

**City of Wright City
Board of Aldermen Meeting
Thursday, May 23, 2019
City Hall, 636 Westwoods Road**

Mayor Dan Rowden called the meeting to order at 6:30 p.m. in the Board of Aldermen Chambers of the City Hall, 636 Westwoods Road, Wright City, Missouri.

Roll Call

City Clerk Karen Girondo called the roll with Mayor Rowden, Alderman Nathan Rohr, Alderman John O'Connor, Alderman Thomas Dixon and Alderman Kerry Lambright present. City staff present were City Clerk/Treasurer Karen Girondo, City Administrator James Schuchmann, Public Works Superintendent Rob Hamlin, Police Chief Matthew Eskew, Parks Director Curt Kehoe, City Attorney Paul Rost, Police Chaplain Joseph Purl, Abbie Ogborn and Officer James Hepperman. Others present were Jack Woodworth, Tom Dixon of Meramec Specialty, Timothy Joyce, Kyle Kisner John Hock of GBA and Adam Rollins of the Warren County Record.

Pledge of Allegiance

Mayor Rowden asked Alderman Dixon to lead the Pledge of Allegiance.

Approval of Minutes and Financial Reports

Alderman O'Connor moved and Alderman Dixon seconded the motion to approve the minutes of the May 9, 2019, Board of Aldermen meeting. On voice vote, the motion was approved 4-0. Ms. Girondo said there were no financial reports.

Responses to Previous Comments/Concerns

None

Open Meeting to Public Comments/Concerns

None

Public Hearing

Changing Chapter 430 – Medical Marijuana – Mayor Rowden opened a public hearing regarding proposed changes to Chapter 430. Mr. Kisner, deputy director of the St. Charles Chapter of NORAL, asked the Aldermen to consider not imposing a 1,000-foot ban on the location of medical marijuana use facilities by schools, churches and child-care facilities. He said such restrictions discriminate against those who use marijuana for medical purposes. Hearing no further comments from the public, Mayor Rowden closed the hearing.

Recommendations from Planning and Zoning Commission

Conditional Use Meramec Specialty – Mr. Dixon said his company is seeking a conditional use permit to operate a fireworks stand at 209 North Outer Road East from June 20 to July 10, 2019.

He said the company would abide by the same sign regulations as in past years. Alderman Rohr moved and Alderman O'Connor seconded the motion to accept the Planning and Zoning Commission's recommendation and issue a conditional use permit to Meramec Specialty to operate a fireworks stand at 209 North Outer Road East from June 20 to July 10, 2019. On voice vote, the motion was approved 4-0.

Conditional Use Food Truck El'Gringo's Taco LLC – Alderman Rohr moved and Alderman O'Connor seconded the motion to accept the Planning and Zoning Commission's recommendation and issue a conditional use permit to El'Gringo's Tacos to locate a food truck at 15 Hat Trick Lane. On voice vote, the motion was approved 4-0.

Zoning Change Medical Marijuana Chapter 430 – Alderman Rohr moved and Alderman O'Connor seconded the motion to accept the recommendation of the Planning and Zoning Commission and approve changes to Chapter 430 governing medical marijuana. On voice vote, the motion was approved 4-0.

Street Sweeping Bids – The Aldermen reviewed two bids for street sweeping - \$1,595.00 from Contractors and Municipal Sweeping Service, Inc. of St. Peters and \$120.00 per hour from Katsam Enterprises of Fenton. Mr. Hamlin recommended acceptance of the bid from Contractors and Municipal Sweeping Service. Alderman Lambright moved and Alderman Rohr seconded the motion to accept the bid from Contractors and Municipal Sweeping Service, Inc. for \$1,595.00. On voice vote, the motion was approved 4-0.

Old Business

Wright City Municipal Project Status Report – Mr. Schuchmann said interior work continues. He said the duct work and furnace in the building will need to be replaced.

New Business

Frank Ellis Car Show – Alderman O'Connor moved and Alderman Lambright seconded the motion to table action on a permit for the car show. On voice vote, the motion was approved 4-0.

Zoning Change Medical Marijuana Chapter 430 – There was no discussion on the proposed changes.

GBA Proposal Street Design 2019 – John Hock presented a revised proposal for the 2019 street design project with a total cost of \$146,882.60. Mr. Schuchmann said he recommended approval of the design fee service proposal. Alderman Rohr moved and Alderman O'Connor seconded the motion to approve the GBA design fee service proposal. On voice vote, the motion was approved 4-0.

Appointment to Planning and Zoning Commission – Mayor Rowden recommended the reappointment of Thomas Uhl to the Planning and Zoning Commission. Alderman Dixon moved and Alderman O'Connor seconded the motion to reappoint Thomas Uhl to the Planning and Zoning Commission for a term of four years. On voice vote, the motion was approved 4-0.

Payment Agreement Request 121 Falcons Crest Drive – Ms. Girondo said the resident paid his outstanding bill and is no longer seeking a payment agreement.

Ordinance/Resolutions

Bill #10-19 – AN ORDINANCE VACATING A PORTION OF A PUBLIC STREET KNOWN AS THIRD STREET WITHIN THE CITY OF WRIGHT CITY, WARREN COUNTY, MISSOURI, SUBJECT TO CERTAIN CONDITIONS Alderman Dixon moved and Alderman O'Connor seconded the motion to table any action on Bill #10-19. On voice vote, the motion was approved 4-0.

Bill #12-19 – AN ORDINANCE APPROVING TEXT AMENDMENTS TO THE ZONING ORDINANCE OF THE CITY OF WRIGHT CITY, MISSOURI, PERTAINING TO MEDICAL MARIJUANA USES AS REQUIRED BY ARTICLE XIV OF THE MISSOURI CONSTITUTION Ms. Girondo read the Bill by title. Alderman Rohr moved and Alderman Lambright seconded the motion to read Bill #12-19 a second time. On voice vote, the motion was approved 4-0. Ms. Girondo read the Bill a second time. Alderman Rohr moved and Alderman O’Connor seconded the motion for final reading and passage of Bill #12-19. Roll was taken with the following vote:

Alderman Rohr	Yea	Alderman O’Connor	Yea
Alderman Dixon	Yea	Alderman Lambright	Yea

The motion was approved 4-0. The Bill having the majority vote of the members present was adopted. 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 #968 of the City of Wright City, Missouri.

Bill #13-19 – AN ORDINANCE AMENDING CHAPTER 430.140 OF THE WRIGHT CITY MUNICIPAL CODE PERTAINING TO COMMERCIAL PERMITTED USES, CONDITIONAL USES AND TEMPORARY USES IN THE COMMERCIAL ZONING DISTRICTS Ms. Girondo read the Bill by title. Alderman Rohr moved and Alderman Lambright seconded the motion to read Bill #13-19 a second time. On voice vote, the motion was approved 4-0. Ms. Girondo read the Bill a second time. Alderman Dixon moved and Alderman Rohr seconded the motion for final reading and passage of Bill #13-19. Roll was taken with the following vote:

Alderman Rohr	Yea	Alderman O’Connor	Yea
Alderman Dixon	Yea	Alderman Lambright	Yea

The motion was approved 4-0. The Bill having the majority vote of the members present was adopted. 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 #969 of the City of Wright City, Missouri.

Reports

Parks – Mr. Kehoe said the recent rains have forced cancellation of ballgames. He said the parking blocks were installed at Ruge Park and have helped regulate parking on the lot. Mr. Kehoe recommended the Aldermen increase the wage paid to Trent Bruning for umpiring duties from \$20.00 per game to \$25.00 per game. Alderman Rohr moved and Alderman O’Connor seconded the motion to pay Trent Bruning \$25.00 per game for umpiring duties with said wage to be retroactive for 2019. On voice vote, the motion was approved 4-0.

Public Works – Mr. Hamlin reviewed highlights of his written report and reported on work the department has completed and upcoming projects. He said the water fountains in both parks are not working and parts for the fountains are still under warranty and have been ordered.

Building Official – Aldermen reviewed the written report.

Police – Chief Eskew reviewed highlights of his Department’s calls for service, arrests and incidents.

City Hall/Treasurer/Economic Development – Ms. Girondo reviewed her written report. She said she has received an inquiry from FaithFest organizers regarding obtaining one license to cover all vendors at the September 27 festival. She said the City has not required licensing of vendors at other not-for-profit events. Alderman Rohr moved and Alderman O’Connor seconded the motion to not require business licensing of vendors at the FaithFest. On voice vote, the motion was approved 4-0. She reported George Eckhoff informed her ATF has told him he must have a manufacturing license because he repairs firearms. She said manufacturing is not permitted in the downtown area where Mr. Eckhoff’s shop is located. Alderman Rohr moved and

Alderman O'Connor moved to table discussion and any action on the Eckhoff matter. On voice vote, the motion was approved 4-0.

City Administrator – Mr. Schuchmann said he met with representatives of Kaplan regarding the property owner turning the streets in Auburn Meadows over to the City. He reported matters regarding a landlord who fails to obtain an approved occupancy permit before allowing renters to move into a residence have been turned over to the city prosecuting attorney for review. A matter regarding a contractor who has been warned previously about beginning a construction project before the construction plans are approved has also been submitted to the prosecutor, he said. He recommended the Aldermen consider revisions to the City's grass ordinance at the next Board meeting.

Bills

Alderman Dixon moved and Alderman O'Connor seconded the motion to approve payment of bills in the amount of \$38,769.69. On voice vote, the motion was approved 4-0.

Announcement

None

Final Questions

Pastor Purl reported on plans to serve lunch to children between July 1 and August 14. These dates are after the close of the summer school and before the 2019-2020 school year begins, he said.

Vote to Enter Executive Session

Alderman Dixon moved and Alderman O'Connor seconded the motion to exit regular session and enter executive session to discuss business for the purpose of dealing with matters related to legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys pursuant to Section 610.021(1), RSMo. Roll was taken with the following vote:

Alderman Rohr	Yea	Alderman O'Connor	Yea
Alderman Dixon	Yea	Alderman Lambright	Yea

The motion was approved 4-0.

The Board returned to open session.

Adjournment

Alderman O'Connor moved and Alderman Lambright seconded the motion to adjourn the meeting. On voice vote, the motion was approved 4-0.

Approved: _____

Attested: _____

