

**City of Wright City
Board and Commission Workshop
Monday, March 2, 2026
City Hall, 636 Westwoods Road**

Mayor Heiliger called the meeting to order at 6:00 p.m.

Present were Mayor Michelle Heiliger, Alderman Kim Arbuthnot, Alderman Karey Owens, Alderman Ramiz Hakim, Alderman Don Andrews, Sean McDonnel, and Russ Lyons. City staff present were City Clerk Abbie Ogborn, Building Inspector Lance Bauer, Director of Public Works Kyle Roettger. Others present were Nathan Simpson, Mike Thornton, Tiffaney Danz, Kathy Kehoe, Matt Marschke, Matt Lindsay, Cole Langford, and Duane Mueller.

Public Comments

Nathan Simpson presented a draft site plan for “Corner Grounds”, a coffee shop proposed on Warren Avenue for feedback purposes only. The property is currently owned by Donnie Reed and if purchased, Mr. Simpson would also take over Reed’s Rockets. The Board and Commission expressed concerns with traffic flow and parking issues if both the coffee shop and fireworks tent were operating at the same time. The Board and Commission asked for a solid plan and more business operation information.

Planning & Zoning Old Business

None

Planning and Zoning New Business

Magruder Asphalt Plant – Representatives of Magruder Asphalt presented an updated site plan and answered questions from the Commission and Board relating to their proposed development. At this time, there is no plan to subdivide the front acreage and it will be reserved for commercial. The city has gone out for a traffic impact study of Roelker Road due to the proposed development and should have results the first week of May. Hours of operation will be 7 a.m. – 5 p.m. with verbal consent to operate around school drop off and pick up times. The entrance is currently proposed just south of the railroad tracks and will be 125’ wide to allow for full semi’s to pull off the road and turn around and leave the site if needed. City Staff will continue to review the site plan and ensure all the information requested at the October 2025 Planning and Zoning meeting is met.

Proposed Amendment(s) to Rezone a portion of Westwoods Road – The Board and Commission considered rezoning a portion of Westwoods Road at the Southwest side of Westwoods Road at the intersection of Westwoods Road and Indian Head Lodge Road due to the recent construction of a du-plex and to prohibit future du-plexes in this site. This is to help remove the number of driveways at this location. The Board has no intent on rezoning the parcels at this time.

Proposed Amendment(s) to Section 410 General Provisions – There were no additions to the amendments as they were presented. City Staff was directed to schedule a public hearing.

Proposed Amendment(s) to Section 410.060 Record Plat Procedures - There were no additions to the amendments as they were presented. City Staff was directed to schedule a public hearing.

Proposed Amendment(s) to Section 410.070 Grading Plan Process – The Board and Commission reviewed proposed amendments offered by BFA and agreed to remove Section 410.070.B.9. BFA will provide a clean draft for the City Attorney to review.

Proposed Amendment(s) to Section 410.080 Initial Consideration Improvements - There were no additions to the amendments as they were presented. City Staff was directed to schedule a public hearing.

Proposed Amendment(s) to Section 410.105 Stormwater Detention Requirements and Proposed Addition(s) of Section 410.106 Stormwater Quality Improvements - The Board and Commission reviewed proposed amendments offered by BFA and agreed to limit the cfs (Cubic Feet per Second) to two (2). BFA will provide a clean draft for the City Attorney to review.

Proposed Amendment(s) to Section 410.110 Improvement Installation or Performance Guarantee - There were no additions to the amendments as they were presented. City Staff was directed to schedule a public hearing.

Proposed Amendment(s) to Section 410.120 Inspection of Improvements - There were no additions to the amendments as they were presented. City Staff was directed to schedule a public hearing.

Proposed Section Addition(s) 410.135 Street Connection - There were no additions to the amendments as they were presented. City Staff was directed to schedule a public hearing.

Proposed Amendment(s) to Section 410.210 Public Street Construction - There were no additions to the amendments as they were presented. City Staff was directed to schedule a public hearing.

Proposed Amendment(s) to Section 410.230 Storm Sewers and Drainage - There were no additions to the amendments as they were presented. City Staff was directed to schedule a public hearing.

Proposed Amendment(s) to Section 410.280 Soil Erosion and Sediment Control – The Board and Commission reviewed proposed amendments offered by BFA and agreed to the amendments as presented with the addition of removing the word “Since” and change to “Because” as offered by the City Attorney. BFA will provide a clean draft for the City Attorney to review.

Proposed Amendment(s) to Section 410.340 Trust Indentures – Covenants – Deed Restrictions - There were no additions to the amendments as they were presented. City Staff was directed to schedule a public hearing.

Proposed Amendment(s) to Section 410.380 Related to Street Standards - There were no additions to the amendments as they were presented. City Staff was directed to schedule a public hearing.

Consideration to Amend Supplemental Building Codes related to Building Materials – A new type of building material to substitute OSB is being proposed to use in the city. The IRC code allows the material, but there is no city ordinance prohibiting it. At this time, the Board has no intention to amend the codes to prohibit it.

Park Old Business

Park playground & fitness recommendations – The Park Board presented recommendations on playground equipment for the 62-acre park and workout stations for Ruge Park to consider purchasing

while on sale that could be applied as matching funds for 62-acre park grants. These quotes will be used while applying for future grants. There was no further action.

Park New Business

None

Board of Aldermen Old Business

None

Board of Aldermen New Business

None

Board and Commission Comments

None

Adjournment

The meeting was adjourned at 9:02 p.m.

Approved: _____

Date: _____

Attested: _____