

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL  
CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI  
MONDAY, MARCH 18, 2019**

**INTRODUCTORY ITEMS:**

The Regular Meeting of the City of Washington, Missouri, City Council was held on Monday, March 18, 2019, at 7:00 p.m. in the Council Chamber. Mayor Sandy Lucy opened the meeting with roll call with Sam Tecklenburg from Gray Summit Troop 443 leading the Pledge of Allegiance. He is working on his Citizenship in the Community Badge.

<b>Mayor:</b>	Sandy Lucy	Present	
<b>Council Members: Ward I</b>	Steve Sullentrup	Present	
	Susan Watermann	Present	
	<b>Ward II</b>	Jeff Mohesky	Present
	Mark Hidritch	Present	
<b>Ward III</b>	Jeff Patke	Present	
	Greg Skornia	Present	
<b>Ward IV</b>	Gretchen Pettet	Absent	
	Joe Holtmeier	Present	
<b>Also Present:</b>	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	
	Finance Director	Mary Sprung	
	Parks Director	Wayne Dunker	
	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 March 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:**

\* 2019 Spring Clean Up, Campaign

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

**PRIORITY ITEMS:**

- \* Update from Hilltop Securities on 2012 Series Bond Refunding  
Reagan Holliday with Hilltop Securities gave a brief update on the 2012B Bonds.
- \* Prop L Presentation – Love Your Library Committee  
Committee Member Carolyn Witt, addressed the Council regarding Proposition L.

**Mayor’s Presentations, Appointments & Re-Appointments:**

*March 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:*

	<i>APPOINTED</i>	<i>TERM EXPIRES</i>
<i>NAME</i> <i>Cody Boone</i> <i>Patrol Officer</i>	<i>Apr. 17, 2019</i>	<i>Apr. 17, 2020</i>
<i>Matthew Onken</i> <i>Patrol Officer</i>	<i>Apr. 17, 2019</i>	<i>Apr. 17, 2020</i>
<i>David Burke</i> <i>SRO</i>	<i>Apr. 3, 2019</i>	<i>Apr. 3, 2020</i>
<i>Melinda Schmelz</i> <i>SRO</i>	<i>Apr. 8, 2019</i>	<i>Apr. 8, 2020</i>

*Respectfully submitted,  
Sandy Lucy  
Mayor*

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

**PUBLIC HEARINGS**

- \* Rezone 823 East First Street from R-1C, Single-Family Attached Residential to C-1, Commercial  
*March 12, 2019*  
*Mayor & City Council*  
*City of Washington*  
*Washington, MO 63090*  
*File No. 19-0303-823 E. First Street-The applicant is requesting to rezone 823 E. First Street from R1-C, Single Family Residential to C-1, Commercial*  
*Mayor & City Council,*  
*At the regular meeting of the Planning & Zoning Commission held on March 11, 2019 the above mentioned rezoning was approved.*  
*Sincerely,*  
*Thomas R. Holdmeier*  
*Chairman*

**Maniaci:** Yes so this oh does it need to be introduced first? Are we okay? Okay, sorry. This is a request to rezone 823 First Street. You can see hear highlighted in the ariel at the corner of First Street and Highway 47. It is located on a block here that is completely zoned R-1B Single-Family Residential. There is commercial uses in the vicinity on the other side of Highway 47 that are all C-1 Light Commercial, which is the rezoning they are requesting tonight to go to the C-1 Light Commercial.

If you remember a few years ago, there was a request and it was approved to go to C-4 in this location for I think of more of a larger development. It has since reverted back to R-1B because the development was never put into place, that was brought up at Planning & Zoning. Just wanted to clear that up, that's why you see it back in residential form here.

The applicant is wishing to rezone this parcel for light commercial use. The attended use as stated on the application is for an insurance office.

They did submit a very simple site plan. I didn't put it in the packet or on the slides here because that's not actually required as part of their rezoning. This is a Non-Planned District and it's not tied to any site plan; however, they will have to show before they get occupancy how they are going to get access in parking. They have come with a preliminary plan that will actually have parking off of, it's designated a public alley but as you can see it's actually does function as a City street at Missouri Avenue because these homes don't have access or addresses off any other street. So it looks like an alley but it does function as a City street and that's where there parking lot will be with an office space. This building here, will remain with a First Street address.

We are recommending approval and Planning and Zoning did vote unanimously to approve the rezoning as well.

**Mayor:** Any questions or comments? Okay, well this is a Public Hearing so is there anyone here who would like to address the Council on this item?

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

**Bill No. 19-11968, Ordinance No. 19-12008, an ordinance rezoning 823 E. First Street from R-1C, Single Family Residential to C-1, Commercial 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; Holtmeier-aye, Sullentrup-aye, Watermann-aye, Patke-aye, Moheky-aye, Hidritch-aye, Skornia-aye, Pettet-absent.

- \* Rezone 415 Cedar Street from R-1B, Single-Family Residential to R-3, Multi-Family Residential  
*March 12, 2019*  
*Mayor & City Council*  
*City of Washington*  
*Washington, MO 63090*  
*File No. 19-0304-Parcel ID#10-5-22.0-2-099-044.000 The applicant is requesting to rezone 415 Cedar Street from R-1B, Single Family Residential to R-3, Multi-Family Residential*  
*Dear Mayor & City Council,*

*At the regular meeting of the Planning & Zoning Commission held on March 11, 2019 the above mentioned rezoning was approved. At the request of the applicant they wish to postpone this from going to Council vote at this time.*

*Sincerely,*

*Thomas R. Holdmeier*

*Chairman*

**Maniaci:** Alright, thank you. This is another request to rezone the old Post Medical Clinic at 415 Cedar Street. It was brought up that it is a confusing address, that is how the County has it records. It is where the mailings go to, that is the even side of the street so you have 414 and you have 416 and this got put into 415. We'll have to fix that at a later date to make sure, we'll have to come up with some solutions since the numbers on each side are consecutive. Just so there confusion when people were looking in the field for it, they were looking at the other side of the street here, but it actually is this old medical office.

It is currently zoned R-1B Single-Family Residential so it actually has always been grandfathered, it was never in compliance under the correct zoning. Cedar Street and its entirety has been zoned R-1B Single-Family Residential when there are many structures on Cedar Street, many residences that actually are uses two-family. I know of at least one that's a three-family, it was brought up at P&Z that there may be another that has been three-family for so long that we don't have full occupancies on them, but I know right next store there is at least three-family as well. So there are some more, it's not out of character for Cedar Street to have some grandfathered non-conformant uses.

They are requesting to rezone this to R-3 Multi-Family Residential. The reason being that the applicant intended use was Two-Family Residential for a single unit on the bottom floor and a single unit on the top floor with a long-term plan to go up to four units. Because of the square footage of the lot, that is the maximum amount of units that we would allow in multi-family anyway.

In this district, it's four units. They are still required to provide their own off-street parking is not in the Downtown Zoning Z-3 Districts. They do have to provide their own parking which is another reason we recommended and so for two reasons we recommended that they go this route instead of going to R-2 which is two-family that if long-term if they plan on going to four units then they should ask for R-3 now, and two because it's mixed in density. Cedar Street is not mixed in commercial uses so although I do believe multi-family is appropriate for this district for this structure specifically. I think it's appropriate that it goes R-3 and not C-3 because they do need to provide their own on-site parking rather than just allow people to park on the street in front of other residencies.

It went to P&Z last week, they did vote unanimously to approve it seven to zero. Staff recommended approval; we think it's a great repurpose of the building. It is a commercial use surrounded by residential and we think that going to Higher Density Multi-Family is appropriate.

**Sullentrup:** So how many required parking spaces are there for this?

**Maniaci:** It'll dependent on occupancy. So in the meantime if they come forward with two units, it'll be four parking spaces.

**Sullentrup:** And where would they put those?

**Maniaci:** They would have to come up with that plan. So whether they revert something in the front or if there is parking on the side, they'll have to determine that and if they can't get it to fit on the street, they will not get occupancy. They will either have to ask for a variance or come up with a solution with one of their neighbors.

**Sullentrup:** I just noticed, with the picture alone there I don't know when that picture was taken, but I know when Dr. Post was there and Ike Lamke was there, there was always street parking for the people. The workers would always park in the driveway there. It just seems like there's a lot of parking on Cedar Street now and they're going to maybe put some on the street or are they going to come up...

**Maniaci:** They will be required to put parking offsite; however they want come up with plan with that...

**Lamb:** Off-street.

**Maniaci:** Off-street, sorry, off-street parking so on-site. Whether they figure out to put it in the rear, in the front or if they come up with a solution a parking agreement with their neighbors...

**Holtmeier:** Who owns the parking lot behind them?

**Maniaci:** Couldn't tell you.

**Sullentrup:** I think...

**Maniaci:** Not the applicant.

**Sullentrup:** Purcell-Ellis.

**Patke:** That's right next to...

**Holtmeier:** Well they're going to sell, maybe they can buy...

**Patke:** Well...

**Maniaci:** That was brought up at Planning and Zoning. There was one more comment, the reason why there is not an ordinance on after this, the Public Hearing is obviously scheduled for tonight, we advertised it for tonight. The owner actually requested to extend this, not the applicant. There is still a final inspection that needs to be done for due diligence before the buyer closes on the property. The current owner didn't want the property to be rezoned and then something happen to the inspection and the buyer backs out, and they had a rezoned property that they don't want to multi-family.

Once the inspections and everything are done, they are going to request the ordinance be put on as the final step, which isn't uncommon.

**Sullentrup:** As long as they're complying with the City ordinance I don't...

**Maniaci:** Yeah, they will have to show all of that even if, I'll have to look in the zoning code. There may be a requirement for even some light screening between these two uses. We determine all of that when they actually come up with a plan. If it's one unit in the meantime, they obviously will need two parking spaces, and one up to two then four parking spaces. They will have to amend that every time they get a new occupancy permit.

**Mayor:** Any other questions or comments?

**Maniaci:** Alright, thank you.

**Mayor:** We will entertain a motion to accept this item.

**Holtmeier:** I'll make a motion.

**Sullentrup:** Second.

**Mayor:** Okay, we have...

**Unknown:** Do we open it up...

**Mayor:** Oh, it's a Public Hearing. Does anyone care to address the Council on this item?

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

\* Code amendment – 400.120 Special Use Permit – Add Indoor Shooting Ranges in C-2, General Commercial, C-3, Central Commercial District, M-1 Industrial District and M-2, Industrial District  
*March 12, 2019*

*Honorable Mayor and City Council  
City of Washington  
Washington, Missouri*

*Dear Mayor and Council Members:*

*Re: Code Amendment-400.120 Special Use Permit-Add Indoor Shooting Ranges in C-2, General Commercial, C-3, Central Commercial District, M-1, Industrial District and M-2, Industrial District*

*At the regular meeting of the Planning and Zoning Commission, held on Monday, March 11<sup>th</sup>, 2019 the Commission reviewed and recommends approval of the above request with a unanimous vote.*

*Sincerely,  
Thomas R. Holdmeier  
Planning & Zoning  
Chairman*

**Maniaci:** Yes, so this is a fairly simple code amendment, we talked about this at our last workshop. I believe in our section of our Table of Uses, if you remember in 2017 we added our Zoning Matrix. This will just add a new line item to that matrix designating an Indoor Shooting Range as a permitted use with a Special Use Permit in C-2, C-3 and M-1, M-2 and obviously in our planned districts like all of our uses, which will require not only a Special Use Permit but also a Development Plan Approval.

This portion went to Planning & Zoning obviously because it was a zoning change to Chapter 400. They passed it unanimously, they didn't have any comments. We will have to, if there's no comments and we don't get anything from the public at our first meeting in April, we will also amend the zoning ordinance as well as there's an ordinance that requires the firm arm to be discharged on three acres or more. We will amend that to specify unless it is a Special Use Permit in an indoor area. If there's any more questions, I'd be happy to answer if not...*(inaudible.)*

**Holtmeier:** Do we have anybody interested in that, or was that just something we came up with?

**Maniaci:** Yeah, no, we did have an applicant wish to do this and that's when we realized that one it wasn't actually a defined use and two we strictly prohibited by default with that first ordinance. We're just trying to be a little reactive on this and luckily they weren't in a hurry so we told them April 1<sup>st</sup> hopefully with that meeting and that was okay with them.

**Holtmeier:** Okay.

**Mayor:** Okay, so this is a Public Hearing is there anyone here who would like to address the Council on this item? Any questions from Councilmembers?

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

## **CITIZENS COMMENTS**

\* None

## **UNFINISHED BUSINESS**

- \* None

## **REPORT OF DEPARTMENT HEADS**

- \* Fee Recommendation – Motor Sports Arena

*March 18, 2019*

*Honorable Mayor and City Council*

*City of Washington*

*405 Jefferson Street*

*Washington, MO 63090*

*RE: Fee Recommendation – Motor Sports Arena*

*Honorable Mayor and City Council,*

*Recently Lloyd Wideman, of Diamond3 Sports Marketing and Communications, asked to reserve the Motor Sports Arena for an afternoon Monster Truck event on June 22, 2019. At that time, it was discovered that there are no Motor Sports Arena fees in the Park Facilities Fees Ordinance. The Fees and Charges Committee discussed potential charges for this event and it was determined that the Parks and Recreation Department should charge a one-time rental fee of \$2,000 for the Motor Sports Arena and a \$2,000 deposit. The \$4,000 total (rental and deposit) fee includes the arena, bleachers and building, Friday through Sunday. The \$4,000 fee was recommended to the Parks and Recreation Commission and the Commission supports the one-time fee. Future Motor Sports Arena fees will be evaluated later this year during the ongoing fees and charges review process.*

*Accordingly, the Parks & Recreation Commission has approved the one-time \$4,000 total (rental & deposit) fee for the Motor Sports Arena and is asking for the City Council's consideration and subsequent approval of the fee for the June 22, 2019 Monster Truck event at the Motor Sports Arena.*

*As always, if you have any questions or require additional information, please feel free to contact me prior to the Council meeting.*

*Respectfully,*

*Wayne Dunker, CPRP*

*Director of Parks and Recreation*

After a brief discussion, a motion to approve the recommendation with a July 7 rain date made by Councilmember Sullentrup, seconded by Councilmember Mohesky, passed without dissent.

- \* Bid Recommendation – Roofing Package E

*March 18, 2019*

*Honorable Mayor and City Council*

*City of Washington*

*405 Jefferson Street*

*Washington, MO 63090*

*RE: Bid Recommendation – Roofing Package E*

*Honorable Mayor and City Council,*

*As you may be aware, several City buildings and facilities suffered roof damage in the spring of 2017, as such we have been working with our insurance company to identify all of the buildings and facilities and the costs associated with the replacement of said roofs. Due to the number of locations, individual facilities and types of roofing, the projects were broken down into multiple bid packages.*

*Therefore, the Parks and Recreation Department has gone out to bid for Package – E which includes the Library roof and a Snow Retention System for City Hall, as a bid alternate. The roof of the Library is rubber and staff was not comfortable bidding this type of roof without advice from a consultant. Horn Architects was selected as the consultant to lead the library roof project.*

*The department received five bids, however, only three bids met the requirements and specifications as outlined in the bid document. After reviewing the bids/insurance etc. the Department and Horn Architects recommends that the City move forward with the replacement of the Library Roof and the addition of the Snow Retention System for City Hall.*

*Library Roof - \$110,152.00                      City Hall Snow Retention System - \$9,334.00*

*Staff recommends that City Council consider the approval of the Glandt Roofing bid in the amount of \$119,486.00. This amount is less than the \$132,207.85 from the insurance settlement.*

*As always, if you have any questions, concerns or would like additional information, please feel free to contact me prior to the City Council Meeting.*

*Respectfully,*

*Wayne Dunker, CPRP*

*Director of Parks and Recreation*

*Washington Parks & Recreation Department*

After a brief discussion, a motion to approve the bid recommendation made by Councilmember Holtmeier, seconded by Councilmember Watermann, passed without dissent.

A brief discussion ensued regarding Performance Bonds.

Parks Director Wayne Dunker, addressed the Council regarding ballfield preparation and the Full Time Maintenance Worker I – Ballfield Prep position.

Director of Public Services, John Nilges updated Council on the West Main Street Sidewalk Project. Discussion ensued.

## **ORDINANCES/RESOLUTIONS**

**Bill No. 19-11969, Ordinance No. 19-12009, an ordinance authorizing and directing the execution of a Lease Agreement by and between the City of Washington, Missouri and Washington Aviation, Inc.**

The ordinance was introduced by Councilmember Sullentrup.

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

**Bill No. 19-11970, Ordinance No. 19-12010, an ordinance repealing Sections 115.690, 115.700, 115.710, 115.720, and 115.730 of the Code of the City of Washington, Missouri and enacting in lieu thereof new Sections 115.690, 115.700, 115.710, 115.720, and 115.730.**

The ordinance was introduced by Councilmember Holtmeier.



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

**Bill No. 19-11971, Ordinance No. 19-12011, an ordinance repealing Chapter 120 of the Code of the City of Washington, Missouri and enacting in lieu thereof a new Chapter 120.**

The ordinance was introduced by Councilmember Holtmeier.

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

**Bill No. 19-11972, Ordinance No. 19-12012, an ordinance authorizing and directing the execution of a Quit Claim Deed by and between the City of Washington, Missouri and the Washington Volunteer Fire Company.**

The ordinance was introduced by Councilmember Patke.

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

**Resolution No. 19-12013, a resolution establishing a Debt Management Policy for the City of Washington, Missouri.**

The Resolution was introduced by Councilmember Holtmeier, seconded by Councilmember Watermann. After discussion, passed without dissent.

**COMMISSION, COMMITTEE AND BOARD REPORTS**

\* Preliminary Plat – Lot 1 Walmart Boundary Adjustment

*March 12, 2019*

*Honorable Mayor & City Council*

*405 Jefferson Street*

*Washington, MO 63090*

*RE: File No. 19-0305-The applicant is requesting approval of a Preliminary Plat of Lot 1 of Walmart Adjustment Plat*

*Dear Mayor and City Council Members:*

*At the regular meeting of the Planning & Zoning Commission, held on Monday, March 11, 2019 the Commission reviewed and recommends approval of the above request.*

*Sincerely,*

*Thomas R. Holdmeier*

*Chairman*

*Planning & Zoning Commission*

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

**Bill No. 19-11973, Ordinance No. 19-12014, an ordinance approving the Final Plat of Lot 1 of Walmart Boundary Adjustment Plat 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; Holtmeier-aye, Sullentrup-aye, Watermann-aye, Patke-aye, Mohesky-aye, Hidritch-aye, Skornia-aye, Pettet-absent.

**MAYOR’S REPORT**

- \* German Students have returned home and learned a lot about Washington while they were here. It was a good experience.
- \* Bridge Demolition is “tentatively” scheduled for April 4. Viewing would be from Riverfront Park.

**CITY ADMINISTRATOR’S REPORT**

- \* None

**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 8:04 p.m. on the following roll call vote; Holtmeier-aye, Sullentrup-aye, Watermann-aye, Patke-aye, Mohesky-aye, Hidritch-aye, Skornia-aye, Pettet-absent.

The regular session reconvened at 8:40 p.m.

**ADJOURNMENT**

With no further business to discuss, a motion to adjourn was made at 8:40 p.m. by Councilmember Holtmeier, seconded by Councilmember Patke passed without dissent.

Adopted: \_\_\_\_\_

Attest: \_\_\_\_\_  
City Clerk

\_\_\_\_\_  
President of City Council

Passed: \_\_\_\_\_

Attest: \_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor of Washington, Missouri