

**City of Wright City  
Board of Aldermen Meeting  
Thursday, July 26, 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 Nathan Rohr and Alderman Thomas Dixon present. Alderman Kerry Lambright was absent.

City staff present were Ms. Girondo, Public Works Superintendent Kenny Robinett, Police Chief Matthew Eskew, Project Manager James Schuchmann, Parks Director Curt Kehoe, City Attorney Paul Rost, Police Chaplain Joseph Purl and Officer James Hepperman. Others present were James Toothman, Joseph Gildehaus, Joy Howard, Hanna McLemore, Bart Korman of Lewis-Bade, Inc., Kevin Henderson, Matt Johnston, Laura Steinhoff, Adam Jones, Mark Buchheit, Travis Ball and Adam Rollins of the Warren County Record.

**Pledge of Allegiance**

Mayor Rowden asked Mr. Gildehaus to lead the Pledge of Allegiance.

**Approval of Minutes/Financial Reports**

Alderman O'Connor moved and Alderman Rohr seconded the motion to approve the minutes of the June 28, 2018, and July 12, 2018, Board of Aldermen meetings. On voice vote, the motion was approved 3-0. Alderman Dixon moved and Alderman O'Connor seconded the motion to approve the June financial reports. On voice vote, the motion was approved 3-0.

**Responses to Previous Comments/Concerns**

None

**Open Meeting to Public Comments/Concerns**

Mr. Gildehaus introduced himself.

**Public Hearing**

None

**Recommendations from Planning and Zoning Commission**

**U Bought It LLC** – The Aldermen reviewed a recommendation from the Planning and Zoning Commission to approve a conditional use permit for U Bought It LLC to operate an auction house at 15 Hat Trick Lane, Suite B, with the provision there is no outside storage at the site. Mr. Johnston, owner of U Bought It LLC, explained plans to conduct auctions inside the building on Saturday evenings. Alderman Rohr moved and Alderman O'Connor seconded the motion to

issue a conditional use permit to U Bought It LLC to operate an auction house at 15 Hat Trick Lane, Suite B, with the provisions no outside storage is permitted and parking on grassy areas is not permitted. On voice vote, the motion was approved 3-0.

### **Old Business**

**Wright City Municipal Project Status Report** – Mr. Schuchmann reported the electric lights, security system and air conditioning system have been installed. He presented two bids for furnishings for the new city hall. They are \$48,163.77 from Office Essentials of St. Louis and \$62,568.14 from Missouri Vocational Enterprises of Jefferson City. Alderman O'Connor moved and Alderman Rohr seconded the motion to accept the bid from Office Essentials for \$48,163.77. On voice vote, the motion was approved 3-0. Mr. Schuchmann said the mobile shelving unit will be installed in late September, and he anticipated an October move-in date. The engineering drawings for the parking lot should be completed July 27.

**Osage County Guns Drainage Plans** – Mr. Korman asked the Board to rescind storm sewage drainage plans for Osage County Guns dated May 29, 2018, and not adopt Resolution #R4-18 to allow engineers and the property owner additional time to devise a plan that is more cost effective. Mr. Schuchmann recommended the Aldermen proceed with the Resolution and noted it does not lock the property owner into a specific storm water drainage plan. He also said any plan approved must meet the satisfaction of neighboring property owners.

### **New Business**

**Joy Howard 2016 GO Bond** – Ms. Howard suggested the Board consider a partial defeasance of the 2016 general obligation bonds to stabilize the annual bond tax rate. The proposal would allow the City to spend down its reserves in the bond account and then build the reserves up to maintain a constant tax rate. To proceed with the defeasance plan, the City must have a financial advisor, a banking institution, a bond counsel and an accountant. The Aldermen agreed Ms. Howard should proceed with securing these professional services.

**Mark Buchheit Cemetery** – Mr. Buchheit asked the Board of Aldermen to pay him double the \$1,000 he is paid for mowing the city cemetery on two dates when some of the vegetation in the cemetery lawn was more than 10 inches high. He said there were two weeks he was told the cemetery did not need to be mowed when it should have been mowed. The Aldermen told Mr. Buchheit if he is informed the cemetery does not need to be mowed, and he believes otherwise, he should contact Ms. Girondo, Mr. Robinett or Mayor Rowden for a second opinion. Mayor Rowden said he has observed Mr. Buchheit has mowed the cemetery on Sundays, and city officials do not want any mowing on Sundays, he said. Mr. Buchheit asked if he is responsible for leveling new graves, and the Aldermen said city employees would perform this work.

**Ball's Q Shack Special Events Permit** – Alderman Dixon moved and Alderman O'Connor seconded the motion to issue a special events permit to Ball's Q Shack to conduct an anniversary celebration August 11 from 12 to 11 p.m. at 100 West North Second Street. On voice vote, the motion was approved 3-0.

**Wright City School Foundation Special Event Permit** – Alderman Dixon moved and Alderman Rohr seconded the motion to issue a special events permit to the Wright City School District Foundation to conduct a 5K race and one mile fun run September 8 from 9 a.m. to 12 noon at the Wright City High School. On voice vote, the motion was approved 3-0.

**Request to Destroy Electronics** – Alderman Rohr moved and Alderman Dixon seconded the motion to destroy the electronic equipment specified on the attached list. On voice vote, the motion was approved 3-0.

**Alpha Foundry Water Line** – Ms. Girondo said officials from Alpha Foundry have told her they plan to expand their facility and such expansion would require moving a 10-inch water line.

They indicated City officials had told them at the time they originally built the facility, the City would move the line if it was necessary for future development.

**Sewer Taps Refunds** – Alderman O’Connor moved and Alderman Rohr seconded the motion to refund Ivie League Homes monies it paid for six sewer taps and to refund Larry Terbrock Construction monies it paid for two sewer taps. On voice vote, the motion was approved 3-0.

**Disability/Life Insurance for Employees** – Ms. Girondo said the City’s current insurance carrier for life insurance and short-term disability insurance increased its premiums, and the City obtained a bid from The Standard at a lower premium cost. Alderman Dixon moved and Alderman O’Connor seconded the motion to accept the bid from The Standard for employee life insurance and short-term disability insurance. On voice vote, the motion was approved 3-0.

**#3 Appaloosa Court Fence Permit** – Mr. Robinett said the property owner at #3 Appaloosa Court wishes to construct a fence and connect it to a neighbor’s fence. The property is located on a cul-de-sac, and City ordinances do not address fence construction on cul-de-sacs as they do fences constructed on corner lots, he said. It is difficult to apply the existing regulations to properties on cul-de-sacs, he said. Alderman Rohr moved and Alderman Dixon seconded the motion to allow the property owner at #3 Appaloosa Court to proceed with construction of a fence on the rear of the property and wait to complete the construction at the front of the property until the City adopts an ordinance addressing fences on cul-de-sacs. On voice vote, the motion was approved 3-0.

### Ordinance/Resolutions

**Bill #16-18** AN ORDINANCE AUTHORIZING A PARTIAL DEFEASANCE OF PUBLIC FACILITIES GENERAL OBLIGATION BONDS OF THE CITY OF WRIGHT CITY, MISSOURI, SERIES 2016; APPROVING PROFESSIONAL ENGAGEMENTS IN CONNECTION THEREWITH; MAKING CERTAIN FINDINGS; AND PROVIDING FURTHER AUTHORITY Ms. Girondo read the bill by title. Alderman Rohr moved and Alderman O’Connor seconded the motion to read Bill #16-18 a second time. On voice vote, the motion was approved 3-0. Ms. Girondo read the bill a second time. Alderman Rohr moved and Alderman O’Connor seconded the motion for final readying and passage of Bill #16-18. Roll was taken with the following vote:

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

The motion was approved 3-0. Mayor Rowden then put the question “Shall Bill #16-18 be passed and become an Ordinance?” Roll was taken with the following vote:

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

The motion was approved 3-0. 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 for their signature and approval and then duly signed and becomes Ordinance #943 of the City of Wright City, Missouri.

**Resolution #R4-18** – A RESOLUTION APPROVING AN AMENDED SITE PLAN FOR OSAGE COUNTY GUNS, 13200 VETERANS MEMORIAL PARKWAY WITH CONDITIONS Ms. Girondo read the Resolution by title. Alderman O’Connor moved and Alderman Rohr seconded the motion to approve Resolution #R4-18. On voice vote, the motion was approved 3-0.

**Resolution #R3-18** – A RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF A CONTRACT BETWEEN THE CITY OF WRIGHT CITY AND GEORGE BUTLER ASSOCIATES, INC FOR PAVEMENT MANAGEMENT PROGRAM SERVICES Ms. Girondo read the resolution by title. Alderman Rohr moved and Alderman O’Connor seconded the motion to approve Resolution #R3-18. On voice vote, the motion was approved 3-0.

## **Reports**

**Parks** – Mr. Kehoe reviewed upcoming events at the city parks, and said registration for the new soccer league is underway.

**Public Works** – Mr. Robinett reviewed the work of his department and said no major street projects will be undertaken pending the street study the City has authorized by George Butler Associates.

**Building Official** – None

**Police** – Chief Eskew reviewed highlights of his written report and said the department will participate in the National Night Out August 7.

**City Hall/Treasurer/Economic Development** – Ms. Girondo reviewed highlights of her written report. She said she expects to have a revised budget prepared for the August Board of Aldermen meeting to reflect the sale of the water and sewer systems and any other department budget revisions. She said she has placed on the August workshop agenda items related to review and repeal of ordinances related to water and sewer and updates to ordinances regarding trash billing.

## **Review/Approval of Bills**

Alderman O'Connor moved and Alderman Dixon seconded the motion to pay bills in the amount of \$89,075.29. On voice vote, the motion was approved 3-0. Ms. Girondo said the City did not receive an invoice for the interest payment for the 209 COPS Park in the mail and the payment is due August 1. She asked for a motion to pay the interest by a wire transfer. Alderman O'Connor moved and Alderman Rohr seconded the motion to wire \$6,248.59 for the interest payment on the 209 COPS Park. On voice vote, the motion was approved 3-0.

## **Announcements**

None

## **Final Questions**

None

## **Vote to Enter Executive Session**

Alderman Dixon moved and Alderman Rohr seconded the motion to exit regular session and enter executive session to discuss business for the purpose of dealing with matters related to one or more of the following: legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorney pursuant to Section 610.021(1), RSMo; leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefore, pursuant to Section 610.021(2), RSMo; and hiring, firing, disciplining or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded, pursuant to Section 610.021(3), RSMo. Roll was taken with the following vote:

Alderman O'Connor	Yea	Alderman Rohr	Yea
Alderman Lambright	Absent	Alderman Dixon	Yea

The motion was approved 3-0.

The Board returned to open session from Executive Session.

**Adjournment**

Alderman O'Connor moved and Alderman Dixon seconded the motion to adjourn the meeting. On voice vote, the motion was approved 3-0.

Approved: \_\_\_\_\_

Attested: \_\_\_\_\_