

**City of Wright City
Board of Aldermen Meeting
Thursday, February 24, 2022
City Hall, 636 Westwoods Road**

Mayor Michelle Heiliger called the meeting to order at 6:30 p.m. in the Auditorium of the City Hall, 636 Westwoods Road, Wright City, Missouri. The meeting was available to attend via Zoom.

Roll Call

City Clerk Abbie Ogborn called the roll with Alderman Nathan Rohr, Alderman Karey Owens, Alderman Ramiz Hakim, Alderman Don Andrews, and Mayor Michelle Heiliger present. City Staff present were City Attorney Paul Rost via Zoom, City Administrator James Schuchmann, City Clerk Abbie Ogborn, Police Chief Tom Canavan, Police Chaplain Joseph Purl, Treasurer Laura Hutchings, Building Inspector Joe Godier via Zoom, and Human Resources Clerk Denise Queen via Zoom. Others present were Curtis Reel, Jeff McMullin, Adam Pollard and Adam Rollins with the Warren County Record.

Pledge of Allegiance

Alderman Rohr led the Pledge of Allegiance.

Approval of Minutes

Alderman Owens moved and Alderman Andrews seconded the motion to approve the minutes of the February 10, 2022, Board of Aldermen meeting. On voice vote, the motion was approved 4-0.

Financial Reports

None

Public Comments/Concerns

Curtis Reel would like to open an equipment rental and sales yard for his business, CSR Equipment Rentals, at 13480 Veterans Memorial Parkway. During his first year of operation, he plans to have equipment and a temporary office on site. A building will come later once he determines the specific needs for the building. A Conditional Use Permit public hearing is scheduled for the Planning and Zoning meeting on Monday, March 21, 2022.

Adam Pollard presented an apartment and townhome development to be located at the intersection of Bell Road and Westwoods Road, just west of the 62-acre park. Before proceeding further with engineers and Public Water District #2, Mr. Pollard wanted to receive feedback on the proposed development. The Board discussed traffic impact onto Wildcat Drive, greenspace, and need for the apartments to be built.

Public Hearing

Amending Chapter 440 PDA – Mayor Heiliger opened the public hearing to hear public comments on amending Chapter 440 PDA. Alderman Owens stated these amendments change the process to bring the Planning and Zoning Commission and elected officials into the process earlier to prevent delays further in the approval process. There being no comments from the public, Mayor Heiliger closed the public hearing.

Recommendations from Planning and Zoning

Amending Chapter 440 PDA – At their February 22nd meeting, the Planning and Zoning Commission unanimously approved the amendments as presented and recommend the Board do the same.

Amending SR-3 and SR-4 residential zoning codes – At their February 22nd, meeting, the Planning and Zoning Commission discussed creating an ordinance to amend the residential zoning codes to include requirements they would like to see in future developments. The Commission asked the Board of Aldermen to consider their recommendation and schedule a public hearing to amend the zoning codes. Alderman Hakim would like to address the issue of having no additional funding for existing infrastructure that is impacted by these future developments. Alderman Owens moved and Alderman Andrews seconded the motion to hold a public hearing on possible changes to the SR-3 and SR-4 zoning codes. On voice vote, the motion was approved 4-0.

Old Business

Wright City Municipal Project Status Report – Mr. Schuchmann provided an update on the work completed at the Police Department including the finished IT and utility room that will prevent dust from damaging the servers during future construction.

Appointments to Board of Adjustment – Mayor Heiliger recommended Mark Welchel to the Board of Adjustment. Alderman Hakim moved and Alderman Owens seconded the motion to appoint Mark Welchel to the Board of Adjustment. On voice vote, the motion was approved 4-0.

New Business

Lagers Retirement – The Lagers Supplemental Valuation Report had been posted for public view to exceed the 45-day requirement.

Diekroeger parking lot – Mr. Burton is concerned with semi-trucks using the parking lot as a shortcut from West 2nd Street to Veterans Memorial Parkway because it is rutting up the park grounds. Mayor Heiliger would like to meet with Grief Brothers along with Chief Canavan to discuss the issues before taking further action.

Fireworks Display – The contractor the city has previously used has moved on to a different company. The contractor will be sending the city a new contract that will honor the previous contract cost. Discounts may be applied if the city enters a multiyear contract.

Vacation roll over request – Marie Hollenbeck has 24 hours of vacation time she would like the Board to consider rolling over to mid-April. Alderman Hakim moved and Alderman Andrews seconded the motion to approve the roll over of 24 hours of vacation time to the end of April 2022. On voice vote, the motion was approved 4-0.

Ordinance/Resolutions

Bill #03-22 – AN ORDINANCE AMENDING CHAPTER 440, “PDA” PLANNED DEVELOPMENT AREAS, OF THE WRIGHT CITY MUNICIPAL CODE. Ms. Ogborn read the Bill by title. Alderman Hakim moved and Alderman Andrews seconded the motion to read Bill #03-22 a second time. On voice vote, the motion was approved 4-0. Ms. Ogborn read the Bill a second time by title. Alderman Rohr moved and Alderman Andrews

seconded the motion for final reading and passage of Bill #03-22. Roll call was taken with the following vote:

Alderman Hakim	Yea	Alderman Rohr	Yea
Alderman Andrews	Yea	Alderman Owens	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 #1016 of the City of Wright City, Missouri.

Resolution #R06-22 – A RESOLUTION AUTHORIZING A MODIFICATION OF THE MISSOURI LOCAL GOVERNMENT EMPLOYEES’ RETIREMENT SYSTEM EMPLOYEE CONTRIBUTION LEVEL FOR COVERED WRIGHT CITY EMPLOYEES FROM A FOUR PERCENT CONTRIBUTION LEVEL TO A SIX PERCENT CONTRIBUTION LEVEL. Alderman Rohr moved and Alderman Andrews seconded the motion to approve Resolution R07-22. On voice vote, the motion was approved 4-0.

Resolution #R07-22 A RESOLUTION SETTING A PUBLIC HEARING RELATED TO A VOLUNTARY ANNEXATION PETITION FOR A CERTAIN 55.80 ACRE TRACT OF LAND LOCATED IN WARREN COUNTY. Alderman Rohr moved and Alderman Owens seconded the motion to approve Resolution R06-22. On voice vote, the motion was approved 4-0.

Reports

Parks – Mr. Burton was not present. His report was available for the Board to review. Alderman Hakim stated the basketball program is going great.

Public Works – Mr. Roettger was not present. His report was available for the Board to review. Mayor Heiliger said the department has been working very hard.

Building Official – Mr. Godier was available via Zoom and his report was available for the Board to review.

Police – Chief Canavan stated the department is working on their NIMS training and had a few items to be discussed in executive session.

City Hall – Ms. Ogborn provided an update on the 2022 Business License Renewals. Ms. Ogborn asked the Board if she could attend the MOCCFOA Spring Institute March 13th – March 17th. Alderman Owens moved and Alderman Hakim seconded the motion to approve the training request. On voice vote, the motion was approved 4-0.

Treasurer – Auditors will be at City Hall starting Monday, March 21, 2022. Ms. Hutchings has been working on providing documents for the auditors.

City Administrator – Mayor Heiliger would like to have a special meeting on Wednesday, March 16th at 6:00 p.m. to interview the three engineering firms who submitted RFQ’s for the Downtown Engineering project.

HR/Payroll – Ms. Queen was available via Zoom and her report was available for the Board to review.

Bills

Alderman Andrews moved and Alderman Hakim seconded the motion to approve and pay the bills in the amount of \$54,704.12. On voice vote, the motion was approved 4-0.

Announcements

Mayor Heiliger gave kudos to the Project Graduation Committee for their Bingo night fundraiser. Mayor Heiliger also thanked Warren County as they raised \$150,000 for BackStoppers this year. Pastor Joe reminding everyone of the Fish Fry's beginning on March 4th at UCC Church. Mr. Schuchmann informed the Board that KCI will begin removing trees close to the 25-foot tree line this week. Blue and Gold is March 19th and they are still accepting oral auction donations.

Final Questions

Adam Rollins asked for any upcoming Meet the Candidate Night dates.

Vote to enter Executive Session

Alderman Andrews moved and Alderman Hakim seconded the motion to exit open session and enter executive session for the purpose of dealing with matters pursuant to Section 610.021(1) RSMo; Legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorney and Section 610.021 (3) RSMo; hiring, firing, disciplining, or promoting employees. Roll call was taken with the following vote:

Alderman Andrews	Yea	Alderman Owens	Yea
Alderman Hakim	Yea	Alderman Rohr	Yea

The motion was approved 4-0. The Board entered executive session at 8:21 p.m.

Alderman Hakim moved and Alderman Andrews seconded the motion to exit executive session and return to open session. Roll call was taken with the following vote:

Alderman Andrews	Yea	Alderman Hakim	Yea
Alderman Rohr	Yea	Alderman Owens	Yea

The motion was approved 4-0. The Board returned to open session at 9:12 p.m.

Alderman Hakim asked if our Tornado Sirens matched with Warren County. Mr. Schuchmann said the city has not received a Memorandum of Understanding.

Adjournment

Alderman Owens moved and Alderman Andrews seconded the motion to adjourn the meeting. On voice vote, the motion was approved 4-0.

Approved: _____
Mayor

Attested: _____
City Clerk