

**City of Wright City  
Board of Aldermen Meeting  
Thursday, August 22, 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 Director Rob Hamlin, Police Chief Matthew Eskew, Parks Director Curt Kehoe, City Attorney Paul Rost, Building Inspector Robert Barclay, Abbie Ogborn, Julia Foster, Police Chaplain Joseph Purl and Officer James Hepperman. Others present were Jim Buehrig, B. Fitzgerald, Bob Staniforth, Danielle Houdashall, Carolyn Canterbury, Sandy White, Robert Wood, Marty???????, Dale Ludwig, Brady Houdashell, Fred Schmidt III, Don Goeglein, Sara Meadows and Dawn Baumgartner.

**Pledge of Allegiance**

Mayor Rowden asked Chief Eskew to lead the Pledge of Allegiance.

**Approval of Minutes and Financial Reports**

Alderman O'Connor moved and Alderman Lambright seconded the motion to approve the minutes of the August 8, 2019, Board of Aldermen meeting. On voice vote, the motion was approved 4-0. Alderman Dixon moved and Alderman Rohr seconded the motion to approve the July financial reports. On voice vote, the motion was approved 4-0.

**Responses to Previous Comments/Concerns**

None

**Open Meeting to Public Comments/Concerns**

Ms. Baumgartner, a realtor representing both the seller and buyer of a residence on Winchester Court, questioned how the residence passed a city inspection a year ago and now the residence has failed a city inspection. Mr. Barclay said the residence is not in compliance with the city code and a permit cannot be issued until safety issues are corrected.

**Public Hearing**

**Amending Section 405.090, 435.110 and 410.020 Pertaining to Industrial Hemp Cultivation**

– Mayor Rowden opened the hearing regarding the proposed amendments to the municipal code. The following individuals spoke in opposition to the amendments as presented, asked the Aldermen to table the proposed ordinance and to allow hemp cultivation in areas zoned as M-1 – Jim Buehrig of WCW3LLC, Dr. Robert Wood of St. Louis University, Danielle Houdashell, Bob Staniforth, Brady Houdashell, Dale Ludwig, Fred Schmidt and Marty???????. Don Goeglein,

Sara Meadows and Robert Barclay spoke in favor of the proposed ordinance. At 7:50 p.m., Mayor Rowden closed the public hearing.

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

**Industrial Hemp Cultivation Code Changes** – The Aldermen reviewed and accepted the Commission’s recommendation regarding approval of the text amendments to the zoning ordinance pertaining to industrial hemp cultivation.

**Conditional Use for Home Occupation at 147 Quail Creek Drive** – The Aldermen accepted the Commission’s recommendation to issue a conditional use permit for a home occupation to Alisa Ferrell to operate a home office for Budget Auto Glass LLC at 147 Quail Creek Drive.

### **Old Business**

**Wright City Municipal Status Report** – Mr. Schuchmann reported work continues on the renovation project. He said the playground equipment has been installed at the City Hall and installation at Ruge Park will begin next week.

### **New Business**

**Vacation Rollover Request** – Alderman Rohr moved and Alderman O’Connor seconded the motion to allow Ms. Girondo to carry over three vacation days and Chief Eskew to carry over four vacation days. On voice vote, the motion was approved 4-0.

**Penalty Write-off Request Account #200361003** – Alderman Dixon moved and Alderman O’Connor seconded the motion to deny a request from utility account holder #200361003 to waive \$82.96 in penalties unless the account holder can produce proof he did not receive the trash bills. On voice vote, the motion was approved 4-0.

**Payment Agreement Request Account #100382005** – Alderman O’Connor moved and Alderman Rohr seconded the motion to approve a payment agreement plan submitted by utility account holder #100382005. On voice vote, the motion was approved 4-0.

**Penalty Write-off Request Account #101034002** – Alderman Lambright moved and Alderman Rohr seconded the motion to write off \$20.00 in penalties assessed on utility account holder #101034002. On voice vote, the motion was approved 4-0.

**Write Off Penalties Old Accounts** – Alderman Rohr moved and Alderman Dixon seconded the motion to write off penalties assessed on old accounts as listed on three pages submitted to the Aldermen. On voice vote, the motion was approved 4-0.

**2020 Budget Preparations** – Ms. Girondo presented an outline and timetable for preparation of the 2020 city budget. Aldermen agreed she should proceed pursuant to the outline and timetable.

**Payment Agreement Request Account #100194008** – Alderman Lambright moved and Alderman Rohr seconded the motion to approve a payment agreement plan submitted by utility account holder #100194008. On voice vote, the motion was approved 4-0.

**Liquor License for Small Batch Winery** – Alderman Dixon moved and Alderman Rohr seconded the motion to issue a liquor license to Small Batch Winery of Wentzville to sell liquor by the drink at the 2019 Strassenbash. On voice vote, the motion was approved 4-0.

**Payment Agreement Request Account #300048008** - Alderman O’Connor moved and Alderman Dixon seconded the motion to approve a payment agreement plan submitted by utility account holder #300048008. On voice vote, the motion was approved 4-0.

**Fox Creek MOU Improvements** – Alderman Rohr moved and Alderman Dixon seconded the motion to accept the Memorandum of Understanding submitted by Fox Creek Furniture and Woodworking, Inc. for property located at 15970 Veterans Memorial Parkway. On voice vote, the motion was approved 4-0.

**Cemetery Tree Removal** – Mr. Schuchmann presented four bids for the removal of an oak tree in block 2 of the city cemetery that was uprooted during a recent storm - \$1,200.00 from Hansen’s Tree Service of O’Fallon; \$3,150.00 from PoleCats Tree Service; \$4,900.00 from Reid’s Tree Service of St. Charles; and \$6,000.00 from Allen’s Tree Service of Wentzville. Mr. Schuchmann recommended the Board accept the bid from Hansen’s Tree Service. Alderman Dixon moved and Alderman O’Connor seconded the motion to accept the bid of \$1,200.00 submitted by Hansen’s Tree Service. On voice vote, the motion was approved 4-0.

**Ordinance/Resolutions**

**Bill #18-19** AN ORDINANCE OF THE CITY OF WRIGHT CITY, MISSOURI, TO ESTABLISH A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN OFFICIALS Ms. Girondo read the Bill by title. Alderman Rohr moved and Alderman Lambright seconded the motion to read Bill #18-19 a second time. On voice vote, the motion was approved 4-0. Ms. Girondo read the Bill a second time by title. Alderman Rohr moved and Alderman Lambright seconded the motion for final reading and passage of Bill #18-19. 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. 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 #974 of the City of Wright City, Missouri.

**Bill #19-19** AN ORDINANCE LEVYING AND IMPOSING AN AD VALOREM TAX FOR THE CALENDAR AND FISCAL YEAR OF 2019 FOR: GENERAL MUNICIPAL PURPOSES; STREET LIGHTING PURPOSES; PUBLIC PARK PURPOSES; AND GENERAL OBLIGATION BOND PURPOSES. Ms. Girondo read the Bill by title. Alderman Rohr moved and Alderman O’Connor seconded the motion to read Bill #19-19 a second time. On voice vote, the motion was approved 4-0. Ms. Girondo read the Bill a second time by title. Alderman Dixon moved and Alderman Lambright seconded the motion for final reading and passage of Bill #19-19. 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. 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 #975 of the City of Wright City, Missouri.

**Bill #20-19** AN ORDINANCE OF THE CITY OF WRIGHT CITY, MISSOURI, DESIGNATING THIRD STREET BETWEEN OAK STREET AND CHERRY STREET AS ONE-WAY (WESTBOUND ONLY). Ms. Girondo read the Bill by title. Alderman Rohr moved and Alderman Lambright seconded the motion to read Bill #20-19 a second time. On voice vote, the motion was approved 4-0. Ms. Girondo read the Bill a second time by title. Alderman O’Connor moved and Alderman Rohr seconded the motion for final reading and passage of Bill #20-19. 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. 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 #976 of the City of Wright City, Missouri.

**Bill #21-19** AN ORDINANCE APPROVING TEXT AMENDMENTS TO THE ZONING ORDINANCE OF THE CITY OF WRIGHT CITY, MISSOURI, PERTAINING TO INDUSTRIAL HEMP CULTIVATION. Alderman Rohr moved and Alderman Dixon seconded the motion to table consideration of Bill #21-19. On voice vote, the motion was approved 4-0.

## **Reports**

**Parks** – Mr. Kehoe reported more than 200 people attended the August 16 concert in the park. He reported on upcoming events at the park. Mr. Kehoe said he is working with special education teachers in the R-2 School District to provide life skills activities for the students at the park.

**Public Works** – Mr. Hamlin reviewed highlights of his written report.

**Building Official** – Mr. Barclay said occupancy inspections that were conducted in the past are different than those conducted by his office, and said safety issues cannot be overlooked.

**Police** – Chief Eskew reviewed highlights of the calls, investigations and reports his department handled recently. Alderman Rohr moved and Alderman Dixon seconded the motion to authorize the department to apply for a \$10,000 officer safety grant. On voice vote, the motion was approved 4-0. He also commended officers who volunteered to replace the hood on the patrol car that was recently damaged by gunshots and thereby saved the costs of having the work performed at a garage.

**City Hall/Treasurer/Economic Development** – Ms. Girondo reviewed highlights of her written report. She asked permission to transfer \$28,100 from the general fund to the general obligation bond construction fund to pay for the playground equipment at the new city hall. Alderman Rohr moved and Alderman Dixon seconded the motion to transfer \$28,100.0 from the general revenue fund to the general obligation bond construction. On voice vote, the motion was approved 4-0.

Ms. Girondo noted the next Board meeting is scheduled for September 12, and some bills may incur a penalty fee if they are not paid before the 12<sup>th</sup> of the month. Alderman Rohr moved and Alderman Dixon seconded the motion to authorize the payment of any bills that would incur a penalty if paid after September 12. On voice vote, the motion was approved 4-0.

She said she received the state operation permit for the wastewater treatment facility that was sold last year to Public Water Supply District No. 2 of St. Charles County. Alderman Lambright moved and Alderman O'Connor seconded the motion to authorize Ms. Girondo and Mr. Schuchmann to work with officials from the water district to transfer the state operating permit. Ms. Girondo introduced Ms. Foster who recently began working in a clerical position at City Hall.

**City Administrator** – Mr. Schuchmann reported the wind storm August 17 uprooted a large oak tree at Westwoods Road and the tree took down a Centurylink line that crossed Interstate 70. He said volunteers with Twin River Baptist Church cleaned the tree up for the property owner. The Aldermen authorized Mr. Schuchmann to release the bond posted by Don Goeglin for paving work at his property on Cherry Street. The paving project has been completed, Mr. Goeglin said.

## **Review/Approval of Bills**

Alderman O'Connor moved and Alderman Rohr seconded the motion to approve payment of bills in the amount of \$68,609.53. On voice vote, the motion was approved 4-0.

## **Announcement**

Pastor Purl reminded city officials of the 9-11 observance September 8 and the 100 People Who Care event September 13. He said planning is underway for the Thanksgiving and Christmas adopt a family programs.

**Vote to Enter Executive Session**

Alderman Lambright moved and Alderman Rohr 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; 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 Rohr	Yea	Alderman O’Connor	Yea
Alderman Dixon	Yea	Alderman Lambright	Yea

The motion was approved 4-0. The Board entered executive session at 8:35 p.m.

The Board returned to open session from Executive Session at 9:20 p.m.

**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: \_\_\_\_\_