

**City of Wright City  
Board of Aldermen Meeting  
Thursday, May 24, 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 Dan Rowden, Alderman John O'Connor, Alderman Kerry Lambright, Alderman Nathan Rohr and Alderman Thomas Dixon present. City staff present were City Clerk Karen Girondo, Public Works Superintendent Kenny Robinett, Project Manager James Schuchmann, Police Lt. Randy Deatherage, Parks Director Curt Kehoe, City Attorney Paul Rost, Police Chaplin Joseph Purl and Officer James Hepperman. Others present were Cheryl Lambright, Catherine Hoag, James Toothman, Don Collier, Ramiz Hakim, Wilma France, Melvina Jones, Donnie Bishop, George Mozee, Herman Jones, Marsha Vogel, Bertie Jones, Keith Dixon, Caryn Dixon, Lenora Darrah, Wayne Nolting, Timothy Joyce, Michelle Valley, Tom Dixon, Jim Hulse, Shawn Oldham, Steve Oldham, Ryan Leahy, Steven Manion, Justin Winter, Bobby Hawkins, Rich Hargis, Todd Brodeur, Debra Bishop, Lance Sechrest, Jeff Haley, Janice Layne, Brad Schuster, Judy Harper, Tony Harper, Corey Pogrelis, Sandra Sanders, Rick Wischmeyer, Sharon Wischmeyer, Scott Pogrelis, Lori Pogrelis, Susan Seidel, Sydney Seidel, Leo Mann, Hanny Yatin, Jennifer O'Connor, Jayson Pohlmann, Lorrie Blanks and Adam Rollins of the Warren County Record.

**Pledge of Allegiance**

Mayor Rowden asked Lt. Deatherage to lead the Pledge of Allegiance.

**Approval of Minutes/Financial Reports**

Alderman Dixon moved and Alderman O'Connor seconded the motion to approve the minutes of the May 10, 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 April financial reports. On voice vote, the motion was approved 4-0.

**Responses to Previous Comments/Concerns**

None

**Open Meeting to Public Comments/Concerns**

None

**Proclamation**

Mayor Rowden signed a proclamation designating June 4, 2018, at Kiwanis International Day.

## **Public Hearing**

None

## **Recommendations from Planning and Zoning Commission**

Mr. Dixon and Mr. Joyce appeared before the Board to answer any questions regarding a conditional use application submitted by Meramec Specialty Company. Alderman O'Connor moved and Alderman Lambright seconded the motion to issue a conditional use permit to Meramec Specialty Company (Fireworks City) to operate a temporary fireworks stand at 209 East Service Road North with the same sign regulations imposed in previous years. On voice vote, the motion was approved 4-0.

## **Old Business**

**Wright City Municipal Project Status Report** – Mr. Schuchmann reported the security system for the new city hall has been roughed in and the exterior stone work has been completed. He said drywall installation will begin May 29.

**Update on Sale of Water and Sewer Systems** – Mr. Rost said he continues to work with representatives of Public Water Supply District No. 2 of St. Charles County regarding the transfer of the water and sewer systems from the City to the Water District.

**Rezoning of 17 Acres on Highway J** – Mr. Collier presented updated plans for his proposal to rezone 17 acres on Highway J from “M-1” light industrial to “MR-2” multi-family residential and allow for the construction of a 204-unit apartment complex. He said the development will include a swimming pool, playground and clubhouse and a restriction on the property deed will prohibit any Section 8 type housing. He said all stormwater systems will be designed by a professional engineer and will meet city and state requirements. Several members of the public then addressed the Board. Mr. Hulse said he purchased property in Forest Lakes to build a new home and likely would not have purchased the property had he known an apartment complex would be constructed on property adjoining the development. He said he opposed the apartment proposal. Ms. Seidel expressed concern regarding erosion control at the proposed apartment development and sediment building up in the lake at Forest Lakes. She said she opposed the rezoning. Ms. Sanders said more than 100 persons signed a petition opposing the rezoning request and asked the Aldermen to vote against the request. Corey Pogrelis said the property is best suited for commercial development, and the apartment complex would take away from the potential tax base. He urged the Aldermen to vote down the rezoning request. Scott Pogrelis questioned where was support for the rezoning proposal. Mr. Schuster said he and others in the business community supported the rezoning request and said there is a need for apartment housing. A representative of Premier Engineering, Architecture and Surveying explained detention and erosion controls and said steps would be taken to prevent any stormwater from leaving the site of the apartment development, and all plans would meet Department of Natural Resources requirements.

Alderman Rohr said he has received numerous telephone calls from individuals opposed to the rezoning. Alderman Rohr moved and Alderman Lambright seconded the motion to deny the request to rezone 17 acres on Highway J from “M-1” light industrial to “MR-2” multi-family residential. On voice vote, the motion was approved 4-0.

Following the vote, Alderman O'Connor questioned if area residents would protest a proposal to develop the site according to the existing “M-1” light industrial zoning. Several persons said they would not object to the development of the property according to light industrial regulations. Mr. Hakim commended the Aldermen for their thoughtful consideration of the rezoning proposal.

**Liquor License for Hanny Yatim of Farmers Supermarket** – Ms. Girondo said Mr. Yatim has received a liquor license from the state and is seeking a city liquor license. Alderman Rohr moved and Alderman O’Connor seconded the motion to issue a liquor license to Hanny Yatim of Farmers Supermarket. On voice vote, the motion was approved 4-0.

### **New Business**

**Hat Trick Lane – Lance Sechrest** – Mr. Sechrest presented plans to upgrade Hat Trick Lane to city specifications with the intent of turning the street over to the City. The Aldermen told Mr. Sechrest they needed time to research the matter regarding what must be done.

**Special Use Permit Wright City Chamber of Commerce** – Alderman Rohr moved and Alderman O’Connor seconded the motion to approve a special use permit for the Chamber of Commerce to conduct a festival Sept. 14 and 15 at the Wright City Lions Club grounds. On voice vote, the motion was approved 4-0.

**Fat Heads Car Show** – No action was taken on this request as Frank Ellis, representing the car show, could not attend the meeting.

**Jeff Haley-Street Light Removal** – Mr. Haley asked for approval from the Board of Aldermen to remove a street light at 682 Fort Sumpter to allow him to widen his driveway. The Aldermen agreed to notify all neighbors by letter of the request. Alderman Rohr moved and Alderman Dixon seconded the motion to table the request until the June 14 Board meeting to allow for notification of the neighbors. On voice vote, the motion was approved 4-0.

**Task Force for Comprehensive Plan** – Mayor Rowden said 10 to 12 individuals are needed to serve on a task force charged with updating the City’s comprehensive plan in consultation with Boonslick Regional Planning Commission. Mr. Schuchmann, Mr. Hakim, Alderman Lambright and Building Inspector Robert Barclay have agreed to serve and additional volunteers are needed, he said. The group is expected to meet monthly for nine to twelve months, he said.

**Street Study RFQs** – Ms. Girondo said three firms responded to the City’s request for qualifications regarding a street study. They are George Butler Associates, Inc., Cochran Engineering and Lewis-Bade, Inc. The Aldermen agreed to invite the three firms to the June 4 workshop.

**UB Account #300100001** – Alderman Rohr moved and Alderman O’Connor seconded the motion to put a lock on the meter of UB account #300100001. On voice vote, the motion was approved 4-0.

**City Prosecuting Attorney** – Mayor Rowden announced Andrew Bailey submitted his resignation as city prosecuting attorney. Ms. Hoag presented her resume to the Aldermen as a candidate for the position. She now serves as an assistant prosecutor for Warren County. Alderman O’Connor moved and Alderman Rohr seconded the motion to hire Catherine Hoag as the city prosecuting attorney. 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.

**Police Training Request** – The Alderman reviewed a written request from Police Chief Matthew Eskew to send Det. Chris Beard to a less lethal instructor class held in O’Fallon so he can then instruct local officers in the use of a Remington 870 shotgun that discharges rubber rounds, bean bags and other less lethal ammunition. The cost of the class is \$795.00. Alderman Rohr moved and Alderman O’Connor seconded the motion to allow Det. Beard to attend a less lethal instructor class. On voice vote, the motion was approved 4-0.

**Jim Seidel of Forest Lakes** – No action taken as Mr. Seidel was not present.

## **Ordinance/Resolutions**

**Resolution #R1-18 – A RESOLUTION APPROVING A TOLLING AGREEMENT WITH THE MISSOURI DEPARTMENT OF RESOURCES** – Ms. Girondo read the Resolution by title. Alderman Dixon moved and Alderman Rohr seconded the motion to approve Resolution #R1-18. On voice vote, the motion was approved 4-0.

The Resolution having the majority vote of the members present was adopted. Said Resolution was thereupon presented to the Mayor and President of the Board of Aldermen for their signatures and approval and then duly signed and becomes Resolution #1-18 of the City of Wright City, Missouri.

## **Reports**

**Parks** – Mr. Kehoe said new water fountains have been ordered, and he reported on activities at the parks.

**Public Works** – The Aldermen reviewed Mr. Robinett’s written report.

**Building Official** – The Aldermen reviewed the building official’s written report.

**Police** – The Aldermen reviewed Chief Eskew’s written report. He noted that Off. William Ingrassia was recognized at the 32<sup>nd</sup> Annual John J. McAtee Police Luncheon for the aid he provided to a distraught woman and getting her transported to a hospital.

**City Clerk/Treasurer/Economic Development** – Ms. Girondo reviewed highlights of her written report. She said Larry Terbrock, a builder at Falcon’s Flight, asked to purchase ten sewer taps before the transfer of the sewer system and indicated he would use the taps before the transfer is completed. Alderman Rohr moved and Alderman O’Connor seconded the motion to permit Larry Terbrock to purchase ten sewer taps. On voice vote, the motion was approved 4-0.

## **Review/Approval of Bills**

Alderman Lambright moved and Alderman O’Connor seconded the motion to approve payment of bills in the amount of \$64,861.47. On voice vote, the motion was approved 4-0.

## **Announcements**

None

## **Final Questions**

None

## **Vote to Enter Executive Session**

Alderman Dixon moved and Alderman Lambright 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 Yea

Alderman Dixon Yea

The motion was approved 4-0.

The Board returned to open session from Executive Session.

**Adjournment**

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

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

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