

**City of Wright City
Board of Aldermen Meeting
Thursday, August 22, 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. Due to technical issues, sound was not available during the duration of the meeting. However, video was.

Roll Call

City Clerk called the roll with Mayor Michelle Heiliger, Alderman Kim Arbuthnot, Alderman Karey Owens via Zoom, video only. Due to technical issues, sound was not available, and Alderman Owens was unable to vote. Alderman Owens became available via Facetime Video Call from 8:01 p.m. to 8:28 p.m., 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, 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, John and Amy Leach, Bob Nichol, Alan Davis, Billy Ivie and Kim Fast, Rick and Sharon Wischmeyer, Cheyrl and Doc Doolittle, Michael Watkins, Douglas Wilson, Larry Zuhone, Phillip and Karen Cooper, Jerry Prouhet, Kim and Joe Purl, Corri Ruge, Kristine Dutton, Mark Brandt, Richard Meyer, Richard Gardner, Rev. Jeremy Klaustemeier, Dan Elder, Alex Alsup, Rachel Hakim, John Houston Jr., Kurt Daniels, and Clayton Daniels.

Pledge of Allegiance

Alderman Hakim's children led the Pledge of Allegiance.

Approval of Agenda

Alderman Arbuthnot moved to approve the agenda as presented. Alderman Andrews seconded it and the voice vote was as follows:

Alderman Hakim	Yea	Alderman Owens	Unable to vote.
Alderman Andrews	Yea	Alderman Arbuthnot	Yea

The motion was approved 3-0.

Approval of Minutes

Alderman Hakim moved to approve the minutes from the August 5th Workshop and August 11th Board meetings. Alderman Andrews seconded it and the voice vote was as follows:

Alderman Hakim	Yea	Alderman Owens	Unable to Vote
Alderman Andrews	Yea	Alderman Arbuthnot	Yea

The motion was approved 4-0.

Financial Reports

None

Public Comments

None

Public Hearing

2024 Tax Rate – Mayor Heiliger opened the hearing for public comments related to the proposed 2024 Tax Rate. There being no comments, Mayor Heiliger closed the hearing.

Rezoning 2 parcels known as 101 South Elm Street from “SR-1” Single Family Residential to “C-5” Downtown Commercial – Mayor Heiliger opened the hearing for public comments related to the rezone petition filed by Rachel and Ramiz Hakim. Applicant, Rachel Hakim, stated that the use of the property will remain a Child Care Facility and Thrift Store. The need to change the zoning, is due to change in ownership and city requirements to become compliant with city zoning regulations. Residents expressed concerns such as spot zoning, being a non-conforming use, and becoming a commercial property. The Pastor of St. Lutheran Church thanked the property owner for continuing their mission. There being no other comments, Mayor Heiliger closed the hearing.

Rezone 6 parcels near Roelker Road from “M-1” Light Industrial to “PDA-MXD” Planned Development Area – Mixed Use – Mayor Heiliger opened the hearing for public comments related to the rezone petition filed by Houston Homes. The applicant was present. Kurt Daniels with Cochran engineering stated that due to there being no action item, they would save any presentation for the next meeting. Residents expressed concerns such as spot zoning, 3.5 feet side yards, lot sizes, traffic impact, current road conditions of Roelker Road, loosing commercial land, and fire safety. Other residents were in favor of the development, but not in the proposed location. One resident expressed the need for a development of this type to bring in multiple cultures of people. Mayor Heiliger expressed concerns with the alleys, loss of commercial ground, and the need to generate sales tax. Alderman Hakim expressed his concerns with the preliminary plat not meeting city requirements and made a motion to send this item back to Planning and Zoning. Alderman Andrews seconded it and the voice vote was as follows:

Alderman Hakim	Yea	Alderman Owens	Unable to Vote
Alderman Andrews	Yea	Alderman Arbuthnot	No

The motion was approved 2-1.

There being no other comments, Mayor Heiliger closed the hearing.

Recommendations from Planning and Zoning

None

Old Business

S&P Global Ratings Update – The city received an A+ rating following the Roelker Road Bond call with S&P Global Ratings. The city will go out to sell the bonds and review proposals the first week of September.

New Business

Wright City Cemetery Memorial Society – The Memorial Society has received bids to remove a dying tree in Block 3 of the city Cemetery. In the past, the city has contributed 50% of the cost to remove the tree. The city would like the opportunity to review budget expenses. Alderman Hakim moved to postpone this item to the September 12th meeting. Alderman Andrews seconded it and

the voice vote was as follows:

Alderman Arbuthnot	Yea	Alderman Andrews	Yea
Alderman Owens	Unable to vote	Alderman Hakim	Yea

The motion was approved 3-0.

American Bank Checking Account – Roelker Road Bond – Alderman Hakim moved to open a checking account for the designation of Roelker Road Bond funds (2024 GO Bonds).

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

Alderman Arbuthnot	Yea	Alderman Andrews	Yea
Alderman Owens	Unable to vote	Alderman Hakim	Yea

The motion was approved 3-0.

Ordinances/Resolutions

Bill 16-24 – An Ordinance levying and imposing an ad valorem tax for the calendar and fiscal year of 2024 for: General Municipal purposes; Street Lighting purposes; Public Park purposes; and General Obligation Bond purposes. Ms. Ogborn read the Bill by title. Alderman Hakim moved to read Bill #16-24 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	Unable to Vote

The motion was approved 3-0. Ms. Ogborn read the Bill a second time by title. Alderman Hakim expressed concern with the proposed increase in taxes due to increasing the debt levy for the payment of city bonds. Due to the increased AV, decrease in city debt, the tax rate should have decreased. The city will follow up on the submitted tax calculations. Alderman Hakim moved for final passage of Bill #14-24, with approving the tax levy with and an adjustment to debt service to reflect the 2023 approved tax rate. Alderman Andrews seconded it and roll call was taken with the following vote:

Alderman Owens	Unable to Vote	Alderman Hakim	Yea
Alderman Andrews	Yea	Alderman Arbuthnot	Yea

The motion was approved 3-0. 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 #1066 of the City of Wright City, Missouri.

The City Clerk announced for the record that Alderman Karey Owens was available via FaceTime Video.

Bill 17-24 – An Ordinance amending the city’s official zoning map by rezoning two parcels from “SR-3” Single Family Residential District to “C-5” Downtown Commercial District. Alderman Arbuthnot moved to read Bill #17-24 a second time. Alderman Andrews seconded it and the voice vote was as follows:

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

The motion was approved 3-0. Ms. Ogborn read the Bill a second time by title. Alderman Andrews moved for final passage of Bill #17-24. Alderman Owens seconded it and roll call was taken with the following vote:

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

The motion was approved 3-0. 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 #1067 of the City of Wright City, Missouri.

Reports

Parks – Fall soccer is underway and games will start in September.

Public Works – Work has begun on the temporary salt bin at City Hall. Westwoods Road and Wildcat Drive asphalt repairs will begin the week of August 19th. The department will be cutting grass in the 62-acre park.

Building Official – A 31,000 sq ft building has been permitted to be built in the industrial park. The developer is looking at adding a few additional buildings in the future. The GIS system is under design.

Police – The Chief had nothing additional to report.

City Hall – City departments will be receiving new phone services in the coming weeks provided by NOC.

Treasurer – A report was available in the Board’s packet.

Review/Approval of Bills

Alderman Andrews moved to pay the bills in the amount of \$101,425.60. 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 has received 10 additional pallets for the drive thru pantry. The summer lunch program has concluded and went well. Wags and Whiskers annual Woofstock will be August 24th from 10-2. A Celebration of Life for former Officer Matthew Lackey will be held at City Hall on September 7th from 12-4pm. The Lion’s Club is hosting an 80’s bingo night on September 7th to raise money for building renovations. The Dave Heiliger Memorial Golf Tournament will be September 14th.

Final Questions

None

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: _____