

**City of Wright City
Board of Aldermen Meeting
Thursday, April 28, 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, City Administrator James Schuchmann, City Clerk Abbie Ogborn, Police Chief Tom Canavan, Police Chaplain Joseph Purl, Sports Director Eric Burton, Treasurer Laura Hutchings, Building Inspector Joe Godier, and Human Resources Clerk Denise Queen. Others present were Larry Raines, Adam Rollins with the Warren County Record, Kim Symes, Kevin Dalton, Holly Dalton, Roger Eads, Kathi Hurst, Amanda Kennon, Lucas Turner, Tom Dixon, Tammy Miller, Ben Brown, Nancy Huster, Michael Cardenas-Salas via Zoom and Peggy Sherman.

Pledge of Allegiance

Kathi Hurst led the Pledge of Allegiance.

Approval of Minutes

Alderman Owens moved to approve the minutes of the April 14, 2022, Board of Aldermen meeting. Alderman Rohr seconded it and the voice vote was as follows:

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

The motion was approved 4-0.

Financial Reports

None

Public comments/concerns

Nancy Houser, resident of 407 East North First Street, addressed concern of the continuous heavy traffic speeding near a home on Veterans Memorial Parkway where an autistic child lives. Ms. Houser asked if the city could place a sign near the home to alert drivers. Peggy Sherman questioned the home on 624 Westwoods Road that has been condemned. Ms. Sherman stated visitors of Ruge Park are driving on the walk trials to access the playgrounds.

Public Hearing

C-5 District expansion – Mayor Heiliger opened the public hearing to hear public comments on rezoning certain parcels from “C-4” Commercial to “C-5” Commercial. Mayor Heiliger

explained that the expansion would incorporate a section of residential housing that is currently in the C-4 district. Larry Raines asked why those properties were ever zoned commercial. Alderman Hakim stated that was a previous Board's decision and that is why it is being corrected now. Kevin Dalton asked why he was not notified by mail. Mr. Schuchmann stated letters are mailed to the property owners as listed on the Warren County Assessor's map. Wendy Buckner expressed concern of the street being repaired near her home just east of Town & County Garage. There being no other comments, Mayor Heiliger closed the hearing.

Annexation 84.21 acres – Wright City R-II - Mayor Heiliger opened the public hearing to hear public comments on an annexation petition filed by the Wright City R-II School District to annex 84.21± acre into the city limits. Kurtis Daniels with Cochran Engineering was present to answer any questions. There being no comments, Mayor Heiliger closed the hearing.

Zoning 55 acres – Highway F – Mayor Heiliger opened the public hearing to hear public comments on a zoning petition filed by Houston Homes to zone a 55± acre tract of land to “SR-4” Single Family Residential. Kurtis Daniels with Cochran Engineering was present to answer any questions. Mr. Daniels addressed questions on construction timelines, equipment and material routes, and the establishment of a Homeowners Association.

Nancy Houser expressed concern of the appearance of Highway J. Mayor Heiliger asked Ms. Houser to mention this during final questions.

Recommendations from Planning and Zoning

Conditional Use Permit – 209 East Service Road North – Alderman Hakim stated Meramec Specialty does a great job every year and moved to accept Planning and Zoning's recommendation and grant the Conditional Use Permit as presented. Alderman Andrews seconded it and the voice vote was as follows:

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

The motion was approved 4-0.

Old Business

Wright City Municipal Project Status Report – Mr. Schuchman presented bids for the Police Department replacing of the roof. Alderman Hakim moved to award the accept the bid from Midwest StormTech in the amount of \$15,612.00 and file an insurance claim due to hail damage. Alderman Owens seconded it and the voice vote was as follows:

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

The motion was approved 4-0.

Mr. Schuchman presented bids for the Police Department exterior painting. Alderman Hakim moved to accept the bid from Kustom Kraft in the amount of \$3,200.00. Alderman Andrews seconded it and the voice vote was as follows:

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

The motion was approved 4-0.

Diekroeger Playground Surfacing –Ben Brown with Byrne & Jones Construction was present to answer questions. After discussion, Alderman Hakim moved to award a contract to Bryne & Jones up to the amount of \$229,230.00. Alderman Rohr seconded it and the voice vote was as follows:

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

The motion was approved 4-0.

Mr. Brown and Byrne & Jones Construction will draft an updated proposal and a contract will be signed between both entities.

Alderman Owens asked to re-visit the painting bids for clarification on Kustom Kraft’s pricing. Mr. Schuchmann stated interior pricing was also provided as a separate quote, but at this time, the exterior of the building is ready for paint and the interior, if needed, would be presented to the board for approval.

Amend Chapter 250 – Michael Cardenas-Salas, President of the Park Board, attended via Zoom and stated at the Park Board meeting on April 26th, the Board unanimously approved the City Attorney’s revisions to Chapter 250. Alderman Hakim moved to accept the Park Board’s recommendation as presented. Alderman Owens seconded it and the voice vote was as follows:

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

The motion was approved 4-0

New Business

Ruiz Castillo Special Permit – Alderman Owens moved to approve the Special Event Application. Alderman Rohr seconded it and the voice vote was as follows:

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

The motion was approved 4-0.

First Fridays Special Permit – Alderman Hakim asked the Board to consider posting temporary no parking signs to clear First Street, between North Elm Street and Oak Street, of cars in time for the start of First Friday events. Residents who live along Oak Street asked if parking could be on one side of the street. Alderman Hakim stated barriers would be placed on the residential side of Oak Street. Alderman Owens moved to approve the Special Event Application. Aldman Rohr seconded it and the voice vote was as follows:

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

The motion was approved 4-0.

Ordinance/Resolutions

Amended Bill #04-22 – AN ORDINANCE AMENDING CHAPTER 410 OF THE WRIGHT CITY MUNICIPAL CODE RELATING TO SUBDIVISION AND LAND DEVELOPMENT. Ms. Ogborn read the Amended Bill by title. Alderman Owens moved to read Amended Bill #04-22 a second time. Alderman Hakim seconded it and the voice vote was as follows:

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

The motion was approved 4-0. Ms. Ogborn read the Amended Bill a second time by title. Alderman Rohr moved for final reading and passage of Amended Bill #04-22. Alderman Owens seconded it and roll call was taken with the following vote:

Alderman Hakim Yea Alderman Andrews Yea
Alderman Rohr 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 #1018 of the City of Wright City, Missouri.

Bill 06-22 – AN ORDINANCE APPOINTING A PROSECUTING ATTORNEY AND AUTHORIZING EXECUTION OF A CONTRACT BETWEEN THE CITY OF WRIGHT CITY AND REBECCA A. RICHARDSON FOR PROSECTUING ATTORNEY SERVICES. Ms. Ogborn read the Bill by title. Alderman Rohr moved to read Bill #06-22 a second time. Alderman Hakim seconded it and the voice vote was as follows:

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

The motion was approved 4-0. Ms. Ogborn read the Bill a second time by title. Alderman Hakim moved for final reading and passage of Bill #06-22. Alderman Rohr seconded it and roll call was taken with the following vote:

Alderman Owens Yea Alderman Hakim Yea
Alderman Andrews Yea Alderman Rohr 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 #1019 of the City of Wright City, Missouri.

Bill 07-22 – AN ORDINANCE AMENDING SECTION 405.450 OF THE WRIGHT CITY ZONING CODE PERTAINING TO THE BOUNDARIES OF THE C-5 DOWNTOWN COMMERCIAL DISTRICT; AMENDING THE OFFICIAL ZONING DISTRICT MAP; AND REZONING CERTAIN PARCELS FROM “C-4” GENERAL AND HIGHWAY BUSINESS DISTRICT TO THE “C-5” DOWNTOWN COMMERCIAL DISTRICT. Ms. Ogborn read the Bill by title. Alderman Owens moved to read Bill #07-22 a second time. Alderman Andrews seconded it and the voice vote was as follows:

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

The motion was approved 4-0. Ms. Ogborn read the Bill a second time by title. Alderman Hakim moved for final reading and passage of Bill #07-22. Alderman Andrews seconded it and roll call was taken with the following vote:

Alderman Hakim Yea Alderman Andrews Yea
Alderman Rohr 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 #1020 of the City of Wright City, Missouri.

Bill 08-2022 - AN ORDINANCE REZONING A RECENTLY ANNEXED 55.80 ± ACRE TRACT FROM WARREN COUNTY ZONING TO THE “SR-4” SINGLE-FAMILY RESIDENTIAL DISTRICT AND AMENDING THE CITY’S OFFICIAL ZONING DISTRICT MAP. Ms. Ogborn read the Bill by

title. Alderman Owens moved to read Bill #08-22 a second time. Alderman Andrews seconded it and the voice vote was as follows:

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

The motion was approved 4-0. Ms. Ogborn read the Bill a second time by title. Alderman Hakim moved for final reading and passage of Bill #08-22. Alderman Owens seconded it and roll call was taken with the following vote:

Alderman Andrews	Yea	Alderman Rohr	Yea
Alderman Rohr	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 #1021 of the City of Wright City, Missouri.

Resolution R12-22 – A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AGREEMENT WITH BARTLETT & WEST, INC., FOR PROFESSIONAL CONSULTING SERVICES RELATED TO THE WRIGHT CITY DOWNTOWN REVITALIZATION PROJECT. Alderman Rohr moved to approve Resolution #12-22. Alderman Hakim seconded it and the voice vote was as follows:

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

The motion was approved 4-0.

Resolution R13-22 – A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AGREEMENT WITH FLOCK GROUP INC., FOR AUTOMATIC LICENSE PLATE DETECTION SERVICES. Alderman Rohr moved to approve Resolution #13-22. Alderman Hakim seconded it and the voice vote was as follows:

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

The motion was approved 3-1.

Resolution R14-22 – A RESOLUTION APPROVING AND AUTHORIZING AN AGREEMENT TO SELL AND PURCHASE REAL ESTATE WITH PUBLIC WATER SUPPLY DISTRICT NO.2 OF ST. CHARLES COUNTY, MISSOURI. Alderman Rohr moved to approve Resolution #14-22.

Alderman Owens seconded it and the voice vote was as follows:

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

The motion was approved 4-0.

Reports

Parks – Mr. Burton is continuing day to day activities. Excited for the playground.

Public Works – Mr. Roettger was not present, his report was available for the Board to review. Alderman Andrews thanked the department for replacing the crosswalk signs on Westwoods Road. Discussion was held regarding authorizing someone to monitor bid sites and make a bid on a public works vehicle. This discussion was postponed to the Workshop meeting on May 2nd.

Building Official – Mr. Godier is staying busy with new construction inspections and addressing some code enforcement issues.

Police – Chief Canavan reported that his department is 100% completed with the N.I.M.S training. Chief Canavan and Lieutenant Matthews will be perusing accreditation through the Missouri Police Chief’s Association. Chief Canavan will send out new updated proposals for purchasing new fleet vehicles after discussion with Alderman Hakim earlier in the week.

City Hall – Ms. Ogborn provided an update on Business Licenses.

Treasurer – Ms. Hutchings has asked other municipalities which accounting software programs they use.

HR/Payroll- Ms. Queen acknowledged William Ingrassia’s 7 years of service.

City Administrator – ARPA filing was completed on April 26th. The city is now filed for the year 2022 and in compliance to receive the full amount of ARPA funds.

Review/Approval of Bills

Alderman Andrews questioned a towing bill from Skyline towing. Mr. Schuchmann stated a Public Works truck was towed. Alderman Andrews moved to pay the bills in the amount of \$55,173.05. Alderman Owens seconded it and the voice vote was as follows:

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

The motion was approved 4-0.

Announcements

Pastor Joe gave an update on the food pantry and raised enough money to pay for rent and utilities for the next year from the Friday Fish Fry’s. They are working on partnering with the School District for the summer lunch program.

The Library is hosting a fundraiser to adopt a room at the Library and advertise your name/business for a year.

Alderman Hakim reminded everyone of the upcoming First Friday Event and the June 2nd employer and non-profit showcase.

Mayor Heiliger updated the community of the fundraiser for Jakob Ritter’s team. Everyone within the Warren County Handicap Services will be attending the USA Special Olympic Games.

Final Questions

Nancy Houser expressed her concern with the appearance of Highway J. Mayor Heiliger stated that the area town is making improvements and that code enforcement had been more relaxed through COVID. Nancy Houser expressed her concern with a trench at her property. Alderman Hakim stated the trench would be repaired at the end of May.

Vote to enter Executive Session

Alderman Andrews moved and Alderman Rohr seconded the motion to exit open session and enter executive session for the purpose of dealing with relating to Section 610.021(1) RSMo; Legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorney, Section 610.021(2) RSMo; Leasing, purchasing or sales of real estate, Section 610.021(3) RSMo; hiring, firing, disciplining, or promoting employees and/or, Section 610.021(12) RSMo; any documents related to a negotiated contract until a contract is executed. Roll call was taken with the following vote:

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

The motion was approved 4-0. The Board entered executive session at 8:29 p.m.

Alderman Rohr moved to exit executive session and return to open session at 9:19 p.m. Alderman Andrews seconded it and roll call was taken with the following vote:

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

The motion was approved 4-0.

Adjournment

Alderman Owens moved to adjourn the meeting at 9:19 p.m. Alderman Rohr seconded it and the voice vote was as follows:

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

The motion was approved 4-0.

Approved: _____

Attested: _____

