

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL
CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI
MONDAY, FEBRUARY 19, 2019**

INTRODUCTORY ITEMS:

The Regular Meeting of the City of Washington, Missouri, City Council was held on Tuesday, February 19, 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	Absent
	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
	Police Chief	Ed Menefee
	Director of Public Services	John Nilges
	Economic Development Director	Sal Maniaci
	Communications Director	Lisa Moffitt
	Street Superintendent	Tony Bonastia
	Public Works Superintendent	Kevin Quaethem
	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 February 4, 2019 Council Meeting

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

Approval and Adjustment of Agenda including Consent Agenda:

* City Collector's Report – Unaudited Annual October 2017-September 2018

* Public Safety Answering Point Records Disposal Request

February 8, 2019

Honorable Mayor and City Council

City of Washington
Washington, Missouri

RE: Public Safety Answering Point Records Disposal

Dear Mayor and Council Members:

The attached list of records has met the retention schedule and is recommended for disposal under RSMo 109.255. The retention schedule does not prescribe the methods of destruction but records that contain confidential data will be securely destroyed to ensure that data cannot be reconstructed. Authorization is hereby requested to dispose of the attached list of Public Safety Answering Point Records of the City of Washington, Missouri.

Respectfully submitted,

Lisa Moffitt

Director of Communications

Attachment

LRM:

RECORD SERIES	DESCRIPTION/DATES	RETENTION
PSAP004	Voice Logged Tapes from June 30, 2002 -May 7,2015	1 YR

A motion to accept and approve the agenda including the consent agenda accordingly was made by Councilmember Holtmeier, seconded by Councilmember Pettet, passed without dissent.

PRIORITY ITEMS:

Mayor's Presentations, Appointments & Re-Appointments:

* Police Department Reappointments

February 7, 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
Betsey Schulze Detective	Mar. 1, 2019	Mar. 1, 2020
R. Patrick Morin Patrol Officer	Mar. 19, 2019	Mar. 19, 2020
Dan Contarini Reserve Officer	Mar. 8, 2019	Mar. 8, 2020

Respectfully submitted,
Sandy Lucy

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

PUBLIC HEARINGS

* Special Use Permit – Short-Term/Vacation Rental Dwelling – 346/348 McLean Avenue

February 12, 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, February 11, 2019 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 another request for Short-Term Lodging, Airbnb. This is actually a fourplex located at the corner of McLean and Horn Avenues. You see here, so there is about six parking stalls here along Horn and then two off-street on McLean *inaudible* there is additional on street parking on McLean.

We do not allow someone to request a Special Use Permit just by unit. If they're going to request it has to be for the building in its entirety. So when you look at the application, they only have I think two of the addresses listed. They have actually long-term leases on three of the four, and on the fourth one they had it listed on-line. We sent them a letter, which we do often anytime we find these. They came in and said yes, they'll apply for this and do the bed tax.

Just so you all are aware if this approved, the entire building is permissible for a Airbnb Short-Term Lodging. The applicant would just have to come in and apply for a separate bed tax for every single unit. Right now, they're just filling out an application for the one unit.

There was some concern at Planning & Zoning about inspections overall on Short-Term Lodging. They way that this is set-up is since the Occupancy Program requires an inspection after every change occupancy; we don't do that because this could be a different occupant every weekend. When they come and apply for their business license and renewal bed tax once a year, they have to set up an annual inspection. That's how it's handled right now.

Mayor: Any questions or comments?

Maniaci: And this did pass Planning & Zoning unanimously.

Sullentrup: I make a motion to accept this into the minutes.

Hidritch: Second.

Mayor: Okay, we have a motion...

Lamb: You have to open it up.

Mayor: Oh, it's a Public Hearing. So is there anyone here tonight who would like to address this item?

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

Bill No. 19-11944, Ordinance No. 19-11984, an ordinance granting a Special Use Permit for a Vacation Rental located at 346/348 McLean Avenue 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 approved on the following vote; Skornia-aye, Watermann-aye, Patke-aye, Pettet-aye, Sullentrup-aye, Hidritch-aye, Holtmeier-aye, Mohesky-absent.

* Rezone property at corner of Ninth Street and International Avenue from M-2, Industrial to R-3, Multi-Family Residential

February 12, 2019

Honorable Mayor & City Council

405 Jefferson Street

Washington, MO 63090

RE: File No. 19-0202-Rezoning the property located at Ninth Street & International Avenue from M-2, Industrial to R-3, Multi-Family

Dear Mayor & City Council Members:

At the regular meeting of the Planning & Zoning Commission held on Monday, February 11, 2019 the Commission reviewed and recommended approval of the above mentioned file with a unanimous vote.

Sincerely,

Thomas R. Holdmeier

Chairman

Planning & Zoning Commission

Maniaci: Alright, this is a request to rezone this parcel at the intersection of International and Ninth Street. It is currently zoned M-2 Heavy Industrial. This whole area has been zoned Heavy Industrial since we adopted the zoning code I believe in 89. There is some industrial uses that are still active; however, in the general area it's a mixture of uses. To the north, there is some repair that goes on there, but in reality, that is more of an auto sales facility.

Obviously, this is the daycare, just to the south, and then this R1-B directly across the street is a mobile home park and then we own the property from flood buyout property just to the south there.

The applicant is requesting to rezone this to R-3 Multi-Family Residential in order to put multi-family housing on this parcel. It is about a half-acre in size meaning that under the new zoning code that we adopted last year, you could get up to 12 units there; one unit per 3,000 square feet. That is just strictly based on the square footage; realistically they would have to fit parking, possibly some stormwater on there. Its two units, two parking spaces per unit. I don't see the applicant here, I think a lot of people forgot that it got moved to a Tuesday. However,

they did say at Planning & Zoning they plan to put six units there, townhome style with garages and then units with the top. Not that the style necessarily affects zoning.

From staff's point of view, we did recommend approval. This is a fairly high traffic volume street on International. It's gotten a fairly intense use across the street with the mobile home park, not only tense but also multi-family as well. We think that it's a good area for the requested zoning, we did recommend approval, and it did pass Planning & Zoning unanimously.

Holtmeier: Is it going to be out of the floodplain?

Maniaci: It is in the floodplain. The applicant has stated last week that they are requesting a LOMA, Letter of Map Amendment, if approved by FEMA they would not have to take it out of the floodplain. If not, they would have to build it up two feet above BFE, which they are aware of.

Holtmeier: Did the daycare raise there's?

Maniaci: Yes, this structure, the newest structure in front is raised out of the floodplain. They would have to do something similar here. I mean it's probably a little bit easier up here because it goes up hill slightly, but you would be on a similar...*(inaudible.)*

Sullentrup: How much of it is in the floodplain?

Maniaci: The entire parcel is within a 100 year.

Nilges: It is they, the applicant came in and discussed the situation with me prior to putting in the application. We don't require Topographic Survey for zoning so it is possible that area is slightly elevated out of the floodplain, which a Letter of Map Amendment from FEMA would verify that. If it's out of the floodplain, then the floodplain development ordinance does not apply.

So quite frankly the daycare is I believe three foot maybe higher than adjacent grade, but that's because the daycare was in by almost 12 inches to 18 inches. So once you're in, you have to be elevated two foot above. But if you're out, by let's just say nine inches, quite frankly one inch could be out, then you're out so the ordinance doesn't apply.

So it is a little, now the risk of flooding, I mean I would say is pretty similar. It's just...

Maniaci: Whatever the map says.

Nilges: There's no, the ordinance just doesn't apply to you.

Maniaci: Right, and that's something we addressed once we get the site plan.

Nilges: And they also always have the ability that is at not in a floodway it's in a floodplain so they had the ability to bring fill in and elevate it above. That way it's always an option for them.

Holtmeier: Okay.

Lamb: Sal, what's the density requirement now? Is it one unit for two thousand?

Maniaci: Yes, I am sorry. I said...

Lamb: You said three earlier.

Maniaci: That's what it used to be. I apologize Darren, now it's one unit down to two thousand.

Mayor: Any questions or comments? Okay, this is a 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 Holtmeier, seconded by Councilmember Sullentrup, passed without dissent.

Bill No. 19-11945, Ordinance No. 19-11985, an ordinance rezoning the property located at Ninth Street and International Avenue from M-2, Industrial to R-3, Multi-Family 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 approved on the following vote; Skornia-aye, Watermann-aye, Patke-aye, Pettet-aye, Sullentrup-aye, Hidritch-aye, Holtmeier-aye, Mohesky-absent.

CITIZENS COMMENTS

* None

UNFINISHED BUSINESS

* None

REPORT OF DEPARTMENT HEADS

* MoDOT Traffic Safety Grants for 2019/2020 Budget Year

02-12-19

To: Washington City Council

From: Chief Edward Menefee

RE: Missouri DOT, Traffic Safety Grants for 2019/2020 Budget Year

Esteemed Council Members,

Attached is a memo from Officer Mike Grissom. It contains the preliminary highway safety grant applications for 2019/2020 budget year. The normal Hazardous Moving, DWI Enforcement and Youth Alcohol applications are being applied for. All are 100% funded by highway safety funds.

In addition to the manpower grants the Washington Police Department is requesting funding to purchase a new Stalker DSR 2X Radar Unit to be installed in one of our new police vehicles. The cost of the radar unit is \$3,260.00 and is 100% funded by highway safety funds.

Below is the breakdown of those grants:

Hazardous Moving Violation Enforcement	\$7,000 for manpower
Youth Alcohol Enforcement	\$5,000 for manpower
DWI Enforcement	\$4,500 for manpower
Stalker DSR 2X Radar Unit	<u>\$3,260.00 for the unit</u>
TOTAL	\$19,760.00

Also included with Officer Grissom's paperwork is an authorization form, which must be signed by Council to apply for the grants and prior to receiving any grant funding.

I request approval to continue seeking the three manpower grants and the one grant for the Stalker Radar Unit.

Respectfully,

Edward Menefee

Chief of Police

Washington Police Department

After a brief discussion, a motion to accept this item into the minutes was made by Councilmember Patke, seconded by Councilmember Sullentrup, passed without dissent.

- * Director of Public Services, John Nilges updated Council on the Landfill Cell.
- * A brief discussion ensued regarding the amount of trash, the size of the containers and weight.

ORDINANCES/RESOLUTIONS

Bill No. 19-11946, Ordinance No. 19-11986, an ordinance authorizing and directing the execution of an agreement by and between the City of Washington, Missouri and the Washington Chamber of Commerce a/k/a Washington Area Chamber of Commerce.

The ordinance was introduced by Councilmember Holtmeier.

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

Bill No. 19-11947, Ordinance No. 19-11987, an ordinance authorizing and directing the execution of an agreement by and between the City of Washington, Missouri and the Washington Chamber of Commerce a/k/a Washington Area Chamber of Commerce d/b/a Washington Town and Country Fair.

The ordinance was introduced by Councilmember Patke.

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

Bill No. 19-11948, Ordinance No. 19-11988, an ordinance repealing Ordinance No. 19-11978 and enacting in lieu thereof an ordinance authorizing and directing acceptance of the bid from Joe Machens Ford, Columbia, Missouri and approve the purchase of a 2019 Ford F550 Truck with Snow Plow & Spreader and amend the 2019 Budget 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 approved on the following vote; Skornia-aye, Watermann-aye, Patke-aye, Pettet-aye, Sullentrup-aye, Hidritch-aye, Holtmeier-aye, Mohesky-absent.

Bill No. 19-11949, Ordinance No. 19-11989, an ordinance accepting the Bid from Region Welding of Missouri, Union, Missouri and to approve the purchase of a Heavy Equipment Hauler Trailer and amend the 2019 Budget 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 approved on the following vote; Skornia-aye, Watermann-aye, Patke-aye, Pettet-aye, Sullentrup-aye, Hidritch-aye, Holtmeier-aye, Mohesky-absent.

Bill No. 19-11950, Ordinance No. 19-11990, an ordinance authorizing and directing the execution of a First Amendment to Agreement to sell and purchase real estate by and between the City of Washington, Missouri and Carleen Holtmeyer and Claudette Daegele.

The ordinance was introduced by Councilmember Patke.

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

Bill No. 19-11951, Ordinance No. 19-11991, an ordinance accepting the bid from Clark Equipment Co. d/b/a Bobcat Co. and to approve the purchase of an E55 T4 Bobcat Compact Excavator and attachments and a T740 T4 Bobcat Compact Track Loader by the City of Washington, Missouri.

The ordinance was introduced by Councilmember Patke.

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

Bill No. 19-11952, Ordinance No. 19-11992, an ordinance accepting the proposal from Vandevanter Engineering, St. Louis, Missouri and to approve the purchase of a Great and Gray Flygt Pump 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 approved on the following vote; Skornia-aye, Watermann-aye, Patke-aye, Pettet-aye, Sullentrup-aye, Hidritch-aye, Holtmeier-aye, Mohesky-absent.

Bill No. 19-11953, Ordinance No. 19-11993, an ordinance amending the 2019 Budget by the City of Washington, Missouri.

The ordinance was introduced by Councilmember Pettet.

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

Bill No. 19-11954, Ordinance No. 19-11994, an ordinance approving a boundary adjustment for Schneider's Subdivision in the City of Washington, Franklin County, Missouri.

The ordinance was introduced by Councilmember Sullentrup.

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

COMMISSION, COMMITTEE AND BOARD REPORTS

* Preliminary Plat – 18 East Second Street

February 12, 2019
Honorable Mayor & City Council
405 Jefferson Street
Washington, MO 63090
RE: File No. 19-0201-Preliminary Plat-18 E. Second Street

Dear Mayor & City Council Members:

At the regular meeting of the Planning & Zoning Commission held on Monday, February 11, 2019 the Commission reviewed and recommended approval of the Preliminary Plat for the above mentioned file 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 Watermann, passed without dissent.
Bill No. 19-11955, Ordinance No. 19-11995, an ordinance approving the Final Plat of Murphy Subdivision 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 approved on the following vote; Skornia-aye, Watermann-aye, Patke-aye, Pettet-aye, Sullentrup-aye, Hidritch-aye, Holtmeier-aye, Mohesky-absent.

MAYOR'S REPORT

* The Information Meeting on the American in Bloom Program is Thursday, 6 p.m. in the Council Chambers.

CITY ADMINISTRATOR'S REPORT

* Aquatics Committee will be reviewing the results of the Aquatic Survey within the next few weeks.

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

The regular session reconvened at 8:49 p.m.

ADJOURNMENT

With no further business to discuss, a motion to adjourn was made at 8:49 p.m. by Councilmember Holtmeier, seconded by Councilmember Watermann passed without dissent.

Adopted: _____

Attest: _____
City Clerk

President of City Council

Passed: _____

Attest: _____
City Clerk

Mayor of Washington, Missouri