

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL
CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI
TUESDAY, JANUARY 21, 2020**

INTRODUCTORY ITEMS:

The Regular Meeting of the City of Washington, Missouri, City Council was held on Tuesday, January 21, 2020, at 7:06 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 Absent
		Greg Skornia Present
	Ward IV	Gretchen Pettet Present
		Joe Holtmeier Present
 Also Present:	City Attorney	Mark Piontek (7:38 p.m.)
	City Administrator	Darren Lamb
	City Clerk	Mary Trentmann
	Police Chief	Ed Menefee
	Public Works Director	John Nilges
	Economic Development Director	Sal Maniaci
	Parks Director	Wayne Dunker
	Finance Director	Mary Sprung
	Fire Chief	Tim Frankenberg
	Library Director	Nelson Appell

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 6, 2020 Council Meeting
A motion to accept the minutes as presented was made by Councilmember Holtmeier, seconded by Councilmember Obermark, passed without dissent.

Approval and Adjustment of Agenda including Consent Agenda:

- * Final Pay Request – Horn Architects – Waterworks Building Renovation
- * Liquor License Application – Oremor Hospitality LLC dba Pulque Mexican Restaurant

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

PRIORITY ITEMS:

Mayor's Presentations, Appointments & Re-Appointments:

* Police Department Reappointments

January 10, 2020

City Council

City of Washington

Dear Council Members:

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

<i>NAME</i>	<i>APPOINTED</i>	<i>TERM EXPIRES</i>
<i>Edward Menefee Chief of Police</i>	<i>Feb. 1, 2020</i>	<i>Feb. 1, 2021</i>
<i>Eric Dobelmann Police Officer</i>	<i>Feb. 6, 2020</i>	<i>Aug. 2, 2020 (2nd 6 months)</i>
<i>Betsy Schulze Detective</i>	<i>Mar. 1, 2020</i>	<i>Mar. 1, 2021</i>

Respectfully submitted,

Sandy Lucy

Mayor

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

* TIF Committee Reappointments

January 15, 2020

City Council

City of Washington

Washington, Missouri 63090

Dear Council Members:

I herewith submit for your approval the following for reappointment to the Washington Tax Increment Financing Commission:

Thomas Holdmeier – Term ending August 2023

Julie Scannell – Term ending August 2023

Respectfully submitted,

Sandy Lucy

Mayor

MKT:

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

PUBLIC HEARINGS

*** Amendments to the Zoning Regulations**

Note that Section 400.540 appears to be missing a couple of elements contained in Section 89.100, RSMo., as set out below. The City may want to review this statutory Section and determine if any revisions are desired.

89.100. Board of adjustment--appeals, procedure.

Appeals to the board of adjustment may be taken by any person aggrieved, by any neighborhood organization as defined in section 32.105 representing such person, or by any officer, department, board or bureau of the municipality affected by any decision of the administrative officer.

January 14, 2020

Honorable Mayor and City Council

City of Washington

Washington, Missouri

Dear Mayor and Council Members:

Re: Proposed Code Amendments

At the regular meeting of the Planning and Zoning Commission, held on January 13, 2020 the Commission reviewed and recommends approval of the above request with a unanimous vote.

Mayor: Sal.

Maniaci: So this is definitely the simplest amendment we've ever done. You can see there's three pages in your packet and the second one is the only one we're accepting the recommendation from the consultant. We are adding one sentence that describes who is allowed to ask for appeals and that is saying that Neighborhood Associations can represent a neighborhood and request an appeal to the decision of Board and Adjustment and again, that is just to reflect the language that is already in the State Statue.

Sullentrup: Sal, this ordinance that you are trying to propose here, is that for any subdivision in Washington or just this particular one?

Mayor: It's not an ordinance, it's a...

Maniaci: Yes, it's just an amendment to the Zoning Code when it talks about Board of Adjustments how anyone can appeal. The State Statue had language on who is permitted to request an appeal and it defines the neighborhood or organization as a group that can request that appeal.

It's just that language our consultants said was directly from a State Statue that we were missing.

Sullentrup: Okay.

Maniaci: Doesn't really change anything.

Lamb: This is the last part of our code updates...

Mayor: Right.

Lamb: That Mary's been working on for the last two years so there was just some language changes. We brought it up to Mark, we said do we need to go ahead and hold a hearing in front of this? His response was yes, so Sal went ahead and did that with P&Z and now with...

Maniaci: Just like the other ones, it's really minor in nature but since this is in Chapter 400 according to Mark, we had to have a Public Hearing on it.

Sullentrup: Right on.

Maniaci: Alright.

Mayor: Okay. Thank you all for being here.

Maniaci: Okay.

Mayor: Is there anyone who would like to address the Council on this item that Sal is discussing, talking about?

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

CITIZENS COMMENTS

* None

UNFINISHED BUSINESS

* None

REPORT OF DEPARTMENT HEADS

* Police Chief, Ed Menefee presented to Council the Load Bearing Vests that the Police Officers will be wearing.

* 2019 Building Report (See Attachment A)

The 2019 Building Report was briefly discussed by Building Inspector, Tom Neldon. A motion to approve the report was made by Councilmember Sullentrup, seconded by Councilmember Obermark, passed without dissent.

ORDINANCES/RESOLUTIONS

Bill No. 20-12098, Ordinance No. 20-13040, an ordinance adopting and enacting a new Code of Ordinances of the City of Washington, County of Franklin, State of Missouri; establishing the same; providing for the repeal of certain ordinances not included therein, except as herein expressly provided; providing for the manner of amending such Code of Ordinances; providing penalty for the violation thereof; and providing when this ordinance shall become effective.

The ordinance was introduced by Councilmember Holtmeier.

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

Bill No. 20-12099, Ordinance No. 20-13041, an ordinance authorizing and directing the execution of a Confidential Settlement Agreement and Release of Claims by and between the City of Washington, Missouri and Pangea, Inc.

The ordinance was introduced by Councilmember Sullentrup.

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

Bill No. 20-12100, Ordinance No. 20-13042, an ordinance amending the 2020 Budget for the Period of October 1, 2019 through September 30, 2020, for 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; Hidritch-aye, Skornia-aye, Obermark-aye, Pettet-aye, Sullentrup-aye, Wessels-aye, Holtmeier-aye, Patke-absent.

Bill No. 20-12101, Ordinance No. 20-13043, an ordinance accepting the bid from Diamond Fence Co. and to approve the purchase of a galvanized and black vinyl PVC coated fence and a three-strand cable fence by the City of Washington, Missouri.

The ordinance was introduced by Councilmember Holtmeier.

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

Bill No. 20-12102, Ordinance No. 20-13044, an ordinance authorizing and directing the execution of a First Amendment to Farm Lease by and between the City of Washington, Missouri and Missouri Meerschaum Company.

The ordinance was introduced by Councilmember Hidritch.

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

Bill No. 20-12103, Ordinance No. 20-13045, an ordinance authorizing and directing the City of Washington to enter into an agreement with ABF Security for installation and monitoring of alarms in all City buildings.

The ordinance was introduced by Councilmember Holtmeier.

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

Bill No. 20-12104, Ordinance No. 20-13046, an ordinance authorizing and directing the City of Washington to accept the bid from Macqueen Emergency, Eureka, MO and to approve the purchase of six (6) sets of Firefighter Turnout Gear.

The ordinance was introduced by Councilmember Hidritch.

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

Bill No. 20-12105, Ordinance No. 20-13047, an ordinance authorizing and directing the City of Washington, Missouri to enter into an agreement by and between the City of Washington and the Washington Community Fire Protection District for the purchase of Self-Contained Breathing Apparatus (SCBA), Cylinders, Escape Packs and Testing Equipment.

The ordinance was introduced by Councilmember Holtmeier.

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

Fire Chief, Tim Frankenberg stated that the new Rescue Truck is now in service.

Bill No. 20-12106, Ordinance No. 20-13048, an ordinance authorizing and directing the City of Washington to enter into a contract with Modern Pool Management Corporation DBA Midwest Pool Management of America, LTD for the operations and management of the Agnes Nolting Aquatic Complex.

The ordinance was introduced by Councilmember Holtmeier.

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

COMMISSION, COMMITTEE AND BOARD REPORTS

- * None

MAYOR'S REPORT

- * Thank you to our Snow Removal Team for doing an excellent job clearing the roads.
- * Meeting for the Marbach Trip is tomorrow, City Hall at 6:30 p.m.

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 7:59 p.m. on the following roll call vote; Hidritch-aye, Skornia-aye, Obermark-aye, Pettet-aye, Sullentrup-aye, Wessels-aye, Holtmeier-aye, Patke-absent.

The regular session reconvened at 8:32 p.m.

ADJOURNMENT

With no further business to discuss, a motion to adjourn was made at 8:32 p.m. by Councilmember Holtmeier, seconded by Councilmember Obermark passed without dissent.

Adopted: _____

Attest: _____
City Clerk

President of City Council

Passed: _____

Attest: _____
City Clerk

Mayor of Washington, Missouri

Attachment A

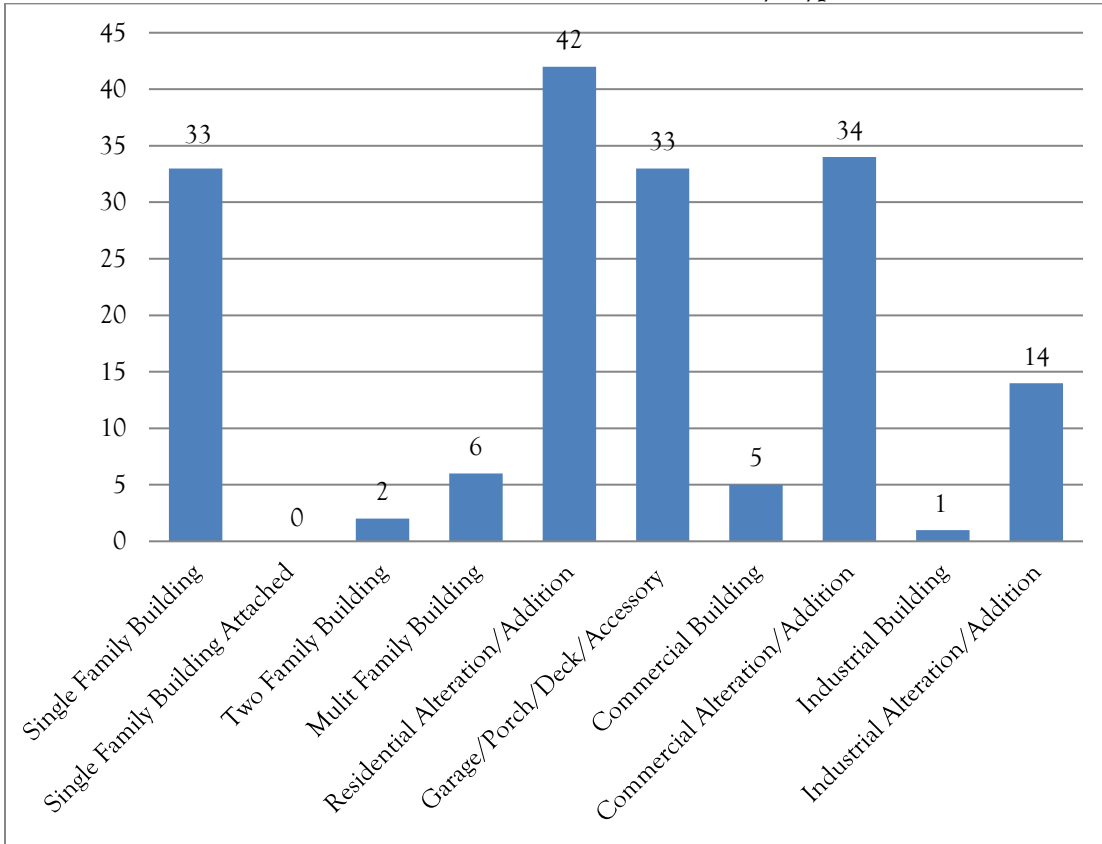
City of Washington, Missouri
Department of Planning and Engineering Services/Building Code Enforcement
2019 Building Report

The City of Washington issued 1,215 permits in 2019 with a valuation of \$45,569,997.

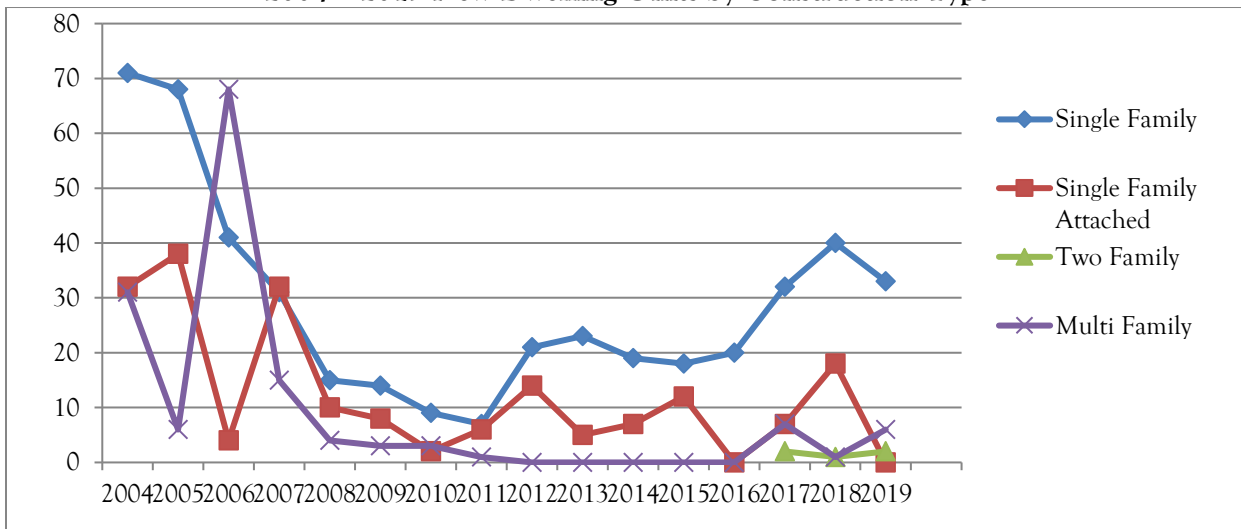
The permits were broken down as follows:

PERMIT TYPE	TOTAL PERMITS	VALUATION
Single Family Building	33	\$6,024,986
Single Family Building Attached	0	\$0
Two-Family Building	2	\$340,000
Multi-Family Building	6	\$8,610,000
Mobile Home Setup	3	\$14,000
Residential Addition	2	\$371,000
Residential Alteration	40	\$1,003,184
Commercial Building	5	\$6,365,001
Commercial Addition	1	\$1,000
Commercial Alteration	33	\$3,011,724
Industrial Building	1	\$6,400,000
Industrial Addition	1	\$75,000
Industrial Alteration	13	\$10,003,390
Accessory Building	16	\$374,000
Retaining Wall	1	\$13,700
Deck/Porch	17	\$220,428
Swimming Pool	3	\$66,101
Fire Protection	5	\$749,075
Electric Service	49	\$342,585
Sewer Lateral/Repair	25	\$60,685
Street Excavation	27	\$64,668
Grading	4	\$500,000
Demolition	6	\$48,101
Blasting	4	\$640,000
Antenna	5	\$68,000
Sign	28	\$138,389
Municipal	1	\$3,000
Miscellaneous	26	\$58,980
Floodplain Development	3	\$2,500
Subdivision Development	3	\$0
Preliminary Plat	10	\$0
Boundary Adjustment	1	\$0
Rezoning	8	\$0
Special Use	7	\$0
Variance	6	\$0
Voluntary Annexation	0	\$0
Historic Design Review	24	\$0
Residential Occupancy	752	\$0
Commercial Occupancy	44	\$0
Industrial Occupancy	0	\$0
Permit Totals	1,215	\$45,569,997

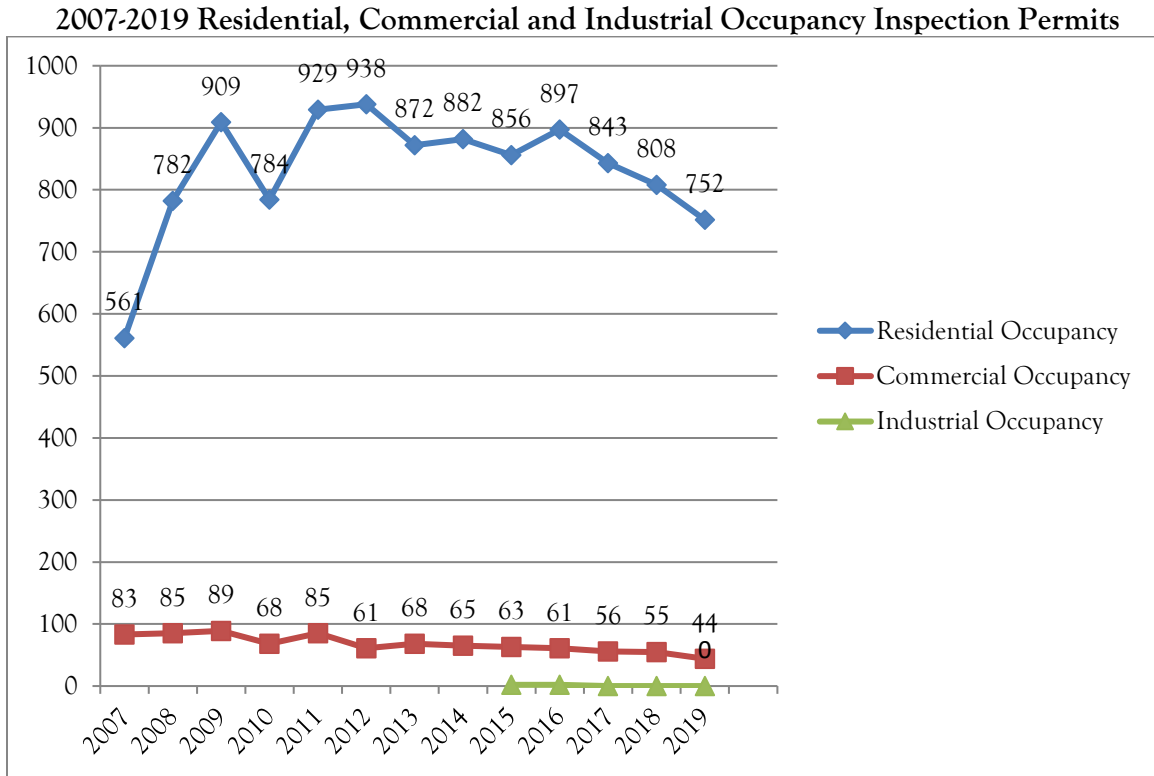
2019 General Construction Permits by Type



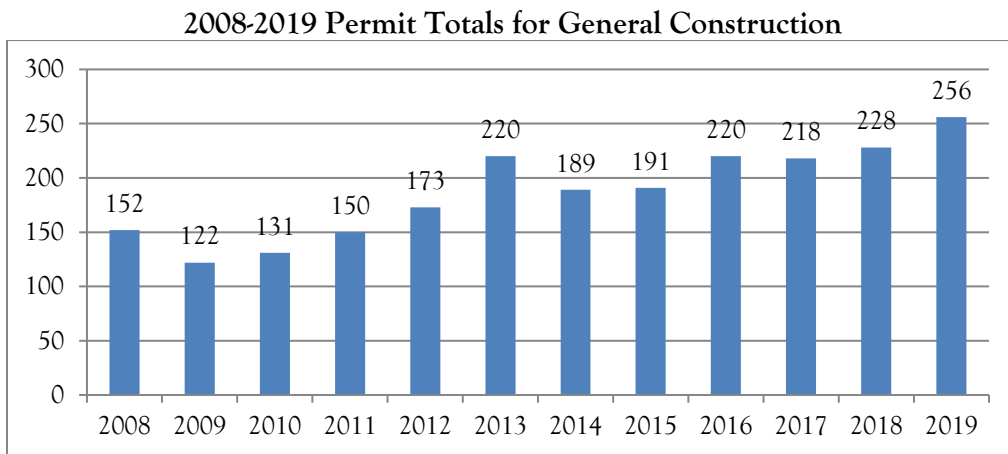
2004 - 2019 New Dwelling Units by Construction Type



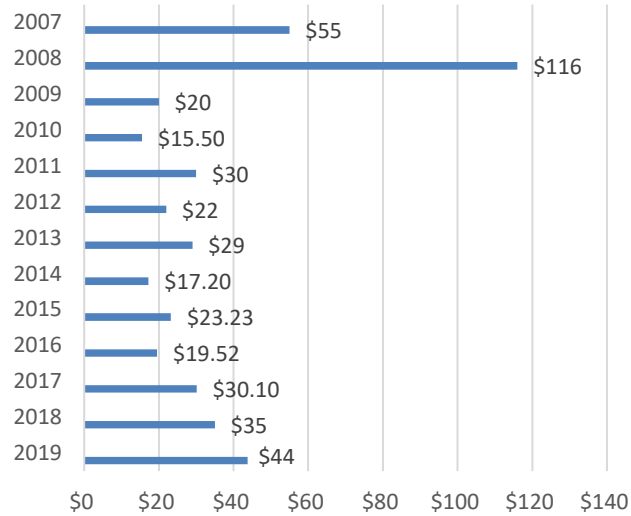
The Residential Occupancy Inspection Program began on April 1, 2007. Residential occupancy inspections were down from 808 in 2018 to 752 in 2019. Commercial occupancy inspections were down from 55 in 2018 to 44 in 2019. The number of Industrial inspections remained the same with 0 for both 2018 and 2019.



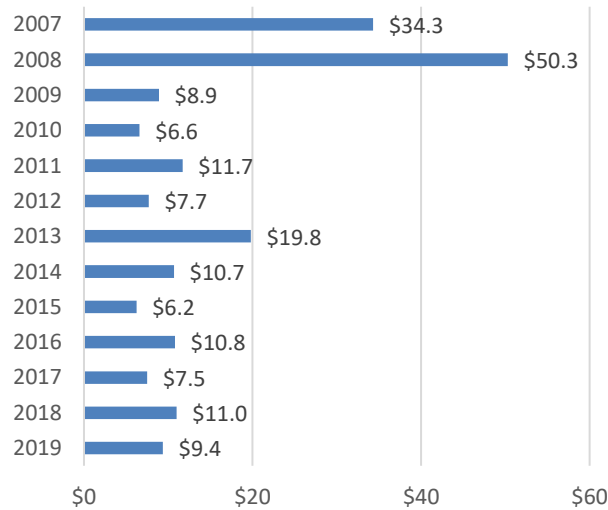
Permit totals for general construction were up from 228 in 2018 to 256 in 2019. This number includes general construction only.



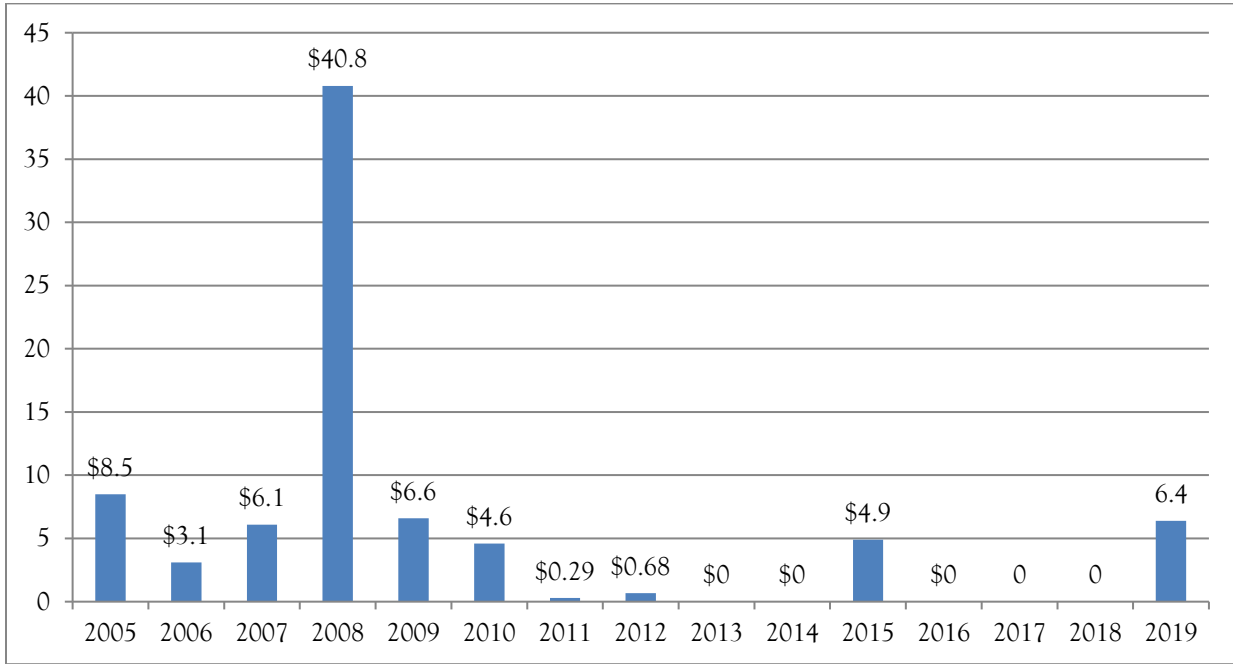
**2007-2019 General Construction Dollars in Millions
(Residential/Commercial/Industrial)**



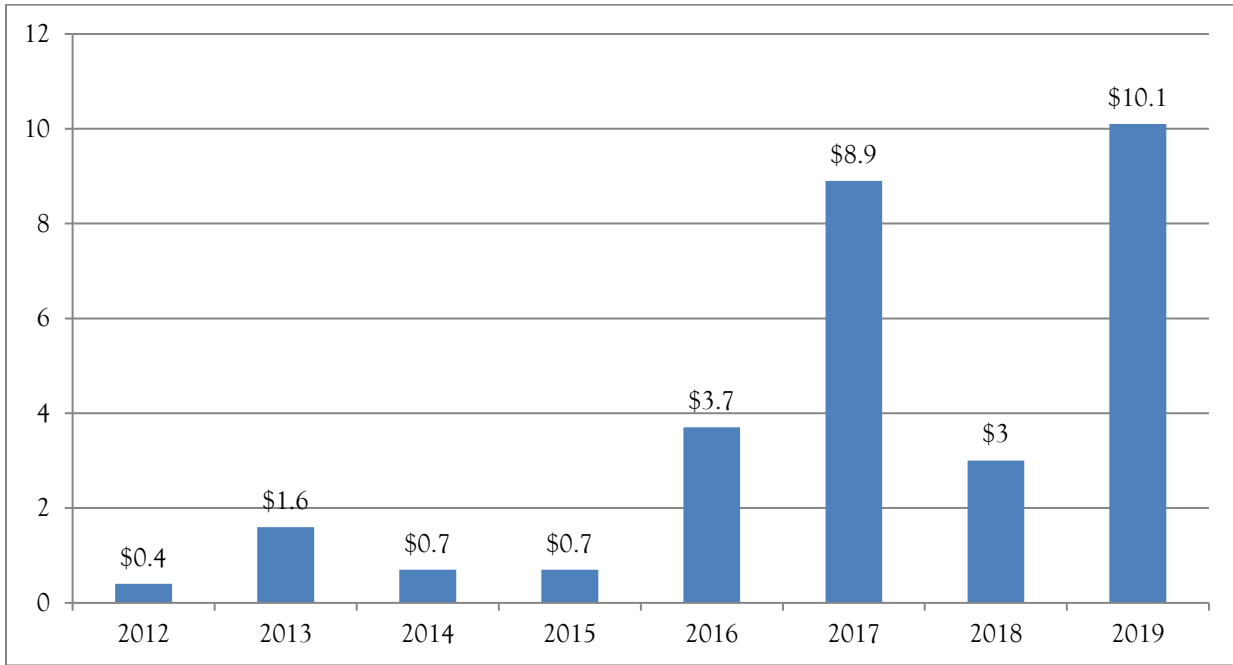
**2007-2019 Commercial Construction Dollars in Millions
(New/Additions/Alterations)**



2005-2019 Industrial Construction (New Only)
in millions



2012-2019 Industrial Construction (Additions/Alterations Only)
in millions



New commercial/industrial construction (including additions and alterations) in 2019 included:

Borgia Grade School, 225 Cedar St. – a/c install on top floor	\$200,000
Unerstall Construction Co., 2 Wainwright St., Ste. 100 – commercial alteration	\$7,500
S-K Contractors, Inc., 910 W. 14 th St., Ste. 120 – commercial alteration	\$25,000
Panda Express, 1200 Washington Sq. – commercial building	\$1,200,001
Riverfront Limited, 18 E. Front St. – commercial alteration - new office units	\$170,208
Mark Kossmann, 100 W. Third St. – commercial building – storage units	\$65,000
John G’s Tap Room, 109 W. Main St. – commercial addition	\$1,000
Axes Physical Therapy, 2018 Phoenix Center Dr. – commercial alteration	\$37,000
Faith Baptist Church, 6955 Highway 100 – commercial alteration	\$100,000
Angelina’s Italian Market, 24 W. Second St. – commercial alteration	\$150,000
Big Lots, 1060 Washington Square – commercial alteration	\$200,000
Crossfit Washington, 902 Don Ave. – commercial building	\$350,000
Oltman Funeral Home, 508 E. Fourteenth St. – solar panels	\$141,000
Away Storage, 2188 Highway A – solar panels	\$20,000
Unerstall Construction Co., 1170 Clock Tower Plaza – commercial alteration	\$10,000
Steve Sullentrup, 320 Lafayette St. – commercial alteration	\$75,000
Unerstall Construction Co., 1170 Clock Tower Plaza – commercial alteration	\$8,000
Richard Kleinheider, 6244 Highway 100, Ste. 230 – commercial alteration	\$15,000
Washington High School, 600 Blue Jay Dr. – a/c units	\$341,000
Four Rivers Career Center, 1978 Image Dr. – a/c units	\$141,000
Jason & Eliza Mades, 1715 Heritage Hills Dr. – commercial alteration	\$15,000
Wal-Mart, 1701 A. Roy Dr. - alteration to sporting goods/automotive	\$18,500
Unerstall Construction Co., 516 W. Front St., Ste. 100 – commercial alteration	\$3,000
Richard Marquart, 114 Elm St. – commercial alteration	\$1,000
Mercy Hospital Pharmacy, 901 E. Fifth St. – commercial alteration	\$425,000
Walmart, 1701 A. Roy Dr. – Claire’s Store – commercial alteration	\$45,045
Richard Speckhals, 6 E. Front St. – commercial alteration	\$50,000
Unerstall Construction Co., 622 Jefferson St. – commercial alteration	\$37,500
D&H Trucking Co., 5 Southlink Dr. – solar panels	\$43,560
Hummingbird Club, 5 Penn St. – commercial alteration	\$50,000
Richard Kleinheider, 6244 Highway 100 Ste. 210 – commercial alteration	\$10,000
Fairytale Cookie Co., 5 W. Second St. – commercial alteration	\$5,000
MK Distributing, 6346 Bluff Rd. – solar panels	\$20,800
Cinema 1 Plus, 1900 Phoenix Center Dr. – run wiring for new chairs	\$1,000
Wal-Mart, 1701 A Roy Dr. – remodel deli department	
Country Manor, 3001 Recreation Dr. – commercial building	\$750,000
Homestead at Hickory View, 1481 Marbach Dr. – commercial alteration	\$365,000
Oak Pointe of Washington, 1650 High St. – commercial building	\$4,000,000
American Red Cross office, 6244 Highway 100, Ste. 210 – tenant buildout	\$250,000

Universal Medical Resources, 207 Lange Dr., solar panels	\$300,000
Sporlan, 215 Lange Dr. – industrial addition	\$75,000
WEG Transformers, 6349 Avantha Dr., - industrial alteration	\$300,000
Sporlan, 206 Lange Dr., - industrial alteration	\$75,000
Rawlings, 200 Westlink Dr. – industrial alteration	\$82,000
Jasper Builders, 1699 W. Main St. – industrial alteration	\$35,000
Clemco Industries, 1 Cable Car Dr. – industrial alteration	\$100,000
Trilogy Analytical Laboratory, 870 Vossbrink Dr. – solar panels	\$100,000
Trilogy Analytical Laboratory, 1301 Stafford St. – solar panels	\$10,890
WEG, 1 Pauwels Dr. – industrial alteration	\$75,500
Melton Machine, 901 Melton Dr. – industrial alteration	\$3,900,000
Melton Machine, 901 Melton Dr. – industrial alteration (MEP's)	\$4,600,000
Melton Machine, 901 Melton Dr. – industrial building	\$6,400,000
Stork Precision Machining, 391 WW Industrial Park Dr. – close in loading dock	\$25,000
Magnet, 300 Westlink Dr. – interior renovation	\$400,000