

**City of Wright City
Board of Aldermen Meeting
Thursday, February 22, 2024
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, Alderman Kim Arbuthnot, Alderman Karey Owens via Zoom, Alderman Ramiz Hakim, and Alderman Don Andrews via Zoom present. Due to being ill, Alderman Andrews was not a voting member. City Staff present were City Attorney Paul Rost, City Clerk Abbie Ogborn, Director of City Services Mark Strutmann, Police Chief Tom Canavan, Police Lieutenant Aaron Sutton, Police Chaplain Joseph Purl, Treasurer Laura Hutchings via Zoom, Building Inspector Lance Bauer, Director of Public Works Kyle Roettger and Parks Director Stuart Bruning. Others present were Jason Koch with the Warren County Record, Mike Friedman, Sue Struckman, Pat Jones, Virginia Frala, Austin Jones, Paul and Kristine Dutton, Marie Hollenbech, Dan Rowden, Jim Sharp, Vicki Duenke, Joe and Roberta Gain, Sarah Schroeder, Bill Uhl, Larry Zuhone, Jeff Walker, Laura Waller, Billy Ivie, Kim Fast, Jim Kerr, Mary Groeper, Diane Dreyer, Seth Taylor, Bart Korman, and Kim Purl.

Pledge of Allegiance

Mr. Roettger led the Pledge of Allegiance.

Approval of Agenda

Alderman Arbuthnot moved to approve the agenda. Alderman Hakim seconded it and the voice vote was as follows:

Alderman Hakim	Yea	Alderman Owens	Yea
Alderman Andrews	No Vote	Alderman Arbuthnot	Yea

The motion was approved 3-0.

Approval of Minutes

Alderman Hakim moved to approve minutes from the February 22, 2024, Board meeting. Alderman Arbuthnot seconded it and the voice vote was as follows:

Alderman Andrews	No Vote	Alderman Owens	Yea
Alderman Arbuthnot	Yea	Alderman Hakim	Yea

The motion was approved 3-0.

Financial Reports

None

Public Comments

Virginia Rayla, resident of 101 Fort Dodge, expressed concern with the condition of Indian Head Lodge Road and if the city had plan to fix the road like previous years. Mayor Heiliger stated that the city is not a city road. The City is going out for a bond issue to borrow money for infrastructure and the first project is Roelker Road.

Jim Sharp, the Emergency Management Director, thanked the city for their efforts during the inclement weather on February 9, 2024, for the donation of church facilities and social media notifications.

Public Hearing

Rezoning 30.81 acres to “SR-4” Single-Family Residential – Bart Korman with Lewis-Bade represented Tempest Properties, LLC. Concerns from the Planning Zoning meeting relating to drainage concerns were addressed. The developer will use existing streets in Auburn Meadows to access the subdivision. Marie Hollenbeck asked if the Ordinance to notify property owners within 200 feet of the property in question changed. Ms. Hollenbeck’s property abuts the development and was not notified. The Board was asked if we have a percentage of the type of zoning we want in the city. The Board expressed that some developers want larger lots and some want smaller. There being no other comments, Mayor Heiliger closed the public hearing.

Rezoning 6 parcels near Roelker Road from “MR-1” to “MR-2” – Michael Friedman represented Copart, the applicant, and gave a brief overview of the proposed development. The purchase of the property is contingent upon the rezone and issuance of a Conditional Use Permit. The Board heard from several residents, business owners, and community members all opposed to the development. The Board discussed with the applicant concerns of traffic, parking surfaces, and discussed business operations. There being no other comments, Mayor Heiliger closed the public hearing.

Recommendations from Planning and Zoning

Conditional Use Permit – 425 West Service Road North – Due to the applicant’s absence, Alderman Hakim moved to postpone the application. Alderman Arbuthnot seconded it and the voice vote was as follows:

Alderman Andrews	No Vote	Alderman Owens	Yea
Alderman Arbuthnot	Yea	Alderman Hakim	Yea

The motion was approved 3-0.

Conditional Use Permit – 402 West Service Road North – Alderman Hakim moved to approve a 60-day temporary Conditional Use Permit and for the applicant to find a permanent structure or other long-term solution. Alderman Owens seconded it and the voice vote was as follows:

Alderman Hakim	Yea	Alderman Owens	Yea
Alderman Andrews	No Vote	Alderman Arbuthnot	Yea

The motion was approved 3-0.

Proposed Amendments to Sidewalk Requirements

At the February 20th, Commission meeting, Planning and Zoning called a public hearing for amending the Sidewalk Requirements for developments. The proposed amendments will be reviewed at the March workshops and public hearings will follow.

Old Business

None

New Business

Dodge Durango Equipment Quotes – Chief Canavan presented three bids to outfit the new police vehicle. Some of the equipment from the Ford Utility vehicle would not work for the Durango. Alderman Hakim moved to accept the bid from The Lights & Sirens Guys LLC for \$6,506.80. Alderman Arbuthnot seconded it and the voice vote was as follows:

Alderman Andrews	No Vote	Alderman Owens	Yea
Alderman Arbuthnot	Yea	Alderman Hakim	Yea

The motion was approved 3-0.

New Vehicle Budget – Chief Canavan would like to move the access ranked wages salaries to the New Vehicle Budget to purchase a second vehicle. A resolution will be presented at the next meeting.

Audit Request for Proposals – Audit proposals were due on February 22, 2024. Ms. Ogborn stated that no proposals were submitted.

Ordinances/Resolutions

Resolution R07-24 – 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. Ms. Ogborn read the Resolution by title. Alderman Hakim moved to approve Resolution R07-24. Alderman Arbuthnot seconded it and the voice vote was as follows:

Alderman Hakim	Yea	Alderman Owens	Yea
Alderman Andrews	No Vote	Alderman Arbuthnot	Yea

The motion was approved 3-0.

Bill 5-24 – AN ORDINANCE AMENDING THE CITY’S OFFICIAL ZONING DISTRICT MAP BY REZONING A CERTAIN 30.81 ACRE PARCEL TO THE “SR-4” SINGLE-FAMILY RESIDENTIAL DISTRICT. Ms. Ogborn read the Bill by title. Alderman Hakim moved to read Bill #5-24 a second time. Alderman Arbuthnot seconded it and the voice vote was as follows:

Alderman Hakim	Yea	Alderman Andrews	No Vote
Alderman Arbuthnot	Yea	Alderman Owens	Yea

The motion was approved 3-0. Ms. Ogborn read the Bill a second time by title. Alderman Hakim moved for final passage of Bill #5-24. Alderman Arbuthnot seconded it and roll call was taken with the following vote:

Alderman Owens Yea Alderman Hakim Yea
Alderman Andrews No Vote Alderman Arbuthnot Yea

The motion was approved 3-0. 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 #1057 of the City of Wright City, Missouri.

Bill 6-24 – AN ORDINANCE AMENDING THE CITY’S OFFICIAL ZONING DISTRICT MAP BY REZONING A 58.30 ACRE AREA COMPRIMISED OF SIX PARCELS FROM “M-1” LIGHT INDUSTRIAL TO “M-2” HEAVY INDUSTRIAL DISTRICT. Ms. Ogborn read the Bill by title. Alderman Hakim moved to read Bill #6-24 a second time. Alderman Arbuthnot seconded it and the voice vote was as follows:

Alderman Hakim Yea Alderman Andrews No Vote
Alderman Arbuthnot Yea Alderman Owens Yea

The motion was approved 3-0. Ms. Ogborn read the Bill a second time by title. Alderman Hakim made a motion to deny Bill #3-24. Alderman Arbuthnot seconded it and roll call was taken with the following vote:

Alderman Owens Yea Alderman Hakim Yea
Alderman Andrews No Vote Alderman Arbuthnot Yea

The motion was approved 3-0. It was announced that Bill 6-24 was denied.

Reports

Parks –The Teddy Bear Tea Party was a huge success. The department is preparing for outdoor projects. The temporary construction fence will be removed from the playground swings.

Public Works – The ADA sidewalks for the Diekroeger Playground have been installed. The department is beginning to replace sections of sidewalks around the city.

Building Official – Code violation letters continue to be sent out. Mr. Struckman will be meeting with an insurance adjuster for the park roof claims.

Police – The Seniors Against Scams event was cancelled due to the winter storm and will be rescheduled.

City Hall – Continuing to process development applications and talk with potential business owners.

Treasurer – The report was in the packet.

HR/Payroll – Denise Queen has retired from the City of Wright City.

Review/Approval of Bills

Alderman Hakim moved to pay the bills in the amount of \$27,102.09. Alderman Arbuthnot seconded it and the voice vote was as follows:

Alderman Andrews No Vote Alderman Hakim Yea
Alderman Arbuthnot Yea Alderman Owens Yea

The motion was approved 3-0.

Announcements

Pastor Joe provided an update on the food pantry and announced the first Fish Fry will open at 4pm on the 23rd. Blue and Gold will be held on March 16th. Warren County Backstoppers was held on February 17th and was a great event. Non-profit showcase will be held on February 27th. Spring Garage Sale will be held on May 4th and May 5th. Large item pick-up will be held on May 6th. On February 28th, Mayor Heiliger and Alderman Hakim will be meeting in Jefferson City to meet with representatives about the I-70 project and road conditions from the February 9th storm. Mary Groeper expressed her excitement and thankfulness for the Swing Sets at Diekroeger Park.

Final Questions

None

Vote to enter Closed Session

Alderman Arbuthnot moved to exit open session and enter closed session for the purpose of dealing with relating Section 610.021(1); Legal actions, causes of action, litigation or privileged communications between the City’s representatives and its attorney; Section 610.021(3), hiring, firing, discipling, or promoting employees when personal information about the employee is discussed or recorded; and Section 610.021(13), individually identifiable personnel records, performance ratings or records pertaining to employees or applicants for employment.

Alderman Hakim seconded it and roll call was taken with the following vote:

Alderman Andrews	No Vote	Alderman Hakim	Yea
Alderman Arbuthnot	Yea	Alderman Owens	Yea

The motion was approved 3-0. The Board entered executive session at 8:06 p.m.

Alderman Owens became available to vote during Closed Session.

Alderman Arbuthnot moved to leave closed session at 8:54p.m. Alderman Owens seconded it and roll call was taken with the following vote:

Alderman Owens	Yea	Alderman Arbuthnot	Yea
Alderman Andrews	Yea	Alderman Hakim	Yea

The motion was approved 4-0.

Approved: _____

Date: _____

Attested: _____