

**City of Wright City
Board of Aldermen Meeting
Thursday, September 22, 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 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 Administrator Jim Schuchmann, City Clerk Abbie Ogborn, Police Chief Tom Canavan, Police Chaplain Joseph Purl, Public Works Superintendent Kyle Roettger, Sports Director Eric Burton, Treasurer Laura Hutchings, and Human Resources Clerk Denise Queen. Others present were Adam Rollins with the Warren County Record, Donald Duckworth, Eileen Fast, Steve Randall with Cochran Engineering, Brad Goss, John Houston, Officer Brent Woldolph, Detective Chris Beard, Jerry Prouhet, Diane Dreyer, Alice Windmann, and Marie Hollenbech.

Pledge of Allegiance

Ms. Hutchings led the Pledge of Allegiance.

Mayor Heiliger recommended that the Board amend the agenda and add item 10d. MO DED Community Revitalization Grant Proposal to be reviewed due to the submittal deadline being November 28, 2022. Alderman Hakim moved to amend the agenda as recommended. 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.

Approval of Minutes

Alderman Andrews moved to approve the minutes of the September 8, 2022, Board of Aldermen meeting 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.

Financial Reports

None

Public comments/concerns

None

Public Hearing

Amending Chapter 405 Zoning Regulations - Mayor Heiliger opened the public hearing to hear comments on amending Chapter 405 relating to Home Occupations. A Memorandum along with drafted changes to the zoning code relating to Home Occupations was presented to the Board from the City Attorney. There being no comments from the Board or the public, Mayor Heiliger closed the public hearing.

Re-zoning 55± acres from “SR-4” to “PDA-R” – Alder Creek – Mayor Heiliger opened the public hearing to hear comments on rezoning a 55± parcel to “PDA-R”. Brad Gross, Attorney for Mr. Houston, gave a presentation on the proposed development. There would be a total of 154 lots. There will be four phases. Phase 1: 61 homes, Phase 2: 32 homes, Phase 3: 32 homes, Phase 4: 29 homes. The homes would range from 1200-2600 sq. feet. The street widths are 26 feet wide. The mailbox kiosks will be installed in Phase 1. Regarding acceleration and de-acceleration lanes, this will be discussed with MoDOT. Home development would begin Fall 2023. The new preliminary plat shows all homes located out of the flood ways/zones. Greenspace was increased by 2 acres for a rough total of 12.5 acres. Alderman Hakim stated that the large tract of greenspace to the Northwest of the development would not be easily accessible as required by the city’s PDA-R requirements. A section of greenspace located West of the intersection of Alder Creek Drive and Hawthorne Drive will be leveled to meet the percentage of recreational area that is required and must be reflected on the Final Development Plan. There being no additional comments from the public, Mayor Heiliger closed the public hearing.

Recommendations from Planning and Zoning

None

Old Business

Wright City Municipal Project Status Report – The suspended ceiling is completed, lockers for the locker room and the flooring are the next tasks to be completed.

SimpleCity software presentation – Mayor Heiliger will schedule a presentation with SimpleCity on her own and will come back to the Board with a recommendation.

Wright City Cemetery Memorial Society – Block 5 curb – Jerry Prouhet with the Wright City Cemetery Memorial Society, provided updates on complete projects in the Cemetery and thanked City Officials for sharing information about their work and upcoming events. Mr. Prouhet asked if the city would handle receiving the bids for a curb in Block 5. Mayor Heiliger asked Mr. Prouhet to get ahold of Mr. Roettger to discuss the project. The Wright City Cemetery Memorial Society was present on behalf of the two families in Block 5 that this curb would protect. It was proposed by Mr. Prouhet that 1/3 of the cost would be split between the two families, and 2/3 would be paid for by the City.

New Business

Wright City Cemetery Memorial Society – Tree Plantings – Marie Hollenbech with the Wright City Memorial Society presented four tree plantings for Fall 2022. Alderman Owens

moved to approve the locations of the tree plantings (below). 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.

Block 3, Lot 13, Grave #7 – Sugar Maple Tree in memory of Jean Bueneman Engelage. Ms. Engelage made memorials to the Society and those funds would be used to plant the tree.

Block 1, Lot 38 – Red Bud Tree. Lot owner is Thomas Benton Dyer. Mr. Dyer, his wife, and children are all buried on the lot and there are no remaining descendants that will be buried there.

Block 2, Lot 97 – Red Bud Tree. Lot owner is the William Crews Family. There are no remaining descendants that will be buried there.

Block 3, Lot 80 – Red Bud Tree. Lot owner is Valentine Reich. Last living descendent Marilyn Reich will be buried on the lot and that will leave 3 open lots for the tree planting.

Property Sold As Is – Alderman Hakim moved to approve the Property Sold As-Is form. 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.

Waste/Recycle Containers – Mr. Schuchmann presented amendments to Section 230.060 relating to solid waste containers. A draft ordinance will be prepared for review.

10d. MO DED Community Revitalization Grant Proposal – Funding from the grant, if awarded, can go towards the Downtown Revitalization project. Alderman Owens moved to approve the proposal as presented. Alderman Andrews 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.

Ordinances/Resolutions

Bill 17-22 – AN ORDINANCE AMENDING CHAPTER 405 OF THE WRIGHT CITY ZONING CODE RELATING TO HOME OCCUPATIONS. Ms. Ogborn read the Bill by title. Alderman Hakim moved to read Bill #17-22 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 Andrews moved for final reading and passage of Bill #17-22. Alderman Hakim seconded it and roll call was taken with the following vote:

Alderman Owens	Yea	Alderman Hakim	Yea
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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 #1030 of the City of Wright City, Missouri.

Bill 18-22 – AN ORDINANCE AMENDING THE CITY’S OFFICIAL ZONING DISTRICT MAP BY REZONING A CERTAIN 55± ACRE PARCEL TO THE “PDA-R” PLANNED DEVELOPMENT AREA-RESIDENTIAL DISTRICT AND APPROVING A PRELIMINARY DEVELOPMENT PLAN AND PRELIMINARY PLAT RELATED THERETO. Ms. Ogborn read the Bill by title. Alderman Hakim moved to postpone this item to the October 13, 2022 meeting so that the developer can present an updated Preliminary Development Plan showing the required usable recreational area and size. 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.

Resolution R-18 – A RESOLUTION ACCEPTING THE MAYOR’S APPOINTMENT OF JESSICA GEIGER AS AN ASSISTING PROSECUTING ATTORNEY. Alderman Hakim moved to approve Resolution #18-22. 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.

Resolution R-19 – A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AMENDMENT NO.1 TO THE AGREEMENT WITH BARTLETT AND WEST, INC., FOR PROFESSIONAL CONSULTING SERVICES RELATED TO THE WRIGHT CITY DOWNTOWN REVITALIZATION PROJECT. Alderman Rohr moved to approve Resolution #19-22. Alderman Owens seconded it and the voice vote was as follows:

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

The motion was approved 3-1.

Reports

Parks – Mr. Burton presented the 2023 sports and events Calendar. Preparations for Strassenbash will be taking place. Mr. Burton will contact Grace Hauling to receive a lockable dumpster due to illegal dumping the department has been experiencing.

Public Works – Bollards have been installed in front of the Police Department. Asphalt work has been completed city wide and large potholes on Indian Head Lodge Road and Westwoods Road were addressed.

Alderman Hakim asked the department to install a bracket and flag on the light pole at Kelly Hill’s Insurance office to see if the city light poles would support the Downtown Revitalization Flags.

Building Official – Mr. Godier was not present. Mr. Schuchmann completed the final inspection for the Dollar General Market.

Police – Chief Canavan thanked Mr. Roettger for installing the bollards at the Police Department.

City Hall – Ms. Ogborn thanked Dorel Home Furnishings and Purpose Wrecker for donating to the MML Silent Auction.

Treasurer – Ms. Hutchings continues with daily tasks.

HR/Payroll – Ms. Queen has provided employees with Student Loan Forgiveness information.

City Administrator – Mr. Schuchmann continues with administrative duties.

Review/Approval of Bills

Alderman Andrews moved to pay the bills in the amount of \$53,238.66. 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.

Announcements

Pastor Joe provided updates on a drive through pantry at the Lions Club starting September 27th from 9am-12pm. Mayor Heiliger provided a list of upcoming events and thanked those who supported the Dave Heiliger Memorial Golf Tournament. Alderman Hakim said the Chamber Golf Tournament was well attended by community businesses.

Final Questions

None

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 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. The Board entered executive session at 7:52 p.m.

Alderman Andrews moved to exit executive session and return to open session at 9:39 p.m. Alderman Owens seconded it and roll call was taken with the following vote:

Alderman Owens	Yea	Alderman Rohr	Yea
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Alderman Andrews Yea
The motion was approved 4-0.

Alderman Hakim Yea

Adjournment

Alderman Andrews moved to adjourn the meeting at 9:40 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: _____

Date: _____

Attested: _____