

City of Wright City
Board of Aldermen Meeting
December 11, 2008 6:30 pm

Signed in Attendance: T. Lyn Walter, Mary Vallie, Jim Seidel, JoAnn Black, Tom Black and Becky Burge

City Official attendance: Alderman Schuchmann, Alderman Denkler, Alderman Walter and Alderman Reynolds were present.

Staff and Others: Superintendent Larry Janish, Police Lt. John Malcolm, Economic Developer Karen Gironde, Parks Director Curt Kehoe, City Attorney Darryl Hicks and City Clerk Christine Martin.

President of the Board Jim Schuchmann called the meeting to order at 6:30 pm.

Roll Call

City Clerk Martin called roll with Alderman Schuchmann, Denkler, Walter, and Reynolds present. The City Clerk reported four Board Members present. Mayor White was absent

Meeting Minutes

Alderman Denkler made a motion to approve the minutes from the Special Meeting on October 6, 2008. Alderman Reynolds seconded it and the motion unanimously carried.

Alderman Denkler made a motion to approve the minutes from October 23, 2008. Alderman Walter seconded it and the motion unanimously carried.

Responses to previous comments/concerns - None

Open meeting to public comments - None

Public Hearing - None

Ordinance/Resolutions

Bill #32-08 was presented to the Board. Bill #32-08 was read for the first time by title. AN ORDINANCE ACCEPTING WATER LINES, AND/OR SEWER LINES, AND ALL ITEMS OF PERSONAL PROPERTY OR FIXTURES USED, CONSTRUCTED, PLACED OR EXISTING IN CONNECTION WITH OR RELATED TO SAID WATER AND SEWER LINES BY THE CITY OF WRIGHT CITY, MISSOURI FROM CARTER CANYON INVESTMENTS, L.L.C. LOCATED IN THE STREETS OF STEPHEN TRAIL, BRYAN RIDGE, CAROLYN CIRCLE, AND ALI WAY, AS SHOWN ON THE PLAT OF CARTER CANYON, SLIDE D-94, SLIDE D-95, SLIDE D-96, SLIDE D-97, AND SLIDE D-98, WARREN COUNTY RECORDERS OFFICE. Alderman Walter made a motion to read Bill #32-08 a second time by title. Alderman Reynolds

seconded it and the motion unanimously carried. After the second reading, Alderman Walter moved that Bill #32-08 be placed upon final passage. Alderman Reynolds seconded it and the motion unanimously carried. President of the Board, Alderman Schuchmann, then put the question “Shall Bill #32-08 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Walter	Yea	Alderman Reynolds	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 # 666 of the City of Wright City, Missouri.

Bill #33-08 was presented to the Board. Bill #33-08 was read for the first time by title. AN ORDINANCE ACCEPTING LAND FROM CARTER CANYON INVESTMENTS, L.L.C. BEING STEPHEN TRAIL, BRYAN RIDGE, CAROLYN CIRCLE, AND ALI WAY, AS SHOWN ON THE PLAT OF CARTER CANYON, SLIDE D-94, SLIDE D-95, SLIDE D-96, SLIDE D-97, AND SLIDE D-98, WARREN COUNTY RECORDERS OFFICE, BY THE CITY OF WRIGHT CITY, MISSOURI.. Alderman Walter made a motion to read Bill #33-08 a second time by title. Alderman Reynolds seconded it and the motion unanimously carried. After the second reading, Alderman Walter moved that Bill #33-08 be placed upon final passage. Alderman Reynolds seconded it and the motion unanimously carried. President of the Board, Alderman Schuchmann, then put the question “Shall Bill #33-08 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Walter	Yea	Alderman Reynolds	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 # 667 of the City of Wright City, Missouri.

Bill #38-08 was presented to the Board. Bill #38-08 was read for the first time by title. AN ORDINANCE ACCEPTING LAND FROM FOREST LAKE PROPERTIES, L.L.C. BEING FOREST LAKE DRIVE, HIGH RIDGE COURT, EDGEWATER CIRCLE, AND INLAND COURT, AS SHOWN ON THE PLAT OF FOREST LAKE, SLIDE C-213, SLIDE C-214, SLIDE C-215, AND SLIDE C-216, WARREN COUNTY RECORDERS OFFICE, BY THE CITY OF WRIGHT CITY, MISSOURI.. Alderman Reynolds made a motion to read Bill #38-08 a second time by title. Alderman Walter seconded it and the motion unanimously carried. After the second reading, Alderman Reynolds moved that Bill #38-08 be placed upon final passage. Alderman Denkler seconded it and the motion unanimously carried. President of the Board, Alderman Schuchmann, then put the question “Shall Bill #38-08 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Walter	Yea	Alderman Reynolds	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 # 668 of the City of Wright City, Missouri.

Bill #39-08 was presented to the Board. Bill #39-08 was read for the first time by title. AN ORDINANCE ACCEPTING ALL STREET LIGHTS AND ALL ITEMS OF PERSONAL PROPERTY OR FIXTURES USED, CONSTRUCTED, PLACED OR EXISTING IN CONNECTION WITH OR RELATED TO SAID STREET LIGHTS ON THE STREET DESIGNATED AS QUAIL CREEK, RECORDED ON SLIDE D-3, SLIDE D-4, SLIDE D-5, AND SLIDE D-6, WARREN COUNTY RECORDER'S OFFICE AND ALL WATER LINES, SEWER LINES, OTHER UTILITY LINES, AND STORM SEWER IMPROVEMENTS, AND ALL ITEMS OF PERSONAL PROPERTY OR FIXTURES USED, CONSTRUCTED, PLACED OR EXISTING IN CONNECTION WITH OR RELATED TO SAID WATER AND SEWER LINES LOCATED IN THE STREETS DESIGNATED UPON THE PLAT OF QUAIL CREEK, RECORDED ON SLIDE D-3, SLIDE D-4, SLIDE D-5, AND SLIDE D-6, WARREN COUNTY RECORDERS OFFICE, BY THE CITY OF WRIGHT CITY, MISSOURI FROM CHARLES L. ACKERMAN CONSTRUCTION LLC. Alderman Reynolds made a motion to read Bill #39-08 a second time by title. Alderman Denkler seconded it and the motion unanimously carried. After the second reading, Alderman Denkler moved that Bill #39-08 be placed upon final passage. Alderman Reynolds seconded it and the motion unanimously carried. President of the Board, Alderman Schuchmann, then put the question "Shall Bill #39-08 be passed and become an ordinance?" Roll call was taken with the following vote:

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Walter	Yea	Alderman Reynolds	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 # 669 of the City of Wright City, Missouri.

Bill #40-08 was presented to the Board. Bill #40-08 was read for the first time by title. AN ORDINANCE ACCEPTING LAND FROM CHARLES L. ACKERMAN CONSTRUCTION, LLC BEING QUAIL CREEK DRIVE, AS SHOWN ON THE PLAT OF QUAIL CREEK, RECORDED ON SLIDE D-3, SLIDE D-4, SLIDE D-5 AND SLIDE D-6, WARREN COUNTY RECORDERS OFFICE, BY THE CITY OF WRIGHT CITY, MISSOURI.. Alderman Denkler made a motion to read Bill #40-08 a second time by title. Alderman Reynolds seconded it and the motion unanimously carried. After the second reading, Alderman Denkler moved that Bill #40-08 be placed upon final passage. Alderman Reynolds seconded it and the motion unanimously carried. President of the Board, Alderman Schuchmann, then put the question "Shall Bill #40-08 be passed and become an ordinance?" Roll call was taken with the following vote:

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Walter	Yea	Alderman Reynolds	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 # 670 of the City of Wright City, Missouri.

Bill #41-08 was presented to the Board. Bill #41-08 was read for the first time by title. AN ORDINANCE ACCEPTING A LIFT STATION AND ALL APPURTENANCES THERETO LOCATED ON A 0.13 ACRE TRACT OF LAND LOCATED IN QUAIL CREEK SUBDIVISION DESCRIBED IN BILL OF SALE ATTACHED HERETO BY THE CITY OF WRIGHT CITY, MISSOURI FROM CHARLES L. ACKERMAN CONSTRUCTION LLC. Alderman Reynolds made a motion to read Bill #41-08 a second time by title. Alderman Walter seconded it and the motion unanimously carried. After the second reading, Alderman Walter moved that Bill #41-08 be placed upon final passage. Alderman Reynolds seconded it and the motion unanimously carried. President of the Board, Alderman Schuchmann, then put the question “Shall Bill #41-08 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Walter	Yea	Alderman Reynolds	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 # 671 of the City of Wright City, Missouri.

Bill #42-08 was presented to the Board. Bill #42-08 was read for the first time by title. AN ORDINANCE ACCEPTING LAND FROM CHARLES L. ACKERMAN CONSTRUCTION, LLC BEING A 0.13 ACRE TRACT OF LAND LOCATED IN QUAIL CREEK SUBDIVISION AS DESCRIBED IN THE DEED ATTACHED HERETO BY THE CITY OF WRIGHT CITY, MISSOURI.. Alderman Walter made a motion to read Bill #42-08 a second time by title. Alderman Reynolds seconded it and the motion unanimously carried. After the second reading, Alderman Walter moved that Bill #42-08 be placed upon final passage. Alderman Denkler seconded it and the motion unanimously carried. President of the Board, Alderman Schuchmann, then put the question “Shall Bill #42-08 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Walter	Yea	Alderman Reynolds	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 # 672 of the City of Wright City, Missouri.

Bill #43-08 was presented to the Board. Bill #43-08 was read for the first time by title. AN ORDINANCE AMENDING SECTION 615.180 OF CHAPTER 615 OF TITLE VI OF THE MUNICIPAL CODE OF THE CITY OF WRIGHT CITY, MISSOURI PERTAINING TO REGULATION OF SOLICITORS ON PUBLIC STREETS. Alderman Reynolds made a motion to read Bill #43-08 a second time by title. Alderman Denkler seconded it and the motion

unanimously carried. After the second reading, Alderman Walter moved that Bill #43-08 be placed upon final passage. Alderman Reynolds seconded it and the motion unanimously carried. President of the Board, Alderman Schuchmann, then put the question “Shall Bill #43-08 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Walter	Yea	Alderman Reynolds	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 # 673 of the City of Wright City, Missouri.

Bill #44-08 was presented to the Board. Bill #44-08 was read for the first time by title. AN ORDINANCE ADDING A NEW SECTION TO CHAPTER 700 OF TITLE VII OF THE MUNICIPAL CODE OF THE CITY OF WRIGHT CITY, MISSOURI PERTAINING TO WATER SERVICE BILLING. Alderman Denkler made a motion to read Bill #44-08 a second time by title. Alderman Reynolds seconded it and the motion unanimously carried. After the second reading, Alderman Denkler moved that Bill #44-08 be placed upon final passage. Alderman Reynolds seconded it and the motion unanimously carried. President of the Board, Alderman Schuchmann, then put the question “Shall Bill #44-08 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Walter	Yea	Alderman Reynolds	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 # 674 of the City of Wright City, Missouri.

Bill #45-08 was presented to the Board. Bill #45-08 was read for the first time by title. AN ORDINANCE ADDING TWO NEW SUB-SECTIONS TO SECTION 715.050 OF CHAPTER 715 OF TITLE VII OF THE MUNICIPAL CODE OF THE CITY OF WRIGHT CITY, MISSOURI PERTAINING TO SEWER SERVICE BILLING. Alderman Reynolds made a motion to read Bill #45-08 a second time by title. Alderman Walter seconded it and the motion unanimously carried. After the second reading, Alderman Reynolds moved that Bill #45-08 be placed upon final passage. Alderman Walter seconded it and the motion unanimously carried. President of the Board, Alderman Schuchmann, then put the question “Shall Bill #45-08 be passed and become an ordinance?” Roll call was taken with the following vote:

Alderman Denkler	Yea	Alderman Schuchmann	Yea
Alderman Walter	Yea	Alderman Reynolds	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 # 675 of the City of Wright City, Missouri.

Old Business

2009 Budget – Alderman Schuchmann explained the status of the 2008 and 2009 budgets and thanked everyone for their help in preparing the new budget and said he was proud of all the department heads for keeping the 2008 budget in line. Alderman Denkler explained he was not on the Budget Committee for 2009 but thanked everyone for their hard work on it. The 2009 Budget will be voted on for approval on December 30, 2008.

Trotters Creek Follow-Up - Larry Janish met with Kenny Mechlin and said he feels he is out of the picture. Kenny Mechlin said he will help haul slabs away but can't contribute any money as he doesn't have it. He feels because he sold it he has no interest in it. Alderman Schuchmann asked who holds the title to it. Alderman Denkler asked if there is an active homeowner's association. Larry Janish said there is one. There was no one present from Trotters Creek Subdivision. Alderman Schuchmann asked Larry Janish if he could research who does own the streets.

New Business

Debbie Buzzanga – 30011 Marlin Drive - The Board first asked this to be tabled since Ms. Buzzanga was not present. Then Ms. Buzzanga arrived at the meeting late and spoke up during Final Questions. She was concerned about the high water usage at her property when no one was living there. Ms. Buzzanga was concerned about the 18000 gallons used in August and questioned how could it be that high. Alderman Schuchmann stated that it sounds like an amount used to fill a pool. Ms. Buzzanga stated that she gave a pool to the neighbor and she would check to see if they used her water to fill the pool. Alderman Schuchmann also explained the procedure for meter testing and the charge involved if the meter was not found to be faulty. Ms. Buzzanga said she would continue to monitor the bill for a while before doing anything else.

Harold Taylor – Sewer Backup - Mr. Taylor was not present and the Board tabled this to the January 8th regular meeting.

Spring Hill Meadows Homeowners Association - Mary Vallie, Becky Burge and Nathan Jones signed a letter to the Board from the Homeowners Association of Spring Hill Meadows asking the Board for consideration of some items to assist in keeping their neighborhood safe. The items were 1) Lower the speed limit through Neighborhood from 25 to 20, 2) Have the signs lowered so they are more visible to vehicles, and 3) Have signs posted that state "Children at Play". Alderman Schuchmann asked if they could get a signed petition and to table it for the January 8th Board of Alderman meeting for the Board to consider. He apologized for them not being asked for the petition in the beginning. Larry said he would check to see what the requirement is for sign height and if the signs could be lowered.

Final Close Out WWTF Project - Larry said he met with Archer Engineers and said Huey and Archer wants to wind up the project as the last three test results are in compliance. Larry said he has stepped up the Aeration and the system is working. Alderman Walter made a motion to approve the final close out of the Waste Water Treatment Plant Project for Archer to issue a Certificate of Completion. Alderman Denkler seconded it and the motion unanimously carried.

Huey Construction Payment Request #13 - Alderman Denkler made a motion to accept the pay request for Huey Construction in the amount of \$56,081.89 which is 2.5 percent of the 5 percent retainage. Alderman Walter seconded it and the motion unanimously carried.

Approval of Sewer Operating Permit Application - Alderman Walter made a motion to approve the Sewer Operating Permit Application. Alderman Denkler seconded it and the motion unanimously carried.

Lamb Construction Pay Estimate #2 - Alderman Walter made a motion to approve Lamb Construction Pay Estimate #2 in the amount of \$75,029.40. Alderman Reynolds seconded it and the motion unanimously carried.

Recommendation from Planning & Zoning Commission on Zoning Changes - Alderman Walter made a motion to the recommendation from Planning & Zoning on Zoning Changes from their November 17th meeting for code changes 405.090 to replace Vacation Vehicles and 405.100:16 on trailers and to send it to the City Attorney Darryl Hicks for an ordinance to be prepared. Alderman Reynolds seconded it and the motion unanimously carried.

Utility Billing Adjustments - Accounts 500595002, 500596002 & 500597002 - City Clerk Christine Martin stated these are in addition to the other adjustments on the report submitted to the Board. These accounts are for Westwood Village Apartments where they were double billed on the final bill. A check will not be prepared on the adjustment owed to them as they still owe the final bill. It will just be an adjustment to the balance. Alderman Reynolds made a motion to approve the adjustments to be made. Alderman Walter seconded it and the motion unanimously carried.

Reports

Engineering – Larry Janish said he talked to Bart with Lewis-Bade Engineers and they are waiting for the new budget to go into effect to start on the water line project. Alderman Schuchmann agreed to put it on the agenda for the first meeting in January for a Notice to Proceed for Lewis and Bade.

Park - Curt Kehoe was present and said the work on the new park activity building is making progress. The water and sewer lines are in to the building CenturyTel installed their telephone cable. Ameren has set the transformers and are hooked up and the furnaces are in and working. The drywall is up and taping is being done. The windows are in but there is a problem with the doors and they are working on it. The interior telephone cable and sound system wiring was done by Rob Gordon. The top soil has been being hauled to the Wright City Cemetery by Lamb Construction. Curt said he is working on the Calendar of Events for next year. He said he almost had the plans ready to submit for the Grant at Home Depot but have to be amended because of where the sewer lines were installed. Alderman Schuchmann advised Curt not to push the painting on the new Park building to be done by the completion date in February.

Public Works - Larry Janish was present and gave his report. Larry talked about the Lift Station at Locust Street. They finished reconstruction of the lift station on Locust. The final bills should be under \$8,000. Larry said they purchased more salt and cinders which should carry them through the entire winter. Larry discussed Rayco for alarms for the wells. The price for one (1) year for three wells would be \$900 and for three (3) years it will be \$1836. Larry said it is a contract and he would like to have it on the December 30th Agenda. The fee would be charged to the Well Account.

Building Official - Larry said for 43 Kerland Drive the Judge fined Mr. McRae \$200 and would have to pay a total of \$300 if he failed to keep his property in compliance with City Codes. Larry

said he also issued 4 fence permits, 2 additions, and 2 building permits one for Cozy Homes at Lake Tucci and one for Hickory Grove LLC for The Shire.

Police Department - Police Chief Matthews was not present and Lt. Malcolm gave a short report. Alderman Schuchmann said he noticed the stepping up of radar by the schools.

City Hall - City Clerk Christine Martin said that since Robin put a note on Pet Tags being due by the end of the month, we have already had a good response in licensing pets in the City. Alderman Schuchman suggested we continue with the note on the bills on pet tags through February or March. City Clerk Martin also provided the Board with a draft of a Landlord Letters she prepared to go out after passage of the ordinance and the Board all agreed the letter was okay to send. She stated the next Workshop is January 5th if any one has anything to put on the Agenda.

Treasurer Report – Karen Girondo gave the Treasurer’s Report and discussed the Financial Reports and the Budget Report. She thanked the Board for their time and effort on the 2009 Budget. She said the new audit firm sent papers for the City to sign so Botz Deal will release the City’s work papers. The new audit firm will be here the second week of January for preliminary work. She said she will be working on the amendment to the 2008 Budget to present at the December 30th meeting so it can be approved.

Economic Development - Karen said things have been slow but met with a prospect at the industrial park and worked with them to get information on electric and utilities. She said she will be traveling to Jefferson City with ECMODEV on December 22nd to visit with the staff from DED to wish them Happy Holidays and to remember Lincoln, Montgomery and Warren County for their projects. After the New Year she will visit and interview the City Businesses for the BRE Program through Ameren.

Review/Approval of Bills

Alderman Walter made a motion to approve bills. Alderman Denkler seconded it and the motion unanimously carried.

The Board discussed a Public Hearing being held the first meeting in January to discuss the proposed Water and Sewer Increases.

Final Questions – Debbie Buzzanga was present and spoke up regarding her water bill (see New Business)

Adjournment

Alderman Schuchmann made a motion to adjourn. Alderman Walter seconded it and the meeting adjourned at 7:50 p.m.

Approved_____

Attested_____