

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

INTRODUCTORY ITEMS:

The Regular Meeting of the City of Washington, Missouri, City Council was held on Monday, August 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
	Nick Obermark	Present
Ward II	Mark Wessels	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
	Public Works Director	John Nilges
	Police Captain	Jim Armstrong
	Economic Development Director	Sal Maniaci
	Finance Director	Mary Sprung
	Communications Director	Lisa Moffitt
	Emergency Management Director	Mark Skornia

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 August 5, 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:

* Change Order #1 & Final Pay Request – KJU, Inc. – West Main Street Improvements

* Final Pay Request – SCS Engineers – Landfill Groundwater Monitoring

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

PRIORITY ITEMS:

Mayor's Presentations, Appointments & Re-Appointments:

* Appointment to Phoenix Center II CID Board

August 5, 2019

City Council

City of Washington

405 Jefferson Street

Washington, MO 63090

RE: Phoenix Center II Community Improvement District Board of Directors Appointment

Dear City Council Members:

I herewith submit for your approval the appointment of Mark Wessels to the Board of Directors of the Phoenix Center II Community Improvement District term expiring November 2020.

Respectfully submitted,

Sandy Lucy

Mayor

A motion to accept and approve the Appointment was made by Councilmember Holtmeier, seconded by Councilmember Patke, with Councilmember Wessels abstaining.

PUBLIC HEARINGS

* Special Use Permit – Short Term Rental – 710 Clay Street

August 13, 2019

Honorable Mayor & City Council

405 Jefferson Street

Washington, MO 63090

RE: File No. 19-0804-Bassora Properties LLC/Tarah Riegel-Special Use Permit 710 Clay Street, Unit B

Dear Mayor and City Council Members:

At the regular meeting of the Planning & Zoning Commission, held on Monday, August 13, 2019 the Commission reviewed and recommends approval of the above request with a unanimous vote.

Sincerely,

Samantha Cerutti Wacker

Chairman Pro-Tem

Planning & Zoning Commission

Mayor: Okay, Sal.

Maniaci: Yes, so this is another request for short-term lodging at the corner of Eighth and Clay Street here. It's zoned R-1B Single-Family Residential, it's actually a two-unit home. It's always been used that way so it's grandfathered in.

The applicant has just purchased the home, she is going to live on the ground floor with her family. I think it's three bedrooms and there's 710 Unit B which is the top floor that she is going to use for the Airbnb Short-Term Lodging. I guess I shouldn't use Airbnb, it's short-term lodging. I think her target is actually like traveling nurses, she said that at Planning & Zoning.

So this did go to Planning & Zoning last week. It did pass unanimously 7 to 0. As you see with it being a corner lot, they do have parking on Clay Street, on Eighth Street as well as an alley in the back. The applicant did say that they plan on putting in some additional concrete just south of the garage they said to have additional off-street parking. I told her that I would mention it; she called me, the applicant called me, Tarah Riegel, right before the end of the day today and said that she had strep throat and would not be here. Just wanted to pass that along, that is why she is not here.

That's all I have if you have any questions for me. We are recommending approval of the Special Use Permit.

Mayor: Any questions or comments?

Patke: Any neighbor concerns at Planning & Zoning?

Maniaci: There was a couple that showed by at Planning & Zoning. The main concern was that it's a five-bedroom house; they remembered and they were worried about it being a party house.

The applicant did mention that she was going to live there with her family and the two bedrooms upstairs would be rented out separately. They do have separate access to it, but since she'd be living there it's not something that, she actually owns...

Skornia: Brick Rose.

Maniaci: Brick Rose, yes, thank you and so she mentioned at the meeting that it would not be the same clientele that she is asking for at Brick Rose. If that means anything, that's more of a larger group stay than this would be.

Mayor: Any other questions, comments?

Maniaci: Thank you.

Mayor: Okay, thanks Sal. I'll entertain a motion to accept this item in...

Unknown: *Inaudible*

Mayor: Oh it's a Public Hearing isn't it? Okay, is there anyone here who would like to address the Council on this item? Joanie, did you want to say something? Did you have any comments or questions?

Joanie Bleckman: *Inaudible*

Mayor: Okay, well you're going to have to come up.

Joanie Bleckman: Oh, I'm sorry.

Mayor: It's okay. Okay, so just state your name and your address.

Joanie Bleckman: My name is Joanie Bleckman; my address is 706 Clay Street. There's a lot between where Tarah's going to be living and where Chuck and I live. I talked to her the Friday of the Fair and she told me what her plans were, that her and the twins were going to live on the main floor.

When Leonard Lucille lived there, they also rented out the upstairs. Never did we have any trouble in the 43 years that we've been there.

Mayor: Okay.

Joanie Bleckman: So, I just thought that I would add that.

Mayor: Okay, very good.

Joanie Bleckman: Thank you.

Mayor: Thanks for being here. Anyone else?

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

Bill No. 19-12030, Ordinance No. 19-12072, an ordinance granting a Special Use Permit for a Short Term Rental at 710 Unit B Clay Street 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; Wessels-aye, Hidritch-aye, Pettet-aye, Skornia-aye, Holtmeier-aye, Obermark-aye, Sullentrup-aye, Patke-aye.

CITIZENS COMMENTS

- * Chad Hartle Real Estate Developer from Jackson, Missouri and President of RCH Development, Inc., requested a Letter of Support for senior housing at Highway 100 and Pottery Road.

UNFINISHED BUSINESS

- * None

REPORT OF DEPARTMENT HEADS

- * Public Works Director, John Nilges updated Council on the Bieker-Steutermann Road and Airport Restriping Projects.

ORDINANCES/RESOLUTIONS

Bill No. 19-12031, Ordinance No. 19-12073, an ordinance granting a Special Use Permit to utilize 1518 Riverview Drive as a Vacation Rental 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 approved on the following vote; Wessels-aye, Hidritch-nay, Pettet-aye, Skornia-aye, Holtmeier-aye, Obermark-aye, Sullentrup-nay, Patke-aye.

Bill No. 19-12032, Ordinance No. 19-12074, an ordinance authorizing and directing the execution of a contract agreement by and between the City of Washington, Missouri and Command 1, LLC.

The ordinance was introduced by Councilmember Pettet.

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

Bill No. 19-12033, Ordinance No. 19-12075, an ordinance authorizing and directing the execution of a contract with Bruce Oakley, Inc. for the Rock Salt Bid 2019/20 for 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 approved on the following vote; Wessels-aye, Hidritch-aye, Pettet-aye, Skornia-aye, Holtmeier-aye, Obermark-aye, Sullentrup-aye, Patke-aye.

COMMISSION, COMMITTEE AND BOARD REPORTS

- * Preliminary Plat Approval – 1801 East 5th Street & 310 Terry Lane

August 13, 2019

Honorable Mayor & City Council

405 Jefferson Street

Washington, MO 63090

Re: File No. 19-0803-Preliminary Plat-1801 E. Fifth Street & 310 Terry Lane

Dear Mayor and City Council Members:

At the regular meeting of the Planning & Zoning Commission, held on Monday, August 13, 2019 the Commission reviewed and recommends approval of the above request with a unanimous vote.

Sincerely,

Samantha Cerutti Wacker

Chairman Pro-Tem

Planning & Zoning Commission

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

Bill No. 19-12034, Ordinance No. 19-12076, an ordinance approving the Final Plat of Schneiders Subdivision Plat III in the City of Washington, Franklin County, Missouri.

The ordinance was introduced by Councilmember Skornia.

With no further discussion, the ordinance was read a second time and approved on the following vote; Wessels-aye, Hidritch-aye, Pettet-aye, Skornia-aye, Holtmeier-aye, Obermark-aye, Sullentrup-aye, Patke-aye.

MAYOR'S REPORT

- * September 2 Council Meeting has been rescheduled to September 3, 2019 due to the Labor Day Holiday.
- * October 21 Council Meeting has been rescheduled to October 28, 2019 due to a scheduling conflict.
- * Discussion on the upcoming Marbach trip.

CITY ADMINISTRATOR'S REPORT

- * A contract with Horn & Associates will be presented at the next Council Meeting.

COUNCIL COMMENTS

- * Discussion on lodging for when special events come to Washington.

ADJOURNMENT

With no further business to discuss, a motion to adjourn was made at 8:18 p.m. by Councilmember Sullentrup, seconded by Councilmember Patke passed without dissent.

Adopted: _____

Attest: _____
City Clerk

President of City Council

Passed: _____

Attest: _____
City Clerk

Mayor of Washington, Missouri