

**City of Wright City  
Board of Aldermen Meeting  
Thursday, May 23, 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 Mayor Michelle Heiliger, Alderman Kim Arbuthnot, Alderman Karey Owens, Alderman Ramiz Hakim and Alderman Don Andres present. City Staff present were City Attorney Paul Rost, City Clerk Abbie Ogborn, Director of City Services Mark Strutman, Director of Public Works Kyle Roettger, Police Chief Tom Canavan, Lieutenant Aaron Sutton, and Parks Director Stuart Bruning. Others present were Doug Tiemann, Rachel Myers, Rodney F., Theresa Ellis, John and Amy Leach, Russ Lyons, Jake Eaton, Breanna O’Neal, Kathy Aubuchon, Billy Ivie and Kim Fast, Scott Pratt, Wayne Requat, Karl Scholnike, Bill Rohlman, Kyle Brown, Jim Kerr, Jeanette Woehrle, Sharyn Rugh, Gene Rugh, and Kim Purl.

**Pledge of Allegiance**

Stuart Bruning led the Pledge of Allegiance.

**Approval of Agenda**

Alderman Andrews moved to approve the agenda as presented. Alderman Arbuthnot seconded it 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**

Minutes from the May 9<sup>th</sup> meeting will be presented for approval at the June 13<sup>th</sup> meeting.

**Financial Reports**

None

**Approval of Election Results**

Ms. Ogborn read aloud the certified election results from the County Clerk Dennise Stotler for the Municipal Election held on April 2, 2024.

**Swear in newly Elected Officials**

Ms. Ogborn administered the Oath’s of Office to Alderman Kim Arbuthnot, Alderman Ramiz Hakim, and Mayor Michelle Heiliger.

### **Elect President of the Board**

Alderman Andrews moved to re-appoint Alderman Hakim as President of the Board of Alderman. Alderman Arbuthnot seconded it 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.

### **Public Comments**

None

### **Public Hearing**

**Amending Chapter 410 relating to Sidewalk Requirements** – Mayor Heiliger opened the public hearing for comments relating to proposed amendments to Chapter 410. There being no comments, Mayor Heiliger closed the public hearing.

**Rezoning 0.77 ± acres from C-4 Commercial to MR-2 Multi Family Residential** – Mayor Heiliger opened the hearing for comments relating to a rezone petition from Myers Select Homes. Rachel and Keith Myers were present and provided a brief overview of the proposed development. One building with 4-6 townhomes to be located along Highway H. A playground will be installed, no pets allowed, no low-income housing (rent \$1500-1600 a month), and possibly 1 car garage and paved driveway. Residents approached the commission with comments such as but not limited to; traffic concerns, no guarantee the next owner does not make it low income, not a lot of commercial land available, bad location, short term rentals, small lot, and being close to railroad. There being no other comments, Mayor Heiliger closed the public hearing.

**Rezoning 51.53 ± acres to “PDA-R” Planned Development Area – Residential** – Mayor Heiliger opened the hearing for comments relating to a rezone petition from Kylie Brown, Rezo House Buyers, LLC. Douglas Tiemann, Karl Schoenike and Kyle Brown were present. This will be a 134-lot development, including 3 different sized lots, homes and villas ranging from \$275,000 to \$490,000, and will have 6’ side yards. The developer will preserve the middle of the development for common ground and detention basins. Residents approached the commission in favor for the development but had concerns regarding traffic along Westwoods Road, congestion at the Exit 200 overpass, and concern with trespassing and water flow onto neighboring properties. There being no other comments, Mayor Heiliger stated that the public hearing will remain open until the June 27<sup>th</sup> meeting when the Bill is presented to approve the rezone and the Preliminary Development Plan.

### **Recommendations from Planning and Zoning**

**Conditional Use Permit – 205 East Service Road North** – The Board reviewed Planning and Zoning’s recommendation on 10 Conditional Use Permit Applications filed by Phantom Fireworks to store 10 temporary shipping containers on site. Alderman Hakim moved to approve a 90-day temporary permit. Alderman Andrews seconded it and the voice vote was as follows:

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

The motion was approved 4-0.

**Conditional Use Permit – 209 East Service Road North** – The Board reviewed Planning and Zoning’s recommendation relating to a Conditional Use Permit for a Temporary Fireworks Stand filed by PB Wright, LLC (Jurassic Fireworks). Haley Nye was available via Zoom and stated that they plan to operate and set up the same as 2023. Alderman Hakim moved to approve the application and to allow for one storage container. Alderman Arbuthnot seconded it and the voice vote was as follows:

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

The motion was approved 4-0.

**Rezoning 0.77 ± acres from C-4 Commercial to MR-2 Multi-Family Residential** – The Board reviewed Planning and Zoning’s recommendation relating to a rezone petition from Myers Select Homes. Alderman Hakim moved to deny the application. Alderman Andrews seconded it and the voice vote was as follows:

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

The motion was approved 4-0.

**Rezoning 51.53 ± acres to “PDA-R” Planned Development Area – Residential** – The Board reviewed Planning and Zoning’s recommendation relating to a rezone petition from Kylie Brown, Rezo House Buyers, LLC. The Bill will be presented at the June 27<sup>th</sup> Board meeting. The developer will attend June’s Workshop meeting to review the Preliminary Development Plan.

**Conditional Use Permit – 105 North Mueller Avenue** – The Board reviewed Planning and Zoning’s recommendation relating to a Conditional Use Permit to place a residential home on a lot located within the C-5 Downtown District. Mary Matyiko was present. The house is being moved from Forstell and will be set on a walk out basement foundation. They plan to sell the home and not rent it out. Alderman Hakim moved to approve the application as presented.

Alderman Andrews seconded it and the voice vote was as follows:

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

The motion was approved 4-0.

**Conditional Use Permit – 425 North Service Road West** – The Board reviewed Planning and Zoning’s recommendation relating to a Conditional Use Permit for a temporary fireworks stand filed by Donnie Reed. Alderman Hakim moved to postpone the item due to Mr. Reed’s absence. Alderman Arbuthnot seconded it and the voice vote was as follows:

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

The motion was approved 3-1.

**Scheiter Concrete Plant Expansion – 15920 Veterans Memorial Parkway** – The Board reviewed Planning and Zoning’s recommendation. Eric Kirchner and Pat Wessels were present.

Scheiter Concrete is looking to expand their plant parking lot for storing of recycled concrete blocks. Previously they proposed a 5-year paving schedule however, after feedback from the May workshop meeting, they are now proposing a 3-year schedule. Alderman Hakim moved to approve the 3-year concrete phasing exhibit as presented contingent upon a performance bond in the amount required by City Ordinances. Alderman Owens seconded it and the voice vote was as follows:

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

The motion was approved 4-0.

**412 West Second Street North – Theresa Ellis** – The Board reviewed Planning and Zoning’s recommendation to rezone the South side of West Second Street North from Roelker Road to 404 West Second Street North. Theresa Ellis is looking to subdivide her lot for the placement of a modular home. The property is currently zoned C-4 and residential of any type is not allowed. The Board did not want to rezone the property and would rather amend the C-4 requirements to allow for residential. This item will be discussed at the June Workshop

**403 West Second Street North – Sandra Boll** – The Board reviewed Planning and Zoning’s recommendation to amend Chapter 405, Zoning Regulations, relating to the C-4 District adding Single-Family dwellings as an additional permitted use. This will allow Sandra Boll, the applicant, the opportunity to build a house on their empty lot. Due to the applicant’s absence, Alderman Hakim moved to postpone this item to the June 13<sup>th</sup> Board meeting. Alderman Andrews seconded it and the voice vote was as follows:

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

The motion was approved 4-0.

**Amending Section 405.100A.1.b.3.e - Fence Construction** – The Board reviewed Planning and Zoning’s recommendation to consider amending Section 405.100A.1. b.3.e. relating to Fence Construction. Alderman Hakim moved to accept the recommendation and to hold a public hearing on the proposed amendment. Alderman Andrews seconded it and the voice vote was as follows:

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

The motion was approved 4-0.

**Old Business**

None

**New Business**

None

**Ordinances/Resolutions**

**Bill 8-24 – AN ORDINANCE OF THE CITY OF WRIGHT CITY, MISSOURI, EXTENDING THE SECOND ONE PERCENT (1%) GENERAL SALES TAX TO DOMESTIC UTILITIES.**

Ms. Ogborn read the Bill by title. Alderman Owens moved to read Bill #8-24 a second time. Alderman Hakim seconded it and the voice vote was as follows:

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

The motion was approved 4-0. Ms. Ogborn read the Bill a second time by title. Alderman Owens moved for final passage of Bill #8-24. Alderman Arbuthnot seconded it and roll call was taken with the following vote:

Alderman Owens	Yea	Alderman Hakim	Nay
Alderman Andrews	Nay	Alderman Arbuthnot	Yea
Tie Broke By Mayor Yea			

The motion was approved 3-2. 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 #1059 of the City of Wright City, Missouri.

**Bill 9-24 - AN ORDINANCE OF THE CITY OF WRIGHT CITY, MISSOURI, APPROVING A FINAL DEVELOPMENT PLAN FOR ALDER CREEK “PDA-R” DEVELOPMENT SUBMITTED BY ML LAND HOLDING, LLC.** Ms. Ogborn read the Bill by title. Alderman Hakim moved to read Bill #9-24 a second time. Alderman Arbuthnot seconded it and the voice vote was as follows:

Alderman Hakim	Yea	Alderman Andrews	Yea
Alderman Arbuthnot	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 passage of Bill #9-24. Alderman Arbuthnot seconded it and roll call was taken with the following vote:

Alderman Owens	Yea	Alderman Hakim	Yea
Alderman Andrews	Yea	Alderman Arbuthnot	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 #1060 of the City of Wright City, Missouri.

**Bill 10-24 - AN ORDINANCE OF THE CITY OF WRIGHT CITY, MISSOURI, APPROVING THE RECORD PLAT FOR “ALDER CREEK PLAT 1” AND DIRECTING THAT IT BE RECORDED WITH THE WARREN COUNTY RECORDER OF DEEDS.** Ms. Ogborn read the Bill by title. Alderman Hakim moved to read Bill #10-24 a second time. Alderman Andrews seconded it and the voice vote was as follows:

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

The motion was approved 4-0. Ms. Ogborn read the Bill a second time by title. Alderman Arbuthnot moved for final passage of Bill #10-24. Alderman Andrews seconded it and roll call was taken with the following vote:

Alderman Owens	Yea	Alderman Hakim	Yea
Alderman Andrews	Yea	Alderman Arbuthnot	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 #1061 of the City of Wright City, Missouri.

## **Reports**

**Parks** – Mr. Bruning is working to clean up ballfield #2 at Ruge Park. The Flag Retirement Ceremony will be held in June.

**Public Works** – The department continues to work on the Diekroeger Park Renovations, installed a fence near the swing sets, and continues to repair concrete slabs and potholes.

**Building Official** – The departments report is in the packet.

**Police** – Officers Filson and Malta have been released to full duty. The Warren County Health Department hosted an event and seen over 200 kids. The Torch Run is scheduled for 9am on May 24<sup>th</sup>.

**City Hall** – This city is looking for sponsors for the annual fireworks show. The National Night Out Committee is working on fundraising opportunities.

**Treasurer** – A report was in the packet.

### **Review/Approval of Bills**

Alderman Andrews moved to pay the bills in the amount of \$28,278.92. Alderman Owens seconded it 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 Food Pantry received a generous donation from the Warrenton Elks Lodge and the middle and high school lost and founds clothing will be donated. The Avenue of Flags will be put up for Memorial Day Weekend. National Night Out is August 6<sup>th</sup>. Congratulations to all 2024 Graduates. Mayor Heiliger attended her first 2 ½ day Missouri Leadership Academy. The Community were huge supporters of the 2024 seniors and gave out a lot of scholarships. The Charters of Freedom dedication will be at 11am on Memorial Day in Warrenton. June's First Friday will be on the 7<sup>th</sup>. The Wright City Cemetery Memorial Society hosted a memorial for 6 soldiers buried in the Cemetery. Adopt a duck at First Fridays for the Kiwanis Club Sports Closet. The Board was thanked for working with the families asking for zoning changes for residential homes.

### **Final Questions**

None

### **Vote to enter Closed Session**

Alderman Andrews moved to exit open session and enter closed session for the purpose of dealing with relating 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), hiring, firing, disciplining, or promoting employees when personal information about

the employee is discussed or recorded. Alderman Arbuthnot seconded it 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. The Board entered executive session at 8:48 p.m.

Alderman Andrews moved to leave closed session at 9:24 p.m. Alderman Owens 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.

Mayor Heiliger informed the Board that she will be out of the office from May 28<sup>th</sup> to June 4<sup>th</sup>.

Alderman Andrews moved to adjourn the meeting at 9:25 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: \_\_\_\_\_