

**City of Wright City
Board of Aldermen Meeting
Thursday, April 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 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 Michelle Valley, Lenora Darrah, Lauren Dou, Robert and Karen Wright, Leo Mann, Jennifer Olivio, Wayne Nolting, Jim Hulse, Jim Seidel, Randy Pohlmann, Jayson Pohlmann, Randy Lewis, Scott Pogrelis, Dan Sherman, Hanny Yatim, Tony Harper, Don Collier and Adam Rollins of the Warren County Record.

Pledge of Allegiance

Mayor Rowden asked Chief Eskew 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 April 12, 2018, 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 March financial reports. On voice vote, the motion was approved 4-0.

Responses to Previous Comments/Concerns

None

Open Meeting to Public Comments/Concerns

Mr. Nolting expressed his concerns regarding the price per acre the City has agreed to pay for the purchase of acreage along Bell Road for a city park and suggested the City obtain an appraisal on the property. He also said he owns a residence in the area of the Osage Guns construction site and is concerned about the stormwater runoff from the property.

Mr. Wright said his residential property adjoins the Osage Guns site, and adequate steps have not been taken to insure stormwater from the property will not run off onto his property. Mr. Schuchmann said he has met on site with the project engineers and construction company officials to address the stormwater issue and further steps will be taken to prevent the runoff.

Mr. Harper, a resident of Forest Lake, expressed concerns regarding a proposed apartment complex on property that borders Forest Trails. He said there are unanswered questions regarding runoff from the development and the effect the complex will have on the fire and police departments. He suggested city officials should vet the proposal and developer

thoroughly. Mr. Seidel, president of the Forest Lake Homeowners Association, also expressed concerns regarding the noise, traffic and trash the proposed complex will create and its impact on the City and fire department.

Public Hearing – Rezoning of 17 Acres on Highway J from “M-1” Light Industrial to “MR-2” Multi-Family

Mayor Rowden opened the public hearing on a request filed by Quail Run Properties, LLC of Moscow Mills to rezone 17 acres on Highway J from “M-1” Light Industrial to “MR-2” Multi-Family to allow for construction of a 204-unit apartment complex. Mr. Porgelis, a resident of Forest Lake, said an apartment complex is not the direction the City should go when it considers residential development. Mr. Collier, owner of Quail Run Properties, explained the proposed development. He said a 7-acre buffer of trees will be located at the rear of the property and a detention basin is planned to address stormwater runoff. He said 70 percent of the apartments will be two-bedroom, 20 percent one-bedroom and the remaining will be three-bedroom. Units will be rented at the market rate and will not include any Section 8 housing, he said. Background checks will be conducted on all tenants, he said. Mr. Collier said the 10 buildings will be built in two phases. Mayor Rowden closed the public hearing.

Recommendations from Planning and Zoning Commission

DMZ Catering LLC – Conditional Use for Food Truck – Mayor Rowden said the Planning and Zoning Commission recommended approval of a conditional use permit for DMZ Catering LLC to operate a food truck in areas zoned for industrial use. Alderman Dixon moved and Alderman Lambright seconded the motion to issue a conditional use permit to DMZ Catering, LLC of Marthasville to operate a food truck in areas zoned for industrial and commercial use provided DMZ Catering files a letter of approval from the property owner on which the food truck is parked with the City. On voice vote, the motion was approved 4-0.

Reed’s Rockets – Conditional Use for Temporary Fireworks Stand – Mayor Rowden said the Planning and Zoning Commission recommended approval of a conditional use permit for Don Reed of Reed’s Rockets to operate a temporary fireworks stand at 425 West Service Road North. Alderman O’Connor moved and Alderman Rohr seconded the motion to issue a conditional use permit to Don Reed of Reed’s Rockets to operate a temporary fireworks stand at 425 West Service Road North with the condition that any off-site advertising be limited to two directional signs not to exceed 18x24 and a sign permit must be obtained from the City. On voice vote, the motion was approved 4-0.

Spencer Guffey – Conditional Use for Home Occupation for Mud’s Powerwashing – Mayor Rowden said the Planning and Zoning Commission recommended approval of a conditional use permit to Spencer Guffey to operate a home business for Mud’s Powerwashing at 806 Legolas Lane. Alderman Dixon moved and Alderman O’Connor seconded the motion to issue a conditional use permit to Spencer Guffey of Mud’s Powerwashing to operate a home office with no outside business storage at 806 Legolas Lane. On voice vote, the motion was approved 4-0.

Quail Run Properties, LLC – Rezone 17 Acres on Highway J from “M-1” Light Industrial to “MR-2” Multi-Family – Mayor Rowden said the Planning and Zoning Commission recommended the City rezone 17 acres on Highway J from “M-1” Light Industrial to “MR-2” Multi-Family. Alderman O’Connor moved and Alderman Lambright seconded the motion to table the rezoning application to May 10.

Amended Record Plat for Gateway West Industrial Centre – Ms. Doll of Cochran Engineering presented an Amended Record Plat for Gateway West Industrial Centre. She said the amended plat changes 28 acres from common ground to an outlot and provides for a 50-foot wide ingress/egress to the lot. Mayor Rowden said the Planning and Zoning Commission

recommended approval of the amended plat. Alderman O'Connor moved and Alderman Dixon seconded the motion to accept the amended plat with the restriction that all development must meet city standards. On voice vote, the motion was approved 4-0. An ordinance will be prepared accepting the amended plat.

Old Business

Wright City Municipal Project State Report – Mr. Schuchman presented proposals for sound equipment from Sandor AVL Systems, Full Compass and Amazon. Alderman Rohr moved and Alderman O'Connor seconded the motion to accept the bid of \$1,032.34 from Sandor AVL Systems. On voice vote, the motion was approved 4-0.

Water and Sewer Sale Update – Mr. Rost said he is working with the City's financial advisor regarding paying the City's bonded indebtedness on the sewer system and with the attorney for Public Water Supply District No. 2 of St. Charles County regarding the annexation of the City into the District.

Liquor License for Farmers Supermarket – Mr. Yatim, the new owner of the supermarket, said he has obtained a surety bond and applied for a state liquor license. Alderman Dixon moved and Alderman O'Connor seconded the motion to table Mr. Yatim's application for a city liquor license until he obtains a state liquor license. On voice vote, the motion was approved 4-0.

New Business

Michelle Valley – Truck Route – Ms. Valley, a resident at 110 West First Street South, said she opposed the City's installation of a truck route on West First Street South and said the City's establishment of the truck route did not solve the problem but rather moved it from one street to another. Ms. Valley said she has also requested a sidewalk on South West Avenue and the repair of sidewalks on South First Street.

Final Plat for Plat 5 of Gettysburg Commons – There was no discussion this matter.

Storm Siren Bids – Mr. Robinett said the existing storm sirens are outdated, and he presented a spec sheet for a new system. Mayor Rowden recommended the City seek bids from vendors on new storm sirens. Alderman Dixon moved and Alderman O'Connor seconded the motion to seek bids for storm sirens. On voice vote, the motion was approved 4-0.

Cemetery – Burn Hillside – Ms. Girondo said volunteers have removed several trees and brush from the small cemetery hillside north of the Immanuel United Church of Christ parking lot and wish to remove the honeysuckle vines that cover the area. They are seeking to first burn the area and then treat any new growth with brush killer, she said. The Memorial Society has agreed to then have the area seeded, she said. Alderman Lambright suggested any burning be done with the approval of the fire department. Alderman Rohr moved and Alderman Dixon seconded the motion to allow the area to be burned when the fire department says the conditions are suitable. On voice vote, the motion was approved 4-0.

UB Payment Agreement Status Report – Alderman Dixon 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 Account #100030501 – Ms. Girondo said UB account holder #100030501 has requested an adjustment in his utility bill because of unexplained usage during the month of January resulting in a charge of \$925.37. Usage returned to normal the next month, she said. Alderman Rohr moved and Alderman O'Connor seconded the motion to write off one half of the January bill. On voice vote, the motion was approved 4-0.

Disposition List – Ms. Girondo read a list of city records identified by Bill Glankler, an archivist with the Missouri Secretary of State's Office, that can be destroyed pursuant to 109.230.4, RSMo. The records are:

**RECORD SERIES TITLE
CUBIC FEET**

INCLUSIVE DATES

Accounts Payable, GS007, <i>COA</i>	2001-2004, 2012-2015
Accounts Receivable, GS008, <i>COA</i>	1994, 2006-2013
Accounts Receivable (Utility billing), GS008, <i>COA</i>	2008-09, 2011-13, 2016
Banking and Investment Records, GS010, <i>COA+1 year</i>	2006, 2012-13
Delinquent Tax Report Files, MU0745, <i>6 years</i>	2006, 2009-2011
Federal and State Tax Records (W-9), GS034, <i>5 years</i>	2003, 2010
Insurance Policy Records, GS056, <i>until expired plus 6 calendar years</i>	1989-1996
Investigation Logs and Reports (Animal Control) MU0104, <i>2 years</i>	2010-2012
Meter Books, MU1610, <i>5 years</i> ; and Meter Reading Summary Reports, MU1611, <i>5 years</i>	2011-13
Permits and Licenses (Business Licenses), GS050, <i>2 years after expiration</i>	1996-2014
Personal Property Tax Records, MU0747, <i>6 years</i>	2005-2009
Public Notice Records (notice of discontinuance of utility service), GS022, <i>3 years</i>	2001-02
Receipts, GS011, <i>COA</i>	2000-2016
Request and Complaint Files (requests for disconnect, or for service), GS049, <i>3 years after final disposition</i>	2001-02, 2005-11, 2012
Service Interruption Records, MU1614, <i>3 years</i>	2005-2013
Subsidiary Ledgers (Utility), GS006, <i>COA</i>	2011-2013
Tax Assessment Files, MU0753, <i>6 years</i>	2006-2010
Wage and Tax Statements (W-2), GS033, <i>5 years</i>	2003

Alderman Rohr moved and Alderman Dixon seconded the motion to destroy by burning the documents on a day the fire department says is suitable for burning. On voice vote, the motion was approved 4-0.

Well #4 Electric Quote – Mr. Robinett submitted a bid from ECCO Electric Company to replace the control panel at well #4 for \$13,731.00 and the surge protection for \$6,825.00. The well is not being used unless it is needed because of the electrical issues that cause the pump motor to burn out, he said. Alderman O’Connor moved and Alderman Rohr seconded the motion to leave the well shut off unless it is needed and not to make any repairs. On voice vote, the motion was approved 4-0.

Special Permit Application Jennifer Olivio of Town and County Garage – Ms. Olivio said the business is seeking a special permit to have a customer appreciation celebration from 12 to 4 p.m. June 2 with refreshments and music. Alderman Dixon moved and Alderman Rohr seconded the motion to grant a special permit to Town and County Garage for a customer appreciation celebration from 12 to 4 p.m. June 2. On voice vote, the motion was approved 4-0.

UB Payment Agreement Request Account #400093002 – Alderman Lambright moved and Alderman O’Connor seconded the motion to approve a payment agreement for UB account holder #400093002. On voice vote, the motion was approved 4-0.

Municipal Judge Training Request – Alderman Rohr moved and Alderman Dixon seconded the motion to approve a request from Nathan Carroz to attend the Missouri Municipal Judge’s Conference May 23-25, 2018, at Lake Ozark. On voice vote, the motion was approved 4-0.

Ordinance/Resolutions

Bill #08-18 – AN ORDINANCE ACCEPTING THE RECORD PLAT OF “GETTYSBURG COMMONS, PLAT FIVE” Ms. Girondo read the bill by title. Alderman Rohr moved and Alderman Lambright seconded the motion to read Bill #08-18 a second time. Roll was taken with the following vote:

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

The motion was approved 4-0. Ms. Girondo read the bill a second time. Alderman Dixon moved and Alderman Rohr seconded the motion for final reading and passage of Bill #08-18. Roll was taken with the following vote:

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

The motion was approved 4-0. Mayor Rowden then put the question “Shall Bill #08-18 be passed and become an Ordinance?” Roll was taken with the following vote:

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

The motion was approved 4-0. Said Bill was thereupon presented to the Mayor and President of the Board of Aldermen for their signature and approval and then duly signed and becomes Ordinance #936 of the City of Wright City, Missouri.

Bill #09-18 – AN ORDINANCE ACCEPTING PORTIONS OF CERTAIN STREETS AND ACCEPTING CERTAIN WATER LINES, SEWER LINES AND EASEMENTS, AS SHOWN ON THE SUBDIVISION PLAT OF “GETTYSBURG COMMONS, PLAT FIVE” Ms. Girondo read the bill by title. Alderman Dixon moved and Alderman Lambright seconded the motion to read Bill #09-18 a second time. Roll was taken with the following vote:

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

The motion was approved 4-0. Ms. Girondo read the bill a second time. Alderman Lambright moved and Alderman Rohr seconded the motion for final reading and passage of Bill #09-18. Roll was taken with the following vote:

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

The motion was approved 4-0. Mayor Rowden then put the question “Shall Bill #09-18 be passed and become an Ordinance?” Roll was taken with the following vote:

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

The motion was approved 4-0. Said Bill was thereupon presented to the Mayor and President of the Board of Aldermen for their signature and approval and then duly signed and becomes Ordinance #937 of the City of Wright City, Missouri.

Bill #10-18 – AN ORDINANCE AMENDING THE CITY’S OFFICIAL ZONING DISTRICT MAP BY REZONING A CERTAIN PARCEL FROM “M-1” LIGHT INDUSTRIAL TO THE “MR-2” MULTIPLE FAMILY RESIDENTIAL DISTRICT Alderman Dixon moved and Alderman O’Connor seconded the motion to table Bill #10-18. On voice vote, the motion was approved 4-0.

Reports

Parks – Mr. Kehoe presented a bid of \$4,649.99 per fountain to replace two water fountains at the city park. Alderman Dixon moved and Alderman O’Connor seconded the motion to accept the bid and purchase two water fountains for the city park. On voice vote, the motion was approved 4-0.

Public Works – Mr. Robinett reviewed highlights of his written report. He said both backup pressure pumps at the Falcons Crest booster station are in the shop and he is obtaining estimates for the repair of the pumps. A new pump was installed at the Royal Woods lift station, he said.

Building Official – None

Police Chief – Chief Eskew reviewed highlights of his department’s calls for service, arrests and investigations.

City Hall/Treasurer/Economic Development – Ms. Girondo reviewed highlights of her written report.

Review/Approval of Bills

Alderman O’Connor moved and Alderman Rohr seconded the motion to approve payment of bills in the amount of \$27,093.78. On voice vote, the motion was approved 4-0.

Announcement

Pastor Purl said the food pantry continues generous support from community residents and businesses. He said the pantry is investigating moving from its quarters in facilities at the Church of the Nazarene to the building that formerly housed the Shelter Insurance Agency.

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 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 Lambright	Yea
Alderman Rohr	Yea	Alderman Dixon	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: _____