

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL
CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI
MONDAY, AUGUST 17, 2020**

INTRODUCTORY ITEMS:

The Regular Meeting of the City of Washington, Missouri, City Council was held on Monday, August 17, 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
	Emergency Management Director	Mark Skornia

Originals and/or copies of agenda items of the meeting, including recorded votes are available on record in the office of the City Clerk. Each ordinance is read a minimum of twice by title, unless otherwise noted.

Approval of Minutes:

- * Approval of the Minutes from the August 3, 2020 Council Meeting

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

Approval and Adjustment of Agenda including Consent Agenda:

- * Liquor License Application – Aces & Eagles LLC, 1170 W 5th Street
- * Liquor License Renewals: *Walmart Supercenter #172; Veterans of Foreign Wars; Hummingbird Club Inc; West End Station LLC; Kandlbinder, Inc dba Zephyr Express-Bluff Rd Station; Droege's Catering Company LLC; N-Sports Inc; Hillmermann Nursery & Florist; Washington Elks Club & Bldg Association; Dollar General Store #10885; Dollar General Store #1251; Ernesto's Mexican Restaurant; Old Dutch Tavern; Fischer's Food Shop;*

Custard Pie, LLC; Tilted Skillet, The; Augusta Brewing Venture LLC; Augusta Brewing Venture LLC; Otis Campbell LLC dba 1869 Draft Room; Marquart's Landing

- * Pawnbroker Business License Renewal – Pawnshop, 1190 W 5th Street

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

PRIORITY ITEMS:

Mayor's Presentations, Appointments & Re-Appointments:

- * Washington Historic Preservation Commission Reappointments

August 17, 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 Historic Preservation Commission:

Carolyn Witt – term ending August 2025

Andrew Clary – term ending August 2025

Rick Hopp – term ending August 2025

Respectfully submitted,

Sandy Lucy,

Mayor

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

PUBLIC HEARINGS

- * Rezone 15 & 21 East Second Street from R-3 Multi-Family Residential to C-3 Central Commercial District

August 11, 2020

Honorable Mayor & City Council

405 Jefferson Street

Washington, MO 63090

RE: File No. 20-0801-Andy Unerstall-Rezoning of 15 & 21 East Second Street from R-3, Multi Family to C-3, Central Commercial District

Dear Mayor and City Council Members:

At the regular meeting of the Planning & Zoning Commission, held on Monday, August 10, 2020 the Commission reviewed and recommends approval of the above request with a unanimous vote.

Sincerely,

Thomas R. Holdmeier

Planning & Zoning Commission

Chairman

Maniaci: Alright, Good Evening. This is a pretty straight forward rezoning, so there's two addresses here; I know there's three highlighted but this presentation you'll see later there's a plat on this northern piece at Main and Market. The rezoning are for 15 and 21, these two structures at Second and Market Street on the north side of Second Street.

You can see the zoning now, this lighter blue is the C-3 Downtown District that allows for mixed use, zero lot lines, more of a downtown zoning. In this darker turquoise or darker blue is multi-family.

Both of these properties are actually in non-conformance right now. This 15, in the middle is currently a Vacation Rental By Owner and they have the correct permits to do that; however, that is not typically permitted in R-3. It was grandfathered in and so they'll be able to come into full conformance when that gets put to C-3. On the corner there, this is the old school house that I do believe Andy Unerstall does have plans for a residence, but it's currently just a vacant structure. Even single-family will be permitted in this new C-3 District.

So, we are recommending approval. The original application just came in with this one for on the corner and the applicant mentioned that hey, if we talked to the neighbor should we bring them in as well, and we did prefer that because that way we're not leaving anyone out into an island by itself. It rezones the whole block.

So, we are recommending approval of that, and then the plat, I will show you guys later on in the meeting.

Sullentrup: Any discussion from the neighbors?

Maniaci: No at Planning and Zoning, the only discussion was from the applicant itself. No one else came, and we did send out letters. Planning and Zoning did vote unanimously seven to nothing to approve it.

Mayor: Okay, is there anyone here who would like to address the Council on this item? On this particular item right now? Okay, Andy.

Andy Unerstall: Andy Unerstall, Unerstall Construction. This is for Wash Mo Main Street. I really don't have anything to add with what Sal said. That whole block is already C-3. We just wanted to make everything in conformance. Since we are redoing the plat, we thought we might as well get it all done at once.

Mayor: Okay.

Andy Unerstall: We're going to turn the old schoolhouse into a residence and leave a little extra property with that and then build a three-family on the lot in front of it.

Mayor: Okay, very good.

Andy Unerstall: That's about it.

Mayor: Okay, very good.

Sullentrup: The old schoolhouse faces Third or Second?

Andy Unerstall: It's, 21 Second Street is the address.

Sullentrup: Which way will that face?

Andy Unerstall: I'm sorry.

Sullentrup: Which way the residence face?

Andy Unerstall: That will still be the address. The parking will be, I'm going to put a garage behind it, along the property line and that way I don't have to mess with the east side of the building or the south side of the building, and will add onto the west side where it's up against

the property line. That way, you won't, I don't really want to mess with the architecture of the building, rather leave it stand alone and put a courtyard in there; the other three structures will face north on Main Street.

Sullentrup: Pretty cool that you're keeping that building.

Andy Unerstall: Yeah, that one is actually is in a lot better...

Mayor: How old is that building?

Andy Unerstall: 1860...(inaudible)...do you remember...

Unknown: *Inaudible*

Mayor: 1860 something, wow!

Andy Unerstall: Yeah, it's in really good shape. The foundation and everything is in good shape. The brick, there is hardly any structural cracks in it. Even the plaster ceilings are still intact inside, which is weird. Normally, that falls down.

Mayor: Wow!

Andy Unerstall: It's in really good shape.

Mayor: What was it originally? Was it a...

Andy Unerstall: There's a whole list of things. It was a vocational building for the high school, it was a...

Mayor: It was a storage...

Andy Unerstall: *Inaudible*

Lamb: I know it was storage, that's all I could remember.

Patke: That's for sure, yeah.

Andy Unerstall: Yeah, it's been storage for years.

Wessels: How large will that home be?

Andy Unerstall: I'm sorry.

Wessels: How large will the home be?

Andy Unerstall: That there, probably, there will be three bedrooms, it's 1,500 square foot now. We'll probably double the size of it. Part of it will be on top of the garage, the garage will be up against the west property line and there will be a set of stairs in the inside that will go to the loft area. We will go through the wall on the west side and tie that in so there will be bathrooms. So it could be up to a four or five bedroom, it could be a rental, it could be, there's a lot of options.

Right now, I'm just going to do a design and put it out there to see what people want. I'm not really set on anything exactly.

Mayor: I often wonder what would ever have happened to that building, so thank you. Anyone else have any comments about this item?

Andy Unerstall: Thank you for your time.

Mayor: Thank you.

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

Bill No. 20-12210, Ordinance No. 20-13159, an ordinance rezoning 15 & 21 East Second Street from R-3, Multi-Family Residence District to C-3, Central Commercial District in the City of Washington, Franklin County, Missouri.

The ordinance was introduced by Councilmember Holtmeier.

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

* Rezone and consolidate parcels along Highway 100 previously part of the Kampschroeder Farm

August 11, 2020

Honorable Mayor & City Council

405 Jefferson Street

Washington, MO 63090

RE: File No. 20-0803-The applicant is requesting approval of a rezoning of 7.5 acres from C-2 to R-3, 1.3 acres from R-3 to C-2 and 2 acres from R-3 to R-1C Single Family

Dear Mayor and City Council Members:

At the regular meeting of the Planning & Zoning Commission, held on Monday, August 10, 2020 the Commission reviewed and recommends approval of the above request with a unanimous vote.

Sincerely,

Thomas R. Holdmeier

Planning & Zoning Commission

Chairman

Maniaci: Alright, thank you. So, this proposed rezoning item will be a consolidated plat, it's not the ordinance to consolidate it's on the agenda yet. They were still getting it surveyed as of last week. We wanted to get the Public Hearing done tonight and then we will have the vote on the rezoning and the plat at a later date.

This one is a little bit more complicated than the last one. I will kind of jog your memory here of how we got to this point.

Last July, so just over a year ago, this property was annexed in the Kampschroeder Farm into the City limits. At that time, they requested, these were existing parcels. The Kampschroeder Farm was already kind of broken up like this, there's about nine parcels in total. Some of them are landlocked, obviously not developable, in small pieces; I'm not sure how it got that way originally. These were the original parcels and they were brought in that way.

The applicant at that time requested a couple of different rezoning's. The top was to be C-2 with this larger lot facing the highway along with this triangular piece. This turquoise color is actually outside the City limits, that's the code for map out of the City limits. This again, lighter blue is multi-family. When they brought that in and annexed it, they requested for that to be Multi-Family Residential. We knew at the time they were going to have to come back and obviously consolidate these lots or get them re-platted so they could actually get it ready for development. I knew at that time as well; it was going to lead to some type of change in this zoning because these property lines aren't going to stay in the exact same spot.

So, for the step that they are here for tonight is really to get the zoning changed and I will say amended and shifted so that it fits for the proposed development that they will come back with for a building permit at a later date.

So, this is the exhibit that was submitted. There are three different changes happening. You have the commercial, and the multi-family that goes down this is Meadowlake Farms that we just annexed in in April; that is Single-Family R-1A Single-Family Residential.

So, there proposed change is this portion here that was commercial, C-2, will actually become part of the R-3 Multi-Family. You'll see all of this become multi-family, there's a small piece here that was already multi-family, we're asking for it to become C-2 Commercial, so they'll block off and kind of square off that C-2 Commercial.

Lastly, the applicant came in with there, when they were talking to us and kind of thinking of a long-term plan, and said they think it would be beneficial to have a buffer in between the single-family to the south and the existing multi-family, and so they are actually they opted to rezone a portion of this here from R-3 Multi-Family to R-1C Single-Family Attached.

Essentially you'll have commercial along the highway, the multi-family and then you'll have a row of duplexes that will separate the two and kind of transition between higher density into the single-family.

I just drew this quickly on our computer PowerPoint down here today to try to make it look as best as I could. The mapping system, obviously can't get that from the County until it's approved and up-to-date but this is kind of what it will look like. You'll see all of this light blue will become the Multi-Family Residential piece. This yellow will be the boundary of the transitional Single-Family Attached and then Don Avenue is anticipated to come through. This will have to get annexed as well, this is that commercial piece that they're asking to rezone. Right now it's R-3 Multi-Family and there is just a corner here that they need to become commercial in order to kind of square this off.

They currently have approval from MoDOT I guess through the Deed to have an access here on the highway. So the plan will be Don Avenue will kind of loop in. We'll have commercial out lots, it'll end with some multi-family that transitions down into single-family which we think, with given the circumstances, it's existing R-3 up to single-family here that they didn't have to put in that buffer. We think that it's actually good faith from the applicant to get a good transition.

Up here there is an existing single-family off South Old Pottery. Right now, it's existing commercial up along there so we think this again, a good transition down, is less intensive. You'll have single-family and down below it there is a significant grade change from South Old Pottery down to where the apartments will be. With that being said, we will require some screening and buffering between these two anyway. The single-family and the multi-family, they'll have to, the multi-family will have to put in at least 20 feet of pretty significantly landscaping between there so they can show on their plan that there's an existing buffer that will meet the codes or if it doesn't, they'll have to come up with a landscape plan.

We do recommend approval of this, again, we think it shows a good longer range plan. Eventually they will have to come in with a plat, so you'll see obviously a much more professional drawing. The roadway coming in and the actual lots will be broken up, and again, shows the transition down into single-family.

Lamb: Sal, those lots that are south of the commercial piece there, are those that are not colored right now, are those in the City limits?

Maniaci: No, so anything in turquoise is not in the City limits.

Lamb: Okay.

Maniaci: So that will have to...

Lamb: Can you clarify that for everybody?

Maniaci: Yeah, so we'll have to see this again anyway when they bring that in for annexation.

Mayor: So, did you say that there will be another exit onto Highway 100 there?

Maniaci: Yes, that's the plan.

Mayor: That's the plan, okay, I wasn't aware of that, or I haven't heard that.

Maniaci: And again, our hope would be Don Avenue would come through where it's out now and kind of create some out lots and transition that back out.

Planning & Zoning reviewed this last week and did vote unanimously seven to zero to pass it.

Mayor: Okay.

Maniaci: They voted to all three rezoning's; the single-family, I'm sorry, the R-3 to C-2, C-2 to R-3 and that last bit of R-1C. Again, they're only, the only reason why there's no ordinance on it tonight is that, these parcels obviously don't exist yet. A surveyor was out there, I think last week, and they are going to get legal description so we know exactly what's getting rezoned and that's what we'll attach to the ordinance at your first meeting in September.

Wessels: Sal, is that highway access, will that all, when that gets...*(inaudible)*...between the developer and MoDOT?

Maniaci: Correct.

Mayor: Any other questions from Council Members?

Maniaci: Alright, thank you.

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

Steve Hoffmann: *Inaudible*

Mayor: You're by yourself tonight.

Steve Hoffmann: I'm by myself tonight, I've got a crowd outside.

Mayor: Yeah.

Steve Hoffmann: My name is Steve Hoffmann; I live to the south of that proposed R-1C or 3 or C is it I guess of that development. I guess I just want to say I appreciate the developer doing that buffer zone in there and kind of wait to see the plat before really making any decisions, but it looks like it's a good idea.

Mayor: Okay, great. Thank you for being here. Anyone else on this item? Kurt?

Kurt Unnerstall: My name is Kurt Unnerstall, I'm representing the LLC that owns this property. Just to give you an update, Sal did a good job of explaining it. We would've liked to have the plat but the surveyors finding all the pins because it was a multi parcel piece, so we want to get an accurate surveyor and hope to be back here next month with a plat so we can get this zoning. We're just trying to clean up the zoning for what we think that we're going to be able to get built there. Appreciate your time, thank you.

Lamb: Hey Kurt, is that limited access there on that stretch of 100 there at all?

Kurt Unnerstall: I believe it is, yes.

Lamb: It is still in the portion...

Kurt Unnerstall: *Inaudible*

Lamb: I know as we move further west, it somewhere stops.

Kurt Unnerstall: Yeah, I could find out from the Highway Transportation Committee.

Nilges: Yeah.

Kurt Unnerstall: But I do believe it's limited to, all the way to West Fifth Street.

Lamb: Okay, just wondering about improvements on Highway 100 as you go in there, that's all.

Kurt Unnerstall: Yeah, we got access there. We would obviously like to have a stoplight there, but again, and you know with MoDOT and their funding, I don't know if we can get that done or not. We see a lot of commercial use to the right, so we will just have to wait and see.

Mayor: Okay, very good. Thank you, Kurt. Anyone else on this item?

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

CITIZENS COMMENTS

- * Benjamin Brown, 486 Watermill Drive, presented to the Council a petition for a no mask mandate.
- * Cathy Peth, 384 Oakwood Valley Lane, addressed the Council for a no mask mandate.
- * Presiding Commissioner Tim Brinker, addressed the Council on the face covering marketing campaign by the Franklin County Commission.
- * Emergency Management Director Mark Skornia, addressed the Council on the face covering signs provided by the Franklin County Health Department.

UNFINISHED BUSINESS

- * None

REPORT OF DEPARTMENT HEADS

- * Public Works Director John Nilges, updated Council on the trail re-construction and sidewalks.
- * Parks Director Wayne Dunker, updated Council on the Riverfront Trail and the new aquatic facility.

ORDINANCES/RESOLUTIONS

Bill No. 20-12211, Ordinance No. 20-13160, an ordinance authorizing and directing the execution of an Amendment to Sale Contract by and between the City of Washington, Missouri, the County of Franklin, Missouri and B&M Metro Properties, LLC.

The ordinance was introduced by Councilmember Holtmeier.

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

Bill No. 20-12212, Ordinance No. 20-13161, an ordinance amending Schedule IV, No Parking at Any time, of the Code of the City of Washington, Missouri.

The ordinance was introduced by Councilmember Patke.

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

Bill No. 20-12213, Ordinance No. 20-13162, an ordinance amending Sections 705.180.A and B of the Code of 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; Wessels-aye, Hidritch-aye, Pettet-aye, Skornia-aye, Holtmeier-aye, Obermark-aye, Sullentrup-aye, Patke-aye.

Bill No. 20-12214, Ordinance No. 20-13163, an ordinance authorizing and directing the City of Washington to accept the bid from John Fabick Tractor Company for the repair of the 2015 Track Loader.

The ordinance was introduced by Councilmember Holtmeier.

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

Bill No. 20-12215, Ordinance No. 20-13164, an ordinance authorizing and directing the execution of a contract agreement by and between the City of Washington, Missouri and Hotshot Asphalt LLC for the 2020 Parking Lot Asphalt Overlay Project.

The ordinance was introduced by Councilmember Skornia.

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

Bill No. 20-12216, Ordinance No. 20-13165, an ordinance approving a Boundary Adjustment for Brinkers Addition Plat 2 in the City of Washington, Franklin County, Missouri.

The ordinance was introduced by Councilmember Holtmeier.

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

Bill No. 20-12217, Ordinance No. 20-13166, an ordinance approving a Boundary Adjustment for Schneiders Subdivision, Plat 5, in the City of Washington, Franklin County, Missouri.

The ordinance was introduced by Councilmember Holtmeier.

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

COMMISSION, COMMITTEE AND BOARD REPORTS

*** Preliminary Plat – Main Street Development Plat 1**

August 11, 2020

Honorable Mayo & City Council

405 Jefferson Street

Washington, MO 63090

RE: File No. 20-0802-Andy Unerstall-Preliminary Plat-Main Street Development Plat 1

Dear Mayor and City Council Members:

At the regular meeting of the Planning & Zoning Commission, held on Monday, August 10, 2020 the Commission reviewed and recommends approval of the above request with a unanimous vote.

Sincerely,

Thomas R. Holdmeier

Planning & Zoning Commission

Chairman

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

Bill No. 20-12218, Ordinance No. 20-13167, an ordinance approving the Final Plat of Main Street Development, Plat 1 in the City of Washington, Franklin County, Missouri.

The ordinance was introduced by Councilmember Patke.

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

Bill No. 20-12219, Ordinance No. 20-13168, an ordinance approving the Final Plat of Locust Valley in the City of Washington, Franklin County, Missouri.

The ordinance was introduced by Councilmember Holtmeier.

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

MAYOR'S REPORT

- * Special Council Meeting Wednesday, August 19, 2020, 6:00 p.m., Knights of Columbus Hall
- * Special Council Meeting Monday, August 24, 2020, 7:00 p.m.
- * Next Regular Meeting Scheduled from Monday, September 7, 2020 to Tuesday, September 8, 2020 due to Labor Day

CITY ADMINISTRATOR'S REPORT

- * None

COUNCIL COMMENTS

* Councilmember Sullentrup made a motion to have a Resolution drafted and cancel the Special Meeting on Wednesday, August 19, 2020, seconded by Councilmember Patke. After discussion, motion failed 5-4 on the following roll call vote; Wessels-nay, Hidritch-aye, Pettet-nay, Skornia-nay, Holtmeier-aye, Obermark-nay, Sullentrup-aye, Patke-aye, Lucy-nay.

CITY ATTORNEY’S REPORT

Public vote on whether or not to hold a closed meeting to discuss personnel, legal and real estate matters pursuant to Section 610.021 RSMo (2000) passed at 8:25 p.m. on the following roll call vote; Wessels-aye, Hidritch-aye, Pettet-aye, Skornia-aye, Holtmeier-aye, Obermark-aye, Sullentrup-aye, Patke-aye.

The regular session reconvened at 8:59 p.m.

ADJOURNMENT

With no further business to discuss, a motion to adjourn made at 8:59 p.m. by Councilmember Patke, seconded by Councilmember Obermark passed without dissent.

Adopted: _____

Attest: _____
City Clerk

President of City Council

Passed: _____

Attest: _____
City Clerk

Mayor of Washington, Missouri