

**City of Wright City
Board of Alderman Meeting
Thursday, December 12, 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 Nathan Rohr, Alderman John O'Connor, Alderman Thomas Dixon and Alderman Kerry Lambright present. City staff present were City Clerk/Treasurer Karen Girondo, City Administrator James Schuchmann, Public Works Superintendent Kyle Roettger, Police Chief Matthew Eskew, City Attorney Paul Rost, Police Chaplain Joseph Purl, Abbie Ogborn and Officer James Hepperman. Others present were Patsy Jones of the Park Board, Richard Lageman, Ramiz Hakim, Shirley Ross, Alice Windmann, Nola Pfuhl, Ardell Mikus, Marie Hollenbeck, Sherry Walker, Jerry Prouhet, Veva Karn, Brian Reimers, Thelma May, James Vaccaro, Robert Hamlin, Elizabeth McCoy, Sherry Walker, William Rayfeld, Tony Midiri, Cheryl Lambright and Adam Rollins of the Warren County Record.

Pledge of Allegiance

Mayor Rowden asked Alderman Dixon to lead the Pledge of Allegiance.

Approval of Minutes/Financial Reports

Alderman Rohr moved and Alderman O'Connor seconded the motion to approve the minutes of the November 14, 2019, Board of Aldermen meeting. On voice vote, the motion was approved 4-0. Alderman Dixon moved and Alderman O'Connor seconded the motion to approve the November financial reports. On voice vote, the motion was approved 4-0.

Responses to Previous Comments/Concerns

None

Open Meeting to Public Comments/Concerns

Mr. Reimers of 42 Appaloosa said a large sinkhole has developed over a collapsed storm drain and poses a safety hazard. Alderman Rohr said he visited the site and said the storm drain should be repaired. Alderman Rohr moved and Alderman O'Connor seconded the motion directing the public works department to make the needed repairs and if it is unable to perform the work, authorizing the department to hire a private contractor. On voice vote, the motion was approved 4-0.

Public Hearing

Section 425 “SR-4” Single Family Residential, “MR-1” and “MR-2” – Mayor Rowden opened the public hearing regarding proposed changes to Chapter 425 of the Wright City Zoning Code regarding single family residential, two family residential and multiple family residential. There being no comments from the public, Mayor Rowden closed the hearing.

Recommendations from the Planning and Zoning Commission

Section 425 “SR-4”, “MU-1” and “MR-2” – The Aldermen reviewed a letter from the Commission recommending amendments to Chapter 425 of the zoning code regarding single family residential, two family residential and multiple family residential. Alderman Lambright moved and Alderman Dixon seconded the motion to accept the Planning and Zoning Commission’s recommendation. On voice vote, the motion was approved 4-0.

Old Business

Wright City Municipal Project Status Report – Mr. Schuchmann presented three bids for the installation of a 2-inch water line for the renovated police department building. The bids are \$7,500.00 from Turpin Trenching of Wright City; \$8,500.00 from Poeling Construction of Foristell and \$8,987.00 from Mick Mehler and Sons of Silex. Alderman Rohr moved and Alderman O’Connor seconded the motion to accept the bid submitted by Turpin Trenching for \$7,500.00. On voice vote, the motion was approved 4-0. Mr. Schuchmann presented two bids for the installation of bullet resistant glass in the reception area of the police department - \$1,025.00 from Monday Security Corporation of Cahokia, IL and \$1,950.00 from St. Charles Glass and Glazing of Wentzville. Alderman Rohr moved and Alderman Dixon seconded the motion to accept the bid submitted by Monday Security Corporation for \$1,025.00. On voice vote, the motion was approved 4-0.

Mr. Schuchmann said Don Meyers Electric has withdrawn the bid it submitted for the installation of a generator at the City Hall. He presented bids from Warren County Electric of Marthasville for \$3,990.00 and Wischmeyer Electric of Wentzville for \$4,985.00 for the installation work. Alderman O’Connor moved and Alderman Dixon seconded the motion to accept the bid submitted by Warren County Electric for \$3,990.00. On voice vote, the motion was approved 4-0.

2020 Budget – Mayor Rowden said the proposed 2020 budget has been prepared and includes funding for street improvements on East South First Street and Westwoods Road and sidewalk improvements along the North Outer Road from Elm Avenue to Westwoods Road and funding for development of a park on the property the city purchased on Westwoods Road.

New Business

Wright City Memorial Society – Ms. Hollenbeck, Mr. Prouhet and Ms. Ross spoke on behalf of the Society and reviewed the improvements the Society has funded at the city cemetery during the past two years, including landscaping and reseeding projects, brush removal and tombstone restoration. Ms. Ross presented the Aldermen a list of projects the Society believes are priorities in the coming year, including the removal of two dead trees in Block 5, the alleviation of a

drainage and erosion problem in Block 1, replacement of downed fences along the western property line, replacement of an 1883 tablet tombstone that was broken by an unknown person. Ms. Windmann, the Society's treasurer, gave a brief recap of the Society's income and expenses and said the amount the Society has spent on cemetery improvements has exceeded its income. Mayor Rowden thanked the Society for its efforts to improve the cemetery grounds.

Kiwanis Club of Wright City – Mr. Lageman informed the Aldermen of plans by the Kiwanis to open a sports locker to accept donations of used or new sports equipment that would then be given to children in Wright City who otherwise would not have access to the equipment. He said the sports locker will be located in the strip mall on Second Street owned by Harry Prior. Mr. Prior is donating the space to the Kiwanis, Mr. Lageman said.

Letter of Retirement – Ms. Girono presented a letter to the Mayor and Aldermen announcing her intent to retire March 27, 2020, after 44 years of service to the City in various roles.

Appoint City Administrator to Chamber Board, BRPC and TAC – Alderman Dixon moved and Alderman O'Connor seconded the motion to appoint Mr. Schuchmann as the City's successor to Ms. Girono on the Chamber of Commerce Board of Directors, the Boonslick Regional Planning Commission and the Traffic Advisory Commission. On voice vote, the motion was approved 4-0.

2020 Calendar – Ms. Girono presented the City's 2020 calendar.

Penalty Waive Request Account #100210007 – Alderman Lambright moved and Alderman Rohr seconded the motion to waive a \$20.00 penalty assessment as requested by utility account holder #100210007. On voice vote, the motion was approved 4-0.

Penalty Waive Request Account #400004004 – Alderman Rohr moved and Alderman Dixon seconded the motion to deny a request from utility account holder #400004004 to waive the \$20.00 penalty assessment. On voice vote, the motion was approved 4-0.

Rob Hamlin – Mr. Hamlin asked the Aldermen why the City presented a letter to the Warren County Planning and Zoning Commission opposing his application to open a composting facility on property along the North Outer Road east of the city limits. He also said Public Water Supply District No. 2 of St. Charles County has not obtained the proper permits from the Missouri Department of Natural Resources to upgrade the Highway J lift station, and the lift station is not in compliance with state regulations. Mr. Hamlin said the City is responsible for the lift station per an agreement with the Department of Natural Resources.

Ordinance/Resolutions

Bill #23-19 – AN ORDINANCE AMENDING CHAPTER 425 OF THE WRIGHT CITY MUNICIPAL CODE TO AMEND THE MR-1 AND MR-2 residential districts; amend the PDA RESIDENTIAL DENSITY REQUIREMENTS; AND ADOPT A NEW SR-4 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT AND AMENDMENTS RELATING THERETO Ms. Girono read the Bill by title. Alderman Lambright moved and Alderman Rohr seconded the motion for second reading of the Bill. On voice vote, the motion was approved 4-0. Ms. Girono read the Bill a second time. Alderman O'Connor moved and Alderman Rohr seconded the motion for final reading and passage of Bill #23-19. Roll was taken with the following vote:

Alderman Rohr	Yea	Alderman O'Connor	Yea
Alderman Dixon	Yea	Alderman Lambright	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 Ordinances #979 of the City of Wright City, Missouri.

Resolution #R15-19 – A RESOLUTION ADOPTING AN ANNUAL BUDGET FOR THE CITY OF WRIGHT CITY, MISSOURI, FOR FISCAL YEAR BEGINNING ON JANUARY 1, 2020, AND APPROPRIATING FUNDS PURSUANT THERETO Ms. Girondo read the Resolution by title. Alderman Rohr moved and Alderman O'Connor seconded the motion to adopt Resolution #R15-19. On voice vote, the motion was approved 4-0.

Reports

Parks – In the absence of Parks Director Curt Kehoe, Ms. Jones reviewed upcoming events at the parks and informed the Aldermen of the successful holiday activities.

Public Works – Mr. Roettger reviewed highlights of his written report and the work his department is performing. He also reviewed the department's snow removal plans. He asked the Board to consider hiring three individuals to work on a seasonal basis to assist with snow removal. Alderman Rohr moved and Alderman Dixon seconded the motion to hire Bradley Willoughby, Jacob Doll and Dalton Hulme as seasonal public works employees at an hourly rate of \$15.00. On voice vote, the motion was approved 4-0.

Building Official – Alderman Lambright moved and Alderman O'Connor seconded the motion to approve the building official's report. On voice vote, the motion was approved 4-0.

Police – Chief Eskew reviewed highlights of his written report and informed the Alderman Off. Nick Bone has completed his training and is on patrol. He presented three bids for the purchase of a copier/printer. They are \$4,594.53 from Marco with a \$54.00 monthly service fee; \$4,870.95 from AQM; \$5,210.00 from Da-Cam. Alderman Dison moved and Alderman Rohr seconded the motion to accept the bid of \$4,594.53 submitted by Marco. On voice vote, the motion was approved 4-0.

City Hall/Treasurer/Economic Development – Ms. Girondo reviewed highlights of her written report. She said 107 business license renewals were recently mailed, and staff are preparing for end-of-the year accounting procedures.

City Administrator – Mr. Schuchmann said work continues on the South First Street project.

Rerview/Approval of Bills

Alderman Lambright moved and Alderman Rohr seconded the motion to pay bills in the amount of \$303,879.47. On voice vote, the motion was approved 4-0.

Announcement

Ms. Lambright said the First Baptist Church has opened a food pantry. Mayor Rowden reminded persons that filing for the April municipal election opens at 8 a.m. December 17. The Aldermen agreed to send a letter to Karl Runyon thanking him for his work at the cemetery.

Final Questions

None

Vote to Enter Executive Session

Alderman O'Connor moved and Alderman Dixon seconded the motion to exit regular session and enter executive session to discuss business for the purpose of dealing with matters related to legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorney pursuant to Section 610.021(1), RSMo. Roll was taken the following vote:

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

The motion was approved 4-0.

The Board returned to open session from Executive Session.

Adjournment

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

Approved: _____

Attested: _____