

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL
CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI
MONDAY, DECEMBER 17, 2018**

INTRODUCTORY ITEMS:

The Regular Meeting of the City of Washington, Missouri, City Council was held on December 17, 2018, at 7:00 p.m. in the Council Chamber. Mayor Sandy Lucy opened the meeting with roll call and Pledge of Allegiance.

Mayor:	Sandy Lucy	Present
Council Members: Ward I	Steve Sullentrup	Present
	Susan Watermann	Present
Ward II	Jeff Mohesky	Present
	Mark Hidritch	Present
Ward III	Jeff Patke	Present
	Greg Skornia	Present
Ward IV	Gretchen Pettet	Present
	Joe Holtmeier	Present

Also Present:	City Attorney	Mark Piontek
	City Administrator	Darren Lamb
	City Clerk	Mary Trentmann
	Director of Public Services	John Nilges
	Police Chief	Edward Menefee
	Economic Development Director	Sal Maniaci
	Street Superintendent	Tony Bonastia
	Parks Foreman	Chad Owens

Originals and/or copies of agenda items of the meeting, including recorded votes are available on record in the office of the City Clerk. Each ordinance is read a minimum of twice by title, unless otherwise noted.

Approval of Minutes:

- * Approval of the Minutes from the December 3, 2018 Council Meeting

A motion to accept the minutes as presented was made by Councilmember Patke, seconded by Councilmember Sullentrup, passed without dissent.

Approval and Adjustment of Agenda including Consent Agenda:

- * Collector's Report Summary – September 2018
- * Investment Report Summary – September 2018
- * Final Pay Request – Midwest Pool Management
- * Change Order #1 – Terex Utilities South, Inc. – Bucket Trucks
- * Change Order #2 – S-K Contractors – Roof Package B

- * Change Order #1 & Final Pay Request – K.J. Unerstall Construction – Bluff Road Improvements
- * Pay Request #6 – Washington Engineering & Architecture – Schulze Industrial Park Stormwater Improvements

After brief discussions on Change Order #1 – Terex Utilities South, Inc. – Bucket Trucks and Pay Request #6 – Washington Engineering & Architecture – Schulze Industrial Park, a motion to accept and approve the agenda including the consent agenda accordingly was made by Councilmember Sullentrup, seconded by Councilmember Holtmeier, passed without dissent.

PRIORITY ITEMS:

Mayor’s Presentations, Appointments & Re-Appointments:

- * None

PUBLIC HEARINGS

- * Rezone 505 West 2nd Street from R-2O Two-Family Residential to R-1C, Single-Family Attached

December 11, 2018

Honorable Mayor & City Council

405 Jefferson Street

Washington, MO 63090

RE: File No. 18-1104-Jack Hagedorn-Applicant is requesting a rezoning from R-2-Two-Family Residential to R-1C, Single Family Attached at 505 W. Second Street

Dear Mayor and City Council Members:

At the regular meeting of the Planning & Zoning Commission, held on Monday, December 10, 2018 the Commission reviewed and recommends approval of the above request with a unanimous vote.

Sincerely,

Thomas R. Holdmeier

Chairman

Planning & Zoning Commission

Maniaci: Alright, yes, so this is another request for a rezoning preliminary plat. The plat that will be on the agenda later tonight. We’ve seen this a couple times this past year where the owners are wanting to sell one of the duplexes; they’re currently condo-out. In order to do so they have to get traditional finance, and they have to separate the parcel into two lots in order to do that this is not plugged in, nope...

Nilges: Sorry, Sal.

Maniaci: It’s right in my hand. So it’s zoned R-2 Overlay which is what all duplexes are rezoned when we first, when they’re first being constructed. You can see now that we have a new zoned district to the north here that is the R-1C Single-Family Attached that they’ll be asking for and here’s the plat later on. I’ll show that they are meeting the minimum square footage requirements about 6,100 each and the minimum lot size is 6,000. But for the zoning itself, we obviously have no issue it’s actually bringing it into compliance.

Patke: None of those others on that street are...

Maniaci: Nope all of these on...

Patke: We did one of those before, but no?

Maniaci: Nope, not that I'm aware of. This one was applied for a couple months back and then there was some issues, so I don't know maybe if you saw it on the agenda.

Sullentrup: Are all of the residents okay with it?

James Francis: No.

Maniaci: Well it's just these two...

James Francis: We don't know much about it...*(inaudible.)*

Maniaci: Right so it's...

James Francis: *(Inaudible)*

Maniaci: It's the rest of the owners don't it is not affecting their property, it is just this property here. To explain a little bit, after the recession, banks no longer financed duplexes under condos. You have to have them subdivided and on their own taxable parcel. So in order to sell one of these duplexes, unless it's paid by cash, to get your additional financing the bank requires that parcel and then in order to do that you have to subdivide it into two different lots.

Our code, if you're going to have a zero line with a shared wall, you have to have what's called R-1C Single-Family Attached.

So really, it's just a change in paperwork. You will not see anything done physically and it is just for these two owners who signed off on the application. The rest of the property owners were just notified because it's in the area. We are not changing anyone else's zoning.

James Francis: *(Inaudible)*

Maniaci: I'll let you come up.

Mayor: If you want to come up, yeah, does that help you?

James Francis: Yeah well if they you're only going to rezone one lot, is that what you're saying?

Maniaci: Correct.

Mayor: Right.

Maniaci: Because they requested it.

James Francis: Yeah so no one else is going to be resurveyed or anything like that?

Lamb: No, no.

Mayor: No.

James Francis: No fee?

Maniaci: No.

Lamb: No.

Mayor: No.

James Francis: So is he wanting to build more on there or what?

Maniaci: Nope, they're just wanting to sell it.

James Francis: Oh, okay.

Lamb: They just want to sell sometimes the banks do not want to go ahead...

James Francis: Right.

Lamb: And deal with a condo plat and so they like Sal was saying they require that the individual units be on their own lots and so that's the reason they have to get a different zoning district. The City has a different zoning district in place, if people choose to do that. A lot of

these developments like this with these duplexes were done with this condo that where a Condo Association may only be for two units or it may be for 32 units it never, it all depends on each development and how they came forward. If you want to go ahead and draw a lot line down the middle of that this is a zoning district that you need and you have to go ahead and do it but it does not change the rest of the duplexes or any of the other properties around it.

James Francis: So that is the reason he's wanting to rezone it is to sell it?

Mayor: Sell.

James Francis: The problem is those haven't been hard to sell.

Lamb: It all depends like he said, you can by cash...

James Francis: *(Inaudible)*

Lamb: Or you can do some other type...

Mayor: Yeah.

James Francis: Well yeah, that's what I mean.

Lamb: Right.

James Francis: *(Inaudible)*...gone.

Lamb: Right.

Mayor: Yeah but if they need financing, if someone needs financing then the bank requires that.

James Francis: *(Inaudible)*

Lamb: We just give and it's just not all banks I think that still do that, it's just we saw a lot of that, like Sal said, right after the recession hit and so we just provided this option so that if people needed that they can reply for the zoning do the lot line right down the middle of the shared wall.

James Francis: Okay, and that won't have any, I can do this later, won't have any affect on any of the restrictions? If he wants to...

Lamb: Well...

James Francis: If he wants to build a garage or if he wants to get financing to build a garage or an extra building there, he can do it?

Lamb: He would have to still probably go through, if you gotta set of restrictions there's a set of restrictions that he has to meet, the standards of yours, as well as the City's building and zoning code. They can be two separate things, just so you know.

Mayor: Yeah, your, your restrictions and your rules still apply.

Lamb: Correct. If you had something, typically what we see is like if you have certain fencing requirements or something along that our architectural standards, those things are stuff typically the Home Owners Association are responsible for enforcing. The City just has the minimum standards as far as building codes and zoning.

James Francis: Okay, so that is the only lot that is going to be affected?

Lamb: That will be the only lot that will have that zoning district, yes.

James Francis: Okay, that's what we needed. Thanks a lot.

Trentmann: Excuse me sir, sir

Lamb: Sir.

Trentmann: Could you state your name for the record?

James Francis: James Francis.

Trentmann: Thank you.

Mayor: Thank you. Okay, is there anyone else here tonight who would like to discuss this issue or speak about this issue?

With no further discussion, a motion to accept the Public Hearing into the minutes was made by Councilmember Patke, seconded by Councilmember Sullentrup, passed without dissent.

Bill No. 18-11919, Ordinance No. 18-11957, an ordinance rezoning 505 West Second Street from R-2O, Two-Family Residential to R-1C, Single-Family Attached in the City of Washington, Franklin County, Missouri.

The ordinance was introduced by Councilmember Holtmeier.

After a brief discussion, the ordinance was read a second time and passed on the following roll call vote; Mohesky-aye, Hidritch-aye, Skornia-aye, Pettet-aye, Sullentrup-aye, Watermann-aye, Holtmeier-aye, Patke-aye.

* Rezone 807 West 5th Street from R-3, Multi-Family Residential to R-1B, Single-Family Residential

December 11, 2018

Honorable Mayor & City Council

405 Jefferson Street

Washington, MO 63090

RE: File NO. 18-1201-Doug Riegel-Applicant is requesting to rezone 807 West Fifth Street from R-3 to R-1B, Single Family Residential

Dear Mayor and City Council Members:

At the regular meeting of the Planning & Zoning Commission, held on Monday, December 10, 2018 the Commission reviewed and recommends approval of the above request with a unanimous vote.

Sincerely,

Thomas R. Holdmeier

Chairman

Planning & Zoning Commission

Maniaci: Alright, this is a requested rezoning and again, a preliminary plat that'll be on the agenda later on. This includes the Birchwood Court Apartments, just off of Fifth Street that backs up to the apartments on Horn.

Back when this was developed this entire lot, this rectangular lot, was developed was zoned R-3 Multi-Family. This includes the home that is on the front of the parcel there along Fifth Street. The owners are now wishing to subdivide that home off. It is to my understanding that home actually has been utilized as a single-family residence and then possibly a leasing office at some point. Either way it was actually grandfathered in because it wasn't being used as multi-family, it was being used as a single-family dwelling on this parcel with the apartments to the rear.

So they are going to be subdividing this piece off, the home in order to sell that away from separately from the apartments and in order to do so they're asking for a rezoning.

So that's what the Public Hearing is for tonight to rezone it to R-1B, Single-Family Residential and you do see there is R-1B just across the street on Fifth Street. You can see these other single-family homes are R-2 Overlay. That is the overlay district that allows one and two-

family districts uses. The reason we didn't recommend that, or it wasn't really permitted was that code actually requires a larger lot size and this R-1B allows them to get down to 6,000 square feet which is what they have done and I'll show on the plat later tonight.

Sullentrup: Is that a requirement or that's what it is?

Maniaci: Well the requirement is a minimum of 6,000 and so they met that with 63.

Sullentrup: Okay, I see it.

Maniaci: Yep.

Mayor: Any questions or comments?

Maniaci: Alright, thank you.

Mayor: Okay, this is another Public Hearing is there anyone here who would like to address the Council on this item?

With no further discussion, a motion to accept the Public Hearing into the minutes was made by Councilmember Sullentrup, seconded by Councilmember Patke, passed without dissent.

Bill No. 18-11920, Ordinance No. 18-11958, an ordinance rezoning 807 West Fifth Street from R-3, Multi-Family Residential, to R-1B, Single-Family Residential in the City of Washington, Franklin County, Missouri.

The ordinance was introduced by Councilmember Patke.

With no further discussion, the ordinance was read a second time and passed on the following roll call vote; Mohesky-aye, Hidritch-aye, Skornia-aye, Pettet-aye, Sullentrup-aye, Watermann-aye, Holtmeier-aye, Patke-aye.

* Voluntary Annexation 19.5 acres located at Bluff Road & Highway 100

December 11, 2018

Honorable Mayor and City Council

City of Washington

Washington, Missouri

Dear Mayor and Council Members:

Re: File No. 18-1203-Voluntary Annexation-Ed Schmelz-Applicant is requesting voluntary annexation of an approximate 19.5 acres of land at the intersection of Hwy 100 and Bluff Road

At the regular meeting of the Planning and Zoning Commission, held on December 10, 2018 the Commission reviewed and approved the above request with a unanimous vote.

At the regular meeting of the Planning and Zoning Commission, held on December 10, 2018 the Commission reviewed and approved the above request with a unanimous vote.

Sincerely,

Thomas R. Holdmeier

Planning & Zoning

Chairman

Maniaci: Alright, so this is a request for voluntary annexation that we received a few weeks ago. This is commonly known as the Hazel Property where the fireworks stand used to be. It is at the intersection of Bluff and 100. I apologize I didn't highlight, I meant to highlight this portion as well so actually both of these parcels are included here. It does go all the way to the Bluff Road intersection and includes about 20 acres, give or take I think the description there is

19.5 and we do require an exhibit for all annexations. There was a question at P&Z, the record that the County had for this didn't match the survey that we submitted and we always go with the survey that's submitted. Just to clear that up if you saw that on the application.

But as for the recommended annexation, it does have it is adjoining existing City limits here where the church is on the southern side of the highway so there is no issue there. It has access to Highway 100 currently; there is an existing curb cut directly across from the ZX Gas Station. The applicant is requesting to bring in the full 20 acres so both of these parcels as R-3 Multi-Family Residential.

Our Master Plan, when we set out future land uses, we don't specify when it comes to you know multi-family or single-family for future uses; it just says residential or commercial. I will say this piece here, was this whole corridor was shown as future commercial use in the Master Plan so it does divert from the Master Plan in that sense a little bit.

I will say that it's my recommendation that the proposed use there, with a little bit higher density single or multi-family development, wouldn't be out of the ordinary there it's along the highway. You have industrial and commercial uses directly across the highway. You don't have any single-family development directly next to it, and I will just mention that our Master Plan does have two objectives that we should try to diversify our housing options and create more options for starter home development and rental options. I think allowing this voluntary annexation in that multi-family zoned district does meet that requirement; meet that objective of the Master Plan.

So we are recommending approval of the annexation as it's proposed with that zoning. Keep in mind everything that was required, the site plan and the building codes will still be required when they submit an actual site plan later. It will just not require a Public Hearing but we will make sure it meets all of the density requirements, storm, water, parking, access; all of those things will still have to be met at a later date.

Holtmeier: Is water and sewer across, does that...

Maniaci: So water is across the street and it does actually cross the highway to get to the church. So I'm not sure if they're going to you know it's up to the developer if they want to bore under the highway further west, or if they want to access from the church.

There is sewer that runs along this property on the south side of the highway.

Holtmeier: Okay.

Pettet: So we're not actually voting on just the annexation, we're voting on the zoning?

Maniaci: Yes, so whenever a voluntary annexation is requested, they get to choose their zoning.

Pettet: Got it.

Maniaci: If they don't fill if they don't request any zoning, it comes in as R-1A, the code requires but they have the chance to request a different zone district. Tonight there actually won't be any vote tonight, we have to wait 15 business days and we can't count holidays and so that actually won't be on your agenda to be voted until January 22nd.

Pettet: Thank you.

Maniaci: Yep, no problem.

Patke: Have you any inklings on commercial property there? Obviously, it sat there for sale for a long time but the price was high.

Maniaci: Yeah.

Patke: So you know and to go along with the Master Plan to have commercial property there, no one's ever approached, not that we know of from a City standpoint,

Maniaci: No, so we've had it on our website for since Darren had my position listed as potential industrial development property even though the Master Plan had commercial. We would have always entertained industrial there just because of its location to Bluff Road. I'm not aware of anyone serious that ever actually followed through with it.

Lamb: I would field a call occasionally or whatever and there was always a listing agent that we would go ahead and refer them to. I know at one point they had it for sale for 40 grand I think was it \$40,000 an acre I think, something like that.

Patke: Yeah, it was two million total.

Maniaci: Yeah, I do believe that it had a reduced price, the price recently reduced.

Patke: Sure.

Maniaci: Which kind of led to this.

Patke: I guess I know it's just an annexation at this point, but with the sale of 41 acres and you know as this thing is closer to the Industrial Park, it just seems like it's a prime commercial property that's going to be is putting an apartment there going to deter what goes next door? And I guess my next question is the churches, are they how are they in this formula? Are they notified for annexation?

Maniaci: We don't send out letters for annexation, only if it's a requested rezoning later. We've never done that for annexation. As far as commercial use is more appropriate, it's hard for me to determine what the highest and best use is for, I can see that a commercial development there probably would maybe yield some more for the tax base but...

Patke: Right.

Maniaci: For my recommendation, I just think multi-family isn't an inappropriate use for the property.

Lamb: It's a difficult lot to go ahead and work with. I think for at least for industrial purposes because it doesn't lend itself to...

Patke: *(Inaudible)*

Lamb: *(Inaudible)*

Maniaci: There is a ravine that goes this backside.

Patke: I mean personal opinion is, you just always thought you would envision a commercial property there at that intersection, no doubt but on the other side, no one's bought it yet and if someone wants to buy it then it's up to them. I can't stop them but I just wanna for detouring anything else from commercial...

Maniaci: Yeah, I would say I think that we have a large inventory for commercial and retail lots right now with not only what's left in Phoenix Center but what's been recently graded at Highland Meadows off High Street. You would think realistically that's were commercial retail, I would say, more commercial base would go first.

Patke: Sure.

Maniaci: Just because it's closer to 47 and 100 Intersection, and that's why I think we would kind of entertain this as a little bit higher intensity manufacturing spot but it never materialized.

Lamb: It's a difficult part, it's a little too far west for traffic counts for a lot of commercial and so I mean I think that's always been an issue that we've always kind of struggled with when we

tried to market the Earl Frankie Building that we refer to that used to be the old Becky Queen of Carpet Building. It's just a difficult, you don't quite get that commercial interest out there.

Sullentrup: As long as it sat there I'm glad that we finally got somebody that's interested in it and I think it's going to fit well with our annexation process we're trying to go through. Maybe more people out west will start annexing in too.

Maniaci: Yep.

Patke: One more point that I would like to make is, I hope through the process, that we can get the entrance across from Bluff Road at the stoplight. If we enter that across from the other entrance with the gas station carwash entrance, we're going to cause a pretty difficult entrance there.

Maniaci: And that...

Patke: It's already a difficult entrance to get out of that close to the stoplight.

Sullentrup: We can't do anything about the one they have now can we?

Maniaci: No, that is up to MoDOT. If MoDOT had an issue with it and would require a Traffic Study that would ask them to move it or close it that would be up to the State. Before this annexation request was even in because we were in touch with the owners, they asked the same question, how difficult would it be to get the intersection there? I did bring it up with Judy Wagner and they would have no issue with that, they think that it would be much safer location to access the property than where it's at currently.

Patke: Right.

Maniaci: The main issue with that is, and I apologize I didn't zoom in far enough here, you can see where that property line lines up...

Patke: Right.

Maniaci: You would have to utilize two property owners there.

Patke: Right, that's a later date.

Maniaci: Yep, and with that creek, I think it's the St. Johns Creek that makes that horseshoe there, there's some flood issues. You'd have to make a pretty quick turn into there.

Patke: Okay.

Maniaci: But I would think that MoDOT would definitely entertain that in the future if someone where interested in working with this property owner.

Mayor: Any other comments?

Maniaci: Thank you.

Mayor: Okay we need a motion to; well it's a Public Hearing. Would anyone like to address the Council on this item?

Cameron Lueken: Good evening, my name is Cameron Lueken with Wunderlich Surveying Engineering; we're representing the developer tonight, Mr. Ed Schmelz. He's here tonight to answer any of your questions. I'm just going to touch up on a few questions you guys brought up real quick.

As it relates to the commercial verses R-3, when you look at this area out in that area, when you get west of Pottery or even west of High there hasn't been a new development out that way in a long time. There's been a lot of building expansion out there in the Industrial Park so the developer feels like this is going to satisfy a need of some housing out there in proximity to

those roof tops that the industrial jobs are creating out there. So we think it's a great fit in that respect.

I guess in respect of, let's see, Steve you brought up the intersection. So one thing that Ed did have the opportunity to do was, can you zoom in on that John just a little bit tighter?

Unknown: *(Inaudible)*

Unknown: *(Inaudible)*

Cameron Lueken: I meant the one slide before that.

Lamb: The aerial slide.

Nilges: Yep...*(inaudible.)*

Cameron Lueken: Yeah, I just want to address that commercial intersection you might say. I'm sorry well yeah, a little bit further out if could.

Nilges: Does that work?

Cameron Lueken: A little bit further.

Unknown: West.

Cameron Lueken: Well, at the intersection if you could John, I'm sorry. Meanwhile, I'll start talking while he's getting there. Basically to answer your questions about the intersection, that's good right their John. As it was mentioned, this is the existing intersection so basically the type of building that Ed's going to build I think is basically one building here and four to the west is what it is. Is it a total of five or six?

Ed Schmelz: An office and six buildings.

Cameron Lueken: I'm sorry, office and six buildings. So to answer your question, Ed's really not going to utilize this area right here for a couple of reasons. There's a choke point right here. The creek gets close and it just gets tight back here so if, Ed's basically going to reserve that for commercial.

Sullentrup: Where is the property line on the eastern part?

Cameron Lueken: Sorry, it's right...

Lamb: He's going, he'll get there.

Cameron Lueken: Let John get zoomed out here and I'll show you.

Sullentrup: It lines right up to Bluff Road.

Cameron Lueken: Yeah right, so this basically is the section line running down through here and that's where it lines up so...

Unknown: Yeah.

Cameron Lueken: So theoretically, it will probably take an act of Ed and act of the neighbor to actually improve that intersection to a standard that would be sufficient for MoDOT. So I guess what I'm saying is Steve, is that Ed's not intending to do anything with this on a residential nature at this point. Yeah, it's coming in as all R-3 but we don't know...

Sullentrup: Either way where you put the entrance, it's going to be a problem getting off Highway 100 to make a left hand turn to get in their anyway.

Cameron Lueken: Correct, either place you go.

Sullentrup: If you're going west on 100 to turn into it and you got a lot of traffic, there's going to be traffic backed up at that stoplight if someone wants to turn in with traffic coming the other way. So where you put it really doesn't make a difference.

Cameron Lueken: Right, so I just want to let you know that we're not that, if it ever becomes an issue, if some large development goes into here on the piece to the east, basically that will be available still. It's not in Ed's plans to develop that, that would be available. I'll have Ed come up and talk about that to do something with that in the future. It's not like it's going to be a hindrance in the future.

Let's see, I think that was all the questions. You guys have any questions for me while I'm up here with regards to any and all that?

Sullentrup: I can't see, is there a left hand turn lane into that lot right now?

Cameron Lueken: It's tapered right now, I don't think it's a full left.

Unknown: *(Inaudible)*

Cameron Lueken: I think it's a partial, but I don't think it's a full. I think going eastbound, it's full.

Lamb: Yes.

Cameron Lueken: But going westbound, it's not stripped for a full left hand turn lane.

Patke: That's correct, yeah. It's stripped for the...*(inaudible.)*

Lamb: Eastbound.

Patke: Right, yeah.

Maniaci: Cameron, correct me if I'm wrong but won't MoDOT require a permit because their working a right-of-way?

Cameron Lueken: Yeah, right.

Maniaci: So if they determine there needs to be some amendment to the highway there, MoDOT will make that call.

Sullentrup: Because it looks like there is a left hand turn lane going into the gas station anyway.

Patke: In the gas station there is.

Nilges: There is.

Patke: Heading east, yes. But then after the gas station that becomes the left hand turn lane for Bluff Road.

Sullentrup: Right.

Maniaci: Right.

Patke: And this would be the opposite way, yeah.

Ed Schmelz: Hello, Ed Schmelz, I'm the developer of this project. Just really wanted to come and introduce myself. I think Cameron did a fairly well job of describing the project. Just to talk about that entrance real quick, yes, coming east bound there is a left lane into that gas station there. You can kind of see the crosshatching coming from the other way, so that was one thing we were going to discuss with MoDOT was to see if we could restripe that, were we could almost make that a left lane. There isn't almost enough room to make that a left lane going into our project heading westbound. I'm here to answer any other questions you may have.

Mayor: Any other questions? Doesn't look like it, alright.

Ed Schmelz: Okay.

Mayor: Thank you for being here.

Ed Schmelz: Okay, thank you.

Mayor: Any other comments?

With no further discussion, a motion to accept the Public Hearing into the minutes was made by Councilmember Holtmeier, seconded by Councilmember Watermann, passed without dissent.

CITIZENS COMMENTS

- * None

UNFINISHED BUSINESS

- * None

REPORT OF DEPARTMENT HEADS

- * Washington Historic Preservation Commission Annual Report
Economic Development Director, Sal Maniaci briefly discussed the report. A motion to accept the Annual Report was made by Councilmember Holtmeier, seconded by Councilmember Hidritch, passed without dissent.
- * Street Superintendent, Tony Bonastia updated the Council on leaf pick-up.

ORDINANCES/RESOLUTIONS

Bill No. 18-11921, Ordinance No. 18-11959, an ordinance authorizing and directing the execution of a Quit Claim Bill of Sale by and between the City of Washington, Missouri and Union Pacific Railroad Company.

The ordinance was introduced by Councilmember Sullentrup.

After a brief discussion, the ordinance was read a second time and passed on the following roll call vote; Mohesky-aye, Hidritch-aye, Skornia-aye, Pettet-aye, Sullentrup-aye, Watermann-aye, Holtmeier-aye, Patke-aye.

Bill No. 18-11922, Ordinance No. 18-11960, an ordinance repealing Chapter 630 of the Code of the City of Washington, Missouri and enacting in lieu thereof a new Chapter 630.

The ordinance was introduced by Councilmember Holtmeier.

After a brief discussion, the ordinance was read a second time and passed on the following roll call vote; Mohesky-aye, Hidritch-aye, Skornia-aye, Pettet-aye, Sullentrup-aye, Watermann-aye, Holtmeier-aye, Patke-aye.

Bill No. 18-11923, Ordinance No. 18-11961, an ordinance accepting the bid from MTI Distributing and to approve the purchase of a Toro GM-4000 Wide Area Mower and Accessories by the City of Washington, Missouri.

The ordinance was introduced by Councilmember Holtmeier.

After a brief discussion, the ordinance was read a second time and passed on the following roll call vote; Mohesky-aye, Hidritch-aye, Skornia-aye, Pettet-aye, Sullentrup-aye, Watermann-aye, Holtmeier-aye, Patke-aye.

Bill No. 18-11924, Ordinance No. 18-11962, an ordinance amending the provisions of Chapter 335, Schedule II of the Washington City Code by adding provisions for a stop sign at the location described below.

The ordinance was introduced by Councilmember Holtmeier.

After a brief discussion, the ordinance was read a second time and passed on the following roll call vote; Mohesky-aye, Hidritch-aye, Skornia-aye, Pettet-aye, Sullentrup-aye, Watermann-aye, Holtmeier-aye, Patke-aye.

Bill No. 18-11925, Ordinance No. 18-11963, an ordinance providing for the approval and acceptance of Minimum Improvements for Maintenance for “Highland Meadows Plat IV” Subdivision, in the City of Washington, Franklin County, Missouri.

The ordinance was introduced by Councilmember Patke.

After a brief discussion, the ordinance was read a second time and passed on the following roll call vote; Mohesky-aye, Hidritch-aye, Skornia-aye, Pettet-aye, Sullentrup-aye, Watermann-aye, Holtmeier-aye, Patke-aye.

COMMISSION, COMMITTEE AND BOARD REPORTS

* **Preliminary Plat Approval – Birchwood Plat II**

December 11, 2018

Honorable Mayor & City Council

405 Jefferson Street

Washington, MO 63090

RE: File No. 18-1202-Doug Riegel-Applicant is requesting a preliminary plat for Birchwood Plat II

Dear Mayor and City Council Members:

At the regular meeting of the Planning & Zoning Commission, held on Monday, December 10, 2018 the Commission reviewed and recommends approval of the above request with a unanimous vote.

Sincerely,

Thomas R. Holdmeier

Chairman

Planning & Zoning Commission

After a brief discussion, a motion to accept and approve this item was made by Councilmember Sullentrup, seconded by Councilmember Pettet, passed without dissent.

Bill No. 18-11926, Ordinance No. 18-11964, an ordinance approving the Final Plat of Birchwood, Plat II in the City of Washington, Franklin County, Missouri.

The ordinance was introduced by Councilmember Holtmeier.

With no further discussion, the ordinance was read a second time and passed on the following roll call vote; Mohesky-aye, Hidritch-aye, Skornia-aye, Pettet-aye, Sullentrup-aye, Watermann-aye, Holtmeier-aye, Patke-aye.

* Preliminary Plat Approval – Cottage Park, Plat IV

December 11, 2018

Honorable Mayor & City Council

405 Jefferson Street

Washington, MO 63090

RE: File No. 18-1103-Jack Hagedorn-Applicant is requesting a preliminary plate for 505 & 507 West Second Street

Dear Mayor and City Council Members:

At the regular meeting of the Planning & Zoning Commission, held on Monday, December 10, 2018 the Commission reviewed and recommends approval of the above request with a unanimous vote.

Sincerely,

Thomas R. Holdmeier

Chairman

Planning & Zoning Commission

After a brief discussion, a motion to accept and approve this item was made by Councilmember Holtmeier, seconded by Councilmember Patke, passed without dissent.

Bill No. 18-11927, Ordinance No. 18-11965, an ordinance approving the Final Plat of Cottage Park, Plate IV, in the City of Washington, Franklin County, Missouri.

The ordinance was introduced by Councilmember Sullentrup.

With no further discussion, the ordinance was read a second time and passed on the following roll call vote; Mohesky-aye, Hidritch-aye, Skornia-aye, Pettet-aye, Sullentrup-aye, Watermann-aye, Holtmeier-aye, Patke-aye.

MAYOR'S REPORT

- * Continuing to hear great comments about Washington.
- * Wishing everyone a Merry Christmas.

CITY ADMINISTRATOR'S REPORT

- * Wayne Dunker has been hired as the new Parks Director.
- * Brief discussion on East Central College's main stage fees for May concert.

COUNCIL COMMENTS

- * On behalf of the Council, Councilmember Sullentrup recognized Mayor Sandy Lucy for her work on the Route 47 Missouri River Bridge Ribbon Cutting Ceremony.

CITY ATTORNEY'S REPORT

Public vote on whether or not to hold a closed meeting to discuss personnel, legal and real estate matters pursuant to Section 610.021 RSMo (2000) passed at 7:56 p.m. on the following roll call vote; Mohesky-aye, Hidritch-aye, Skornia-aye, Pettet-aye, Sullentrup-aye, Watermann-aye, Holtmeier-aye, Patke-aye.

The regular session reconvened at 8:29 p.m.

ADJOURNMENT

With no further business to discuss, a motion to adjourn was made at 8:29 p.m. by Councilmember Patke, seconded by Councilmember Moheky passed without dissent.

Adopted: _____

Attest: _____
City Clerk

President of City Council

Passed: _____

Attest: _____
City Clerk

Mayor of Washington, Missouri