

**City of Wright City  
Board of Aldermen Meeting  
Thursday, June 27, 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 Andrews present. City Staff present were City Attorney Paul Rost, City Clerk Abbie Ogborn, Director of City Services Mark Strutman, Police Chief Tom Canavan, Director of Public Works Kyle Roettger, Building Inspector Lance Bauer, and Parks Director Stuart Bruning. Others present were Jack Underwood with the Warren County Record, Eileen Fast, Daniel Sanders, Rick and Sharon Wischmeyer, Dennis Schuchmann, Kim Purl, Rod Smith, Marie Hollenbeck, Mark Brandt, Russ Lyons, Fim Seidel, Frank Ellis, Josh Hendricks, and Judy Harper

**Pledge of Allegiance**

Frank Ellis 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**

Alderman Andrews moved to approve the minutes from the June 13<sup>th</sup> Board meeting and June 24<sup>th</sup> Workshop meeting. Alderman Owens 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.

**Financial Reports**

None

**Public Comments**

Frank Ellis updated the city on the 9<sup>th</sup> Annual Fat Heads Car Show that will take place at Diekroeger Park on July 29<sup>th</sup>. The event plans to be the largest ever. The organization is working to obtain the required insurance, port-a-potties, and trash receptacles.

## **Public Hearing**

**Amending Chapter 405 relating to Fence Regulations** – Mayor Heiliger opened the hearing for public comments related to the proposed amendments. There being no comments, Mayor Heiliger closed the hearing.

**Rezoning 17.42 acres from “M-1” Light Industrial to “MR-2” Multi-Family Residential** – Mayor Heiliger opened the hearing for public comments related to the rezone petition filed by MACO Development. Dan Sanders, applicant, stated that they build developments by funding received from the Missouri Housing Development Commission. In order to submit for an application to get funding, they had to have the designated zoning ahead of time. The development will be affordable housing, with \$500-\$950 rent payments, and consist of 58 units. Residents expressed concerns relating to traffic impact, proximity to neighboring developments, proposed location, and potential renter type. Residents were open to the idea of the development, but in a different location. There being no other comments, Mayor Heiliger closed the public hearing.

## **Recommendations from Planning and Zoning**

None

## **Old Business**

None

## **New Business**

**2023 Final Audit Report**– Marshall Decker, the city’s auditor, was available via zoom and provided an overview of the city’s 2023 Audit. The city received a clean opinion on the audit and is in good financial position. Alderman Hakim moved to accept the report. 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.

**Wright City Cemetery Memorial Society Restoration Work** – Marie Hollenbech and Eileen Fast updated the Board on three fall projects they will complete this fall. It will include landscaping around the Veterans Memorial by the flagpole. In Block 5, they will remove a small retaining wall that is falling apart, level the area, and relevel a few grave monuments along the way. The city will assist in removing the existing retaining wall. The Cemetery will also partner with Wreaths Across America and will have an opening ceremony.

**Josh Hendricks – GIS Utilisource** – Josh Hendricks presented a proposal for GIS services to map city assets, assist in building inspections, and general mapping of the city. For set up, training, and annual fees for the software, the first-year cost is \$14, 760 and \$8,000 years following. Mr. Hendricks stated that the \$8,000 annual renewal will remain constant except for COL increases. The City Attorney will draft a contract for both entities to review and sign.

2024-2025 Liquor License Applications – Alderman Ownes move to approve the liquor license applications submitted by Hanny’s Market, StLouisianaQ, and Fastlane and any applications received and paid in full by June 30<sup>th</sup>. 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.

**American Bank CD Renewal** – A 12-month CD at American Bank in the amount of \$120,000 with a 4.83% interest rate came due on June 14<sup>th</sup>. The CD was renewed for a 12-month period with a 5.20% interest rate.

**Traffic Study – Veterans Memorial Parkway/Roelker Road** – Mr. Strutman asked the Board to consider getting a traffic study at the intersection of Veterans Memorial Parkway and Roelker Road after discussions with MoDOT about a future round-a-bout. Mayor Heiliger asked for the discussion to be postponed to the July Workshop.

**62-acre Park Phase 2 Bid Opening** – The city held a bid opening on Tuesday, June 25<sup>th</sup> at 2:00 p.m. for Phase 2 of the 62-acre Park. The bid documents are being sent to the Grant Board for review. Following their review and recommendation, the Board will review the proposals.

### Ordinances/Resolutions

**Bill 12-24** – AN ORDINANCE AMENDING SECTION 405.100 OF THE WRIGHT CITY ZONING CODE AS IT PERTAINS TO FENCES. Ms. Ogborn read the Bill by title. Alderman Andrews moved to read Bill #12-24 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 Hakim moved for final passage of Bill #12-24. 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 #1063 of the City of Wright City, Missouri.

**Bill 13-24** – AN ORDINANCE AMENDING THE CITY’S OFFICIAL ZONING DISTRICT MAP BY REZONING A CERTAIN PARCEL FROM “M-1” LIGHT INDUSTRIAL DISTRICT TO “MR-2” MULTIPLE-FAMILY RESIDENTIAL DISTRICT TO ALLOW THE CONSTRUCTION OF TOWNHOME APARTMENTS. Ms. Ogborn read the Bill by title. Alderman Hakim moved to read Bill #13-24 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 Hakim to deny Bill #13-24. Alderman Owens 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 denied.

**Bill 14-24** – AN ORDINANCE OF THE CITY OF WRIGHT CITY, MISSOURI, APPROVING THE RECORD PLAT FOR “THE SHIRE PLAT 4” AND DIRECTING THAT IT BE RECORDED WITH THE WARREN COUNTY RECORDER OF DEEDS. Bill 14-24 was postponed to the August 8<sup>th</sup> meeting at the request of the developer and the city due to the required streets not being installed.

### **Reports**

**Parks** – Preparations are underway for the Fat Heads Car Show, Flag Retirement, and Splash Day.

**Public Works** – Sellenriek Construction provided assistance to resolve a storm drain issue at the Fire House. 19 slabs of concrete were replaced in the Gettysburg Commons Subdivision. Crack sealing has been completed in the Forest Lakes Subdivision. The department has created a letter grade system for city streets.

**Building Official** – The department is proposing amendments to pool requirements and will present them at the July workshop.

**Police** – The department received \$5,000 in donations for the drone program and will purchase two drones. Officer Holzum has been attending SRO training.

**City Hall** – A report was available in the Board’s packet.

**Treasurer** – Audit has been completed.

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

Alderman Andrews moved to pay the bills in the amount of \$57,012.77. Alderman Arbuthnot 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 has serviced 700 people while the drive thru has served 132 families. The pantry is receiving donations to help with the 3-week summer lunch program. Rod Smith thanked the city for funding Forest Lakes’ road sealing and a good audit.

### **Final Questions**

None

**Vote to Enter Closed Session**

Alderman Andrews moved to enter Closed Session at 8:47 p.m. for the purpose of dealing with 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) hiring, firing, disciplining, or promoting employees when personal information about the employee is discussed or recorded. Alderman Arbuthnot seconded it and the roll call vote was as follows:

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

The motion was approved 4-0.

**Vote to Exit Closed Session**

Alderman Andrews moved to leave closed session at 9:04 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 Hakim moved to adjourn the meeting at 8:28 p.m. Alderman Andrews 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: \_\_\_\_\_