids for an upgraded heating and air conditioning system: \$77,735.00 from Servant; \$72,740.00 from C&S; \$85,060.00 from Schraer; and \$85,562.00 from Welsch. Mr. Schuchmann said the bid products listed in the Servant upgraded bid have a higher efficiency rating than others, and he recommended the Aldermen accept the bid from Servant for the upgraded system. The Mayor also recommended the Aldermen accept the bid from Servant for \$77,735.00. Alderman Rohr moved and Alderman Lambright seconded the motion to accept the bid from Servant Heating and Air Conditioning for \$77,735.00. On voice vote, the motion was approved 4-0. Mr. Schuchmann said he received two bids for the electrical work: \$17,741.00 from Don Meyers Electric of Wright City and \$28,382.00 from Wischmeyer Electric of Wentzville. The bid includes electrical work for the interior and exterior of the building but does not include parking lot lighting. Mayor Rowden recommended the Aldermen accept the bid from Don Meyers Electric. Alderman Dixon moved and Alderman Rohr seconded the motion to accept the bid of \$17,741.00 submitted by Don Meyers Electric. On voice vote, the motion was approved 4-0. Mr. Schuchmann presented a proposal seeking informal proposals for construction of a cell tower by or on behalf of a private communications provider to be located at the site of the new City Hall. Mayor Rowden recommended the City request its attorneys seek such proposals from private companies. Alderman O’Connor moved and Alderman Dixon seconded the motion to have Cunningham, Vogel and Rost seek proposals from private communications providers to locate a cell tower on the new City Hall property. On voice vote, the motion was approved 4-0.

Proposition U – The Aldermen agreed to mail information regarding Proposition U to all utility customers the week of March 19, and to mail another informational letter to all registered voters the week of March 26. The Aldermen instructed Mr. Schuchmann to solicit requests for qualifications from firms for a study of the City’s existing streets and improvements. The Aldermen also discussed determining what improvements are needed at the City’s existing parks, including playgrounds and restrooms, along with upgrades to the City’s siren warning system. Mr. Toothman asked the Aldermen to also consider the need for sidewalks along Roelker Road.

UB Payment Agreement Request #100038001 – Alderman Rohr moved and Alderman Lambright seconded the motion to table action on a payment agreement request from UB account holder #100038001. On voice vote, the motion was approved 4-0.

New Business

Spec Building Recommendation – Mayor Rowden recommended the City enter into a development agreement with Nick and Chrissy Davis, d/b/a Tiger Boat Docks, for development of a hard surface access road and rear parking lot within five years of the date of the agreement and the owners to supply the City with the dollar amount it will cost to pave the road and rear parking area. Alderman Rohr moved and Alderman O’Connor seconded the motion to enter into a development agreement with Nick and Chrissy David, d/b/a Tiger Boat Docks, for development of a hard surface access road and rear parking lot within five years of the date of the agreement and the owners to supply the City with the dollar amount it will cost to pave the road and rear parking lot. On voice vote, the motion was approved 4-0.

Lions Club Liquor License for 4th of July Fireworks – Alderman Dixon moved and Alderman O’Connor seconded the motion to issue a liquor license to the Wright City Lions Club for the 4th of July Fireworks celebration June 30. On voice vote, the motion was approved 4-0.

Special Event Permits for National Night Out and Red, Wright & Blue – State Rep. Bryan Spencer submitted special permit applications to conduct National Night Out from 4 p.m. to dusk August 7 and Red, Wright and Blue from 11 a.m. to 4 p.m. October 13 at Diekroeger Park. Alderman O’Connor moved and Alderman Rohr seconded the motion to approve special permits for National Night Out August 7 and Red, Wright and Blue October 13 at Diekroeger Park. On voice vote, the motion was approved 4-0.

Park Board Member Appointment – Mayor Rowden recommended Sue Wright be appointed to the Wright City Park Board. Alderman Dixon moved and Alderman O’Connor seconded the motion to approve the Mayor’s recommendation and appoint Sue Wright to the Wright City Park Board. On voice vote, the motion was approved 4-0.

UB Payment Agreement Status Report – Alderman Lambright moved and Alderman O’Connor seconded the motion to approve the UB Payment Agreement Status Report. On voice vote, the motion was approved 4-0.

UB Balance Adjustment Report February – Alderman Rohr moved and Alderman Dixon seconded the motion to approve the UB Balance Adjustment Report for February. On voice vote, the motion was approved 4-0.

UB Payment Agreement Request #101202003 – Alderman O’Connor moved and Alderman Rohr seconded the motion to approve a payment agreement for UB account holder #101202003. On voice vote, the motion was approved 4-0.

Police Router – Alderman Lambright moved and Alderman O’Connor seconded the motion to purchase a router for the police department from CDW at a cost of \$1,790.59. On voice vote, the motion was approved 4-0.

Sewer Adjustment Request #100592002 – Ms. Girondo presented a request from UB account holder #100592002 to adjust the sewer costs on his utility bill due to a water main leak on his property. Alderman Rohr moved and Alderman Lambright seconded the motion to adjust the balance due on UB account #100592002 in the amount of \$189.63. On voice vote, the motion was approved 4-0.

UB Payment Agreement Request #100332003 – Alderman Lambright moved and Alderman O’Connor seconded the motion to approve a payment agreement for UB account holder #100332003. On voice vote, the motion was approved 4-0.

Park – Hiring Workers – Mayor Rowden recommended the City hire Jacob Dively to work for the City Parks Department at an hourly rate of \$7.85 to begin and a pay of \$25.00 per game he umpires. Alderman Dixon moved and Alderman Rohr seconded the motion to employ Jacob Dively as a Parks Department employee at an hourly rate of \$7.85 to begin and a rate of \$25.00 per game he umpires. On voice vote, the motion was approved 4-0.

Ordinance/Resolutions

Bill #07-18 – AN ORDINANCE AMENDING WRIGHT CITY MUNICIPAL CODE CHAPTER 502 “BUILDING CODES” SECTIONS 502.010 AND 502.020, ADOPTING CERTAIN BUILDING CODES AND AMENDMENTS THERETO. Ms. Girondo read the bill by title. Alderman Rohr moved and Alderman Lambright seconded the motion to read Bill #07-18 a second time. Roll was taken with the following vote:

Alderman O’Connor	Yea	Alderman Rohr	Yea
Alderman Lambright	Yea	Alderman Dixon	Yea

The motion was approved 4-0. Ms. Girondo read the bill a second time. Alderman Rohr moved and Alderman Dixon seconded the motion for final reading and passage of Bill #07-18. Roll was taken with the following vote:

Alderman O'Connor Yea Alderman Rohr Yea

Alderman Lambright Yea Alderman Dixon Yea

The motion was approved 4-0. Mayor Rowden then put the question: "Shall Bill #07-18 be passed and become an Ordinance?" Roll was taken with the following vote:

Alderman O'Connor Yea Alderman Rohr Yea

Alderman Lambright Yea Alderman Dixon Yea

The motion was approved 4-0. 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 of Aldermen for their signature and approval and the duly signed becomes Ordinance #935 of the City of Wright City, Missouri.

Reports

Parks – Mr. Kehoe reported on upcoming events at the city parks. He reported sponsors have been obtained for all baseball and softball teams and schedules are being prepared.

Public Works – Mr. Robinett reviewed highlights of his written report.

Building Official – None

Police – Chief Eskew reported on recent calls, investigations and arrests handled by his department. He also reported the patrol car that was recently damaged has been repaired and is back in service.

City Hall/Treasurer/Economic Development – Ms. Girondo reviewed highlights of her written report. She said auditors completed their on-site work last week. She also said she has received several inquiries from businesses and residential developers interested in properties in the City.

Review/Approval of Bills

Alderman O'Connor moved and Alderman Lambright seconded the motion to approve payment of bills in the amount of \$106,557.07. On voice vote, the motion was approved 4-0.

Announcements

Mayor Rowden thanked Mr. Schuchmann and officials from Public Water Supply District No. 2 of St. Charles County for the work they did preparing for the public informational meeting February 27 regarding Proposition U and their input at the meeting.

Final Questions

Mr. Ravenscraft addressed the Aldermen regarding access to the city sewer system for his property located on Veterans Memorial Parkway. MoDOT will not permit the City to extend the sewer line to the property on its roadway right-of-way, and easements over private property will be necessary to get sewer service to the property, Mr. Ravenscraft said. He asked the City for assistance in obtaining the easements. Mr. Rost said the City could use its condemnation authority if the easements cannot be obtained through mutual agreement. City officials also suggested MoDOT be contacted regarding the matter.

Vote to Enter Executive Session

None

Adjournment

Alderman O'Connor moved and Alderman Lambright seconded the motion to adjourn the meeting. On voice vote, the motion was approved 4-0.

Approved: _____

Attested: _____