

**City of Wright City
Board of Aldermen Meeting
Thursday, July 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 not available to attend via Zoom.

Roll Call

City Clerk Abbie Ogborn called the roll with Mayor Michelle Heiliger, Aldermen Nathan Rohr, Alderman Karey Owens, Alderman Ramiz Hakim, and Alderman Don Andrews present. City Staff present were City Attorney Paul Rost, City Clerk Abbie Ogborn, Police Chief Tom Canavan, Police Chaplain Joseph Purl, Public Works Superintendent Kyle Roettger, Sports Director Eric Burton, Building Inspector Joe Godier, and Human Resources Clerk Denise Queen. Others present were Adam Rollins with the Warren County Record, Norman Krutzman, Theresa Kless, Chris Kellner, Jack Smith, Bart Korman, Larry Vollmer, Nathan Essary, Glenn Nance, Sarah and Michael Fisher, John Gottschalk, Kyle Bruning, and Josh and Kara Sher.

Pledge of Allegiance

Mayor Heiliger led the Pledge of Allegiance.

Approval of Minutes

Alderman Andrews moved to approve the minutes of the July 14, 2022, Board of Aldermen meeting. 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.

Financial Reports

None

Public comments/concerns

Norman Krutzman, resident of 414 Fredricksburg Way, expressed concerns with Class B Fireworks.

Public Hearing

Auburn West re-zone “MR-1” to “SR-4” – Mayor Heiliger opened the public hearing on a Rezoning Application submitted by Tempest Properties, LLC to rezone 5.3 ± acres located just South of Sturbridge Drive and Southeast of Highway H. Bart Korman with Lewis and Bade presented the rezone application. The reason for the re-zone is that the “MR-1” zoning was changed and no longer allows for single family residential housing. The recommendation from

Planning and Zoning to approve the re-zone application was presented. There being no comments from the public, Mayor Heiliger closed the public hearing.

Vista on the Park re-zone “PDA” to “PDA-MXD” – Mayor Heiliger opened the public hearing on a Rezoning Application submitted by Pollard Properties to rezone 23.92 ± acres located Northeast of the intersection of Bell Road and Westwoods Road. Bart Korman with Lewis and Bade presented the rezone application. Adam Pollard gave a presentation on the proposed development of apartments and townhomes including landscaping, phases of the development, requirements to live in the units, and amenities that would be on site. Mayor Heiliger read written submissions regarding the development from April and John Daniels, June Wies, Ryan Smith, and Roger Taggart. Discussion was held regarding the traffic concerns on Westwood Road and Bell Road. The recommendation from Planning and Zoning to approve the re-zone application and Preliminary Development Plan was presented. After discussion, Mayor Heiliger closed the public hearing.

Recommendations from Planning and Zoning

Conditional Use Permit – 109 East North First Street – A Conditional Use Permit has been submitted by E&S Insurance Advisors, LLC to operate an Insurance Office at 109 East North First Street. Applicant, Nathan Essary, introduced himself to the Commission. The business will occupy the second floor and will be accessed by a staircase on the East, exterior side of the building. The space will be used for an internal office and will have no customer interaction. The recommendation from Planning and Zoning to approve the Conditional Use Application as presented was presented. Alderman Owens moved to approve the application as presented. Alderman Rohr 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 – No report. Mr. Schuchmann was on vacation.

Bell Road Overlay Bid – Alderman Rohr moved to approve the change order for Mid River Asphalt, Inc. for the additional work along Bell Road that was not in the original bidding for the project. 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.

New Business

Downtown Holiday Flags – The Wright City Downtown Revitalization Committee would like to install Holiday Flags in Downtown Wright City and end at the Fire House on West Second Street. They would like to partner with the Chamber of Commerce and City and split the cost of \$10,000, three ways. Alderman Hakim stated no decision had to be made at this time.

45 Spring Hill Circle Drainage Issue – Pictures were presented to the Board regarding a drainage issue at 45 Spring Hill Circle. A siltation fence failed during a record rains storm Monday, July 25th, and silt from the 62-acre park washed into the resident’s back yard. The stormwater was unable to flow properly through the back yard. KCI Construction has been notified and will correct the issue.

Ordinances/Resolutions

Bill 14-22 – AN ORDINANCE AMENDING WRIGHT CITY’S OFFICIAL ZONING DISTRICT MAP BY REZONING CERTAIN PROPERTY FROM “MR-1” SINGLE-FAMILY RESIDENTIAL DISTRICT TO THE “SR-4” SINGLE-FAMILY RESIDENTIAL DISTRICT.

Ms. Ogborn read the Bill by title. Alderman Rohr moved to read Bill #14-22 a second time. 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. Ms. Ogborn read the Bill a second time by title. Alderman Rohr moved for final reading and passage of Bill #14-22. Alderman Hakim 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 #1027 of the City of Wright City, Missouri.

Bill 15-22 – AN ORDINANCE AMENDING THE CITY’S OFFICIAL ZONING DISTRICT MAP BY REZONING A CERTAIN PARCEL FROM “PDA” PLANNED DEVELOPMENT AREA DISTRICT TO THE “PDA-MXD” PLANNED DEVELOPMENT AREA-MIZED USE DISTRICT AND APPROVING A PRELIMINARY DEVELOPMENT PLAN RELATED

THERETO. Prior to Ms. Ogborn reading the Bill, Alderman Hakim recommended that the city goes out for bid for conduction a traffic study of Westwoods Road, Wildcat Drive, and Bell Road. This item will be added to the August 11th Board of Aldermen Agenda. Ms. Ogborn read the Bill by title. Alderman Rohr moved to read Bill #15-22 a second time. 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. Ms. Ogborn read the Bill a second time by title. Alderman Rohr moved for final reading and passage of Bill #15-22. Alderman Owens 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 #1028 of the City of Wright City, Missouri.

The City Attorney also stated that the record plat will need to reflect dedication of a 20-foot right-of-way along Bell Road to the entrance of the development and a 50-foot right-of-way along Eastwest Road.

Reports

Parks – Mr. Burton presented bids for the removal of roughly 30 trees around Ruge and Diekroeger Park and 2 trees located behind Spring Hill Circle on the 62-acre park property. Alderman Andrews moved from Mr. Burton to reach out to the 3 vendors who did not bid Spring Hill Circle separately, and receive bids by Tuesday, August 2nd, and granted Mayor Heiliger authority to select the company with the lowest bid and proof of insurance. 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.

Mr. Burton will receive bids from electricians to replace the outdoor can lights around the Wil Heiliger Building and is looking into cameras for the park facilities.

Public Works – Mr. Roettger and his department have been replacing sections of street in the Falcons Crest Subdivision. Weather permitting, a drain tile will be installed under Spring Hill Circle.

Building Official – Mr. Godier said inspections were slow due to the rainfall earlier in the week.

Police – Chief Canavan has submitted the Memorandum of Understanding for the SRO Officers to the School District and it was approved and signed. There will be two SRO Officers this school year.

City Hall – No report was available.

Treasurer – Ms. Hutchings was not present but her report was made available to the Board.

HR/Payroll – No report was available.

City Administrator – Mr. Schuchmann was out on vacation. No report was available.

The City Attorney stated that upon the title search for the 25 acres the City was selling to Public Water Supply District #2, there was a lean conveyance from January 9, 1986, between the City of Wright City and the Environmental Protection Agency.

Review/Approval of Bills

Alderman Andrews asked if costs for materials were being compared to Wright City Hardware because they would price match. Mr. Roettger stated yes and Chic Lumber was cheaper but he would speak with Wright City Hardware about price matching. Alderman Andrews moved to pay the bills in the amount of \$145,606.59. 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.

Announcements

Food Pantry summer lunch program is August 1st – August 19th. First Friday’s last event for 2022 is being held on Friday, August 5th. National Night Out will be held Tuesday, August 2nd at Ruge Park. The Chamber of Commerce golf tournament will be held September 16th and the Dave Heiliger Memorial Foundation golf tournament will be held September 17th. Both organizations are looking for donations and players. Strassenbash will be held October 7th and 8th.

Final Questions

John Gottschalk asked the status of the Strachs Church Overpass. Mayor Heiliger stated the Federal Highway has requested environmental studies and once that is completed, MoDOT is the next to review.

Vote to enter Executive Session

Alderman Andrews moved 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, and Section 610.021(3) RSMo; hiring, firing, disciplining, or promoting employees. Alderman Rohr 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. The Board entered executive session at 9:03 p.m.

Alderman Owens moved to exit executive session and return to open session at 9:35 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.

Discussion was held with the City Attorney regarding Public Water District #2 matters.

Adjournment

Alderman Andrews moved to adjourn the meeting at 9:45 p.m. Alderman Owens 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: _____