

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL
CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI
TUESDAY, JANUARY 22, 2019**

INTRODUCTORY ITEMS:

The Regular Meeting of the City of Washington, Missouri, City Council was held on Tuesday, January 22, 2019, 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	Absent
	Greg Skornia	Present (7:08 p.m.)
Ward IV	Gretchen Pettet	Present
	Joe Holtmeier	Present
Also Present:	City Administrator	Darren Lamb
	City Clerk	Mary Trentmann
	Police Chief	Ed Menefee
	Director of Public Services	John Nilges
	Economic Development Director	Sal Maniaci
	Building Official	Tom Neldon
	Fire Chief	Tim Frankenberg

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 January 7, 2019 Council Meeting

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

Approval and Adjustment of Agenda:

A motion to accept and approve the agenda was made by Councilmember Sullentrup, seconded by Councilmember Mohesky, passed without dissent.

PRIORITY ITEMS:

Mayor's Presentations, Appointments & Re-Appointments:

January 16, 2019

City Council
City of Washington
Washington, Missouri

Dear Council Members:

I herewith submit for your approval the following for reappointment to the Police Department:

NAME	APPOINTED	TERM EXPIRES
Edward Menefee Chief of Police	Feb. 1, 2019	Feb. 1, 2020
Scott Horn Patrol Officer	Feb. 22, 2019	Feb. 22, 2020

Respectfully submitted,

Sandy Lucy

Mayor

MKT:

A motion to accept and approve the reappointments was made by Councilmember Sullentrup, seconded by Councilmember Mohesky, passed without dissent.

PUBLIC HEARINGS

* Special Use Permit – Short Term Rental located at 348 McLean

January 15, 2019

Mayor & City Council

City of Washington

Washington, MO 63090

RE: File No.-19-0101-Special Use Permit-346/348 McLean Avenue

Mayor & City Council,

At the regular meeting of the Planning & Zoning Commission, held on Monday, January 14, 2019 the Commission reviewed and recommends postponing indefinitely the above request with a unanimous vote.

Sincerely,

Thomas R. Holdmeier

Chairman

Planning & Zoning Commission

Maniaci: Alright, you should've seen that in your packet that Planning & Zoning has requested to postpone this item. There was some questions that weren't answered at P&Z because the applicant wasn't available. So it's going to be on in February.

Mayor: So do we need to...

Trentmann: Just accept the...

Sullentrup: Accept them into the minutes.

Trentmann: Postponement in the minutes.

A motion to accept the postponement was made by Councilmember Holtmeier, seconded by Councilmember Watermann, passed without dissent.

- * Special Use Permit – Short Term Rental located at 727 West 5th Street-Withdrawn by Applicant

January 15, 2019

Mayor & City Council

City of Washington

Washington, MO 63090

RE: Special Use Permit-727 W. Fifth Street

Mayor & City Council,

The above mentioned file has been requested to be withdrawn by the applicant.

Sincerely,

Thomas R. Holdmeier

Chairman

Planning & Zoning Commission

A motion to accept this item into the minutes was made by Councilmember Mohesky, seconded by Councilmember Hidritch, passed without dissent.

- * Local Historic Landmark Designation – 317 West Main Street

November 14, 2018

Mayor & City Council

City of Washington

Washington, MO 63090

RE: Landmark Nominations-Farmer's Market, The Old Main Post Office & Gottfried's Cabin

Mayor & City Council,

At the regular meeting of the Planning & Zoning Commission held on November 13, 2018 the above mentioned was approved with a unanimous 9-0 vote in favor.

Sincerely,

Thomas R. Holdmeier

Chairman

Planning & Zoning Commission

Sal: Alright, this is the first of three tonight. The Washington Historic Preservation Commission has nominated three different properties to be local landmarks.

If you remember last year they did nominate for the first in our history and they successfully nominated the Wildey Odd Fellow Cemetery up by the KC Hall. At that time, it was the same process. The Historic Preservation Commission nominated them, Planning & Zoning reviewed it, then it goes to you all at the Public Hearing, and then for an ordinance to approve and designate as a landmark.

The code allows the Preservation Commission to recommend conditions that can be put on the ordinance and then Council approves those conditions.

For all three of these, but I'll start. We have to have three different obviously three different motions but for all three, the conditions that I proposed are number one, that it has to be mandatory review, mandatory compliance for any exterior improvements to the buildings that this Historic Preservation Commission will have to review.

Secondly, demolition is prohibited unless approved by the Historic Preservation Committee. So if it falls into disrepair to the point where say the Building Inspector is saying it needs to come down it's a hazard, then the Historic Preservation Commission could deem it necessary to be demoed.

Those were the only two that they added. If you go through the code, it does allow for everything for color of building materials used, uses that go in, they decided to kind of take baby steps of this and not make it too restrictive.

Carolyn Witt is here tonight, she is our Chairwoman of the Preservation Commission if you have any questions.

Mayor: Any questions?

Maniaci: And the owners did sign off on these. So the way this works is the people who are eligible for to nominate properties are the Preservation Commission, the owners themselves or Council. Those are the only three that can nominate a building and the owners in this case did nominate each one.

Mayor: Okay, so we need a motion to accept...

Trentmann: It's a Public Hearing Sandy.

Mayor: Oh, I'm sorry. Okay, is there...

Holtmeier: It's a Public Meeting, right? I'll make a motion to accept it into the minutes.

Mayor: Well does anybody want to...

Lamb: Comment?

Mayor: Does anybody want to comment on this item?

Carolyn Witt: I'm Carolyn Witt, I'm Chair of the Historic Preservation Commission. That sounds like the Historic Preservation Commission is going to forbid, no that's not the case. The ideas we want to work with property owners to say we have a design guideline booklet that was put together, that was part of the dream initiative I think, and so we have suggestions for external paint, color, awnings, windows and that's basically what we want to be is an Advisor. This gives us more power than just listening to a review mandatory review but we couldn't stop them from putting siding or vinyl siding or plastic windows. So this hopefully will allow us to be more of an Advisory to anything else that comes our way but these three properties were nominated by the Washington Historic Foundation. They are the owners of properties so it's from them. Sal is probably better at this than I but if you have any questions I can handle I would be glad to.

Mayor: Do we have any questions of Carolyn?

Carolyn Witt: Thank you.

Mayor: Thank you Carolyn. Anyone else?

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

Bill No. 19-11928, Ordinance No. 19-11966, an ordinance designating the Bleckmann Building/Farmers' Market, 317 West Main Street, as a Local Historic Landmark 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; Hidritch-aye, Skornia-aye, Watermann-aye, Pettet-aye, Sullentrup-aye, Mohesky-aye, Holtmeier-aye, Patke-absent.

* Local Historic Landmark Designation – 123 Lafayette Street

November 14, 2018

Mayor & City Council

City of Washington

Washington, MO 63090

RE: Landmark Nominations-Farmer's Market, The Old Main Post Office & Gottfried's Cabin

Mayor & City Council,

At the regular meeting of the Planning & Zoning Commission held on November 13, 2018 the above mentioned was approved with a unanimous 9-0 vote in favor.

Sincerely,

Thomas R. Holdmeier

Chairman

Planning & Zoning Commission

Maniaci: This is the second nomination. This is for the Old Post Office were Downtown Inc. office is currently.

Mayor: Okay. 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 Watermann, passed without dissent.

Bill No. 19-11929, Ordinance No. 19-11967, an ordinance designating the Old Main Post Office, 123 Lafayette Street, as a Local Historic Landmark 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; Hidritch-aye, Skornia-aye, Watermann-aye, Pettet-aye, Sullentrup-aye, Mohesky-aye, Holtmeier-aye, Patke-absent.

* Local Historic Landmark Designation – 124 Jefferson Street

November 14, 2018

Mayor & City Council

City of Washington

Washington, MO 63090

RE: Landmark Nominations-Farmer's Market, The Old Main Post Office & Gottfried's Cabin

Mayor & City Council,

At the regular meeting of the Planning & Zoning Commission held on November 13, 2018 the above mentioned was approved with a unanimous 9-0 vote in favor.

Sincerely,

Thomas R. Holdmeier

Chairman

Planning & Zoning Commission

Maniaci: This is the last request and this is Gottfried's Cabin which is the oldest building in town. This one out of all of them is the most deserving to be a local landmark.

Sullentrup: How old is it?

Maniaci: I don't know.

Lamb: An honest answer.

Maniaci: It's in the application.

Watermann: 19, no...

Sullentrup: All I know is my building on Jefferson is built in 1851 so it has to be before that I guess.

Pettet: I think it was 1834...(inaudible)

Watermann: It's in this, let me...

Carolyn Witt: It's in the packet.

Watermann: Yeah, I know I just haven't...

Holtmeier: I don't know.

Watermann: Okay.

Mayor: Original...(inaudible)

Watermann: It is...

Mayor: Inaudible...the settlers.

Watermann: 1834.

Mayor: Good job, Gretchen, good job.

Pettet: Thank you.

Mayor: Before the City was founded.

Maniaci: Inaudible

Mayor: Because the City was founded in 1839. It's one of those early settlers. Okay, anyone have a comment or want to say something about this Public Hearing?

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

Bill No. 19-11930, Ordinance No. 19-11968, an ordinance designating Gottfried's Cabin/Godt House, 124 Jefferson Street, as a Local Historic Landmark 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; Hidritch-aye, Skornia-aye, Watermann-aye, Pettet-aye, Sullentrup-aye, Mohesky-aye, Holtmeier-aye, Patke-absent.

CITIZENS DISCUSSIONS

* None

UNFINISHED BUSINESS

* None

REPORT OF DEPARTMENT HEADS

* 2018 Building Report (See Attachment A)

The 2018 Building Report was briefly discussed by City Administrator, Darren Lamb. A motion to approve the report was made by Councilmember Sullentrup, seconded by Councilmember Holtmeier, passed without dissent.

- * Director of Public Services, John Nilges asked the public to remove their vehicles, if they can, off the streets and into their driveways during large snow events. This way they can clear the streets effectively.

ORDINANCES/RESOLUTIONS

Bill No. 19-11931, Ordinance No. 19-11969, an ordinance amending the 2019 Budget for the period of October 01, 2018 through September 30, 2019 for the City of Washington, Missouri.

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; Hidritch-aye, Skornia-aye, Watermann-aye, Pettet-aye, Sullentrup-aye, Mohesky-aye, Holtmeier-aye, Patke-absent.

Bill No. 19-11932, Ordinance No. 19-11970, an ordinance authorizing and directing the execution of a Missouri Highways and Transportation Commission Amendment to State Block Grant Agreement Amendment #4.

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; Hidritch-aye, Skornia-aye, Watermann-aye, Pettet-aye, Sullentrup-aye, Mohesky-aye, Holtmeier-aye, Patke-absent.

Bill No. 19-11933, Ordinance No. 19-11971, an ordinance authorizing and directing the City of Washington to enter into a contract with Wash PC, LLC for the purchase of an R340 1U Rack Server & Accessories and amend the 2019 Budget.

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; Hidritch-aye, Skornia-aye, Watermann-aye, Pettet-aye, Sullentrup-aye, Mohesky-aye, Holtmeier-aye, Patke-absent.

Bill No. 19-11934, Ordinance No. 19-11972, an ordinance annexing 19.5 acres of property located along the intersection of Highway 100 and Bluff Road into the City of Washington, Missouri, Franklin County, Missouri.

The ordinance was introduced by Councilmember Skornia.

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

Bill No. 19-11935, Ordinance No. 19-11973, an ordinance authorizing and directing the execution of a contract with K.J. Unnerstall Construction Co. for the 2019 West Main Street Sidewalk Project STP-6400(626).

The ordinance was introduced by Councilmember Skornia.

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

Bill No. 19-11936, Ordinance No. 19-11974, an ordinance amending the provisions of Chapter 220, Section 220.040, Receptacles, of the Washington City Code, 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; Hidritch-aye, Skornia-aye, Watermann-aye, Pettet-aye, Sullentrup-aye, Mohesky-aye, Holtmeier-aye, Patke-absent.

Bill No. 19-11937, Ordinance No. 19-11975, an ordinance authorizing and directing the execution of an Aviation Project Consultant Agreement by and between the City of Washington, Missouri and Crawford, Murphy and Tilley, Inc.

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; Hidritch-aye, Skornia-aye, Watermann-aye, Pettet-aye, Sullentrup-aye, Mohesky-aye, Holtmeier-aye, Patke-absent.

COMMISSION, COMMITTEE AND BOARD REPORTS

* Preliminary Plat – Highland Meadows – Plat 5

January 15, 2019

Mayor & City Council

City of Washington

Washington, MO 63090

RE: File No.-19-0102-Preliminary Plat-Highland Meadows-Plat 5

Mayor & City Council,

At the regular meeting of the Planning & Zoning Commission, held on Monday, January 14, 2019 the Commission reviewed and recommends approval the above request with a unanimous vote.

Sincerely,

Thomas R. Holdmeier

Chairman

Planning & Zoning Commission

Economic Development Director, Sal Maniaci stated that he received a request on Friday from the applicant to withdrawal; they are going to revise the lot layout. A motion to accept the withdrawal was made by Councilmember Sullentrup, seconded by Councilmember Hidritch, passed without dissent.

POSTPONED - An ordinance approving the Final Plat of Highland Meadows, Plat 5, in the City of Washington, Franklin County, Missouri.

MAYOR’S REPORT

- * Street Department did a great job with the snow removal.
- * Boards & Commission Appreciation Party is Friday evening at the Senior Center.

CITY ADMINISTRATOR’S REPORT

- * Working with a Political Action Committee concerning Proposition L.
- * Received over 1,300 survey comments from the Aquatics Facility Survey.

COUNCIL COMMENTS

- * None

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 7:51 p.m. on the following roll call vote; Hidritch-aye, Skornia-aye, Watermann-aye, Pettet-aye, Sullentrup-aye, Mohesky-aye, Holtmeier-aye, Patke-absent.

The regular session reconvened at 7:57 p.m.

ADJOURNMENT

With no further business to discuss, a motion to adjourn was made at 7:57 p.m. by Councilmember Holtmeier, seconded by Councilmember Sullentrup passed without dissent.

Adopted: _____

Attest: _____
City Clerk

President of City Council

Passed: _____

Attest: _____
City Clerk

Mayor of Washington, Missouri

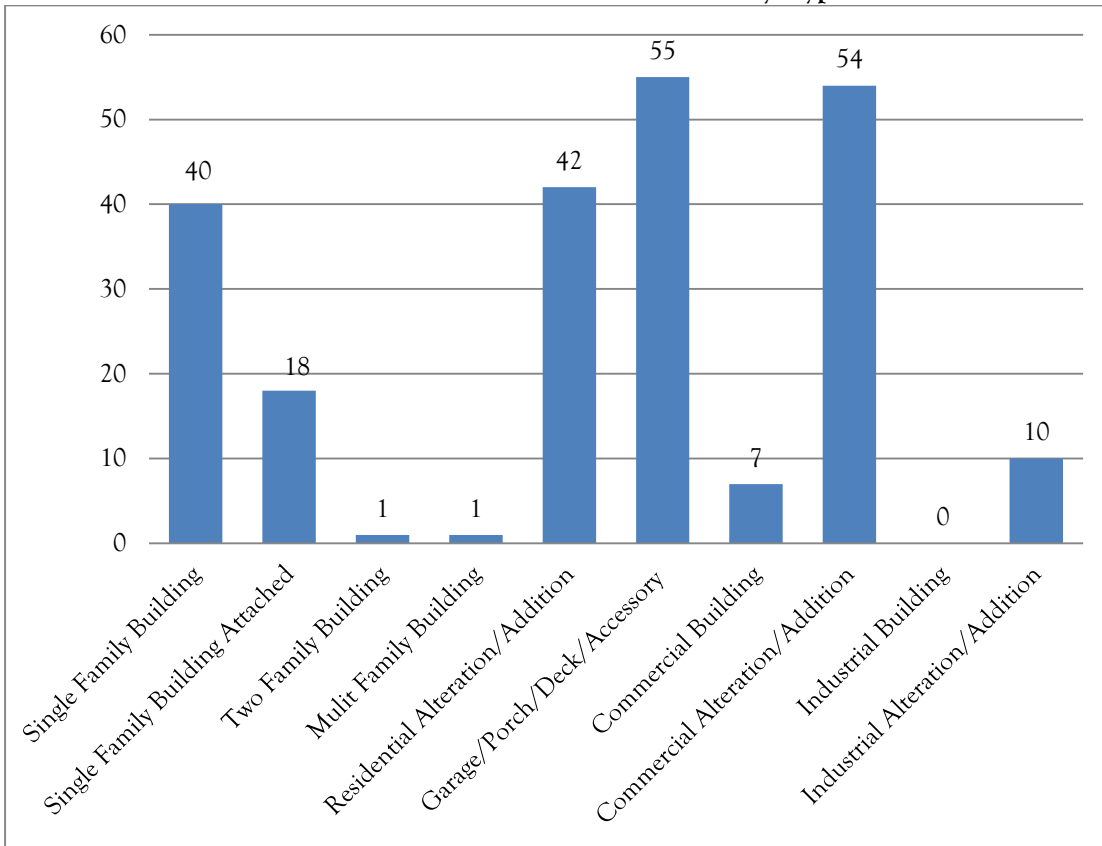
City of Washington, Missouri
Department of Planning and Engineering Services/Building Code Enforcement
2018 Building Report

The City of Washington issued 1,404 permits in 2018 with a valuation of \$35,423,691.

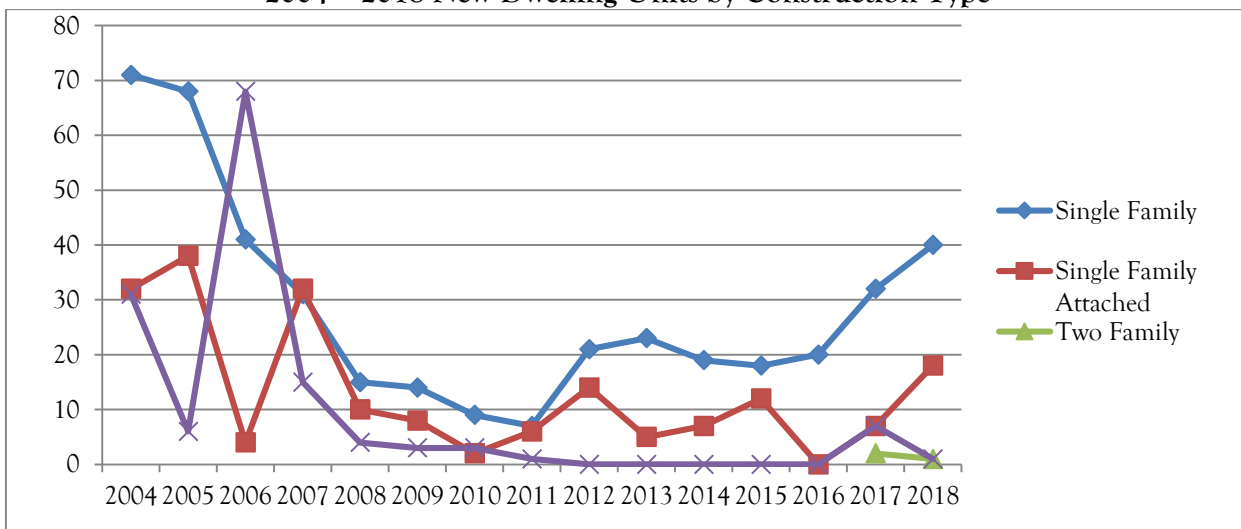
The permits were broken down as follows:

PERMIT TYPE	TOTAL PERMITS	VALUATION
Single Family Building	40	\$7,850,156
Single Family Building Attached	18	\$6,589,000
Two-Family Building	1	\$415,612
Multi-Family Building	1	\$325,000
Mobile Home Setup	5	\$44,500
Residential Addition	11	\$262,900
Residential Alteration	31	\$759,431
Commercial Building	7	\$5,314,835
Commercial Addition	3	\$852,500
Commercial Alteration	51	\$4,944,592
Industrial Addition	3	\$2,386,504
Industrial Alteration	7	\$612,000
Accessory Building	6	\$336,600
Garage	1	\$5,000
Retaining Wall	8	\$322,890
Deck/Porch	30	\$339,455
Swimming Pool	10	\$298,819
Fire Protection	8	\$77,332
Electric Service	75	\$419,955
Sewer Lateral/Repair	17	\$40,062
Street Excavation	31	\$52,037
Grading	9	\$2,287,964
Demolition	8	\$75,000
Blasting	2	\$0
Antenna	4	\$315,000
Sign	59	\$435,817
Carnival	1	\$5,000
Fireworks	5	\$21,000
Floodplain Development	4	\$35,000
Subdivision Development	4	\$0
Preliminary Plat	11	\$0
Boundary Adjustment	9	\$0
Rezoning	12	\$0
Special Use	13	\$0
Variance	6	\$0
Voluntary Annexation	4	\$0
Historic Design Review	26	\$0
Residential Occupancy	808	\$0
Commercial Occupancy	55	\$0
Industrial Occupancy	0	\$0
Permit Totals	1,404	\$35,423,961

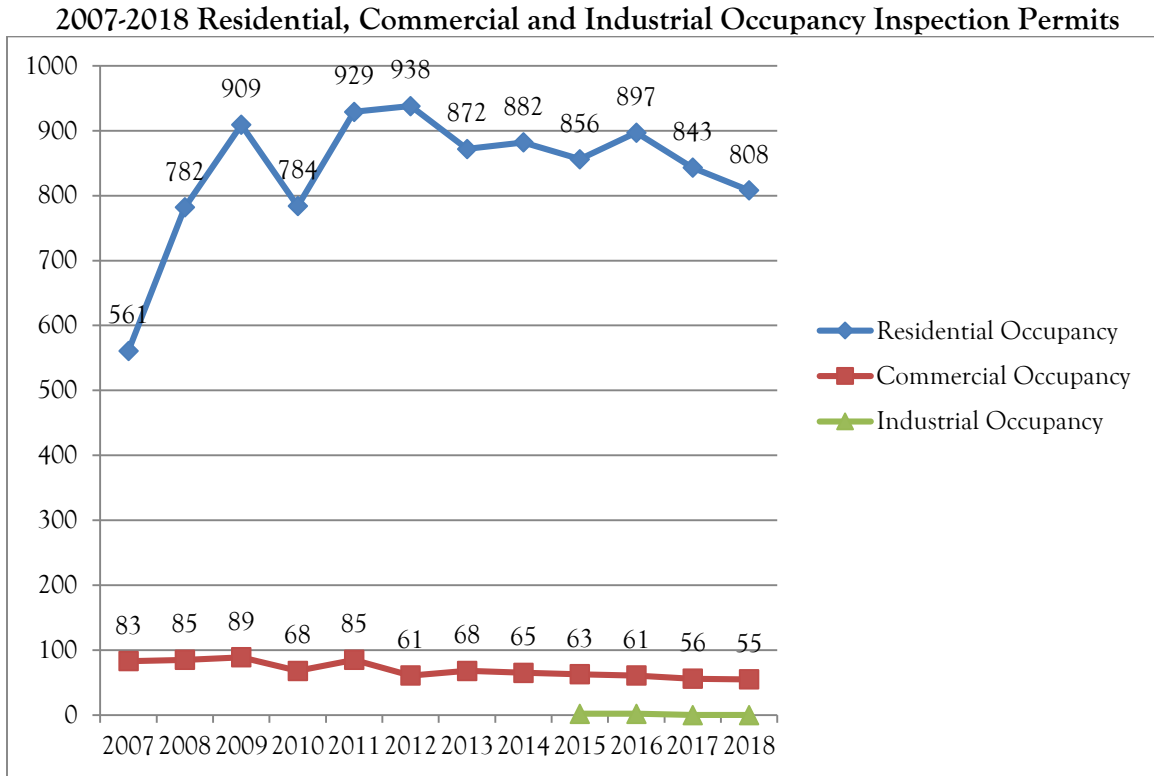
2018 General Construction Permits by Type



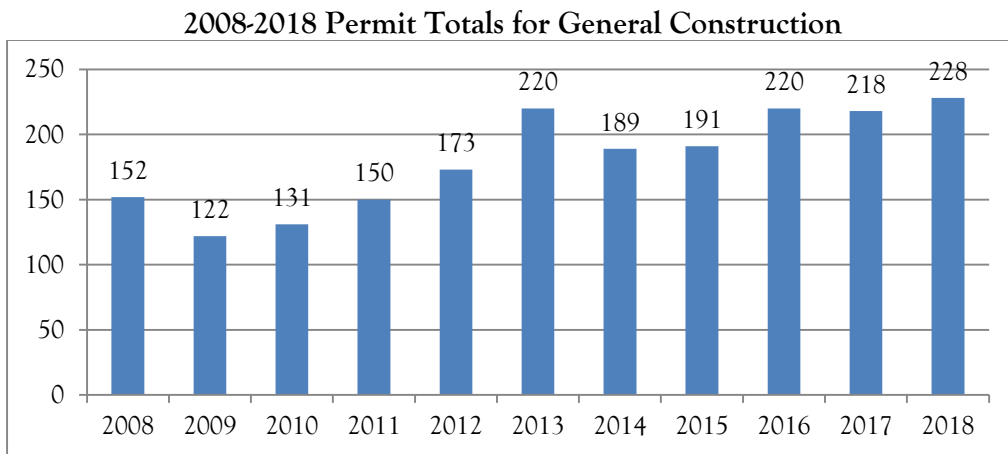
2004 - 2018 New Dwelling Units by Construction Type



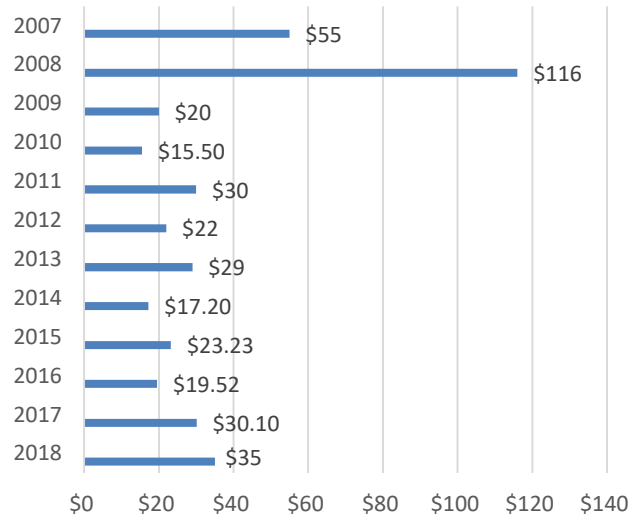
The Residential Occupancy Inspection Program began on April 1, 2007. Residential occupancy inspections were down from 843 in 2017 to 808 in 2018. Commercial occupancy inspections were down from 56 in 2017 to 55 in 2018. The number of Industrial inspections remained the same with 0 for both 2017 and 2018.



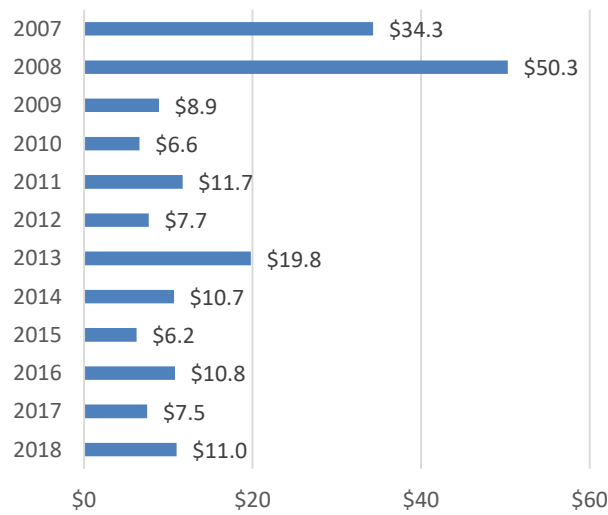
Permit totals for general construction were up from 218 in 2017 to 228 in 2018. This number includes general construction only.



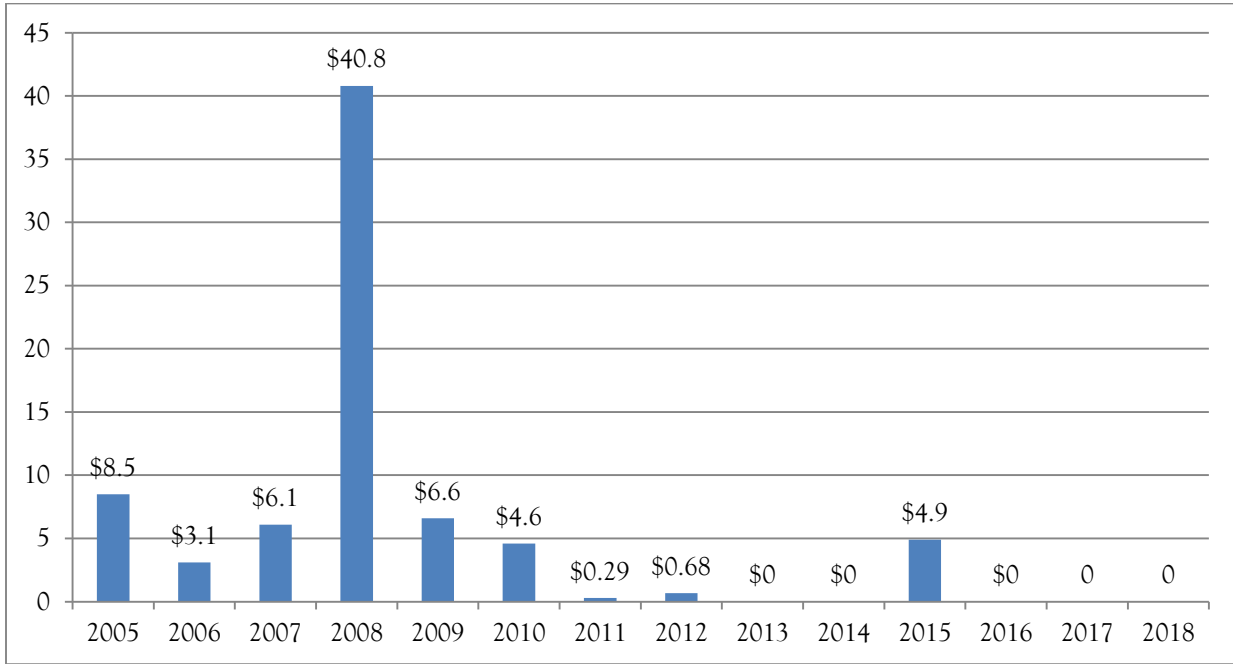
**2007-2018 General Construction Dollars in Millions
(Residential/Commercial/Industrial)**



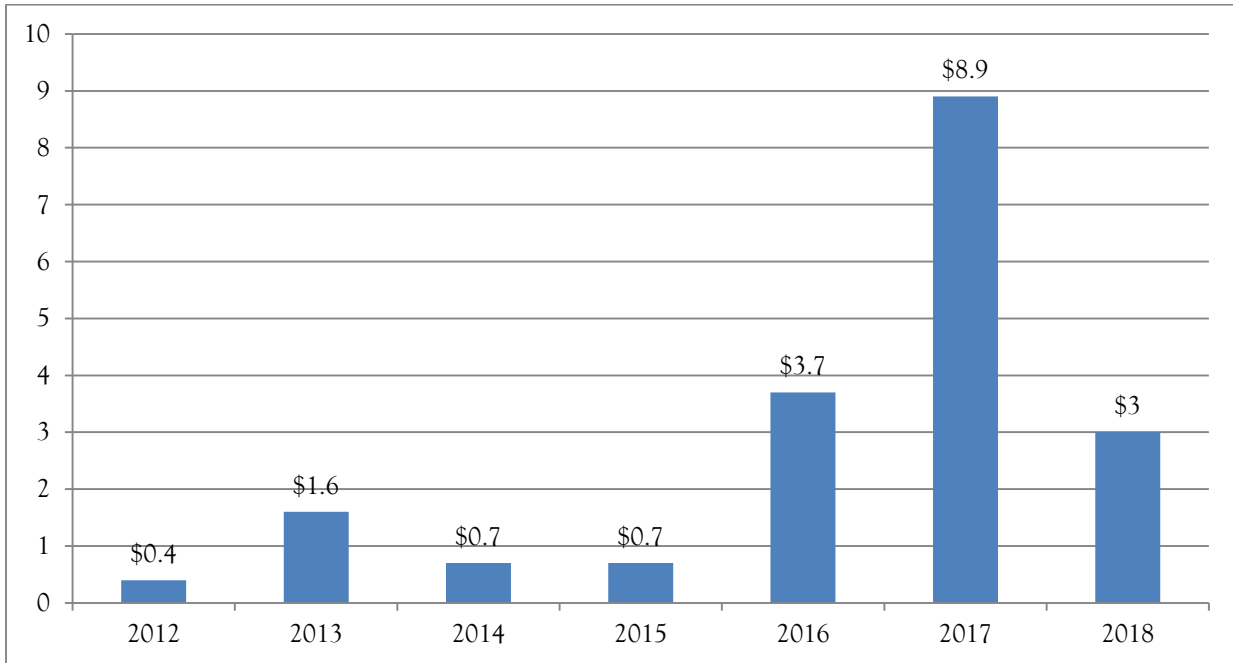
**2007-2018 Commercial Construction Dollars in Millions
(New/Additions/Alterations)**



2005-2018 Industrial Construction (New Only)
in millions



2012-2018 Industrial Construction (Additions/Alterations Only)
in millions



New commercial/industrial construction (including additions and alterations) in 2018 included:

Interface Construction, 1717 Madison Ave., Total Access Urgent Care	\$1,740,400
Sieve Contractors, 540 Vossbrink Dr., industrial addition to Ziglin Signs	\$376,504
Lawlor Corporation, 851 E. Fifth St., Ste. 150, alteration to medical office	\$130,000
Lawlor Corporation, 901 Patients First Dr. - Radiology, alteration to medical office	\$75,000
ESI Constructors Inc, 360 ME Frick Dr., industrial addition to Frick's	\$2,000,000
Quad Construction, 800 Washington Sq., commercial alteration to KFC	\$50,000
Richard Kleinheider, 6244 HWY 100, commercial addition	\$600,000
Weber Brothers Const., 6345 Bluff Rd., commercial alteration	\$25,000
Lawlor Corporation, 901 Patients First Dr. - alteration to medical office	\$12,000
Platinum Pools & Spas LLC, 6244 HWY 100, Ste. 140, commercial alteration	\$500
Knoebel Construction Inc., 330 W Front St., interior finish for restaurant	\$399,930
Unerstall Construction Co., 309 Lafayette St., remodel lower level	\$10,000
Innovative Building Concepts, 1800 Heritage Hills Dr., repair to store front	\$15,000
Randy Kleinheider, 3101 Recreation Dr., interior room additions	\$18,000
Immanuel Lutheran Church, 214 W. Fifth St., HVAC Replacement	\$200,000
Franklin Co. Recycling & Salvage, 1699 W. Main St., commercial fence	\$40,000
Franco Investments, 1721 Heritage Hills Dr., commercial alteration for Esse Health	\$200,000
Ziglin Signs, 540 Vossbrink Dr., plumbing for industrial addition	\$7,000
Gildehaus Construction, 220 Jefferson St., commercial remodel	\$150,000
Monzyk Construction, 120 W. Main St., commercial alteration	\$40,000
Mark Rudder, 513 W. Fifth St., Ste. A, commercial alteration	\$15,000
Franklin Mechanical Inc., 1717 Madison Ave., plumbing install on TAUC building	\$57,200
Unerstall Construction Co., 100 Jefferson St., commercial alteration	\$6,000
Unerstall Construction Co., 1104 Washington Sq., new façade and sidewalk for Imo's	\$15,000
Jared Servais, 3098 Recreation Dr., commercial building for The Wash House	\$1,000,000
USR-DESCO Washington Crossing, 2000 Washington Crossing, commercial alteration	\$60,000
Bequette Construction Inc., 602 W. Front St., commercial building for Elijah McLean's	\$630,000
Bequette Construction Inc., 600 W. Front St., replace HVAC at Elijah McLean's	\$61,000
Lawlor Corporation, 851 E. Fifth St., Ste. 226, alteration to medical office	\$35,000
Gildehaus Comfort Systems, 542-550 E. Fifth St., HVAC Replacement	\$20,000
Weber Brothers Const., 1082 Washington Sq., commercial alteration for Seul Salon	\$150,000
Scheer Landscape, 477 WW Industrial Park, commercial addition to Scheer Landscape	\$250,000
Tiger Express Car Wash, 2330 Willows Ct., commercial building	\$1,295,435
Total Mechanical Service, 1920 Washington Crossing, mechanical at Arby's	\$7,500
Eagan Building Group, 214 W. Fifth St., alteration at Immanuel Lutheran Church	\$14,408
Bank of Washington, 200 W. Main St., foundation repair	\$16,757

Utz Contracting, 1699 W. Main St., commercial roof	\$30,000
Loyal Bella, 120 Elm St., commercial alteration	\$5,000
Integrated Facility Services, 401 E. Fourteenth St., HVAC for Washington Middle School	\$522,696
Integrated Facility Services, 870 Vossbrink Dr., replace cooling tower at Trilogy	\$37,000
Unerstall Construction, 516 W. Front St., Ste. 200, commercial alteration	\$120,000
Bahrs Storage, 6576 HWY 100, commercial building	\$100,000
Elder-Jones Inc, 1060 Washington Sq., commercial alteration for Big Lots	\$200,000
Jasper Builders, 813 Franklin Ave., commercial alteration for Heritage Bank	\$20,000
Arconic, 1699 W. Main St., commercial alteration	\$300,000
Vessel Architecture & Design, 1481 Marbach Dr., commercial alteration	\$10,000
Franklin Co. Recycling & Salvage, 1699 W. Main St., industrial alteration	\$15,000
Magent LLC, 7 Chamber Dr., industrial alteration	\$175,000
Lewis & Associates LTD, 6440 Enduro Dr., interior finish of mezzanine	\$350,000
RL Contracting LLC, 1810 Bedford Center, remodel for Smoothie King	\$400,000
Pharmax Properties LLC, 540 W. Fifth St., commercial building for Schroeder's Drug	\$450,000
Franco Investments, 1701 Heritage Hills Dr., commercial alteration for Retina Assoc.	\$100,000
Bequette Construction, 600 W. Front St., frame roof over vestibule for Elijah McLean's	\$2,500
Jasper Builders, 6470 Michels Dr., industrial alteration for Riechers Truck Body	\$20,000
Northern Star Homes LLC, 603 Alberta Ln., commercial alteration	\$500,000
Revolution Cycles, 116 W. Front St., commercial alteration	\$2,600
Franco Investments, 1709 Heritage Hills Dr., commercial alteration for dental office	\$400,000
Steffel & Sons Const., 1351 Jefferson St., Ste. 202, commercial alteration for dental office	\$200,000
Richard Kleinheider, 1381 High St., Ste. 101, commercial alteration for Linn Care	\$5,000
Computech Manufacturing Co., 851 Vossbrink Dr., industrial addition	\$10,000
Donald Gierer, 602 W. Fifth St., commercial alteration	\$50,000
Richard Kleinheider, 6244 Highway 100, commercial alteration	\$8,000
Lawlor Corporation, 901 Patients First - remodel cardiology suites	\$50,000
Two Construction, 1086 Washington Sq., commercial alteration for State Beauty Supply	\$25,000
Sieve Contractors, 1902 W. Main St., industrial alteration to stairs for Loving Hearts	\$15,000

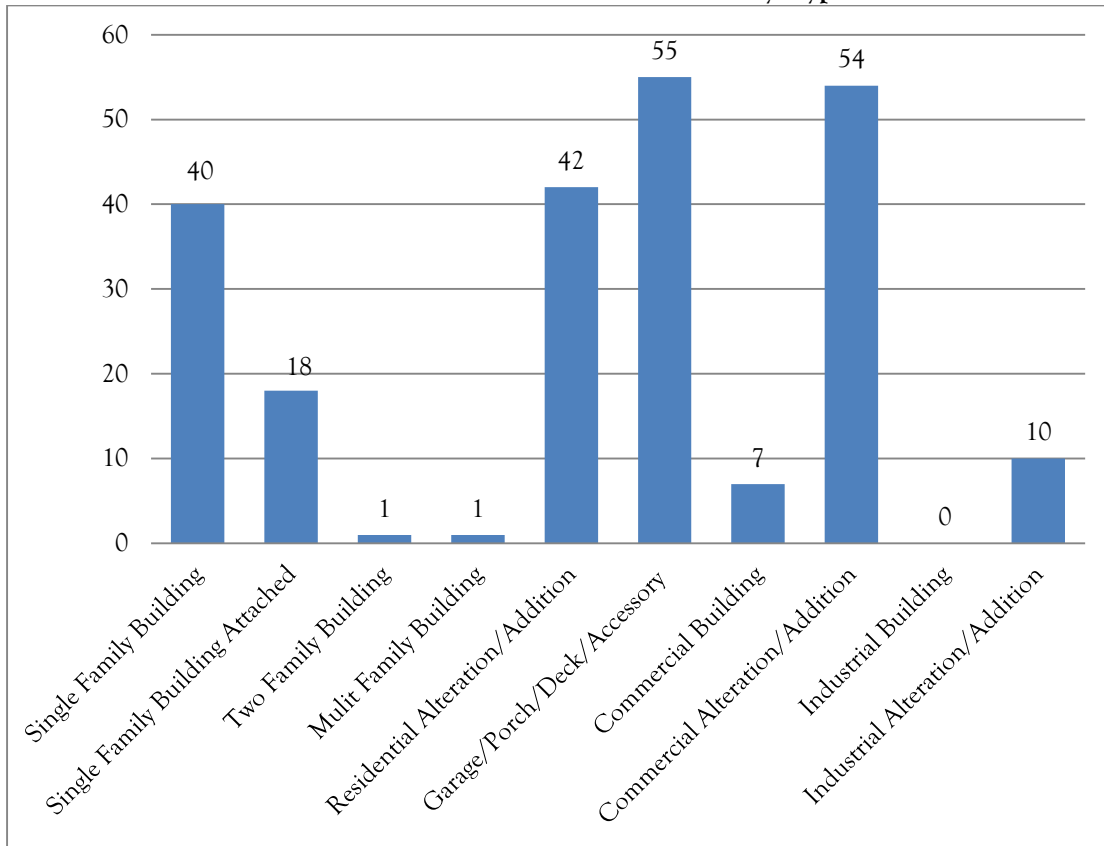
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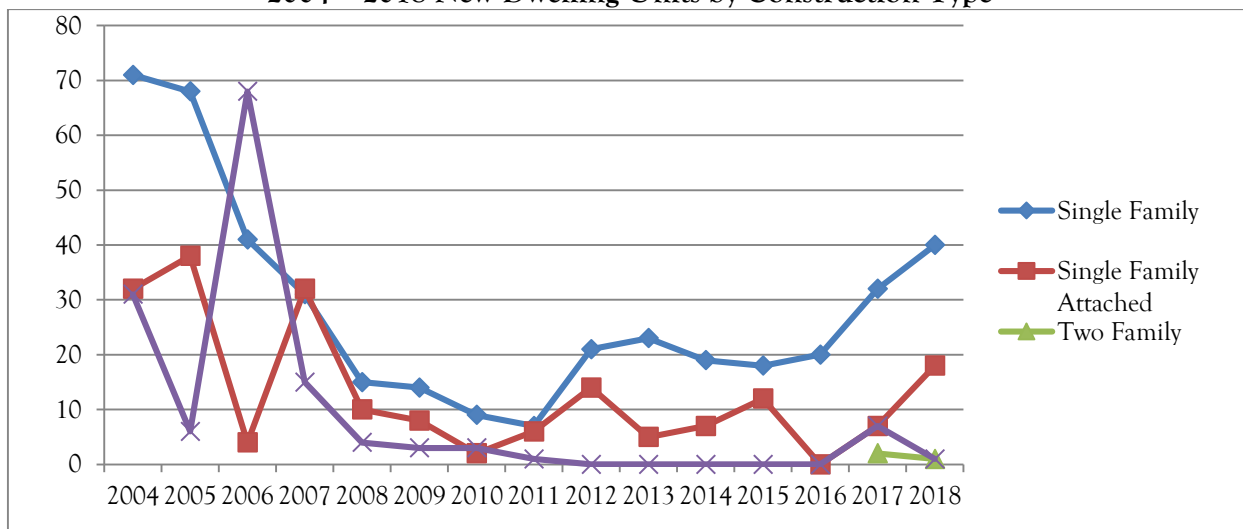
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Commercial Addition	3	\$852,500
Commercial Alteration	51	\$4,944,592
Industrial Addition	3	\$2,386,504
Industrial Alteration	7	\$612,000
Accessory Building	6	\$336,600
Garage	1	\$5,000
Retaining Wall	8	\$322,890
Deck/Porch	30	\$339,455
Swimming Pool	10	\$298,819
Fire Protection	8	\$77,332
Electric Service	75	\$419,955
Sewer Lateral/Repair	17	\$40,062
Street Excavation	31	\$52,037
Grading	9	\$2,287,964
Demolition	8	\$75,000
Blasting	2	\$0
Antenna	4	\$315,000
Sign	59	\$435,817
Carnival	1	\$5,000
Fireworks	5	\$21,000
Floodplain Development	4	\$35,000
Subdivision Development	4	\$0
Preliminary Plat	11	\$0
Boundary Adjustment	9	\$0
Rezoning	12	\$0
Special Use	13	\$0
Variance	6	\$0
Voluntary Annexation	4	\$0
Historic Design Review	26	\$0
Residential Occupancy	808	\$0
Commercial Occupancy	55	\$0
Industrial Occupancy	0	\$0
Permit Totals	1,404	\$35,423,961

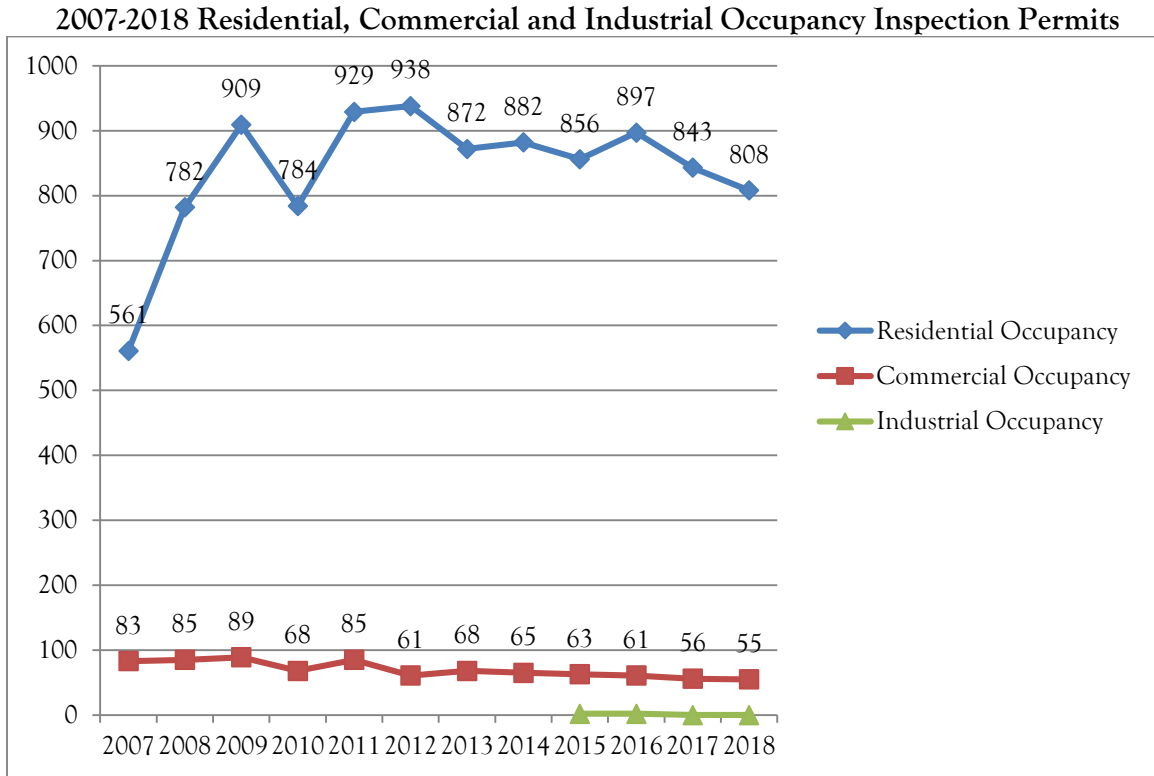
2018 General Construction Permits by Type



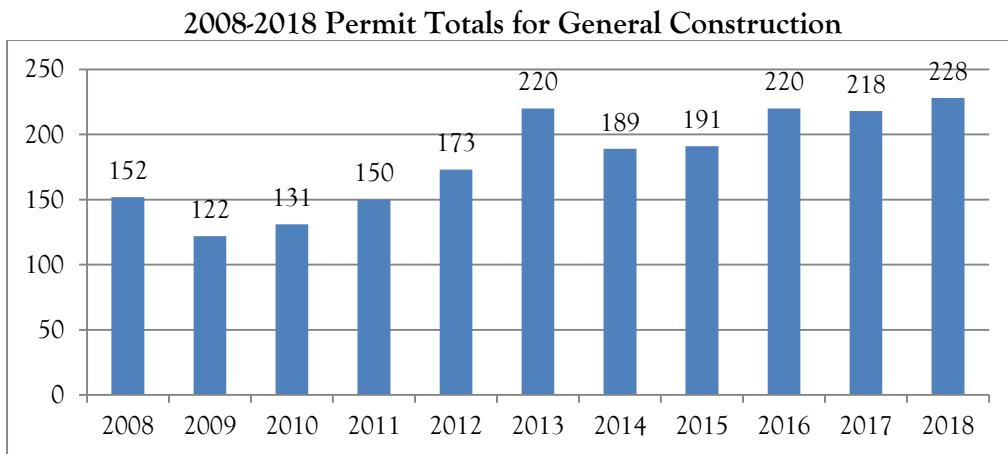
2004 - 2018 New Dwelling Units by Construction Type



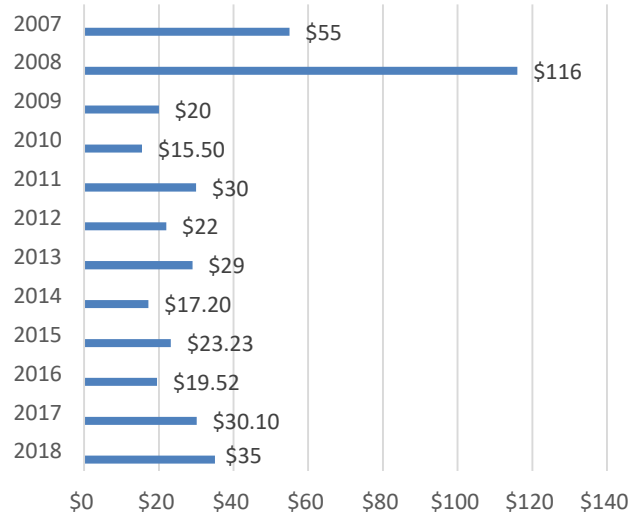
The Residential Occupancy Inspection Program began on April 1, 2007. Residential occupancy inspections were down from 843 in 2017 to 808 in 2018. Commercial occupancy inspections were down from 56 in 2017 to 55 in 2018. The number of Industrial inspections remained the same with 0 for both 2017 and 2018.



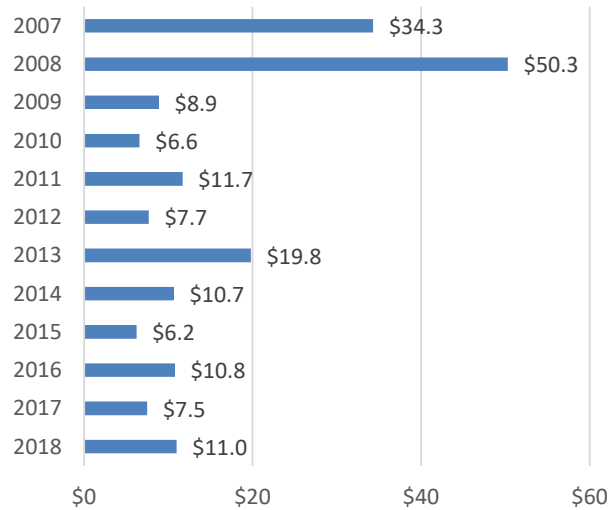
Permit totals for general construction were up from 218 in 2017 to 228 in 2018. This number includes general construction only.



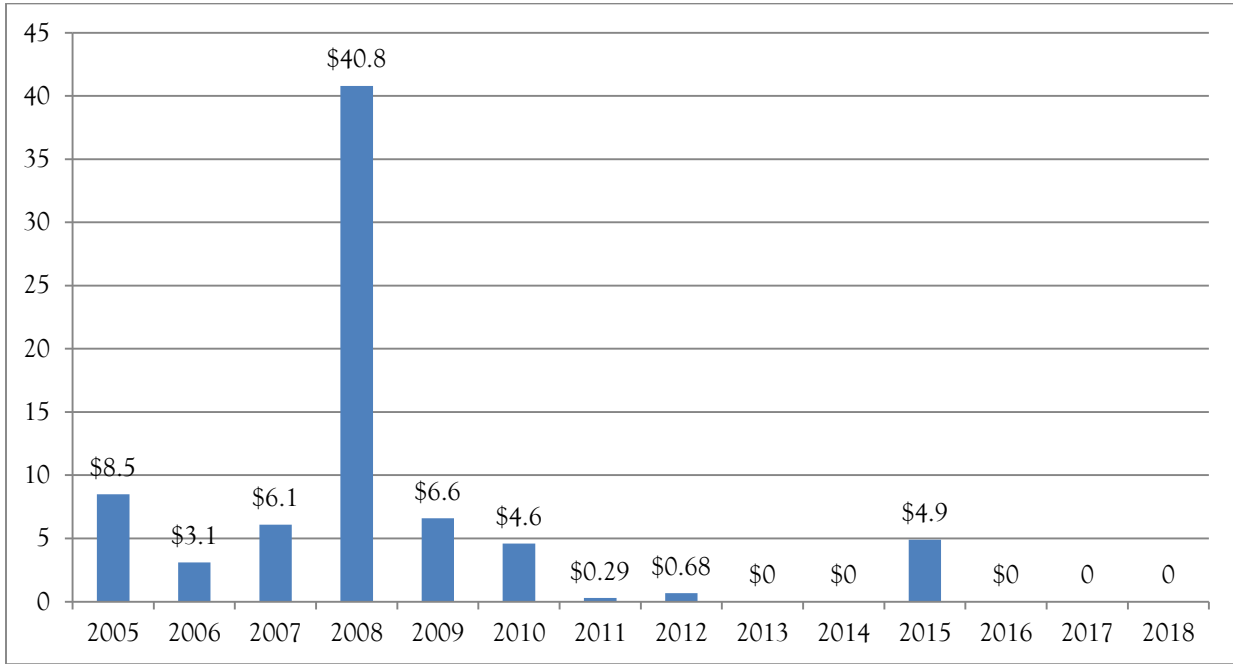
**2007-2018 General Construction Dollars in Millions
(Residential/Commercial/Industrial)**



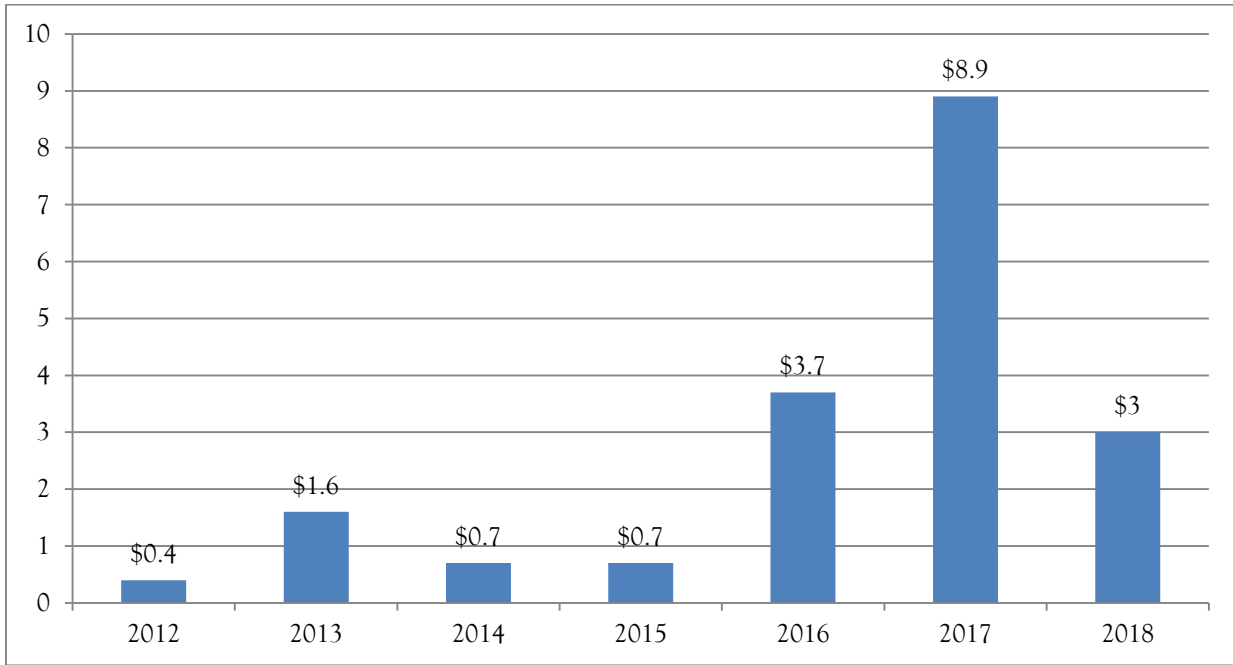
**2007-2018 Commercial Construction Dollars in Millions
(New/Additions/Alterations)**



2005-2018 Industrial Construction (New Only)
in millions



2012-2018 Industrial Construction (Additions/Alterations Only)
in millions



New commercial/industrial construction (including additions and alterations) in 2018 included:

Interface Construction, 1717 Madison Ave., Total Access Urgent Care	\$1,740,400
Sieve Contractors, 540 Vossbrink Dr., industrial addition to Ziglin Signs	\$376,504
Lawlor Corporation, 851 E. Fifth St., Ste. 150, alteration to medical office	\$130,000
Lawlor Corporation, 901 Patients First Dr. - Radiology, alteration to medical office	\$75,000
ESI Constructors Inc, 360 ME Frick Dr., industrial addition to Frick's	\$2,000,000
Quad Construction, 800 Washington Sq., commercial alteration to KFC	\$50,000
Richard Kleinheider, 6244 HWY 100, commercial addition	\$600,000
Weber Brothers Const., 6345 Bluff Rd., commercial alteration	\$25,000
Lawlor Corporation, 901 Patients First Dr. - alteration to medical office	\$12,000
Platinum Pools & Spas LLC, 6244 HWY 100, Ste. 140, commercial alteration	\$500
Knoebel Construction Inc., 330 W Front St., interior finish for restaurant	\$399,930
Unerstall Construction Co., 309 Lafayette St., remodel lower level	\$10,000
Innovative Building Concepts, 1800 Heritage Hills Dr., repair to store front	\$15,000
Randy Kleinheider, 3101 Recreation Dr., interior room additions	\$18,000
Immanuel Lutheran Church, 214 W. Fifth St., HVAC Replacement	\$200,000
Franklin Co. Recycling & Salvage, 1699 W. Main St., commercial fence	\$40,000
Franco Investments, 1721 Heritage Hills Dr., commercial alteration for Esse Health	\$200,000
Ziglin Signs, 540 Vossbrink Dr., plumbing for industrial addition	\$7,000
Gildehaus Construction, 220 Jefferson St., commercial remodel	\$150,000
Monzyk Construction, 120 W. Main St., commercial alteration	\$40,000
Mark Rudder, 513 W. Fifth St., Ste. A, commercial alteration	\$15,000
Franklin Mechanical Inc., 1717 Madison Ave., plumbing install on TAUC building	\$57,200
Unerstall Construction Co., 100 Jefferson St., commercial alteration	\$6,000
Unerstall Construction Co., 1104 Washington Sq., new façade and sidewalk for Imo's	\$15,000
Jared Servais, 3098 Recreation Dr., commercial building for The Wash House	\$1,000,000
USR-DESCO Washington Crossing, 2000 Washington Crossing, commercial alteration	\$60,000
Bequette Construction Inc., 602 W. Front St., commercial building for Elijah McLean's	\$630,000
Bequette Construction Inc., 600 W. Front St., replace HVAC at Elijah McLean's	\$61,000
Lawlor Corporation, 851 E. Fifth St., Ste. 226, alteration to medical office	\$35,000
Gildehaus Comfort Systems, 542-550 E. Fifth St., HVAC Replacement	\$20,000
Weber Brothers Const., 1082 Washington Sq., commercial alteration for Seul Salon	\$150,000
Scheer Landscape, 477 WW Industrial Park, commercial addition to Scheer Landscape	\$250,000
Tiger Express Car Wash, 2330 Willows Ct., commercial building	\$1,295,435
Total Mechanical Service, 1920 Washington Crossing, mechanical at Arby's	\$7,500
Eagan Building Group, 214 W. Fifth St., alteration at Immanuel Lutheran Church	\$14,408
Bank of Washington, 200 W. Main St., foundation repair	\$16,757

Utz Contracting, 1699 W. Main St., commercial roof	\$30,000
Loyal Bella, 120 Elm St., commercial alteration	\$5,000
Integrated Facility Services, 401 E. Fourteenth St., HVAC for Washington Middle School	\$522,696
Integrated Facility Services, 870 Vossbrink Dr., replace cooling tower at Trilogy	\$37,000
Unerstall Construction, 516 W. Front St., Ste. 200, commercial alteration	\$120,000
Bahrs Storage, 6576 HWY 100, commercial building	\$100,000
Elder-Jones Inc, 1060 Washington Sq., commercial alteration for Big Lots	\$200,000
Jasper Builders, 813 Franklin Ave., commercial alteration for Heritage Bank	\$20,000
Arconic, 1699 W. Main St., commercial alteration	\$300,000
Vessel Architecture & Design, 1481 Marbach Dr., commercial alteration	\$10,000
Franklin Co. Recycling & Salvage, 1699 W. Main St., industrial alteration	\$15,000
Magent LLC, 7 Chamber Dr., industrial alteration	\$175,000
Lewis & Associates LTD, 6440 Enduro Dr., interior finish of mezzanine	\$350,000
RL Contracting LLC, 1810 Bedford Center, remodel for Smoothie King	\$400,000
Pharmax Properties LLC, 540 W. Fifth St., commercial building for Schroeder's Drug	\$450,000
Franco Investments, 1701 Heritage Hills Dr., commercial alteration for Retina Assoc.	\$100,000
Bequette Construction, 600 W. Front St., frame roof over vestibule for Elijah McLean's	\$2,500
Jasper Builders, 6470 Michels Dr., industrial alteration for Riechers Truck Body	\$20,000
Northern Star Homes LLC, 603 Alberta Ln., commercial alteration	\$500,000
Revolution Cycles, 116 W. Front St., commercial alteration	\$2,600
Franco Investments, 1709 Heritage Hills Dr., commercial alteration for dental office	\$400,000
Steffel & Sons Const., 1351 Jefferson St., Ste. 202, commercial alteration for dental office	\$200,000
Richard Kleinheider, 1381 High St., Ste. 101, commercial alteration for Linn Care	\$5,000
Computech Manufacturing Co., 851 Vossbrink Dr., industrial addition	\$10,000
Donald Gierer, 602 W. Fifth St., commercial alteration	\$50,000
Richard Kleinheider, 6244 Highway 100, commercial alteration	\$8,000
Lawlor Corporation, 901 Patients First - remodel cardiology suites	\$50,000
Two Construction, 1086 Washington Sq., commercial alteration for State Beauty Supply	\$25,000
Sieve Contractors, 1902 W. Main St., industrial alteration to stairs for Loving Hearts	\$15,000