

**City of Wright City
Board of Aldermen Meeting
Thursday, July 25, 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, Lieutenant Aaron Sutton, and Parks Director Stuart Bruning. Others present were Jack Underwood with the Warren County Record, Timothy Melenbrink, Mark Whelchel, Jeffrey Haley, Nancy Huster, Alex Pollard, Russ Lyons, Scott Pratt, Karl Scholnike, Kyle Brown, Holly Whelchel, Jill Smoot, Monty Smoot, Darren Lenk, Debbie Londoff, Weston Brewer, Grayson and Cyndi Woollard, Amy Fox, Sharyn Rugh, Karl and Jan C., Michael and Katie Cardenas – Salas, Kelly Gaskins, Dennis Scherer, Justin Crady, Gene Rugh, John Gotschalk, Mark Brandt, Kim Purl, Doug Rugh, and Jeff Niemeyer.

Pledge of Allegiance

Doug Rugh led the Pledge of Allegiance.

Approval of Agenda

Alderman Arbuthnot moved to approve the agenda as presented. Alderman Hakim 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 Hakim moved to approve the minutes July 9th Board meeting. Alderman Andrews 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

Nancy Huster expressed concerns relating to code enforcement, building permits, and Indian Head Lodge Road. Ms. Huster was directed to contact City Hall. John Gottschalk asked for Fall Yard Sale dates, informed the Board that kids are riding dirt bikes at the 62-acre park, and expressed concerns with camper violations. Michael Cardenas-Salas asked the Board to have firework tents post the city ordinances relating to the days and times fireworks are allowed.

Public Hearing

Rezoning 51.53 ± acres to “PDA-R” Planned Development Area – Residential

*Held open from the May 23, 2024, Board of Aldermen Meeting- The Board of Aldermen held a public hearing on May 23, 2024, and the hearing was held open until the Preliminary Development Plan could be presented to the Board of Aldermen. Several residents of Carter Canyon expressed concerns relating to the emergency entrance that will connect to their subdivision with no plans for gates to prevent through traffic. Doug Rugh expressed concern with the density of the development. The developer, engineer, and home builder were present. They stated that after 100 homes are developed, the emergency access road is required from the Fire Department and that they would install gates with Knox boxes. The amenities will be installed with phase 2 of the development. There being no other comments, Mayor Heiliger closed the public hearing.

Recommendations from Planning and Zoning

None

Old Business

None

New Business

Mayoral Proclamation – Warren County Ambulance District – Mayor Heiliger issued a proclamation honoring the Warren County Ambulance District for 50 years of service.

Whereas, the Warren County Ambulance District has been proudly serving the Community with exceptional services since its establishment in 1974; and

Whereas; for half a century, the dedicated professionals of the Warren County Ambulance District have provided lifesaving care and compassionate assistance to residents and visitors alike, ensuring the health and safety of our community; and

Whereas, the Warren County Ambulance District has consistently demonstrated excellence in emergency medical response, earning the trust and gratitude of the people of Warren County through their unwavering commitment to quality care and rapid response in times of crisis; and

Whereas; beyond their primary mission of emergency medical services, the Warren County Ambulance District has actively engaged in community events, organizations and initiatives including health fairs, educational programs, safety demonstrations, and charitable activities, thereby enhancing public awareness,

promoting a culture of health and safety, and fostering the spirit of collaboration and support that strengthens the fabric of our community; and

Whereas; I do hereby honor and commend the Warren County Ambulance District on the occasion of their 50th anniversary. We recognize their outstanding service, celebrate their significant contributions to our community, and extend our heartfelt gratitude for their continued commitment to excellence in emergency medical care.

NOW, THEREFORE, ON BEHALF OF THE BOARD OF ALDERMEN AND THE PEOPLE OF THE CITY OF WRIGHT CITY, I MICHELLE HEILIGER, MAYOR OF THE CITY OF WRIGHT CITY, BY VIRTUE OF THE AUTHORITY VESTED IN ME, DO HEREBY PROCLAIM AUGUST 2, 2024 AS WARREN COUNTY AMBULANCE DISTRICT DAY.

Special Event Permit – Falcons Crest HOA Block Party – Alderman Owens moved to approve the Special Event Permit as presented. 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.

Jeff Niemeyer, MoDOT – Jeff Niemeyer was present to provide an update on the I-70 project and to present a draft municipal agreement for review to access city Right-of-Way. It was announced that the final budget for the I-70 project from Wentzville to Warrenton will be \$565 million dollars. It was also announced that an additional \$40 million has been allocated to Wright City for construction of a new interchange east of the existing Elm Street overpass.

Authorization for S&P Rating – Alderman Owens moved to authorize the Mayor to approve the engagement letter with S&P Global Ratings to proceed with the rating engagement and begin the analytical rating process for the City. 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.

62-Acre Park Phase 2 Bid Awarding – Alderman Hakim moved to accept the bid from Karrenbrock Construction in the amount of \$1,439,562.85. 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.

MO Land, Water, Conservation Fund Grant – The Board is interested in applying for the grant for Phase 3 of the 62-acre park. A proposal from TMZ Marketing will be presented at the next meeting.

Ordinances/Resolutions

Bill 15-24– AN ORDINANCE TO ESTABLISH THE ZONING CLASSIFICATION OF THREE PARCELS OF LAND WITHIN THE CITY CONTAINING 51/53 ACRES, MORE OR LESS, AS “PDA-R” PLANNED DEVELOPMENT AREA RESIDENTIAL DISTRICT; AUTHORIZING AND DIRECTING THE AMENDMENT OF THE OFFICIAL ZONING MAP OF THE CITY; APPROVING A PRELIMINARY PLAT THERFOR; AND OTHER MATTERS RELATING THERETO. Ms. Ogborn read the Bill by title. Alderman Hakim moved to read Bill #15-24 a second time. Alderman Owens 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 #15-24 with the following stipulations:

- 1) The existing street “Ali Way” to be extended North to the Warren County line and meet city specs;
- 2) A gate with a Knox box will be installed at the County Line and Ali Way. A gravel emergency access road will connect to the entrance of Serenity Woods where another gate with a Knox box will be installed;
** A concrete approach will connect the county gravel road to the city streets.
- 3) Those gates will have clear signs that state Emergency Access Only;
- 4) Where the development borders Mary F. & Gene A Rugh Trustees property, a fence that meets city specifications will be installed on the property line;
- 5) Subdivision Amenities must be built before the completion of phase 2 and before the start of phase 3;
- 6) It is to be outlined in the CCR’s that the common area is to include the gravel emergency access road and gates and is to be maintained by the developer or the Serenity Woods HOA.

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 thereupon presented to the Mayor and President of the Board of Aldermen for their signature and approval and the duly signed becomes Ordinance #1065 of the City of Wright City, Missouri.

Resolution R12-24– A RESOLUTION APPROVING A PRE-ANNEXATION AGREEMENT RELATING TO CERTAIN REAL PROPERTY SOUGHT TO BE ANNEXED INTO THE CITY LIMITS OF WRIGHT CITY, MISSOURI. Ms. Ogborn read the Resolution by title. Alderman Owens moved for final passage of Resolution #12-24. Alderman Owens seconded it and roll call was taken with the following vote:

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

The motion was approved 4-0.

Reports

Parks – The department has recently sold a Kubota tractor on GovDeals in the amount of \$1,500.00. Mr. Bruning would like to use those funds to fix the air conditioning unit at the Wil Heiliger Building. Depending on the services needed, a quote was presented with a cost range of \$627.21 - \$1,116.91.

Public Works – Mr. Roettger was out on vacation. His report was available for review.

Building Official – New Home permits are rolling in.

Police – The report was available for review with no additions from staff.

City Hall – The city continues to work on Bond preparations and will begin searching for insurance quotes for the new year.

Treasurer – The report was available for review.

Review/Approval of Bills

Alderman Andrews moved to pay the bills in the amount of \$111,791.18. Alderman Owens seconded it and the voice vote was as follows:

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

The motion was approved 4-0.

Announcements

The Food Pantry continues to see a rise in clients. Friday, August 2nd is the back to school bash on First Street. Mayor Heiliger shared her experience with Leadership Missouri’s trip to Kansas City.

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 Owens 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 8:00 p.m.

Alderman Andrews moved to leave closed session at 8:41 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.

Alderman Owens moved to adjourn the meeting at 8:41 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: _____