

**City of Wright City
Board of Aldermen Meeting
Thursday, April 23, 2020
City Hall, 636 Westwoods Road**

Mayor Dan Rowden called the meeting to order at 6:41 p.m. in the Auditorium of the City Hall, 636 Westwoods Road, Wright City, Missouri.

Roll Call

City Clerk Abbie Ogborn called the roll with Mayor Dan Rowden, Alderman John O'Connor, Alderman Nathan Rohr, Alderman Kerry Lambright, and Alderman Thomas Dixon. City Staff present were City Attorney Paul Rost, City Administrator James Schuchmann, City Clerk Abbie Ogborn, Chief Matt Eskew, Police Chaplain Joseph Purl, Parks Director Curt Kehoe, and Public Works Superintendent Kyle Roettger. Due to the current restrictions set in place by Governor Parsons regarding the 10-person limit rule for gatherings, Public Works Superintendent Kyle Roettger waited outside the Auditorium. City Attorney Paul Rost and Chief Matt Eskew attended the meeting via Zoom and their images were available on the screen. Adam Rollins with the Warren County Record was also present.

Pledge of Allegiance

Mayor Rowden led the Pledge of Allegiance.

Approval of Minutes

Alderman O'Connor moved and Alderman Dixon seconded the motion to approve the minutes of the April 9, 2020, Board of Alderman meeting. On voice vote, the motion was approved 4-0.

Financial Reports

None

Responses to Previous Comments/Concerns

Mr. Schuchmann said there were no hands raised or questions online.

Open meeting to Public Comments/Concerns

Mr. Schuchmann said he saw no questions or hands raised online.

Public Hearing

Senior Living Facilities - Amending Chapter 440 – “PDA” – Mayor Rowden opened the public hearing regarding proposed changes to Chapter 440 of the Wright City Municipal Code regarding senior living facilities. There being no comments from the public, Mayor Rowden closed the hearing.

Rezoning “MR-2” to “PDA” Planned Development Area – Mayor Rowden opened the public hearing regarding amending the City’s official zoning district map by rezoning a certain parcel from “MR-2” Multiple Family Residential district to the “PDA” Planned Development Area District to allow the

construction of a Senior Living Facility. There being no comments from the public, Mayor Rowden closed the hearing.

Recommendations from Planning and Zoning

Senior Living Facilities – Amending Chapter 440 – “PDA” – The Aldermen reviewed a letter from the Commission recommending amendments to Chapter 440 of the municipal code regarding senior living facilities. Alderman Rohr 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.

Rezoning “MR-2” to “PDA” Planned Development Area – Alderman Rohr moved and Alderman O’Connor seconded the motion to accept the Planning and Zoning Commission’s recommendation and rezone a certain parcel from Multiple Family Residential (MR-2) to Planned Development Area (PDA). On voice vote, the motion was approved 4-0.

Conditional Use Permit – Home Occupation – 97 N Circle Drive – The Aldermen reviewed a recommendation from the Commission to issue a conditional use permit for a home occupation at 97 N Circle Drive. Alderman Dixon moved and Alderman Rohr seconded the motion to accept the Planning and Zoning Commission’s recommendation and issue a conditional use permit to Dennis Novel. On voice vote, the motion was approved 4-0.

Conditional Use Permit – Reed’s Rockets – The Aldermen reviewed a recommendation from the Planning and Zoning Commission to approve the conditional use permit for Donald Reed, dba Reed’s Rockets, to operate a temporary firework stand at 425 North Service Road West. Alderman Rohr moved and Alderman Dixon seconded the motion to accept the recommendation and issue a conditional use permit to Donald Reed, dba Reed’s Rockets. On voice vote, the motion was approved 4-0.

Conditional Use Permit – Meramec Specialty – Alderman Dixon moved and Alderman O’Connor seconded the motion to accept Planning and Zoning Commission’s recommendation and issue a conditional use permit to Thomas Dixon, dba Meramec Specialty to operate a temporary firework stand at 209 East Service Road North. On voice vote, the motion was approved 4-0.

Conditional Use Permit – Medical Marijuana Dispensary – Mayor Rowden requested to table this item until further documentation is provided. Alderman Dixon moved and Alderman Lambright seconded the motion to table this item until further information is given to the City.

Joey Prenger property on Veterans Memorial Parkway – The Aldermen reviewed a recommendation from the Commission to accept the site plan as presented and grant the permit. Alderman Rohr moved and Alderman O’Connor seconded the motion to accept the recommendation from the Planning and Zoning Commission and grant the permit. On voice vote, the motion was approved 3-0. Alderman Lambright abstained.

Old Business

Wright City Municipal Project Status Report – Mr. Schuchmann said the police department is coming along nicely. Drywall has been installed and drop ceiling material for the entire building has been delivered. Once the doors are delivered phase 1 will be ready to move in. Mr. Schuchmann feels COVID-19 may delay the arrival of the doors and will give an update regarding at the next meeting.

New Business

Payment Agreement account #200821003 – Alderman Rohr moved and Alderman O’Connor seconded the motion to approve the payment agreement. On voice vote, the motion was approved 4-0. Alderman O’Connor moved and Alderman Lambright seconded the motion to waive the \$20.00 late fee penalty on cases related to job loss due to COVID-19 if the City is notified. On voice vote, the motion was approved 4-0.

Hiring of Summer Help – Parks – Mr. Kehoe asked to table this item again due to the baseball season being postponed to June 1st. Based on the recommendation Alderman Dixon moved and Alderman O’Connor seconded the motion to table the hiring of summer help until the next Board meeting.

Street Name Change – The Alderman reviewed a letter from Adam Pollard with the Broadstone Apartments asking to change the street entering the apartments to Broadstone Drive to lose any affiliation with Westwood Village. Mr. Schuchmann said Mr. Pollard has received the okay from Warren County 911 Dispatch and the Wright City Post Office and will need to notify all the tenants of their address change. Alderman O’Connor moved and Alderman Dixon seconded the motion authorizing the naming change of the street to Broadstone Drive. On voice vote, the motion was approved 4-0.

Payment Agreement account #200038003 – Alderman Rohr moved and Alderman Dixon seconded the motion to accept the payment agreement as presented. On voice vote, the motion was approved 4-0.

Accounts for Collections – Mayor Rowden said we need to hold off on sending these accounts to collections. Alderman Rohr added that it would not be appropriate if we send them during COVID-19. Mr. Schuchmann patched in Stephanie Hampton the City’s Treasurer and she notified the Board that these accounts have been contacted in numerous ways and have had no response. Mayor Rowden recommended to table this item to the next Board of Alderman meeting and to reach out to the landlords to verify these tenants are at the property and to communicate with the City. Alderman Dixon moved and Alderman O’Connor seconded the motion to table this item until the next Board meeting.

Police Vehicle Repairs – Chief Eskew via Zoom said metal shavings were found in the oil of the K9 Officer’s car and motor needs to be completely rebuilt. Chief added unfortunately, the three police cars we have purchased are too small to transfer the equipment and Athena’s cage to. Chief Eskew presented a bid in the amount of \$4733.42 to rebuild the motor. Alderman Rohr moved and Alderman Dixon seconded the motion to accept the bid in the amount of \$4,733.42 to fix the motor in the K9 car. On voice vote, the motion was approved 4-0.

Ordinances/Resolutions

Bill #7-20 – AN ORDINANCE AMENDING CHAPTER 440 OF THE WRIGHT CITY MUNICIPAL CODE TO AMEND THE REGULATIONS PERTAINING TO THE PLANNED DEVELOPMENT AREA (PDA) DISTRICT; AND AMEND SECTION 405.090.A.2 “DEFINITIONS” RELATING THERETO. Ms. Ogborn read the Bill by title. Alderman Rohr moved and Alderman Lambright seconded the motion for a second reading of the Bill. On voice vote, the motion was approved 4-0. Ms. Ogborn read the Bill a second time. Alderman Rohr moved and Alderman O’Connor seconded the motion for final reading and passage of Bill #7-20. Roll call was taken with the following vote:

Alderman Dixon	Yea	Alderman Lambright	Yea
Alderman O’Connor	Yea	Alderman Rohr	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 Ordinance #986 of the City of Wright City, Missouri.

Bill #8-20 – AN ORDINANCE AMENDING THE CITY’S OFFICIAL ZONING DISTRICT MAP BY REZONING A CERTAIN PARCEL FROM “MR-2” MULTIPLE FAMILY RESIDENTIAL DISTRICT TO THE “PDA” PLANNED DEVELOPMENT AREA DISTRICT TO ALLOW THE CONSTRUCTION OF A SENIOR LIVING FACILITY. Ms. Ogborn read the Bill by title. Alderman Lambright moved and Alderman Dixon seconded the motion for a second reading of the Bill. On voice vote, the motion was approved 4-0. Ms. Ogborn read the Bill a second time. Alderman Dixon moved and Alderman Lambright seconded the motion for final reading and passage of Bill #8-20. Roll call 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 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 Ordinance #987 of the City of Wright City, Missouri.

Reports

Parks – Mr. Kehoe said the baseball season has been postponed again to June 1, 2020 and reviewed highlights of his written report including projects being completed around both parks. Mr. Kehoe said on Wednesday, April 22, 2020 Steven Wilding handed in his keys. Due to COVID-19, Mr. Wilding is wanting to keep his distance. Mr. Kehoe says there is no need to find a replacement.

Mr. Kehoe left the Auditorium at 7:19 p.m. and Mr. Roettger entered.

Public Works – Mr. Roettger reviewed highlights of his written report that included current projects they are working on around the city along with mowing grass. Mr. Roettger said many sections of sidewalks to need be pulled up and replaced and recommended St. Charles County Concrete for future concrete work in the City. Alderman Rohr moved and Alderman Dixon seconded the motion to accept the bid from St. Charles County Concrete. On voice vote, the motion was approved 4-0.

Building Official – Nothing to report.

Police – Chief Eskew reviewed the calls for service report. Chief said summons have been issued for the home demolition located at the intersection of Highway J and the North Service Road.

City Hall – Ms. Ogborn recommended to the Board to postpone the City-Wide Yard Sale scheduled for Saturday, May 2nd, not only due to the COVID-19 regulations but only 4 residents are participating. Alderman Dixon moved and Alderman O’Connor seconded the motion to postpone to a late date to be determined. On voice vote, the motion was approved 4-0. Ms. Ogborn also asked the Board if they had any items for the Workshop Agenda. Since the only item was the Cemetery Ordinance, Alderman Dixon moved and Alderman Lambright seconded the motion to cancel the May 4th workshop and postpone the Cemetery Ordinance until further notice. On voice vote, the motion was approved 4-0.

Treasurer – Nothing to report.

City Administrator – Mr. Schuchmann presented the Board with a COVID-19 payment agreement form that would be used in cases where residents could not pay their bill due to job loss by COVID-19. The resident would provide employer information for the City to verify their job was lost or furloughed. Mr. Schuchmann presented a rough layout of phase 1 of the new 62-acre park. Mayor Rowden added the original plan was reviewed with the Park Board, Curt Kehoe and Joshua Cole and this includes the new recommendations. Mr. Schuchmann added a soil consultant will be checking creek beds and the wildlife that may need to be protected in phase 2 of the park design.

Review/Approval of Bills

Alderman Dixon moved and Alderman O’Connor seconded the motion to pay the bills in the amount of \$13,149.56. On voice vote, the motion was approved 4-0.

Announcements

Mayor Rowden said meetings are being held every Friday morning to share information or any updates regarding COVID-19 and that he is anxiously waiting on Governors input and pre-plan on how to re-open as a county.

Final Questions

None

Adjournment

Alderman O’Connor moved and Alderman Dixon seconded the motion to adjourn the meeting at 7:37 p.m. On voice vote, the motion was approved 4-0.

Approved: _____

Attested: _____