

**City of Wright City
Board of Aldermen Meeting
Wednesday, December 29, 2021
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, Acting Police Chief Tom Canavan, Public Works Director Kyle Roettger, Police Chaplain Joseph Purl, Treasurer Laura Hutchings, and Sports Director Eric Burton. Others present were Kim Fast, Billy Ivie, Jeff McMullin, Brenda Lowder, Ronald Houska, Jeff Simmons, Michael Cardenas-Salas, and Adam Rollins with the Warren County Record.

Pledge of Allegiance

Aldermen Rohr led the Pledge of Allegiance.

Approval of Minutes

Alderman Hakim moved and Alderman Andrews seconded the motion to approve the minutes of the December 9, 2021, Board of Aldermen Meeting. On voice vote, the motion was approved 4-0.

Financial Reports

None

Public Comments/Concerns

Ron Houska is wanting to purchase a property located off South First Street to relocate his grass seeding and sod business. The Board asked Mr. Schuchmann if this was an allowable use. He replied that previously, Mr. Houska proposed the idea of an outdoor storage lot. The relocation of Mr. Houska's business would be allowed without a conditional use permit. Mr. Schuchmann informed Mr. Houska that the parking lot and paving requirements would be required by city code. Mr. Houska said the plan changed over the last two days and the outdoor storage may be added down the road.

Public Hearing

Rezone 39.5 ± acres from the Two-Family Residential District ("MR-1") to Planned Development Area-Residential ("PDA-R") and Zone 40 ± acre tract to "PDA-R" – Mayor Heiliger opened the public hearing to hear public comments on the Rezone of 39.5 ± acres from the Two-Family Residential District ("MR-1") to Planned Development Area-Residential ("PDA-R") and Zoning of 40 ± acre tract to "PDA-R". With there being no other comments, Mayor Heiliger closed the public hearing.

Recommendations from Planning and Zoning

Rezone 39.5 ± acres from the Two-Family Residential District (“MR-1”) to Planned Development Area-Residential (“PDA-R”) and Zone 40 ± acre tract to “PDA-R” – The Board reviewed the recommendation from the Planning and Zoning Commission. Alderman Hakim asked if there were any comments from the public at the Planning and Zoning’s public hearing on December 20th. Alderman Owens stated a resident asked the type of home that was being proposed and Dale Bax informed her that it would be single family residential homes.

Old Business

Wright City Municipal Project Status Report – Mr. Schuchmann stated the server at the Police Department will need to be relocated to the completed side of the police department while construction is underway in Phase 2.

Vacation roll over request - Mr. Schuchmann was approved to roll over 80 hours of vacation at the November 18th Board meeting but was not given an expiration date. Alderman Hakim moved and Alderman Owens seconded the motion for the 80 hours of vacation to be used by May 1st, 2022. On voice vote, the motion was approved 4-0.

New Business

Park Grant – A park grant through the Land Water Conservation Fund could match up to \$500,000 if the city spends \$500,000 or more on a park. At the Phase 1 bid opening on December 21st, 8 companies submitted bids and were available for review. Upon review of the bid packets by Bax Engineering, KCI had transposed numbers but it didn’t not alter the total cost of the project. Mr. Schuchmann will give KCI a chance to correct their mistake. Alderman Hakim moved and Alderman Owens seconded the motion to entertain the lowest three bids and for Mr. Schuchmann to provide to the Board those bid packets for review before the January 4th workshop meeting. On voice vote, the motion was approved 4-0.

LAGERS Supplemental Valuation Report – Mr. Schuchmann stated the report must be posted for 45 days to increase retirement for city employees. Alderman Owens moved and Alderman Hakim seconded the motion to post the valuation report. On voice vote, the motion was approved 4-0.

Municipal Officials Training Academy – The academy hosts 10 trainings per year and would cost the city \$100.00. The annual fee covers any city employee or official to attend as many trainings as they would like. Alderman Hakim moved and Alderman Andrews seconded the motion to register for the training courses. On voice vote, the motion was approved 4-0.

Ordinance/Resolutions

Bill #20-21 – AN ORDINANCE AMENDING THE CITY’S OFFICIAL ZONING DISTRICT MAP BY REZONING A CERTAIN PARCEL TO THE “PDA-R” PLANNED DEVELOPMENT AREA-RESIDENTIAL. Ms. Ogborn read the Bill by title. Alderman Rohr moved and Alderman Andrews seconded the motion to read Bill #20-21 a second time. On voice vote, the motion was approved 4-0. Ms. Ogborn read the Bill a second time by title. Alderman Rohr moved and Alderman Andrews seconded the motion for final reading and passage of Bill #20-21. Roll call was taken with the following vote:

Alderman Andrews	Yea	Alderman Owens	Yea
Alderman Hakim	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 #1012 of the City of Wright City, Missouri.

Reports

Parks – Mr. Burton is researching the cost of 4-6 solar powered lights for Diekroeger Park that are equipped with cameras through Palco Supply. Nurses for Newborns donated flower bulbs. Cheerleading and Basketball registration deadline is extended to January 4th. Discussion was held on umpire pay increases. The Board asked Mr. Burton to put a wage recommendation together with information and present it. Discussion was held on the purchasing of replacement heads for Parks and Public Works weed eaters. Alderman Rohr moved and Alderman Andrews seconded the motion for Mr. Burton to spend up to \$300.00 out of the 2021 equipment maintenance budget. On voice vote, the motion was approved 4-0.

Public Works – Public Works Director Kyle Roettger is continuing research on the need for a new dump truck, They continuing to make road repairs city wide and will be placing gravel along Westwoods Road. Mr. Roettger would like to purchase a commercial power washer for his department. Alderman Rohr moved and Alderman Hakim seconded the motion to purchase a power washer for the department in the amount of \$1,249.00 out of the 2021 materials purchased budget after checking with Wright City Hardware for same specs. On voice vote, the motion was approved 4-0.

Building Official – Mr. Schuchmann is continuing to handle building inspections and issuance of permits. Mayor Heiliger questioned the work behind a house on Westwoods Road. Mr. Schuchmann said a letter will be mailed after the first of the year.

Police – Interim Chief Canavan extended his thanks to the Board for the increase in LAGERS retirement and the Christmas Party. A generous donation was given to the department and the money was used to purchase gift certificates from local businesses and hand them out to residents around the city.

City Hall – Ms. Ogborn stated twenty-six new business licenses were issued for 2021. Five were due to change in ownership of existing businesses. Mayor Heiliger received a thank you note from Warrenton Oil Company thanking the city for helping with the business license process for Fastlane. The Board asked for the Mowing Bid for the city Cemetery to be ran again on January 6th, 2022.

Treasurer – Ms. Hutchings has been working on entering the 2022 budget and 6-month financials. She is anticipating a list from the Auditors in preparation of the 2021 Audit.

City Administrator – Mr. Schuchmann received next year's invoice for bonding insurance that covers all employees of the city. He made the Board aware that this has been in place in previous years. Discussion was held on a potential party wanting to buy property to establish a pet shop at 312 Warren Avenue. The party was seeking information as to if this type of business would be allowed at that location before they proceeded with placing an offer on the property. Mr. Schuchmann informed the Board that adding software for payroll ACH would cost an additional \$5,000.00 to the existing annual fee of \$7,500.00. The Board was not interested in the additional feature. Mr. Schuchmann would like to look at alternative software for 2023 since the 2022 budget is in the current software system.

Mr. Schuchmann has contacted the Boonslick Regional Planning Commission to receive additional information of the 2020 Census Results to see if Ward boundaries need to be adjusted.

Bills

Alderman Andrews moved and Alderman Hakim seconded the motion to approve pay the bills in the amount of \$172,451.15. On voice vote, the motion was approved 4-0.

Announcements

Mayor Heiliger will have a meeting with the School District after the new year to discuss traffic at the High school. Pastor Joe said the food pantry had a great holiday season and thanked everyone involved in giving back to the community.

Final Questions

Michael Cardenas-Salas asked when the storm sirens would be delivered. Mr. Schuchmann stated February 2022, weather permitting. Mayor Heiliger, Alderman Owens and Alderman Hakim are running for re-election and Mayor Heiliger stated they could not be successful without the city staff.

Vote to enter Executive Session

Alderman Andrews moved and Alderman Owens seconded the motion to exit open session and enter executive session for the purpose of dealing with matters pursuant to privileged communications between the City's representatives and its attorney (Section 610.021(1) RSMo); and hiring, firing, disciplining, or promoting employees (Section 610.021(3) RSMo).

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

The motion was approved 4-0. The Board entered executive session at 8:12 p.m.

Alderman Hakim moved and Alderman Rohr seconded the motion to exit executive session and return to open session. Roll call was taken with the following vote:

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

The motion was approved 4-0. The Board returned to open session at 9:43 p.m.

Nathan Rohr exited the auditorium at 9:43 p.m.

Adjournment

Alderman Owens moved and Alderman Andrews seconded the motion to adjourn the meeting at 9:44 p.m. On voice vote, the motion was approved 3-0.

Approved: _____

Mayor

Attested: _____
City Clerk