

**City of Wright City
Board of Aldermen Meeting
Thursday, December 26, 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 called the roll with Alderman Kim Arbuthnot, 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, Director of Public Works Kyle Roettger, Director of City Services Mark Strutman, Building Inspector Lance Bauer and Parks Director Stuart Bruning. Others present were Jack Underwood with the Warren County Record, Billy Ivie, Kim Fast, Adam Pollard, and Bart Korman.

Pledge of Allegiance

Mayor Heiliger led the Pledge of Allegiance.

Approval of Agenda

Alderman Owens moved to amend the agenda to remove item 11a. STL Detective Invoice under new business and add closed session 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 when personal information about the employee is discussed or recorded. Alderman Hakim seconded the motion and the voice vote was as follows:

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

The motion was approved 4-0.

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

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

The motion was approved 4-0.

Approval of Minutes

There were no minutes presented for review.

Financial Reports

There were no minutes presented for review.

Public Comments

None

Public Hearing

Rezone 9.00 ± acres from “AG” Agricultural District to “PDA-MXD” Planned Development Area – Mixed Use District – Mayor Heiliger opened the hearing for comments relating to the rezone petition filed by Pollard Properties, LLC for the future expansion of Vista on the Park to construct apartments and townhomes. Bart Korman, with Lewis-Bade, and Adam Pollard, with Pollard Properties, LLC were present. There being no comments, Mayor Heiliger closed the hearing.

Rezone 4.20 ± acres from “AG” Agricultural District to “PDA-MXD” Planned Development Area – Mixed Use District – Mayor Heiliger opened the hearing for comments relating to the rezone petition filed by Pollard Properties, LLC for the future expansion of Vista on the Park to construct apartments and townhomes. Bart Korman, with Lewis-Bade, and Adam Pollard, with Pollard Properties, LLC were present. There being no comments, Mayor Heiliger closed the hearing.

Recommendations from Planning and Zoning

Repeal Article IV Planned Development Areas – A recommendation was presented to the Board to hold a public hearing to repeal Article IV of Chapter 405 of the Municipal Code relating to Planned Development Areas (PDAs). This section was a placeholder for when the city was to develop a PDA zoning. However, when it was created in 2022, it was placed in a different section and the placeholder is no longer needed. Alderman Hakim moved to accept the recommendation as presented. Alderman Owens seconded the motion and the voice vote was as follows:

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

The motion was approved 4-0.

Amend Chapter 405 Relating to Sign Regulations – A recommendation was presented to the Board to hold a public hearing to amend Chapter 405 relating to sign regulations. Alderman Hakim moved to accept the recommendation as presented. Alderman Owens seconded the motion and the voice vote was as follows:

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

The motion was approved 4-0.

Amend Section 405.110 Relating to Off-Street Parking and Loading Requirements – A recommendation was presented to the Board to hold a public hearing to amend Section 405.110 relating to commercial dumpster enclosures and grease traps. Alderman Hakim moved to accept the recommendation as presented. Alderman Owens seconded the motion and the voice was as follows:

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

The motion was approved 4-0.

Old Business

None

New Business

Additional Topographic Survey 62-Acre Park – An additional survey had to be completed by Bax Engineering at the 62-acre park for phase 1A due to the additional rock hauled in for the Vista on the Park construction entrance. Mayor Heiliger asked city staff to contact Bax Engineering and asked what the remaining credit for their engineering fees is and where it was allocated to. Alderman Hakim moved to postpone this item to the January 9, 2025. Alderman Andrews seconded the motion and the voice was as follows:

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

The motion was approved 4-0.

Axon Enterprise, Inc. Body Cameras – Chief Canavan presented a quote for 13 body cameras in the amount of \$45,029.60 to be paid in five annual payments of \$9,005.92 that will begin in February of 2025. This purchase was proposed in the 2025 budget. Alderman Arbuthnot made a motion to accept the proposal and to pay \$45,029.60 over a 5-year period with the first payment being made in February of 2025. Alderman Owens seconded the motion and the voice was as follows:

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

The motion was approved 4-0.

Ordinances/Resolutions

Resolution R26-24 – A RESOLUTION APPROVING A PROPOSAL FROM OMNIGO SOFTWARE, LLC FOR A 1-YEAR LICENSE FOR WRIGHT CITY POLICE DEPARTMENT HISTORICAL ITI DATA ACCESS. Ms. Ogborn read the Resolution by title. Alderman Andrews moved to approve Resolution R26-24. Alderman Arbuthnot seconded the motion and the voice vote was as follows:

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

The motion was approved 4-0.

Resolution R27-24 – A RESOLUTION AMENDING CERTAIN LINE-ITEM AMOUNTS IN THE 2024 BUDGET FOR THE CITY OF WRIGHT CITY, MISSOURI. Ms. Ogborn read the Resolution by title. Alderman Hakim moved to approve Resolution R27-24. Alderman Arbuthnot seconded the motion and the voice vote was as follows:

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

The motion was approved 4-0.

Resolution R28-24 – A RESOLUTION APPROVING A MASTER EQUITY LEASE AGREEMENT WITH ENTERPRISE FM TRUST TO LEASE VEHICLES FOR THE WRIGHT

CITY POLICE DEPARTMENT. Ms. Ogborn read the Resolution by title. Alderman Hakim moved to approve Resolution R28-24 contingent upon the contract negotiations being approved by the City Attorney. Alderman Arbuthnot seconded the motion and the voice vote was as follows:

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

The motion was approved 4-0.

Bill #24-24 – AN ORDINANCE AMENDING THE CITY’S OFFICIAL ZONING DISTRICT MAP BY REZONING A CERTAIN 13.20 PARCEL FROM “AG” AGRICULTURAL DISTRICT TO THE “PDA-MXD” PLANNED DEVELOPMENT AREA – MIXED USE DISTRICT AND APPROVING A PRELIMINARY DEVELOPMENT PLAN RELATED THERETO. Ms. Ogborn read the Bill by title. Alderman Andrews moved to read Bill #24-24 a second time. Alderman Hakim seconded it and the voice vote was as follows:

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

Ms. Ogborn read Bill a second time by title. Alderman Hakim moved for final passage. Alderman Andrews seconded the motion and roll call was taken with the following vote:

Alderman Andrews	Yea	Alderman Hakim	Yea
Alderman Arbuthnot	Yea	Alderman Owens	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 duly signed becomes Ordinance #1072 of the City of Wright City, Missouri.

Resolution R29-24 A RESOLUTION ADOPTING AN ANNUAL BUDGET FOR THE CITY OF WRIGHT CITY, MISSOURI FOR FISCAL YEAR BEGINNING ON JANUARY 1, 2025. AND APPROPRIATING FUNDS PURSUANT THERETO. Ms. Ogborn read the Resolution by title. Alderman Hakim moved to approve Resolution R29-24. Alderman Owens seconded the motion and the voice vote was as follows:

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

The motion was approved 4-0.

Bill #25-24 AN ORDINANCE OF THE CITY OF WRIGHT CITY, MISSOURI, APPROVING THE RECORD PLAT FOR “PERUQUE CREEK MANOR PLAT ONE (1)” AND DIRECTING THAT IT BE RECORDED WITH THE WARREN COUNTY RECORDER OF DEEDS. Ms. Ogborn asked the Board to consider postponing the Bill 25-24 to the January 9th meeting at the request of the City and the Developer. Alderman Owens moved to postpone Bill 25-24. Alderman Andrews seconded the motion and the voice vote was as follows:

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

The motion was approved 4-0.

Reports

Parks – An employee has returned to the department who will work full time and absorb the duties of both maintenance and sports coordinator. Referees have been contracted for the 2025 Basketball season and sign ups were closed on December 23rd.

Public Works – The department is still looking to fill an open position within their department. West Second Street is being evaluated for pothole repairs for a temporary fix until a more definite repair plan is discussed.

Building Official – The department provided year end totals for issued permits and updated on current construction. A Dental Office, that plans to open in January, is currently under construction in a newly developed strip mall. With overwhelming interest, the dentist has submitted plans to build a permanent facility along Wildcat Drive.

Police – Shop with a Cop was hosted on December 14th and provided 10 families (23 children) with gifts during the holiday season. The Board was thanked for their continued support and staff of the department were thanked for their work this year.

City Hall – Candidate Filing will close on December 31st at 5:00 p.m. Amendments will be presented on the Personnel Policy at a future workshop meeting.

Treasurer – A report was not available. Ms. Hutchings will be retiring at the end of the month.

Review/Approval of Bills

Alderman Andrews moved to pay the bills in the amount of \$92,161.69. Alderman Owens seconded the motion and the voice vote was as follows:

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

The motion was approved 4-0.

Announcements

The first annual house decorating contest was held and the winners were announced via Facebook. The city will begin 2025 reviewing the comprehensive plan and put a strategic plan together for the future growth of the city.

Final Questions

None

Vote to Enter Closed Session

Alderman Andrews moved to enter closed session at 7:38 p.m. Alderman Arbuthnot seconded it and roll call was taken with the following vote:

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

The motion was approved 4-0.

Vote to Exit Closed Session

Alderman Owens moved to leave closed session at 9:51 p.m. Alderman Arbuthnot seconded it and roll call was taken with the following vote:

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

The motion was approved 4-0.

Adjournment

Alderman Andrews moved to adjourn the meeting at 7:38 p.m. Alderman Arbuthnot 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: _____