

**City of Wright City  
Board of Aldermen Meeting  
Thursday, February 14, 2019  
City Hall, 636 Westwoods Road**

Mayor Dan Rowden called the meeting to order at 6:30 p.m. in the Board of Aldermen Chambers of the City Hall, 636 Westwoods Road, Wright City, Missouri.

**Roll Call**

City Clerk Karen Girondo called the roll with Mayor Rowden, Alderman John O'Connor, Alderman Kerry Lambright and Alderman Nathan Rohr present. Alderman Thomas Dixon was absent. City staff present were City Clerk/Treasurer Karen Girondo, City Administrator James Schuchmann, Public Works Superintendent Kenny Robinett, Police Chief Matthew Eskew, Parks Director Curt Kehoe, City Attorney Paul Rost, Police Chaplain Joseph Purl and Officer James Hepperman. Others present were State Rep. Bryan Spencer, Mark Rosenblum of Teen Cert, Michelle Vohsen of Meridian Waste, Jim Buehrig Jr. and Bob Fitzgerald of WCW3 LLC, and Adam Rollins of the Warren County Record.

**Pledge of Allegiance**

Mayor Rowden asked Rep. Spencer to lead the Pledge of Allegiance.

**Approval of Minutes and Financial Reports**

Alderman Rohr moved and Alderman O'Connor seconded the motion to approve the minutes of the January 24, 2019, Board of Aldermen meeting. On voice vote, the motion was approved 3-0. Alderman Rohr moved and Alderman Lambright seconded the motion to approve the December financial report. On voice vote, the motion was approved 3-0.

**Responses to Previous Comments/Concerns**

None

**Open Meeting to Public Comments/Concerns**

None

**Public Hearing**

None

**Recommendations from Planning and Zoning Commission**

None

**Old Business**

**Wright City Municipal Project Status Report** – Mr. Schuchmann said the renovation plans for the police department building have been submitted to the Wright City Fire Protection District,

and he is awaiting approval from fire officials. He said he has requested the District waive any fees associated with the remodeling project. Mr. Schuchmann reported the City received a \$2,354.00 rebate from Ameren for installing LED lighting at the City Hall. He said he is exploring installation of a back-up generator at the City Hall.

**Trash Service** – Ms. Vohsen presented the proposed Amended Agreement for Residential Solid Waste Hauling and Collection and Recycling Services submitted by Meridian Waste. The agreement provides the company will invoice the City on the Tuesday immediately prior to the second Friday of each month, and upon receipt of the invoice, the City will make an electronic “rapid payment” by 3 p.m. on the second Friday of the month. This payment will be credited to each month’s invoice. Mr. Schuchmann and Ms. Gironde said they approved the payment arrangements outlined in the agreement. Alderman O’Connor moved and Alderman Rohr seconded the motion to authorize the “rapid payment” plan. On voice vote, the motion was approved 3-0. Ms. Vohsen noted the agreement calls for the new dual stream recycling collection to begin April 1, 2019, to allow time for the City to inform residents of the new collection system. Alderman Rohr moved and Alderman O’Connor seconded the motion to approve the amended agreement with Meridian Waste. On voice vote, the motion was approved 3-0.

**Permit Fees** – The Aldermen reviewed the new fee schedule for occupancy inspections and various building permits. They agreed landlords of all rental properties within the City should be notified of the fee increases and the increases will not take effect for rental properties until April 1, 2019, to allow time for notification to be sent to all landlords.

### New Business

**Request to Close Third Street from Cherry to Locust** – Mr. Buehrig and Mr. Fitzgerald submitted a request for the City to vacate Third Street between North Locust and Cherry Streets and for a 10-foot easement on the west and east sides of the building WCW3, LLC owns at 301 North Locust Street. The property owners propose to pave the vacated portion of Third Street and use it for parking. They will also install a stormwater drainage system. The Aldermen asked Mr. Buehrig and Mr. Fitzgerald to submit a written proposal detailing all of the planned improvements. Upon review of the proposal, the Aldermen will consider the street vacation request.

**Teen Cert Program** – Rep. Spencer and Mr. Rosenblum explained the Mid America Teen Community Emergency Response Team and its proposal to partner with the Chief Eskew and provide emergency preparation and response training and sponsor events. Mr. Rosenblum said there is no cost to the City, and the training consists of six classes. City officials agreed to review the proposed agreement and research the organization before making a decision on the proposal.

**PD Records Management System Upgrade** – Chief Eskew said Omnigo, the Department’s record management system, bases its license fees per work station and is proposing a license for installing the program on an unlimited number of work stations at a cost of \$7,938.00 annually. The company requires a three-year commitment to the records management program. Alderman Rohr moved and Alderman O’Connor seconded the motion to enter into an agreement with Omnigo to provide records management on an unlimited number of work stations at an annual cost of \$7,938.00. On voice vote, the motion was approved 3-0. Chief Eskew said he is also researching the cost of purchasing “leads on line” software for use by the detective unit.

**Hiring of a Court Bailiff** – Chief Eskew said Chris Ninness, the City’s code enforcement officer, is interested in serving as the Municipal Division’s court bailiff at an hourly rate of \$13.50. Mayor Rowden recommended the employment of Mr. Ninness as the court bailiff. Alderman O’Connor moved and Alderman Rohr seconded the motion to employ Chris Ninness as the court bailiff at an hourly wage of \$13.50. On voice vote, the motion was approved 3-0.

**Public Works –Surplus Equipment** – Mr. Robinett presented a list of surplus equipment to offer for sale on GovDeals.com. The equipment includes an FMC jet spray sewer cleaner, a 6-

foot brush hog, a tail gate salt spreader, a 6-foot salt spreader, an 8-foot salt spreader, a utility trailer, a 1996 Ford 350 pickup, an air smoke blower and a Ruger 2 speed hydraulic system engine puller. Alderman Rohr moved and Alderman Lambright seconded the motion to offer the equipment recommended by Mr. Robinett for sale on GovDeals.com. On voice vote, the motion was approved 3-0.

**Pre-Annexation Agreement/Annexation Petition** – The Aldermen reviewed and discussed a pre-annexation agreement and annexation petition submitted by Osage Fund, LLC regarding 35.95 acres at the corner of Westwoods and Bell Roads.

**Recreational Trail Park Grant** – Mr. Schuchmann said the park grant seeking funds to pave the walking trail at Ruge Park and make it handicapped accessible and to also pave the parking lot has been prepared. Alderman O’Connor moved and Alderman Rohr seconded the motion authorizing the City to submit the Recreational Trail Park Grant. On voice vote, the motion was approved 3-0.

**Assistant Prosecuting Attorney Appointment** – Ms. Girondo said a Resolution is on the Board’s agenda to appoint Keith Freie as an assistant prosecuting attorney for the City. Mr. Freie is an assistant prosecuting attorney for Warren County.

### **Ordinance/Resolutions**

**Bill #1-19** – AN ORDINANCE AMENDING WRIGHT CITY MUNICIPAL CODE SECTIONS 502.050 AND 505.030, AMENDING CERTAIN INSPECTION AND PERMIT FEES RELATED TO THE CITY’S BUILDING CODE Ms. Girondo read the Bill by title. Alderman Rohr moved and Alderman Lambright seconded the motion to read Bill #1-19 a second time. Roll was taken with the following vote:

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

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 reading and passage of Bill #1-19. Roll was taken with the following vote:

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

The motion was approved 3-0. Mayor Rowden then put the question “Shall Bill #1-19 passed and become an Ordinance?” Roll was taken with the following vote:

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

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 of Aldermen for their signature and approval and the duly signed becomes Ordinance #957 of the City of Wright City, Missouri.

**Resolution R4-19** - A RESOLUTION APPROVING A PRE-ANNEXATION AGREEMENT RELATING TO CERTAIN REAL PROPERTY SOUGHT TO BE ANNEXED INTO THE CITY LIMITS OF WRIGHT CITY, MISSOURI. Ms. Girondo read the Resolution by title. Alderman Lambright moved and Alderman Rohr seconded the motion to approve Resolution R4-19. On voice vote, the motion was approved 3-0.

**Resolution R5-19** – A RESOLUTION SETTING A PUBLIC HEARING REGARDING A VERIFIED PETITION FOR ANNEXATION OF CERTAIN REAL PROPERTY INTO THE CITY LIMITS OF WRIGHT CITY, MISSOURI. Ms. Girondo read the Resolution by title. Alderman Lambright moved and Alderman Rohr seconded the motion to approve Resolution R5-19. On voice vote, the motion was approved 3-0.

**Resolution R6-19** – A RESOLUTION ACCEPTING THE MAYOR’S APPOINTMENT OF KEITH P. FREIE AS AN ASSISTANT PROSECUTING ATTORNEY. Alderman Rohr moved

and Alderman Lambright seconded the motion to approve Resolution R6-19. On voice vote, the motion was approved 3-0.

### **Reports**

**Parks** – Mr. Kehoe reported 40 children have signed up for the spring soccer league and sign-ups continue for baseball, softball and T-ball.

**Public Works** – Mr. Robinett reviewed highlights of his written report and presented specifications to accept bids for the purchase of a tractor with a front-end loader and a zero-turn lawn mower for use in the cemetery. Alderman Rohr moved and Alderman O’Connor seconded the motion to accept bids for the purchase of a tractor with front-end loader and a zero-turn mower. On voice vote, the motion was approved 3-0.

**Building Official** – None

**Police** – Chief Eskew reported the two used Dodge police vehicles have been received and are being outfitted with the necessary police equipment.

**City Clerk/Treasurer/Economic Development** – Ms. Girondo reviewed highlights of her written report. She said the auditors will begin their on-site audit February 25.

**City Administrator** – Mr. Schuchmann said he will contact an engineering firm to prepare design plans to replace the sidewalk along the North Outer Road and Elm Avenue in front of Immanuel United Church of Christ. The sidewalk is on state right-of-way, and per an agreement between the City and MoDOT, it is the responsibility of the City to maintain. Mr. Schuchmann said he received a complaint from a resident of Falcon’s Crest regarding railroad noise, and the resident suggested the City establish a “quiet zone” that would limit noise in the area. Mr. Schuchmann said he will research such an ordinance. He also reported a house built on Lot 37 at Falcon’s Crest was constructed inside the stormwater easement. He said he suggested the builder place \$20,000 in an escrow account to cover the costs of relocating the stormwater disposal system on the lot.

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

Alderman O’Connor moved and Alderman Rohr seconded the motion to pay bills in the amount of \$148,314.37. On voice vote, the motion was approved 3-0.

### **Announcement**

Mayor Rowden said two tables at the Blue and Gold Banquet have been reserved for city officials, and asked those interested in attending to notify him or officials at City Hall. Pastor Purl updated officials on assistance offered at the Food Pantry.

### **Final Questions**

None

### **Vote to Enter Executive Session**

Alderman Rohr moved and Alderman O’Connor seconded the motion to exit regular session and enter executive session at 7:45 p.m. to discuss business for the purpose of dealing with matters related to the 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 Yea  
Alderman Dixon Absent

The motion was approved 3-0.

The Board returned to open session from executive session at 8 p.m.

**Adjournment**

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

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

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