

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL
CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI
MONDAY, MARCH 16, 2020**

INTRODUCTORY ITEMS:

The Regular Meeting of the City of Washington, Missouri, City Council was held on Monday, March 16, 2020, 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
	Police Chief	Ed Menefee
	Public Works Director	John Nilges
	Economic Development Director	Sal Maniaci
	Parks Director	Wayne Dunker
	Street Superintendent	Tony Bonastia
	Emergency Management Director	Mark Skornia
	Human Resources Generalist	Shauna Pfitzinger (8:20 p.m.)

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 2, 2020 Council Meeting

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

Approval and Adjustment of Agenda including Consent Agenda:

* Microfilm & Disposal of Records – Finance

March 11, 2020

Honorable Mayor and City Council

City of Washington

405 Jefferson Street

Washington, Mo. 63090

RE: Microfilm and Disposal of Records

Honorable Mayor and Council Members:

I request authorization to microfilm and dispose of the records listed on the attached sheets.

Our procedures are compliant and follow the guidelines of the State of Missouri Statutes.

Respectfully submitted,

Mary J. Sprung, CPA

Finance Director

Cc: Record Retention File

Enclosure

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**LOCAL RECORD PROGRAM
DISPOSITION LIST**

CITY OF WASHINGTON IN FRANKLIN COUNTY MISSOURI

**LOCAL RECORD PROGRAM
DISPOSITION LIST**

CITY OF WASHINGTON IN FRANKLIN COUNTY MISSOURI

The following list of records has met their retention schedule and are recommended for disposal under RSMo 109.230 subsection 4. The officeholder with jurisdiction over these records may elect to take the following action: Store the records, destroy the records or deaccession the records. If the records are destroyed or donated to a local historical agency, the action should be recorded in the minutes of the City Council with the record series and inclusive dates.

50 boxes for microfilm and disposal

Prepared by Marcie Sullentrup 03/11/2020 – DISPOSE

RECORD SERIES	CONTENTS OF BOX	INCLUSIVE DATES	RETENTION
GS005	A/P – Open Payable Report, Open Encumbrance Report, Fiscal Year End Close, Payment Register Payable Register, Encumbrance Report, Fixed Asset Disposal, Transfer, Depreciation Register, Master & Audit Report, Bank Transaction Report - Microfilm (1 box)	2013 – 2014	Perm
0747/0749	G/L 2013 Real Estate & Personal Property Tax Books - Microfilm (1 box)	2013	Perm
0747/0749	G/L 2014 Real Estate & Personal Property Tax Books - Microfilm (1 box)	2014	Perm
GS005	General Ledger Journals A/R Import Microfilm (1 box)	2012 – 2014	Perm
GS005	Monthly Receipt Listing Report Start of New Tyler Reports - Microfilm (1 box)	2012 – 2014	Perm
GS068	Payroll – Earning, Hours, Benefit & Deduction, Pay Date, Payroll Distribution & Check/Direct Deposit Registers, Kronos Timesheets, Summary, Detail Reports (25 boxes)	2007-2014	5 yrs

LOCAL RECORD PROGRAM DISPOSITION LIST

CITY OF WASHINGTON IN FRANKLIN COUNTY MISSOURI

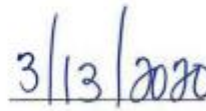
GS007	Accounts Payable – Paid Invoices	(6 box)	2013/14	5 yrs
GS076, 1509	Misc. Airport Red Light Camera Soda Deposit	(1 box)	2000 - 2006 2009 – 2010 2010 - 2014	5 yrs
0707	4% Industrial Bond Series 6% Industrial Revenue Bonds 10% Swimming Pool Bonds	(1 box)	1972 1973 1983	5 yrs
0707	Sewerage System Revenue Bond	(1 box)	1983	5 yrs
GS040, GS005	General Bank Account Statement Cafeteria Bank Account Storm Water Grant EDA Grant CDBG Team Track	(1 box)	10/12 – 09/14 04/07 – 04/09 07/11 - 07/13 09/10 – 07/13	5 yrs
GS005	Payroll Account Statement Municipal Court Bond Account Cafeteria Fund Payment Account General Account Daily Receipt Form	(1 box)	10/06 – 09/07 01/08 – 09/14 10/08 – 09/12 10/07 – 08/13 10/06 – 11/09 10/11 – 09/12	5 yrs
GS008	Accounts Receivable Journal Entries Accounts Receivable Journal Entries	(1 box)	2012/13 2013/14	2 yrs
GS004	Budget Worksheets & Backup	(1 box)	2010,13,14	5 yrs
GS053	State Fee for Police Court Worksheets	(1 box)	10/11 – 09/14	5 yrs
GS005	Voids – Manual Journal Entries	(1 box)	2013/14	5 yrs
GS005	Treasurers Report Working Papers	(1box)	2001/06	5 yrs
1603	Utility Billing – Move In/Out	(5 boxes)	2010/16	2 yrs
1603	Utility Billing – New Customer Rpt	(4 boxes)	08/09 – 08/13	2 yrs

**LOCAL RECORD PROGRAM
DISPOSITION LIST**

CITY OF WASHINGTON IN FRANKLIN COUNTY MISSOURI

GS050	Business License	(3 boxes)	2011/14	2 yrs
GS050	Liquor License	(2 boxes)	2011/15	2 yrs


Finance Director



Authorizing Signature

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

PRIORITY ITEMS:

Mayor's Presentations, Appointments & Re-Appointments:

* Police Department Reappointments

March 9, 2020

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>NAME</i>	<i>APPOINTED</i>	<i>TERM EXPIRES</i>
<i>R. Patrick Morin Patrol Officer</i>	<i>March 19, 2020</i>	<i>March 19, 2021</i>

<i>David Burke Patrol Officer</i>	<i>April 3, 2020</i>	<i>April 3, 2021</i>
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<i>Melinda Schmelz Patrol Officer</i>	<i>April 8, 2020</i>	<i>April 8, 2021</i>
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Respectfully submitted,

Sandy Lucy

Mayor

MKT:

A motion to accept and approve the re-appointments made by Councilmember Holtmeier, seconded by Councilmember Hidritch, passed without dissent.

* Urban Forestry Council Reappointments

March 6, 2020

To The City Council

City of Washington

Washington, Missouri

Dear Council Members:

I herewith submit for your approval the following for reappointment to the Urban Forestry Council:

John Steffens – term ending March 2023

Gus Raeker – term ending March 2023

Respectfully submitted,

Sandy Lucy,

Mayor

MKT:

A motion to accept and approve the re-appointments made by Councilmember Sullentrup, seconded by Councilmember Patke, passed without dissent.

PUBLIC HEARINGS

* Discussion on past performance by the City in carrying out the City's 2016 Storm Drainage Improvement Project in the City's Industrial Park

March 5th, 2020

Re: Schulze Stormwater CDBG

Honorable Mayor and City Council,

In order to close out the Community Development Block Grant we are required to hold a public hearing to hear any comments on the project. After the hearing is over, we anticipate a site visit from the state to review the project. If they don't find any issues the grant will be closed and the project will be officially completed.

Let me know if you have any questions,

Sal Maniaci

Community and Economic Development Director

Maniaci: All right. So this is just our public hearing to close out our block grant on the Schulze Industrial Park for the work that was done in front of Frick's there. You know it's been a long delayed project but we are wrapping it up and we had to have a Public hearing to start it and a Public Hearing to end it.

I am required by grant to make a certain couple of remarks and onto the record to be reflected in the minutes that we'll submit. So, the first is that, the block grant was needed to expand the storm water retention basin in Schulze Industrial Park to support the expansion of not just that local business, but to increase the watershed for that entire area.

We spent \$678,075 in CDBG funds on the project elements, and then this, the rest of the Public Hearing is really just to entertain any questions or comments from the public if they have any. That's really about it.

Holtmeier: Is this the Frick's retention pond?

Maniaci: It is.

Holtmeier: Okay.

Mayor: Are there any questions or comments by the Councilmembers? Okay. Is there anyone here in the audience who would like to address the Council on this item?

Jeff Adams: My name is Jeff Adams. I live at 150 Sappington Place behind the Frick's development as you all know. I've got an ongoing situation with your retention pond up there.

The retention pond that you guys redeveloped and redid, it's fine. But the one that you took out where Frick put their parking lot in is doing a tremendous amount of damage. Westlink Drive floods. I, we got on Thursday, we've got less than three quarters of an inch of rain and it was out of the banks and the sewers can't take it. I don't know what you got for your storm sewer, your infrastructures, but right now just dumping, shedding all of this water off of literally hundreds of acres of new buildings and asphalt. These little, wet water creeks can't take that, and it's blowing them out.

Even where you guys just put in over Bluff Road and you widened it. The little creek that comes through there and it goes over to Brehe Farms. It's already washed it out terribly. I've got pictures of it. I wasn't on the agenda so I can't show you the pictures. I'll be more than glad to share them with you, but it's not working. Not working.

Mayor: And this is the retention pond that was removed?

Jeff Adams: The one that was removed and then the one that you guys re-did. It doesn't even take on any water hardly at all. But the one that you took away and allowed them to put a parking lot in, is shedding so much water. I'm losing, I've lost two trees in the last year that were a hundred-year-old trees due to the water flushing down through there, taking the roots out and the trees are falling over on my property.

Mayor: Okay. All right.

Jeff Adams: I got pictures. I'll be more than glad to share it with anybody.

Mayor: Does anyone have any questions?

Patke: I thought that the new retention basin just took the place of the old one? I didn't think we'd change the water direction?

Nilges: Frick's did a, as part of the Frick's development, they did put a parking lot in just to the northwest, I guess of the existing building. Part of that, there were I think three going off memory here, 15 inch CMP metal pipes that went underneath the sewer line that was there. Part of that we required Frick's to ensure that there was no additional rate of water leaving that parking lot that was leaving before the parking lot was there. So we'd actually functions as a secondary detention basin as well.

I did speak to Mr. Adams during this construction or during that, the paving of that parking lot. I think a couple times actually. His creek that goes there does drain. A variety of property in Franklin County, specifically agriculture property, which does shed a lot of water. I would not be surprised if a three quarter inch rain this time of the year wouldn't shed a lot of water ground saturated. There's really nowhere for it to go. We had quite a bit of flooding,

actually localized flooding through the first part of last week. So none of those things technically really surprise me.

It's been shown that agricultural property that is left, you know, that is not growing essentially this time of year does shed, you know, almost 80 to 85% of the water that a parking lot would. So again, I'm not surprised by any of these things.

I did meet with Frick's and their engineer at the time, and the rate of water coming off of that sub watershed is better or is the same, if not better than what it was before.

Jeff Adams: Same or better than when?

Nilges: Than what it was prior to that parking lot going in at that specific location. Now I'm not denying that that creek or wet water channel doesn't drain more water than his piece of property, you know, significant more acreage than what that parking lot was, but that location did not cause any adverse effect to that location according to their engineer.

Jeff Adams: Who is their engineer? Do you know?

Nilges: That was Washington Engineering and Architecture.

Jeff Adams: And John, you and I were supposed to meet out their numerous occasions and you never would show up. You would always call me and never showed up though. I did have Darren came out and paid me a visit and then he turned it over to you, but you'd never, you'd never would come out. I never would go with me and walk in and take a look at it. I asked you on numerous times to do it and you wouldn't do it. Not only that they put in, excuse me, they put in two, had at first they only had one, approximately 18-inch pipe draining that off, off all of that parking lot. I didn't say how many acres is that parking lot?

Nilges: I couldn't tell you. Maybe I would be surprised if it was more than two.

Jeff Adams: I believe it's probably better than two, but okay, I'll give you that. And then what is the grade? What is the pitch on that? You're the engineer so you should know that.

Nilges: Again, I don't know, but it's irrelevant in a watershed situation that drains into a pond, it's irrelevant calculation.

Jeff Adams: It doesn't go into a pond. That parking lot does not go into a pond, it goes straight into the creek.

Nilges: Again, I'm not here to discuss the merits of the plan. I don't have it in front of me to discuss.

Jeff Adams: Okay, we can...*(inaudible.)*

Nilges: I will say that there was a large pipe, there was a 36-inch pipe that was in there that was placed at the corner of that parking lot at that time. We did recognize that that pipe was larger than what was draining in the area before. They actually put a control structure or a smaller pipe and 18 inch, again, I'm going off memory to choke that water down and their parking lot does flood and those large, large rain events.

Jeff Adams: You want to see these pictures, John? It might refresh your memory.

Nilges: I can if you'd like. Yes, sure.

Jeff Adams: This was what was originally there.

Patke: Is this relevant to the block grant or is this a separate issue?

Lamb: Separate issue.

Mayor: Separate issue.

Jeff Adams: And this is what you blocked the back off and went to that alone.

Nilges: I'm familiar.

Mayor: So Jeff, how about if you and John get together and discuss this issue?

Jeff Adams: Well we can do that, I mean...

Mayor: Because this is...

Jeff Adams: *Inaudible*...open floor for this tonight, that's why I showed up.

Mayor: Right, and you're welcome to be here. We're glad you're here but I think that we're not going to solve your problem here tonight.

Jeff Adams: We're not...(*inaudible.*)

Mayor: So, I think that...

Jeff Adams: Because...

Mayor: You and John can meet about this and figure it out.

Jeff Adams: I have no problem meeting with John and doing that. But like I said countless times, I've asked him and he never would come out and never showed up. No, show me.

Mayor: Okay.

Jeff Adams: *Inaudible*

Mayor: Well, we appreciate you bringing that information forward.

Nilges: I'll make sure...

Jeff Adams: But I would like to share these pictures with some of the Councilmen so they know what I'm talking about and you.

Lamb: Do you want to leave them with us?

Mayor: You can leave them with us.

Lamb: Why do you give it to the City Clerk.

Mayor: Give it to Mary.

Jeff Adams: *Inaudible*

Mayor: Give it to Mary. Okay. Thank you Jeff.

Jeff Adams: Thank you.

Mayor: Okay, so is that...

Lamb: Does anybody else have any questions?

Mayor: Did anyone else have any questions regarding the block grant? Okay.

Lamb: I think what we have to do is accept it into the minutes.

Mayor: Any other discussion by Council?

Sullentrup: Does this problem have anything to do with this decision?

Lamb: No. The infrastructure that was done, if you'll remember was, this was the project to go ahead redo the what is now a detention basin base.

Nilges: Correct.

Lamb: *Inaudible*...it's dry. It was a retention basin and they took fill off of lots; they're not really lots, but it was 21, 22 and 23. They were advertised as lots and that was the borough site that they took that took it down to the basin that's now down there by Frick's. That was the project. That was the infrastructure project.

So, what he did was in order to move forward with that, he was able then to go ahead and take what John was saying, that the other facility that was over to the north...

Nilges: Northwest.

Lamb: Northwest of his building, and then go ahead and turn that into a parking lot. I know that there was some discussions with regards to how was that lot. There was some modifications

Nilges: Correct.

Lamb: That made Frick's comply with.

Nilges: Correct.

Lamb: They were going to leave it in a certain format and we're like, no, this has to be improved. So, they had to come back and go ahead and fix that, but it was a sub that's a separate project other than the grant. That was not anything that was funded with grant dollars or grant funds.

Patke: John, not knowing grades obviously, but the northwest part of the building of the property, is going to drain to the north and to the east and not into the detention...*(inaudible.)*

Nilges: It is split. Yeah. The parking lot that Mr. Adams references, does drain to the northwest to this channel that that is adjacent to his property. It does not drain into that detention basin.

The building itself and the parking lot to the south does. So, when we recognize that the water has to go from this parking lot to the outlet of the pond, there is a section of channel there. It doesn't actually get routed through the pond, the water does not. When we recognize that and there was additional water into it, we required Frick's to put a control structure block off a pipe to essentially flood their parking lot during high rain events.

We did also identify various erosion issues prior to the project even starting. So, I don't know the specifics of which trees and things are happening, but again, I wouldn't be surprised if there's been erosion over many years at that location.

Patke: Does that watershed go underneath of Sappington Street in front of Rawlings?

Nilges: It does.

Patke: *Inaudible*

Nilges: It all ends up at that location, both of them do actually...*(inaudible.)*

Patke: You can see the grass laid over when water goes through...

Nilges: Correct.

Patke: The flooding issue for awhile.

Nilges: Correct. And the pond...

Patke: But the parking lot added to this problem?

Nilges: No, it did not.

Patke: Because they *(inaudible)* back?

Nilges: Correct. At basically at the location of the parking lot and they also retained additional waters in the dry basin that what this project addressed. So, at the location of Sappington where the covert is underneath

Hidritch: Westlink.

Nilges: Is a better situation than what was there before. I don't know the quantitative numbers of that sitting here, but it's a better situation than what was there before, and where the water drains the parking lot on to Mr. Adams property. It is a better situation than what was there before.

Now I'm not denying there's not erosion occurring, but the rate of water going there is better than what was there before.

Hidritch: John, is there any way a riprap or anything throwing it in there to slow it down? I mean; I don't need looking at anything.

Nilges: There was, again, I'm going off memory here, but I think there were two to three 15-inch metal pipes that had a significant amount of erosion on the backside prior to the project happening to this parking lot that we're discussing. I either, I don't know if it was Mr. Adams or his neighbor, but they did work out some sort of a gentleman's agreement to place riprap on that hillside to fix that with Frick's. I believe it was done at Frick's cost, but again, that's not something that the City gets involved in.

If there was erosion that was occurring, again, we don't own the channels, we don't own the creeks. It's not something we get involved in. The development met our City or our code requirements.

Mayor: So John, when you, after you meet with Mr. Adams then, why don't you just give us another report back...

Nilges: Yeah.

Mayor: Of where you ended up at...

Nilges: Yeah.

Mayor: And stuff like that and give us the information at our next meeting.

Nilges: Not a problem.

Mayor: Okay. Sounds good. Did we accept this into the minute?

Lamb: Not yet.

Jeff Adams: *Inaudible*

Mayor: I'm sorry.

Jeff Adams: After I have my meeting with John, I would like to put this back on another agenda and come before the Council again. After I had my discussion. I'll be more, I'll be better prepared to be able to display these pictures to you. We can go through them step by step because there's absolutely no way that I can stand here and swallow what John's saying, that it's a better solution than it was because it's not.

Mayor: Okay.

Jeff Adams: Because that's the old Schulze Farm and it had five retention ponds on it when the City acquired it, plus it was at all, all terrace for farm ground and that was all done back in the thirties and forties when I forgot to name the AFC or whatever. The farm communication companies came in and help the farmers do this to keep for the soil erosion.

Oh, and then there was another over there when you're on Vossbrink, that was a big Brinker farm. It also had five ponds and stuff. It's all, it's all a matter of public records...

Mayor: Okay.

Jeff Adams: *Inaudible*... a big deal, but now they're gone. So, now it's hard for me to stand here and listen to John saying that asphalt with the particular grade that you'll see in these pictures, which is Billy Goat Hill is going to do as good a job as a terrace piece of ground that will absorb the moisture and terraces. It also won't run so fast, and then it had retention ponds to catch it and it would release it slowly and there was no erosion. There's a reason I've lost two mature trees in less than a year, and this is the reason.

Mayor: Okay, so...

Jeff Adams: There's no way...

Mayor: You meet with John...

Jeff Adams: I'll meet with John...

Mayor: Okay...

Jeff Adams: But I would like to see this get put back on the agenda.

Mayor: And then we will address it.

Jeff Adams: That'd be fine.

Mayor: Okay

Jeff Adams: All right, thank you.

Mayor: Thank you. Any other discussion or comments on the item?

With no further discussion, a motion to accept the public hearing into the minutes was made by Councilmember Sullentrup, seconded by Councilmember Holtmeier, passed without dissent.

* Rezone property located at Fifth & Penn Street from R-3, Multi-Family to C-1, General Commercial

March 10, 2020

Honorable Mayor & City Council

405 Jefferson Street

Washington, MO 63090

RE: File No. 20-0304-Skorall Properties, LLC-Property located at Fifth & Penn Streets-Requesting R-3, Multi Family to -1, General Commercial

Dear Mayor and City Council Members:

At the regular meeting of the Planning & Zoning Commission, held on Monday, March 9, 2020 the Commission reviewed and recommends denial of the above request with a 7-1 vote.

Sincerely,

Thomas R. Holdmeier

Chairman

Planning & Zoning Commission

Maniaci: All right. We did receive a request to rezone this property here. It currently doesn't have an address, but it is a lot at the corner of Penn Street and Fifth Street on the eastern side of Fifth Street.

See here, it's a vacant lot that's been filled in over the years, does have access to Fifth and Penn as well as an alley to the rear. Directly adjacent is originally part of this multi-family development and all those apartments were built years ago. Apartments were never built here but it is still zoned for multi-family use.

You can see here that whole block or that side of that block is zoned Multi-Family Residential. You can see in the surrounding area, it is all Single-Family R-1B, Single-Family Residential, which is our dense Single-Family Zoned District.

So, reviewing this request there's a couple of things that staff are looking at is that it is located on Fifth Street, which is a mixed use corridor. As you guys are all aware, as you go from 100 from east side of Fifth Street all the way to 47, it does kind of switch back and forth between primarily residential and mixed use commercial and residential in this particular area. It is mostly it is, it is all residential when you get from Henry street all the way down to, see here, the next one is...

Unknown: Roosevelt.

Maniaci: Center Drive here. So, this is a map from our future land use map of the Comprehensive Plan that shows what we anticipate future uses to be so it doesn't break it down into different types of residential. This has residential and that's what all the yellow is, and that lot is right here in our future land use map as residential in the Comprehensive Plan.

The mixed use does not go past Henry even for the future land use map that we do is something that is updated every 10 years. So this was created in 2013. So, given its location on Fifth street. You know, it, it is a mixed use corridor, but in this particular section it is a residential area.

So, it's staff's recommendation given its location, and the fact that what it says in our Comprehensive Plan, we recommended denial of this request, because of the fact that really the existing zoning is if you're looking at highest and best use, we think the existing zoning is more appropriate. Once you rezone something to see C-1 Light Commercial, it does open it up to more uses. It's not C-2 General where it's everything, but it is a step down from that, but it still does have a number of uses that are permitted.

So, we are recommending denial. This did go to P&Z last week and they voted to deny it as well, but it was vote, it was not unanimous. I believe it was seven to one.

Pettet: Sal, aren't their commercial properties across the street?

Maniaci: So thank you. So there is a commercial build if there's a building across the street that has been used commercially.

Pettet: Okay.

Maniaci: It has been grandfathered into that use. The last record we could find was from 2016 that they had a letter saying that it could be office space only for insurance sales or retail, or real estate, but if that were to cease for more than two years, it would have to go back to Single-Family Residential.

Patke: At Planning and Zoning. I mean their discussion or did they go by your recommendation to deny it or was there a lack of information or?

Maniaci: Well, there wasn't, I will tell you, no one from the public came in opposition. So, I'm assuming it was just from my information that the vote came through. We did send out letters. I didn't receive any phone calls, but yeah, from testimony there was no opposition publicly. So, they had their own discussion based on, based on surrounding properties and that's how they voted.

Lamb: There was a discussion about the property across the street that Gretchen just brought up or whatever. The idea was if you did do, if you chose to go ahead and rezoned this piece of property to Commercial, it wouldn't take much for somebody to go ahead across the street and say you just did it for them. We have historically in the past when they, when this was before Sal's time, but when I was in the office was we, they had requested for that property to be rezoned to Commercial in the past and the City has said, no, you can continue as a grandfathered use. Basically, they've kind of stepped down their uses over the years as far as intensity. I think somebody was pointing out that it was Sahn's Welding Shop at some point in the past and then it just got kind of reduced down to different like, storage. Lastly, I remember Landmark had their office, I guess then there's still the ones that have their office there.

Skornia: Isn't that the location of *inaudible* Tobben Distributing at one time?

Lamb: I'm sure it could have been. I'm not familiar.

Sullentrup: Long time ago.

Maniaci: The last, the last thing in the file for that property was from 2016, so to be honest, we don't even, I don't know if it's currently occupied, if it could be vacant for more than two years, they, if someone wanted to occupy that, they would have to show documentation that's been utilized in the past two years.

Lamb: The other thing to keep in mind whenever you're looking at pieces of property like this and we all understand; you know that maybe there's the snow cone stand would not be a huge impact maybe to the area with regards to rezoning it. Once it's rezoned to that other zoning, you've got all those other permitted uses that could go ahead and go there just in case they pick up and move at some day or were switched to their location. You could have a much more intensive use than a snow cone stand at that.

Another option that you could look at, and I talked about this with Sal too just to put all these discussion items on the table, is that you could consider continuing mixed use on Fifth Street down that area, but as you can see from that, it is primarily residential with the exception of that thing that shop across the street. You pretty much from that point where you can see where the map shows all those areas in yellow, they're all being used as residential.

Pettet: But the next north south street to the east actually is commercial, correct?

Obermark: It's Roettering and an apartment complex right now.

Lamb: Yes, when you get down there to the bottom to the east, yeah, Roettering's.

Pettet: Okay.

Obermark: I mean, it's the next block.

Pettet: Yeah.

Obermark: I mean, it's at the end of the block.

Lamb: Yeah. So, you've got that long stretch I guess...

Obermark: *Inaudible*

Lamb: Of what you see. So, like you could see the future land use map. We did identify that the mixed use areas could be east of Washington if you wanted to continue that, but then you could be looking at those homes then turning into retail offices and stuff like that. Very similar to what you see Jefferson Street as you go from Eighth Street going out south to the highway.

Patke: Sal, I read in the notes that the property owners had originally applied for multi-family apartment buildings there and because of parking issues, it didn't make sense. Is that correct statement?

Maniaci: Oh, I didn't know, they did not let us know. It was because of parking to be honest, they just kind of didn't stop. We got to the point where they're ready to submit plans. We looked at site plan stuff and we never got any further than that. I thought it was a density issue, that they couldn't get the amount of units that they would be able to yield a profit. And then when we changed our density requirements, two years ago now, I thought they would have come back in because they could fit more units there and they never did. But that email I saw as well was the first time I heard that parking was the issue there. If you look at the other two, they got decent parking lots behind them here.

Patke: I guess what I'm getting at is as opposed to just saying denial, no, that we have a you know, if you would do this, here's another option I guess instead of just that lot's been vacant as long as I can ever remember.

Maniaci: That's true.

Obermark: It's been since they divided it...*(inaudible.)*

Patke: Correct, right. So I guess my thing is just my opinion, to sit here tonight and say no, but if we would do this and this, you know, this is why we're looking at not commercial, but if it would stay with R-3 Zoning, here's your options and the parking restrictions, etc., that we work with the owners, I guess, I don't know.

Maniaci: Right. We don't want to remove any economic vitality of the lot...*(inaudible.)* If I'm taking a step back and just making a recommendation purely on, is that zoning appropriate for that location? I can't comfortably say, yes it is. So, that's kind of where we left it at that.

Mayor: Any other comments or discussion?

Sullentrup: I don't think that if they did get awarded the ordinance, you're talking about the snow cone place on Fifth Street?

Lamb: Yes.

Maniaci: That's the applicant.

Patke: Oh, I didn't know that.

Maniaci: Oh yeah, I'm sorry. So the applicant is Wash Mo Snow Co. So, we don't make a recommendation based on end use. We make a recommendation based on the zoning or asking for it. But the end-use that they are at the, the applicant is Wash Mo Snow Co who and then they are here tonight. So I'm sure they can answer some questions.

In my Staff Report, because of that, I don't think the approval would detriment the surrounding properties necessarily. I just think if you're going to go on a professional recommendation, that's where we stood.

Patke: Well if it's that's the case and then the Special Use Permit, the right fit for that?

Lamb: You can't do a Special Use Permit for commercial use in R-3 Zoning.

Patke: Okay.

Maniaci: Yeah, it's just in our matrix. We don't have a commercial use that they could fit into as a special use.

Obermark: I think a lot of the problem too is that a lot has been filled in over the years about when I used to play right in that lot, actually set it on fire once on the left side of the lot. I mean, it's been filled in with asphalt, concrete. People dump dirt there and there's rebar in there. I mean it needs a parking lot type of anybody that would use that lot, you drive by that you can see they dug a few test holes and there's just junks and rocks concrete and asphalt up there. It needs something that's a building on slab or something like that is all it's going to need for that location. Anybody that would buy that lot, if they would put that type of apartment in there, they would have to dig two thirds of it out. Sir...*(inaudible.)*

Chad Skornia: *Inaudible*

Mayor: You need to come up....

Obermark: I understand.

Mayor: You need to come up to the...

Chad Skornia: *Inaudible*

Mayor: You need to come up...

Obermark: Okay.

Chad Skornia: Your opinion...

Mayor: Sir...

Obermark: I understand.

Mayor: Sir...

Obermark: I'm just saying, I'll give you a chance. I'm just saying that for this long there's been nothing there and I think there's something that wants to go there. I think we should give that opportunity. I don't think the mixed use, it's at the other end of the block is the same setup. It's commercial right next to apartments on the other end of the block. That's all I have.

Mayor: Were you done?

Sullentrup: Chad, do you mind coming up?

Mayor: Are you done Sal?

Lamb: We need to open it up for the public.

Mayor: Okay.

Unknown: She's going to open it...

Lamb: *Inaudible*

Mayor: So, if anyone would like to address the Council on this item, please come forward. State your name and address.

Chad Skornia: My name is Chad Skornia, I live at *inaudible* Cobblestone Drive. Me and my partner Ken Unnerstall own that lot. First of all, that's totally unacceptable.

Obermark: I'm sorry sir, but...

Chad Skornia: *Inaudible*...our property, your opinion is what was done there and what you know for a fact is underneath there, you're making an assumption. We paid thousands of dollars to have that drilled. We know exactly what's under there, you do not.

Obermark: I know concrete trucks...(*inaudible*.)

Chad Skornia: Proposed buyers are here and you're devaluizing our lot. That is unacceptable.

Obermark: I'm sorry, but anyone that's lived in this area at the time knows that.

Chad Skornia: Well, anybody that knows lives in the area also knows those two buildings right there in that picture. You can see the cars parking on the street right in front of that.

Obermark: Yes, I understand that also.

Chad Skornia: The City is not allowing us to do that.

Obermark: I understand that also.

Chad Skornia: So, all of a sudden our property that we are allowed to build on gets smaller, so we cannot build a multi-family property there. It's going to be over hundred \$250 per square foot. No one's going to buy it because of the City rules and regulations, we cannot build a multi-family property on that property. There's a reason people are building out of City limits.

Obermark: I agree.

Chad Skornia: Agree, there's a reason.

Obermark: *Inaudible*

Chad Skornia: You can't make money on that lot as a multi-family. It's going to sit vacant.

Obermark: Right.

Chad Skornia: That's a fact. The money doesn't dictate doing anything else but rezoning. If the City wants to make money on this other than taxes, personal property taxes, let a business come in.

Obermark: Right.

Ken Unnerstall: It's happened over the years throughout town as has been stated by other individuals here tonight, all along Fifth Street and other areas of town. You're going to have that in older community, there's going to be residential and commercial mix. It's not like somebody's requesting to have a manufacturing company go in a miss the residential which happens in areas as well in town. This is strictly C-1 Commercial, Light Commercial.

As Sal pointed out, the density issue did come about only because of the parking lot restrictions where we were no longer, that lot is no longer grandfathered in. Like the adjacent, apartment complex are to allow on street parking, had to be two lots per unit. So, it just did not become financially feasible to, to put property there, not multi-family.

Mayor: Anything else?

Chad Skornia: I just want to point out that we paid Cochran Engineering over \$5,000 to core drill that and come up with exactly...

Obermark: All right.

Chad Skornia: What's underlying there.

Mayor: Okay.

Obermark: I'm sorry, I apologize.

Chad Skornia: So...

Mayor: Right.

Chad Skornia: Sit up here and joke around about that stuff.

Obermark: I'm not.

Mayor: Okay.

Obermark: I'm joking around about what's there. I'm just, I'm sorry.

Chad Skornia: Well, thank you for starting a fire on our property.

Obermark: It wasn't your property back then; it was Herb Dills. Okay.

Ken Unnerstall: Thank you all for your time.

Mayor: Thank you.

Christina Smith: Hi, I'm Christina Smith. I know a lot of you. I own Wash Mo Snow Co and given the current circumstances, I don't know if I should hand these out. I have handouts for you guys.

Mayor: I think you should.

Christina Smith: Okay. I have hand sanitizer back there. I thought 10 was enough.

Trentmann: That's okay.

Mayor: You can have my copy, Mary. I'll make sure you get it for the minutes. Okay, that's fine. Did you need one to...

Christina Smith: You want me to give you a minute to...

Sullentrup: Yeah.

Mayor: No, did you want to, did you want to read it?

Christina Smith: I gave away all my copies.

Hidritch: Here you go.

Mayor: Here you go.

Hidritch: Read your copy.

Christina Smith: Okay.

Mayor: Read your copy.

Christina Smith: Sorry, wasn't prepared as I thought I was.

Hidritch: Well, you're more prepared than you were last week so you're doing great.

Christina Smith: I'm getting there, I'm trying. Just kind of an introduction. I'm here today, you guys all know, for you to approve the rezoning of the Penn and Fifth.

I've owned Wash Mo Snow Co since 2013. We've been at 1901 East Fifth Street. We do really well. We have tons of awesome customers that keep coming back day after day. I mean we see them multiple times a week. Let me see, just trying to kind of skim through it cause you guys don't want me to read exactly...

Hidritch: No, just read the whole thing.

Mayor: Read the whole letter.

Christina Smith: Read the whole letter?

Mayor: Yes.

Christina Smith: Okay. I'm here today asking for you to approve the lot rezoning for the lot located at Penn and Fifth. My business Wash MO Snow Co has been serving shaved ice and smiles since 2013.

Being born and raised in Washington, I want nothing more than to provide a spot for families to be able to make memories in my hometown. Wash MO Sno Co has been located at 1901 East Fifth Street.

Three years ago, the property that we're renting went on the market and I immediately took action to try to purchase it. Soon after I found out that it was an old gas station and the tanks were removed without proper legal measures and documentation. There was a soil test done and it came back that the soil and the groundwater is contaminated with the gasoline. The EPA, but I think it's the DNR actually. The DNR at this time says there's no immediate action that needs to be taken, but I cannot take on the property knowing that the DNR could ask for the cleanup in the future.

Two banks have denied me loans because of the improper tank removal and finding the soil test. Since the first bank's denial, I've been looking for properties in Washington while actively trying to pursue the purchase of the original property. The options in my price range and that allowed for etiquette space of the accommodations that I feel like my customers deserve, have been beyond scarce. The Penn and Fifth lot seems to be my last chance for my family owned business to stay in Washington. Thank you for your time.

Mayor: Okay, does the Council have any questions?

Patke: Is it, is a proposed to have a, an actual building or is it a removable portable building?

Christina Smith: We're looking at a slab and then put in a prefabricated building on it. So it's nothing, you know, too big. We mainly want parking on the lot, and I also have handing these out. If you guys want a picture of just the proposed shape and entrance, it would be on Penn Street so that it would take traffic off of Fifth. We'd have parking. I can hand these out too you if you'd like.

Mayor: Sure.

Christina Smith: It's just a rough sketch. It's...

Mayor: You can give this stack to...

Christina Smith: I didn't want...

Mayor: You can give the stack to Mark and he can pass them over, so that way...

Christina Smith: Okay.

Mayor: Okay.

Hidritch: Also, Christina, share with the Council a little bit as you shared with us or with me last week, some activities and stuff like that you're wanting to propose.

Christina Smith: Well, it's kind of explained a little bit on here. We're wanting a kids play area...*(inaudible.)*

Hidritch: I can hand it down; I can hand it down.

Christina Smith: And also drive through and inside dining, because a lot of people stop coming after school starts, you know, they get busy and everything, but then they want to come back but then it's cold or it's raining. So I mean it's, they need an inside area so they can come back after they take their month off to collect their lives after they go back from summer break. A lot of people suggested that we should have party rooms. They want their kids to come up there and have parties and each shaved ice and you know, every other ice cream place has that. So why not give them what they want on that.

Sullentrup: This being a seasonal business, do you have ideas to continue it throughout the whole year?

Christina Smith: Well, in the past seven years we've done well enough where we can take six months off and we're fine financially to pay the bills and everything. So that's, that's how well we do in the short summers that we have. So, we're thinking with a drive through and the inside and the birthday party options, it'll drag our season out another couple, three months maybe. It would just make it better.

The proposed lot and the building on top of it, would still be the same price that we were paying in rent. So, we wouldn't be worried about going bankrupt in the next few years and another business, I mean we, we have it all financially planned out where we've got it, but we have stay in our price range. It's just like a strong half too.

Sullentrup: I'm getting from you on this letter that you've looked around town for other places, and this is the only one that can fit what you need...

Christina Smith: Yeah.

Sullentrup: And it doesn't get past, you're going to probably look somewhere else out of town.

Christina Smith: Yeah. I've actually have other, I've had like, you know, property A, B and C. This is actually property B. I went for the Fastenal lot. I was two steps into going into the Fastenal lot. We were talking to the realtors and everything and I didn't go through with it because it wasn't enough room for any of this to happen. It wasn't, I don't know if you guys know it's in the Fastenal, it's basically extended parking lot, but it was, that's the only other option I found in our price range, it was zoned commercial but...

Lamb: Is this...

Christina Smith: It would ruin our business I feel.

Lamb: Is this what you plan on building from the beginning or is this in phases? Would this be the...*(inaudible.)*

Christina Smith: It would be more than likely be in phases.

Lamb: Okay.

Christina Smith: *Inaudible...*would be there. The kid's area would probably just be something little at first, and then definitely over the next couple of years we'd probably get with our

insurance company and see what we can make, you know, as you go, as big as we can without going dangerous and just kind of give them more activities to go. We're thinking like a sandbox or something.

Lamb: So the entrance and exit comes on and off part of Penn Street? Correct?

Christina Smith: That's what we have in mind. We're going to try to keep everything off of this street except for the exit from the drive through.

Lamb: From the exit from the drive through is on Fifth.

Christina Smith: Just because we don't want people trying to turn in there and stalling and having a bunch of rear ends, because it's kind of spot that people aren't used to turn it off a Fifth Street. So, if they just turn on Penn Street, they won't have to stop really those yield and turn then they'll turn on to Penn street and they'll, it'll just, I think, I'm not professional by any means, but I think it will help with the traffic.

Mayor: And of course all that would have to go before the building...

Lamb: Yes...(inaudible.)

Christina Smith: This is just my un-expertise.

Lamb: Right.

Christina Smith: You know, plan.

Sullentrup: Well, I appreciate you trying to expand your business by finding things for kids to do because that's all you hear about in town nowadays is kids have nothing to do.

Hidritch: Right, they're bored.

Christina Smith: As a new mom, I have a one-year-old home at and we'd go around, we'd go to the All Abilities Park, we'll go to Moe's and get pizza and we'll go get ice cream or something. And it's like, well I guess we're going home. I don't know, maybe we'll walk on the Katy trail and hang out with the shops downtown, but for a one-year-old, Mommy and Me is about all we can handle without him pulling stuff off the shelves.

Sullentrup: Sal, is there a requirement for parking on something like this?

Maniaci: Yeah, just like any other commercial use. I'd have to look in the code. It's based on square footage of the building. You have to have so many parking spaces per square foot.

Lamb: Parking...

Sullentrup: *Inaudible*...wanting to do? Do you think that she could get that done?

Maniaci: I haven't seen that site plan, but for the size of the building as she's describing, I think we got plenty of room for parking.

Wessels: Sal, could you explain one of the gentlemen were saying that right now it would be zoned for multi-family, but he's saying through some requirements from the City it's not possible.

Maniaci: I think what he was describing is that because of the size of the lot and our current requirements required to, our requirements required two parking spaces per unit that they wouldn't be able to get in enough units and parking stalls to be able to make it financially feasible.

Wessels: Oh, I see.

Maniaci: Which was a concern we heard all the time before we increased our density requirements. We did not change our parking requirements, but as on a smaller lot that is, so that is a concern we've heard on other multi-family lots.

Pettet: So can I clarify my understanding? So, I think what I'm hearing is that for Ms. Smith to proceed that we would want to rezone the property, but even if we rezoned the property, there's still a possibility that the sale wouldn't go through or that the plans would still have to be approved. My concern is this; I have zero concerns about this as a proposal there. My concern is if we rezone it and for some reason it doesn't work out and now we have this commercially zoned property in the middle of an area that is currently all residential, and we had planned to be residential. So, that's the only hesitation I have. Is that right Sal?

Maniaci: Yeah.

Pettet: So we would have to rezone it. The request was to have it all rezoned before the sale of the property.

Maniaci: Correct, so we cannot make it contingent on a sale once the ordinance is passed. It's rezoned whether it, no matter who owns it. It stays that way. There's no, if nothing gets built, it reverts back. That is what's zoning it's in.

Mayor: Zoning follows the property?

Maniaci: It does.

Pettet: Yeah.

Maniaci: We do have a matrix online that tells you all the uses that are permitted there.

Patke: Can you give a couple of examples?

Maniaci: Yeah, I can pull some up. C-1 allows for all office space, general office space. It does allow for medical office. It would not permit like a gas station or anything with a little bit high intensity. So, once you get into commercial uses that require more traffic, more trips per day, that's when we require C-2. It does not allow any outdoor storage of any kind. It's a light commercial. It's more of neighborhood commercial uses that would be closer to residential.

So, that's kind of what whenever she first came in we recommended to go C-1 instead of C2 because of that. At the end of the day we still said it is a primarily residential area.

Lamb: Could self-storage units be a permitted use?

Maniaci: No, we added that as a special use and our commercial districts in 17. So if it would get rezoned and somebody wanted to put those units on there...

Maniaci: Then it would have to go back before this board. As would anything with outdoor storage. We do permit...

Pettet: When you say outdoor storage. What are you talking about?

Maniaci: Outdoor sales.

Pettet: Oh, okay.

Maniaci: Anything that, we don't really allow a lot of outdoor storage and City limits and stuff, but outdoor sales or anything like that, like automobile sales is...

Pettet: Would not be allowed.

Maniaci: Well, it's not without a Special Use Permit in this location.

Pettet: Okay.

Lamb: *Inaudible*

Maniaci: It's permitted in C-1 as long as it's not within 50 feet of residential, but obviously in this case...

Lamb: It is.

Maniaci: It would be so that triggers it to become in.

Patke: Without looking at more C-1 options, it seems almost more appropriate to me now an office building, a doctor's office, snow cone shop, seems like the light commercial for that area, not a gas station, not heavy traffic, not outdoor storage, etc. It seems more feasible to me, the more we listen to it.

Maniaci: I will say that is kind of what the intent of that code of C-1 of that zoned district. It's just, it's the intent of it. I think it was more of a buffer to get you in between commercial areas and residential areas. This wouldn't necessarily be a buffer. It'd be right there.

I'm trying to pull up the matrix, it is on our website. The matrix with permitted uses in every zone district. It's not working on my cell phone, I apologize.

Mayor: Are you looking?

Piontek: Yes.

Mayor: Our experts looking.

Piontek: There is just a whole host of things.

Lamb: Yeah, if you look on that matrix there's like...

Piontek: A lot of its office, a lot of its retail, convenience stores, banks, bakeries. Just picking out some.

Mayor: But not a gas station.

Piontek: Convenience stores, can't sell gas there. Dental labs, department stores,

Maniaci: Pharmacy.

Piontek: Pharmacies, you can do a Flea Market there with the Special Use Permit.

Mayor: Okay.

Piontek: Furniture stores, mostly it's retail...*(inaudible.)*

Patke: Was any of this discussed at Planning and Zoning as far as those kind of options there? Or was that, I still go back to the fact that Planning and Zoning voted seven to one against it, but I'm looking that the more we talk about this, this is the right fit for this property.

Maniaci: I will say that they did not get into the details of that. That is what was our concern that it opens it up to other uses that we do not make a recommendation based on the applicant's use. It's based on his own district. So we told them yes there are other uses, we did not pull it up and read it like we are now.

Mayor: There really wasn't the discussion to...

Hidritch: No.

Mayor: To do that, that night.

Maniaci: Yeah.

Mayor: You know there really wasn't a discussion. Okay. So, did you have anything else?

Christina Smith: I did. I just want to show you guys that we have a ton of support throughout the community and I put these...*(inaudible.)*

The property owner right across the street, sorry...*(inaudible.)* The property owner right across the street says she has no problem with it. She's the only one that got back with me...*(inaudible.)*

Mayor: Okay, very good.

Christina Smith: And then we also did an online petition where we had, which earlier today was close to 1,200 people and that's just been since last Monday. I think I got to going Tuesday...*(inaudible.)*

Mayor: Okay.

Christina Smith: I don't know if you guys want to see all the signatures.

Mayor: We're fine. We trust you on that one.

Christina Smith: Okay.

Mayor: Okay. All right. Well, thank you.

Christina Smith: All right, thank you. I was just a little bit more prepared this week than last week.

Mayor: For sure, definitely.

Hidritch: You did a great job.

Mayor: Yeah, great job. Is there anyone else 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 Holtmeier, passed without dissent.

Bill No. 20-12135, Ordinance No. 20-13080, an ordinance rezoning the property with Parcel ID: 10-6-23.0-3-009-093.000 located at Fifth Street & Penn Street from R-3, Multi-Family to C-1, Light Commercial Zoning District 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 roll call vote; Holtmeier-aye, Sullentrup-aye, Obermark-aye, Patke-aye, Wessels-nay, Pettet-aye, Hidritch-aye, Skornia-abstain.

* Voluntary Annexation – 9.92 acres of the Weber Farm, Plat 3

March 10, 2020

Honorable Mayor & City Council

405 Jefferson Street

Washington, MO 63090

RE: File No. 20-0302-Annexation of 9.92 acres of the Weber Farm, Plat 3

Dear Mayor and City Council Members:

At the regular meeting of the Planning & Zoning Commission, held on Monday, March 9, 2020 the Commission reviewed and recommends approval of the request to annex 9.92 acres of the Weber Farm, Plat 3 with a unanimous vote.

Sincerely,

Thomas R. Holdmeier

Chairman

Planning & Zoning Commission

Maniaci: All right. This is the next phase of the overlook of Weber Farm. It's existing three parcels right now. It's a little bit less than 10 acres. They are proposing to bring it into the City limits. Here's the exhibit and kind of see that the legal exhibit that we did published into the paper. The zoning they're asked for is R-1D Single Family Residential, which is what you see to the south here. That is a zoning that allows for minimum lot sizes down to 7,500 square feet.

The first few phases of the Overlook were R-1A the 10,000 square foot because they had more room to do that. And this plat that he's proposing, will connect him into the subdivision

Malvern here on Rabbit Trail, which is R-1D. In order to transition those lots back down into the 7,500, he does need to request that zoning, I will say, which is on later tonight. The plat does show all the homes on the north side here adjacent to Lake Washington, still 10,000 square feet. So they still are larger, closer to the larger lots. They are existing and then it slowly gets a little bit smaller as you get on Halls Green Road.

We are recommending approval of this. Unfortunately, is still leaves a donut here, but that is the last property owner, the Murphy family who is not willing to come in at this time. Without a vote, you can't force them, without a public vote. So that's about as far as they'll get. Vic has been working with them on making sure they have access and everything, but as far as the annexation and the proposed zoning, we do recommend approval.

Sullentrup: What is the recommended square foot *inaudible* lots out in that area?

Maniaci: Currently? Quarter acres. Sometimes they're from 10 up to 20,000 square foot lots. Most of these, actually I have it on here. The plat is on your agenda later tonight. Everything up here and all the way down. Well, everything on Weber Heights drive is over 10,000 square foot, and it gets smaller here. You can tell and that's why he's going with the R-1D. We told, he asked, should I split this and do R-1A up here and then R-1D, and I said, no, why complicate it. It's all Single-Family Residential. Just bring this phase in as R-1D.

Holtmeier: And they will connect up?

Hidritch: And there's only, oh, I'm sorry Joe, go ahead.

Holtmeier: It'll connect up?

Maniaci: Yeah, Halls Green Road.

Patke: Where's the connecting streets at?

Maniaci: So, this is Halls Green Road...*(inaudible.)* Weber Heights...

Patke: Will it make a turn or according to that thing it's a...

Maniaci: Yeah, it's kind of over to the left, and has 90-degree angle here. Which of this was, and again, this is on the agenda later, but this was a requirement that we told him, when you get to phase three, we're not going to allow any more lots until you make this connection for safety reasons, fire and police. So, he was willing to...

Patke: Can you go back a slide?

Maniaci: Yes.

Patke: Now, will Statten Drive connect to Graham and those are not?

Maniaci: He has not submitted it, but yes, he told us in our Site Plan Meeting that he planned Statten Drive will come up to here and this will connect down to Statten and then we'll have a connection here. So, it'll be a fairly well connected neighborhood when it's all said and done.

Wessels: So, Weber Heights is going to come through that area?

Maniaci: It'll have a col-de-sac right here. This is Weber Heights Drive.

Wessels: So nothing in this, this plan is going to connect it back down to...

Maniaci: Halls Green Drive is.

Wessels: Rabbit Trail?

Maniaci: Yes, it is. Halls Green Drive right here is connected. So, we will be able to go from Washington Heights Drive down Weber Heights Drive onto Halls Green, Statten back to Rabbit Trail.

Wessels: Oh, so Weber Heights does come in.

Lamb: Yeah.

Patke: Weber Heights is going to continue here to a col-de-sac, and this'll come off and connect.

Wessels: I got you.

Maniaci: Yep, thank you.

Patke: Correct, Sal?

Maniaci: Yeah, it's a lot easier than my laser pointer.

Patke: Right.

Sullentrup: Nice arm.

Mayor: Good job.

Hidritch: And the only things that were really brought up was the emergency personnel with a house number for the occupant, for the people that aren't annexed, which Vic was going to work, they were going to work, put a sign up, and then the other two was, the other one was runoff.

Maniaci: Right, and when we get to that yet, so the, we don't require the construction plans at this point, it's just preliminary plat, just how it's going be laid out before we, that there's not a final plat on your agenda tonight. Before we get to a final plat, he'll have to submit construction plans showing that all of it meets our City code that their water storm water is going to be handled. We did talk to them and their engineer was at Planning and Zoning and they're confident it'll actually get, become a better situation as this gets built because the existing phases are, have temporary storm water capacity. It's temporary measures until it's all said and done.

Now this will be the last phase of Weber Heights, Weber Heights Drive and there'll be able to...

Nilges: The homes at Lake Washington, you know, they've experienced water runoff from that field over basically since they were constructed. There's a berm that runs along the shared property lines between this subdivision and even the ones from the previous phases to the west that diverts that storm water into underground facilities that drains it around into Lake Washington were ended up before. It's an underground drainage system.

So, previously that water would run obviously off the hillside into the backyards of Lake Washington. Now it's going to be collected with an underground system and routed around so it will become a better situation there as well.

The concerns that I believe that were brought up, were intermittently or intermediate until this last phase was done. It looks like the berm was just stopped because the berm was just stopped. So once it gets tied into, they'll have adequate capacity.

Wessels: Currently, coming off of, I think it's Washington Heights, there's a gravel road that goes down there, you can actually drive it. Is that, is that this?

Maniaci: Yes. You can't see in that area...

Unknown: *Inaudible*

Maniaci: But yeah, that gravel drive that you can go today it will, it's going to be in a little bit different location, but it will be completed.

Patke: That gravel road actually comes off a Bieker Road.

Hidritch: It comes off of Bieker, that's what I'm saying.

Wessels: Then originally or something.

Hidritch: Yeah.

Patke: The gravel road came off a Bieker Road through the Weber Farm and stayed on top of the Hill to that Murphy place, but now that's where the berm is that now, if I'm not mistaken.

Maniaci: Correct.

Mayor: Any other questions of Sal?

Wessels: And where is it coming down into? Those...

Lamb: Do you want to go back?

Wessels: I drove this road today and went down into where the nursing home.

Maniaci: You got to Rabbit Trail. That is temporary right now.

Wessels: That is what?

Maniaci: That's temporary right now. It'll be built like this.

Wessels: Okay.

Maniaci: What you drove is not in this ariel, sorry. Just right now there's a gravel drive that connects these two points.

Wessels: Yes.

Maniaci: That's what you drove today, that will become what you saw.

Wessels: That will be eventually the paved road?

Maniaci: Yes.

Wessels: All right, I got you.

Mayor: Anything else? Okay, is there anyone here who would like to address the Council on this item? Okay.

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

* Voluntary Annexation – Meadowlake Farm Plats 1 & 2, Lots 1 through 61

March 10, 2020

Honorable Mayor & City Council

405 Jefferson Street

Washington, MO 63090

RE: File No. 20-0306-Annexation of Meadowlake Subdivision-Plats 1 & 2, lots 1 through 61.

Dear Mayor and City Council Members:

At the regular meeting of the Planning & Zoning Commission, held on Monday, March 9, 2020 the Commission reviewed and recommends approval of the above request with a unanimous vote.

Sincerely,

Thomas R. Holdmeier

Chairman

Planning & Zoning Commission

Mayor: Okay, Sal.

Maniaci: So I'm sure you guys are all well aware of this and Darren and John can fill you in more so, but I just wanted to pull this up and you can see the proposed area highlighted here and it is adjacent to a existing City limits and we did recommend

Lamb: R-1A.

Maniaci: R-1A, yes, thank you, for Single-Family Residential.

Mayor: Do you have any comments?

Lamb: The only comments I've got; you've got all 61 lots on the hearing. You cannot vote on this until the next City Council Meeting. That gives you enough separation, the 15-day comment period. I can explain more, but the next three ordinances are basically not for approving the annexation, it's just a pre-annexation agreement. The approval, as I said, would come at your next Council Meeting in April and we can go over the details of those when we get to F, G and H.

Sullentrup: Are we going to have to read all...

Unknown: Poor Mary.

Unknown: Is Mary going to have to read this?

Lamb: Well, here's the thing, we could have had 61 ordinances or we could have had three.

Pettet: Thanks for three.

Lamb: Yeah, I thought you might.

Sullentrup: Do we have to read it tonight and then again, two weeks?

Piontek: No, you're just going to read the ordinance approving the pre-annexation agreement tonight. You won't take any action on the actual annexation...

Lamb: Correct.

Piontek: Until April...

Mayor: Sixth.

Piontek: Sixth.

Sullentrup: Okay.

Mayor: Okay, so is there anyone here who would like to address the Council on this item?

Lamb: I would state that the former president of the Homeowner's Association, who we've been in constant contact with, reached out to me today and asked if they needed to be here at this meeting. I indicated I did not think so in light of the fact of meetings and now we're over 10 people etc., so, I just told them no, he didn't necessarily need to be here.

With no further discussion, a motion to accept the public hearing into the minutes was made by Councilmember Patke, seconded by Councilmember Skornia, passed without dissent.

Bill No. 20-12136, Ordinance No. 20-13081, an ordinance authorizing and directing the execution of a Pre-Annexation Agreement by and between the City of Washington, Missouri and The Laurie Ann Reed Revocable Living Trust Agreement U/A dated November 3, 1997, Shaun R. Sharples & Meenal Sharples, The Terry Boland Revocable Living Trust, U/A May 31, 2002, ½ share & the Joan Boland Revocable Living Trust, U/A May 31, 2002, ½ share, Harlan J. Jett & Beverly A. Jett, his wife, Rodger A. Lawrence & Rebecca A. Lawrence, his wife, David Paddock & Nancy Paddock, husband & wife, The Jeannie Schmidt Revocable Living Trust dated April 12, 2006, David H. Alferman & Cheryl K. Alferman, his wife, Keith A. Obermark & Jamie L. Obermark, husband & wife, Tom Kimminau & Lori Kimminau, his wife, Glen Lee Steinkoenig & Colleen Steinkoenig, his wife, Kevin J. Feldmann & Janice M. Feldmann, his wife, Leo Parmentier, & Jackie Parmentier, his wife, Jeffrey J. Boland, & Tamara Ann Brueggemann, both single, Laurie A. Walde & Criag S. Walde, Bridgett L. Melland & Timothy A. Melland, Jerry M. Merrill, a single person & Louanna B. Kennedy, a single person, as tenants-in-common, Richard R. Frankenberg & Cynthia V. Frankenberg, his

wife, JRLT, Don Alan Marquart, Rene Ann Marquart, John Moss, a single person, Donald R. Blakley & Ann Baue Blakley, his wife, Gerald J. Michels & Lou Ann Michels Living Trust U/A dated August 16, 1994, William Mahew & Mary Mahew, husband & wife, Joseph S. Kopp & Christy L. Kopp, his wife, David A. Spreckelmeyer & Mary L. Spreckelmeyer, his wife, Stephen R. Conway & Lori A. Conway, his wife, David Hackmann, Cynthia L. Hackmann, Terry E. Gildehaus, Linda L. Gildehaus, Brad G. Mitchell, Nancy J. Mitchell, David A. Langenberg & Kathleen D. Langenberg Joint Revocable Living Trust, Ronald J. Kopp & Laura A. Kopp, his wife, Randolph C. Renner & Melanie K. Renner, his wife, James Bennight & Rhonda Bennight, his wife, Michael J. Kopp & Theresa M. Kopp, his wife, Mark M. Tobben & Lisa S. Tobben, his wife, Richard J. Steckel & Phyllis J. Steckel, his wife, Gary L. Marquart & Karen L. Marquart, his wife, Edward R. Holtmeyer, & Christine L. Holtmeyer, his wife, Christopher Bruckerhoff & Amy D. Bruckerhoff, his wife, General Warrantee Deed James T. Eckelkamp & Anita L. Eckelkamp, his wife JRT dtd May 8, 2017, Mary B. Shuck & Vincent Ardito, wife & husband, Stanley C. Cain, Jr., & Margaret A. Cain, his wife, Shawn S. Krajcir & Geri Krajcir, his wife, Vernon D. Schmitz & June M. Schmitz, Trustees of the Dave & June Schmitz Living Trust dated September 2, 2016, Gary J. Mades JRT Sally A. Mades JRT, Steven G. Hoffmann & Barbara S. Hoffmann, his wife, Ludwig Reiss & Isabelle V. Reiss, Dale M. Volmert & Rosalyn C. Volmert, his wife, Harry R. Kessler & Diane K. Kessler, husband & wife, Thomas J. Hillermann & Susan M. Hillermann his wife, Garry G. Haberberger & Jane E. Haberberger, his wife, Gregory J. Emke & Janis K. Emke, his wife, Stephen Emke & Mary Beth Tully, David E. McClure RT & Debra A. McClure, TR, Keith J. Noelke Revocable Living Trust U/A dated September 4, 2008, Kevin D. Carpenter & Janet T. Carpenter, his wife, Kevin Mealy & Ruth Ann Mealy, his wife, Peter K. Wahlig & Janet M. Wahlig, husband & wife (BD RLT U/A dtd May 5, 2005) Jeffery D. Kavanagh & Laura E. Kavanagh, husband & wife.

The ordinance was introduced by Councilmember Patke.

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

Bill No. 20-12137, Ordinance No. 20-13082, an ordinance authorizing and directing the execution of a Pre-Annexation Agreement by and between the City of Washington, Missouri and Russell R. Bargen, a single person and Keith A. Obermark and Jamie L. Obermark, husband and wife.

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, Obermark-aye, Patke-aye, Wessels-aye, Pettet-aye, Hidritch-aye, Skornia-aye.

Bill No. 20-12138, Ordinance No. 20-13083, an ordinance authorizing and directing the execution of a Pre-Annexation Agreement by and between the City of Washington, Missouri and Meadowlake Farm Property Owners' Association.

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, Obermark-aye, Patke-aye, Wessels-aye, Pettet-aye, Hidritch-aye, Skornia-aye.

CITIZENS COMMENTS

* None

UNFINISHED BUSINESS

* None

REPORT OF DEPARTMENT HEADS

* Emergency Management Director Report

March 16, 2020

Honorable Mayor and City Council

Washington MO

Re: City facilities and operations during COVID-19

Dear Mayor and Council,

Today the Mayor and key staff met with representatives from Mercy Hospital and later at our regularly scheduled department head meeting to discuss moving forward in light of the COVID-19 pandemic. As you are aware the President and the Governor both declared national and state emergencies late last week. Below is a summary of those meetings and discussions.

Testing Facility

Mercy has requested to utilize a portion of the fairgrounds, specifically the first aid station building for purposes of a testing center. Mercy will provide staffing for pre-arranged testing at the site primarily by having patients pull in through the south gate and exit through the north gate. The facility will be open initially 5 days a week, Monday through Friday from 8 am to 4 pm. The rest of the fairgrounds can be gated off during this time frame. It has not been determined how long this portion of the fairgrounds will need to be closed.

Parks

All rental facilities will be closed and suspended through April 30th. At that time staff can determine if the suspension needs to be continued. All activities within the park such as organized sports will also be postponed within the park system during this time. Senior Center is closed. All rentals will be either refunded or transferred to a later date in the calendar year.

Library

All programming and use of meeting rooms are suspended until April 30th. At this time the Library will remain open. April elections will continue to take place at this time.

City Hall

City Hall will remain open. Staff meetings with outside parties will be discouraged throughout the month of April unless dealing with COVID-19. City Council meetings and other board meetings will continue to take place.

Utility Billing

During the next month the City will skip shutoffs for overdue accounts to provide relief for our residents.

We will be taking precautionary measures through the use of gloves, masks and other sanitizers. Social distancing is already in place (regular department head meeting took place in the council chamber rather than the Marbach Room).

We will also be monitoring federal legislation that may supersede local personnel regulations (time off in the event of a COVID-19 infection). All time and resources provided for the pandemic during this time will be documented for future reimbursement.

Providing a safe work place for our employees and safe facilities for our citizens is paramount. As always should you have any questions, please let me know.

Sincerely,

Darren Lamb, AICP

City Administrator

After discussion on COVID-19 led by Eric Eloff, Administrator of Mercy Hospital and Mark Skornia, Emergency Management Director, a motion to accept this item into the minutes was made by Councilmember Obermark, seconded by Councilmember Patke, passed without dissent.

ORDINANCES/RESOLUTIONS

Bill No. 20-12139, Ordinance No. 20-13084, an ordinance approving Amendment No. 23 to the Development Plan for acquisition of an Industrial Tract commonly known as the Elmer C. Heidmann Industrial Park providing for the sale of a Lot to Noah's Arc Foundation, LLC. The ordinance was introduced by Councilmember Skornia.

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

Bill No. 20-12140, Ordinance No. 20-13085, an ordinance accepting the bid from Truck Centers Inc., Troy, Illinois and to approve the purchase of a 2021, 2-Ton Dump Truck with Plow and Salt Spreader 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; Holtmeier-aye, Sullentrup-aye, Obermark-aye, Patke-aye, Wessels-aye, Pettet-aye, Hidritch-aye, Skornia-aye.

Bill No. 20-12141, Ordinance No. 20-13086, an ordinance accepting the bid proposal from Klekamp Lawn and Landscape LLC for Grounds Maintenance Services.

The ordinance was introduced by Councilmember Patke.

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

Bill No. 20-12142, Ordinance No. 20-13087, an ordinance amending Ordinance Number 19-12060 authorizing and directing the execution of a contract agreement by and between the City of Washington, Missouri and FKI Cleaning Services and amend the 2019-2020 Budget.
The ordinance was introduced by Councilmember Patke.

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

Bill No. 20-12143, Ordinance No. 20-13088, an ordinance authorizing and directing the execution of an Airport Hangar Lease by and between the City of Washington, Missouri and KJC Aircraft Services, LLC.

The ordinance was introduced by Councilmember Skornia.

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

Bill No. 20-12144, Ordinance No. 20-13089, an ordinance authorizing and directing the execution of an Airport Hanger Lease 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, Obermark-aye, Patke-aye, Wessels-aye, Pettet-aye, Hidritch-aye, Skornia-aye.

COMMISSION, COMMITTEE AND BOARD REPORTS

* Preliminary Plat Approval – Weber Farms, Plat 3

March 10, 2020

Honorable Mayor & City Council

405 Jefferson Street

Washington, MO 63090

RE: File No. 20-0302-Preliminary Plat approval, Weber Farms, Plat 3

Dear Mayor and City Council Members:

At the regular meeting of the Planning & Zoning Commission, held on Monday, March 9, 2020 the Commission reviewed and recommends approval of the Preliminary Plat for Weber Farms, Plat 3, with a unanimous vote.

Sincerely,

Thomas R. Holdmeier

Chairman

Planning & Zoning Commission

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

* Preliminary Plat Approval – 905 East First Street/10 Franklin Subdivision

March 10, 2020

Honorable Mayor & City Council

405 Jefferson Street

Washington, MO 63090

RE: File No. 20-0303-Preliminary Plat approval, 905 East First Street/10 Franklin Subdivision

Dear Mayor and City Council Members:

At the regular meeting of the Planning & Zoning Commission, held on Monday, March 9, 2020 the Commission reviewed and recommends approval of the Preliminary Plat for 905 East First Street/10 Franklin Subdivision with an unanimous vote.

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 Hidritch, passed without dissent.

Bill No. 20-12145, Ordinance No. 20-13090, an ordinance approving the Final Plat of 10 Franklin Subdivision, 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, Obermark-aye, Patke-aye, Wessels-aye, Pettet-aye, Hidritch-aye, Skornia-aye.

MAYOR'S REPORT

- * Thank you to City staff and Councilmembers in responding effectively concerning COVID-19.

CITY ADMINISTRATOR'S REPORT

- * E-Cycle Collection is still scheduled for Saturday, April 18, 2020.
- * Voting for Ward IV residents will be at the Library starting with April 7, 2020 Election.

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 9:17 p.m. on the following roll call vote; Holtmeier-aye, Sullentrup-aye, Obermark-aye, Patke-aye, Wessels-aye, Pettet-aye, Hidritch-aye, Skornia-aye.

The regular session reconvened at 9:59 p.m.

Discussion on meetings and attendance during COVID-19 outbreak. Mark Piontek stated legislators are working on a bill to close meetings to the public during the COVID-19 as long as the news media is invited and live streaming is available.

ADJOURNMENT

With no further business to discuss, a motion to adjourn made at 10:02 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