

**REGULAR MEETING OF WASHINGTON, MISSOURI CITY COUNCIL
 MONDAY, MAY 3, 2021 - 7:00 P.M.
 COUNCIL CHAMBER, 405 JEFFERSON STREET, WASHINGTON, MISSOURI**

<u>1. INTRODUCTORY ITEMS:</u>	<u>SUGGESTED COUNCIL ACTION</u>	
Roll Call / Pledge of Allegiance		
Approval of the Minutes from the April 19, 2021 Council Meetings	Need Motion/Mayor	Memo
<u>Approval and Adjustment of Agenda Including Consent Agenda</u>	Need Motion/Mayor	Memo
a. Tasting Permit Application – Country Living – 216 West Main Street		
b. Fireworks Display		
<u>2. PRIORITY ITEMS:</u>		
<u>Mayor’s Presentations, Appointments & Re-Appointments</u>		
a. Proclamation – SFBRHS Cheerleading State Championship	Mayor	
b. Proclamation – We Are the Best-Read Community in America	Mayor	
c. Proclamation – Historic Preservation Month	Mayor	
d. Proclamation – National Police Week	Mayor	
e. Industrial Development Authority Reappointments	Approve/Mayor	Memo
f. 2021 Council Committee Liaison Assignments	Approve/Mayor	Memo
<u>3. PUBLIC HEARINGS:</u>		
<u>4. CITIZENS COMMENTS:</u>		
<u>5. UNFINISHED BUSINESS:</u>		
<u>6. REPORT OF DEPARTMENT HEADS:</u>		
<u>7. ORDINANCES/RESOLUTIONS:</u>		
a. An ordinance authorizing and directing the execution of a Consent to Access for Environmental Investigation/Response by and between the City of Washington, Missouri and the U.S. Environmental Protection Agency.	Read &Int/Read/Vote/Mayor	Memo
b. An ordinance accepting the bid from Fry and Associates, Inc. and to approve the purchase of three (3) Pavilions with Rock Columns at Lions Lake and to Amend the 2020-2021 Budget by the City of Washington, Missouri.	Read &Int/Read/Vote/Mayor	Memo

- | | | |
|---|----------------------------|------|
| c. An ordinance accepting the bid from American Electric & Data, Inc. and to approve Electrical Services for two (2) Pavilions at Lions Lake and to Amend the 2020-2021 Budget by the City of Washington, Missouri. | Read & Int/Read/Vote/Mayor | Memo |
| d. An ordinance authorizing and directing the City of Washington, Missouri to enter into a Sales Contract with Sydenstricker Nobbe Partners for the purchase of a 2020 John Deere Z915E Ztrak Zero Turn Mower. | Read & Int/Read/Vote/Mayor | Memo |
| e. An ordinance authorizing and directing the City of Washington, Missouri to enter into a Sales Contract with PSI Power Supply Industries for a Heliflow 616 IQ 100 HP Unenclosed, VFD Operated Blower. | Read & Int/Read/Vote/Mayor | Memo |
| f. An ordinance approving a Boundary Adjustment for Terrace in Washington, Plat 2 in the City of Washington, Franklin County, Missouri. | Read & Int/Read/Vote/Mayor | Memo |

8. COMMISSION, COMMITTEE AND BOARD REPORTS:

9. MAYOR'S REPORT:

10. CITY ADMINISTRATOR'S REPORT:

11. COUNCIL COMMENTS:

12. 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).

Roll Call Vote

13. INFORMATION:

- a. Correspondence from Meadlowlake Farms Property Owner's Association
- b. General Sales Tax Report
- c. Capital Improvement Sales Tax Report
- d. Transportation Sales Tax Report
- e. Local Option Use Tax Report
- f. Budget Report
- g. Rabies Clinic – May 13 & 20, 2021
- h. 45th Annual Bicycle Safety Rodeo – May 22, 2021

14. ADJOURNMENT:

NOTICE: COPIES OF THE PROPOSED ORDINANCES ON THIS AGENDA ARE AVAILABLE FOR PUBLIC INSPECTION PRIOR TO THE TIME THE BILL IS UNDER CONSIDERATION BY THE CITY COUNCIL.

POSTED BY SHERRI KLEKAMP, CITY CLERK, APRIL 30, 2021

A COPY OF THIS NOTICE IS ALSO AVAILABLE ONLINE AT www.washmo.gov

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL
CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI
MONDAY, APRIL 19, 2021**

INTRODUCTORY ITEMS:

The Regular Meeting of the City of Washington, Missouri, City Council was held on Monday, April 19, 2021, 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	Sherri Klekamp
	Police Captain	Jim Armstrong
	Emergency Management Director	Mark Skornia
	Public Works Director	John Nilges

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 April 5, 2021 Council Meeting

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

Approval and Adjustment of Agenda Including Consent Agenda:

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

CITIZENS COMMENTS

* None

UNFINISHED BUSINESS

* Certification of April 6, 2021 Election results by the Verification Board

*Election Summary Report
 GENERAL MUNICIPAL ELECTION
 FRANKLIN COUNTY, MISSOURI
 TUESDAY, APRIL 6, 2021
 ELECTION RESULTS
 OFFICIAL RESULTS*

WASHINGTON COUNCIL, WARD 1

<i>Number of Precincts</i>	<i>2</i>	
<i>Precincts Reporting</i>	<i>2</i>	<i>100.00%</i>
<i>Vote for 1</i>		
<i>Total Votes</i>	<i>360</i>	
<hr/>		
<i>DUANE REED</i>	<i>131</i>	<i>36.39%</i>
<i>TESSIE STEFFENS</i>	<i>102</i>	<i>28.33%</i>
<i>LOUIS N. SWOBODA</i>	<i>4</i>	<i>1.11%</i>
<i>DAN CONTARINI</i>	<i>24</i>	<i>6.67%</i>
<i>JUSTIN C. FUSE</i>	<i>97</i>	<i>26.94%</i>
<i>WRITE IN</i>	<i>2</i>	<i>0.56%</i>

WASHINGTON COUNCIL, WARD 2

<i>Number of Precincts</i>	<i>2</i>	
<i>Precincts Reporting</i>	<i>2</i>	<i>100.00%</i>
<i>Vote for 1</i>		
<i>Total Votes</i>	<i>335</i>	
<hr/>		
<i>MARK WESSELS</i>	<i>212</i>	<i>63.28%</i>
<i>KARI KLENKE</i>	<i>122</i>	<i>36.42%</i>
<i>WRITE IN</i>	<i>1</i>	<i>0.30%</i>

WASHINGTON COUNCIL, WARD 3

<i>Number of Precincts</i>	<i>2</i>	
<i>Precincts Reporting</i>	<i>2</i>	<i>100.00%</i>
<i>Vote for 1</i>		
<i>Total Votes</i>	<i>159</i>	
<hr/>		

JEFFREY A. PATKE	149	93.71%
WRITE IN	10	6.29%

WASHINGTON COUNCIL, WARD 4

Number of Precincts	2	
Precincts Reporting	2	100.00%
Vote for 1		
Total Votes	404	
<hr/>		
JOE HOLTMEIER	265	65.59%
MICHAEL JOHNS	139	34.41%
WRITE IN	0	0%

A motion to accept the election results was made by Councilmember Obermark, seconded by Councilmember Hidritch, passed without dissent.

PRIORITY ITEMS

Mayor's Presentations, Appointments & Re-Appointments

* Resolution – Thank You – Nick Obermark

Thank You

Nick Obermark

WHEREAS, Nick Obermark served the City of Washington, Missouri as Ward I Councilperson from April 2019 through April 2021; and

WHEREAS, during his term of office he has given his time and effort to serve the citizens of the City of Washington, Missouri; and

WHEREAS, he has served faithfully in many capacities as Councilperson and has played a vital role in the important work in the community; and

WHEREAS, he has been an influence for good in the growth and progress of our community; and

WHEREAS, Nick Obermark is entitled to just recognition for these efforts.

NOW, THEREFORE, I SANDY LUCY by virtue of the authority vested in me as Mayor and speaking on behalf of the entire City Council and all our citizens do hereby tender to NICK OBERMARK this Resolution extending our deep appreciation for his distinguished service as Ward I Councilperson for the City of Washington. We wish him success in all future endeavors and order this Resolution spread upon the records of the City of Washington, Missouri and a copy thereof delivered to NICK OBERMARK.

Sandy Lucy

Mayor

Sherri Klekamp

City Clerk

04-19-21

COUNCIL COMMENTS

* Councilmembers Sullentrup, Patke and Holtmeier thanked Councilmember Obermark for his service.

ADJOURNMENT

With no further business to discuss, a motion to adjourn made at 7:10 p.m. by Councilmember Obermark, seconded by Councilmember Holtmeier passed without dissent.

Adopted: _____

Attest: _____
City Clerk

President of City Council

Passed: _____

Attest: _____
City Clerk

Mayor of Washington, Missouri

**MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL
CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI
MONDAY, APRIL 19, 2021**

INTRODUCTORY ITEMS:

Oath of Office – Newly Elected Officials: Duane Reed, Ward 1 Councilman; Mark Wessels, Ward 2 Councilman; Jeff Patke, Ward 3 Councilman; Joe Holtmeier, Ward 4 Councilman.

The Special Meeting of the City of Washington, Missouri, City Council was held on Monday, April 19, 2021, at 7:15 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	Duane Reed	Present
		Steve Sullentrup	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	Sherri Klekamp
	Communications Director	Lisa Moffitt
	Police Captain	Jim Armstrong
	Public Works Director	John Nilges
	Economic Development Director	Sal Maniaci
	Airport Manager	Kevin Hellmann

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 and Adjustment of Agenda including Consent Agenda:

- * Collector’s Report Summary – January 2021
- * Investment Report Summary – January 2021
- * Rabies Clinic – May 13 & 20, 2021
- * Pawnbroker Business License – Titan Hill LLC dba Titan Hill Armory and Pawn, 1807 East Fifth Street

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

PRIORITY ITEMS:

City Council Elections:

- * Election of Mayor Pro Tem
Councilmember Patke nominated Councilmember Sullentrup, seconded by Councilmember Hidritch.
With no further nominations the motion to elect Steve Sullentrup as Mayor Pro Tem passed without dissent.
- * Election of Council Member to P&Z Commission
Councilmember Sullentrup nominated Councilmember Hidritch, seconded by Councilmember Patke.
With no further nominations the motion to elect Mark Hidritch to the Planning and Zoning Commission passed without dissent.
- * Election of Council Member to 353 Redevelopment Corporation
Councilmember Hidritch nominated Councilmember Sullentrup, seconded by Councilmember Patke.
With no further nominations the motion to elect Steve Sullentrup to the 353 Corporation passed without dissent.
- * Election of Board of Health
Councilmember Sullentrup nominated Councilmember Holtmeier, Councilmember Patke, Councilmember Reed and Councilmember Wessels, seconded by Councilmember Hidritch.
With no further nominations the motion to elect Joe Holtmeier, Jeff Patke, Duane Reed and Mark Wessels to the Board of Health passed without dissent.

Mayor's Presentations, Appointments & Re-Appointments:

- * Mayor's Proclamation – National Public Safety Telecommunicators Week
*National Public Safety
Telecommunicators Week
April 11-17, 2021
Whereas, emergencies can occur at any time that require police, fire or emergency medical services; and
Whereas, when an emergency occurs the prompt response of police officers, firefighters and paramedics is critical to the protection of life and preservation of property; and
Whereas, the safety of our police officers and firefighters is dependent upon the quality and accuracy of information obtained from citizens who telephone the Washington Communications Center; and
Whereas, Public Safety Telecommunicators are the first and most critical contact our citizens have with emergency services and are the single vital link for our police officers and firefighters by monitoring their activities by radio, providing them information and insuring their safety; and
Whereas, Public Safety Telecommunicators of the City of Washington have contributed substantially to the apprehension of criminals, suppression of fires and treatment of patients;
and*

Whereas, each dispatcher has exhibited compassion, understanding and professionalism during the performance of their job in the past year.

Now Therefore, I Sandy Lucy, Mayor of the City of Washington, Missouri, do hereby proclaim April 11-17, 2021 as Telecommunicators Week in the City of Washington, Franklin County, Missouri in honor of the men and women whose diligence and professionalism keep our city and citizens safe.

In Witness Whereof I have hereunto set my hand and caused to be affixed the Seal of the City of Washington, Missouri this 19th day of April, 2021.

Sandy Lucy

Mayor

PUBLIC HEARINGS

* **Rezoning 102 East Second Street from R-3 Multi-Family to C-3 Central Commercial**

April 13, 2021

Honorable Mayor & City Council

405 Jefferson Street

Washington, MO 63090

RE: File No. 21-0401-Rezoning 102 E. Second St-Applicant is requesting approval of a rezoning from R-3 Multi Family to C-3, Central Commercial District

Dear Mayor & City Council Members:

At the regular meeting of the Planning & Zoning Commission held on Monday, April 12, 2021 the Commission reviewed and recommended approval of the above mentioned file with a unanimous vote. Tony Gokenbach abstained from voting.

Sincerely,

Thomas R. Holdmeier

Chairman

Planning & Zoning Commission

Mayor: Okay, Sal.

Maniaci: Good Evening. This first request tonight is for a rezoning of 102 East Second Street. This is located at the intersection of Second and Market Street, just a couple of blocks from where we're staying right now.

It is currently a Four Unit Multi-Family structure zoned R-3 on that eastern side of Market. It does have access to both Market and Second Street. The property here is zoned R-3 Multi-Family. So, then all of these colors kind of run together here, but this darker blue is all R-3 Multi-Family. This whole district is not necessarily multi-family, but in 89, when we did our zoning district, that's this area all got zoned multi-family for whatever reason. There is quite a few structures here that are multi-family, but it is kind of a mix of what we consider grandfathered, single-family, and then multi-family uses that fit into that district.

This lighter blue is what they're requesting. So, there is something caddy corner here, but not directly adjacent. This lighter blue is our C-3 Downtown Commercial District. It's our Central Business District that allows for mixed uses in the area. It also allows for not requiring off street parking because we don't often like to encourage that in our Downtown District because if we made people do off street parking on a zero lot line, they would most likely have to

buy a storage structure to tear it down, which is something we want to discourage. So, those are two benefits of being in this district that it's mixed use so you can have residential and commercial in one building as well as the, you don't have to have off street parking.

The applicant is requesting to move into this C-3 Downtown District for that reason, not necessarily the parking and they're going to add parking per the application, but they would like to put their offices on the main floor and then renovate the top floor into one apartment as what they stated at Planning and Zoning last week.

You saw my staff report in the packet this week. Staff did recommend denial of this rezoning really for one main reason, that it is not directly adjacent to the existing C-3 District. It is catty-corner here, it's close, but it would technically be a spot zoning. This entire block here is R-3 and we like to set a precedent of not allowing that C-3 District outside of the downtown as much as we can. I'll show some examples here where it has happened in the past. But the reason being is that that's the intent of that district is for it to be the Central Downtown District.

It is not written into code of where the boundaries of that be because over the years it has expanded. But, in my eyes or in staffs eyes, is that if you don't draw the line of it being directly adjacent to it, where do you draw the line? This is one property removed, which is as close as you can get without being adjacent. But, then in a month, if someone down here asked for it, is that still close enough? And so in our eyes, we just like to draw a straight line and say, Hey, if it's not adjacent, we aren't going to recommend that.

I did throw out an alternative in my staff report that would take a little bit longer and, Planning and Zoning did review it last week. But, the idea would be, if we can add an overlay to our zoning code. If Planning and Zoning and Council sees that there is a possibility that there are certain areas that could allow for mixed use outside of what the C-3 is, say, Hey, this area is adequate or fits the intent of this Downtown District, but maybe isn't zoned C-3, we could do an overlay district that encompasses this area as well as a couple others. That would kind of allow for some of these uses to still go in this area, but without having to get it rezoned and worry about spot zoning.

That is one alternative that would have to go through Planning and Zoning. There would have to be some homework done. I can't imagine we'd something we could get done within two or three months really because I think there'd be some discussions with Downtown Inc., Planning and Zoning, and we'd be going back and forth a little bit before we drew those boundaries.

A little bit of history of this. We have approved some C-3 Spot Zoning is what I'll call it. In the past, two occasions that I could find one here on Fifth Street, this is right next to Quality Copy. This property has access to Oak and Fifth here and it's the tire facility. They had to get rezoned to C-3 I believe in 2012 and then asked for a Special Use Permit to put that industrial use in. That was approved, and that was one circumstance.

The other was Rhine River. Now in this circumstance, they were having a very specific plan. It needed at the time we didn't have the same non-planned or the same planned mix plain residential that we have now in our code. This was done in 2010, but they needed the zero lot lines for those townhomes at Rhine River. So, they requested and it was approved for that rezoning here.

Now, I would say these are kind of different circumstances, where in this case I would actually argue that the overlay district, if we were to create it, would go out to this boundary because Rhine River and our other TIF, I think are pretty easy to argue that those are kind of our anchors of Front Street for where our entertainment and mixed use district really is at.

So, I don't think it was inappropriate to approve this here by any means because that was the zoning that we had available at the time in the code. It's just an example of where if we were to do an overlay district, this would be something we would include in it as well as this whole block here where the Corncob Pipe Factory is and there's a law firm here. This is all still zoned industrial, when in reality, if that's ever going to get redeveloped, it'll probably be mixed use and it should be C-3. It's just, the owners have never actually requested to come in because it's been the, Pipe Factory has been in use for 150 years. So, there was no need for them to ask for that.

The overlay district, I'm just kinda throwing it to the side is an alternative to kind of fixing that problem and saying, Hey, this is a district that we allow mixed uses in whether it's C-3 or not. If the person wants to come in and rezone for C-3, great. But, if they are right adjacent to this area they could be in that. And, the reason I think I said there would be a lot of discussions with downtown. This wouldn't be a perfect square if we wouldn't say, you know, our 20 or we often say downtown is five by five square blocks. Well, in this case, I wouldn't recommend having this area being that mixed use cause there's a lot of single-family or two-family even right here that necessarily offices wouldn't be appropriate.

So, we would have to kind of draw these boundaries and probably right down Main Street here and then go down Cedar. But again, that's something that P&Z has recommended to me to come back with at a later date. So, we will go back to them next month and talk about what those boundaries should be. I will have a report for you most likely not in June, I would say I would bet that P&Z would go back and forth a couple of times, most likely in July with a possibility if P&Z wants to do that.

The reason I preface all that is that is P&Z did vote on this specific rezoning. After we did have a long discussion about that overlay district, but there was a vote to go ahead and approve a motion to approve the rezoning. The reason being, I believe the motion Commissioner Cerutti Wacker made the motion and that it is catty-corner here and in her argument was that their intended use of office on the ground floor and single-family or one unit up top would not be out of character for the area. I did agree with that in my staff report that their end use, I don't think is detrimental to the surrounding properties by any means. It's just drawing a line and where are we going to say it's contingent to C-3 was my big concern, the intended use. I do agree that it's not going to harm the surrounding properties.

They made a motion to approve that. It passed six to nothing with one abstaining, or seven to nothing, one abstaining, I guess there is eight there. So, I just kind of wanted to throw that out there. We did talk about the overlay district. That is something that we're going to bring back just to kind of allow us to try and not have this happen in the future, but regardless they did vote unanimously plus one abstention to approve this rezoning.

Lamb: Two other things, if I could add. Sal, are you done? I apologize. I didn't mean to cut you off.

Maniaci: No, I'm done.

Lamb: One is, that would be the only property that you would have within that block that would that could be used for commercial use. Every parcel within theirs being actively used as residential right now. So that's one thing.

The second thing is if you do vote it to C-3, as Sal said, if they want to do office space, on the first floor and an apartment on the second floor, they can renovate that entire unit to office space at any given time down in the future. That would not come back before this board. That's just something of coming in and getting an occupancy through the Building Department to go ahead and do that.

So, even with their intent of doing an office on the first floor, maybe residents on the second, you do have the possibility that you could have a lot more commercial usage there. They would not be required to go ahead and provide off-street parking. Just want to make sure that that's very clear.

Mayor: So Sal, if we were going to do like an overlay or something, would you do that entire block, or how would that work, suggested overlay possibly?

Maniaci: We would have to determine where it's at. I would just from my first review of this, I would have to really sit down with our Downtown Inc. and in our staff and look at where the boundaries would be. I wouldn't go, say any property that has access to Stafford. That would be a very, I'm sorry to Market, here, that would be a very easy boundary to draw say, Hey, if you have a parcel that has access to Market, that is the eastern boundary of downtown.

That's kind of what we've always used Market to Stafford Front to Fifth, in general terms of downtown. But, I think as you went, this may be easier because you could just say, Hey, Market Street, and I know what Darren's right. There's, you know, there's some single-family even here in this multi-family that's grandfathered in. But, long-term saying if you're going to look at the whole point of an overlay is the, the long-term potential redevelopment. Is that going to hurt the surrounding area? I don't necessarily know if you, when you have C-3 on Market, actually past Market down here, and it's just one block up, Oops, I was holding two buttons at once. John, would you turn that back on for me? Just the presentation. So this full screen, there you go.

So, then this is where we get a little more complicated when you get further west, that's where we'd have to figure out what those boundaries are and that's where P&Z came forward and said there, yes, we would like to do that in the future still. So, I'm still going to be exploring that and figure out what those boundaries are, but there were, they were of the opinion that this parcel approving it now was not going to cause a detriment to the future what was worth they were founded on.

Pettet: Sal, so did the neighbors reply to the notification? Any feedback at all?

Maniaci: No, we had zero comments at Planning & Zoning.

Wessels: You know Sal, I respect really the way you follow the way the zoning has been laid out. That's why I was curious about why they made an exception here. You kind of explained it, but, I think when you take the time and the energy to lay these things out, I just feel like an exception should be for overwhelming kinds of kinds of reasons.

Maniaci: Yeah so, Master Plan like Rhine River was I think kind of *inaudible*...

Wessels: Yeah so, I would tend to agree with the staff that I'm not sure this is something...

Patke: Well Sal, we talk about an overlay. It's no guarantee it's going to include this property, is that right?

Maniaci: That is correct.

Patke: And if we do have an overlay, we still go back to Darren's point, where it could be commercial in the basement as anticipated, but it could also be commercial upstairs also...

Maniaci: Correct.

Patke: Even in overlay, that doesn't stop that...

Maniaci: Well, we could write the overlay district however we want.

Patke: Oh, okay.

Maniaci: I would just, I would propose to make it simple as if you're going to have an overlay district, you match it to what C-3 allows and just say, Hey, look, this is actually where we see the potential boundaries of C-3, because we can't go in and rezone other people's property. They have to request it, but we could do an overlay district and say, Hey, you are outside the C-3 boundary right now, but if you were to come into C-3 later, you know what I mean? That it allows for it.

Lamb: I'm just letting you know that if you go forward with what the applicant is requesting, you could have the entire structure occupied as commercial with zero off street parking.

Patke: Correct, and I understand your point. I mean, right now we have four apartments there, an off street parking could potentially be an office or two or more. If we allow this one, then the next door neighbor could do the same thing. Then we have off street parking for, you know, again, potentially half the block could be a business. We couldn't, I mean...

Maniaci: Now, we would not require it if it was approved, but they did. I just want to full disclosure. They did mention the applicant mentioned that they were going to be putting off street parking to the rear here. But if it goes C-3, we don't require it anyway, so they could change their mind, and we wouldn't make them hold to their word that they said at Planning and Zoning.

Sullentrup: Darren, have we ever done a rezoning agreement?

Lamb: You cannot, by law.

Maniaci: You cannot conditionalize a rezoning.

Sullentrup: Okay.

Lamb: You can create a Mixed-Use District, which is what we've done in the past. So for example, if you go up and down Jefferson Street from the Downtown District, and you go, as we've seen it over the years from Eighth Street going south, you've got a mixed of stuff. We had C-4 zoning, I think, I don't know what the applicable one is today, but I mean, over time, as some of those houses were converted to residential, et cetera. But, in that instance, they did have to provide off-street parking. They did not request C-3. C-3, you're not required to provide those off-street parking spaces.

Now, you could also argue in the same thing with the four-unit apartment complex. I don't know, do they have any off street parking for the tenants?

Maniaci: Not now, no.

Lamb: So, I mean, arguments could be made about that too, that, you know, you've got four, I think four units that you've got available to go ahead and rent. You can see the cars parked there just from the ariel.

Sullentrup: No off-street parking.

Lamb: That's right, and right now they just don't provide it. It's grandfathered in. It's been that way forever. But if you go to C-3, you could have commercial uses and you could have more parking up and down Market Street. That, and again, I think it sets the precedent as somebody else said that, that you could go ahead and request some additional parcels along Market Street to go ahead and be what premise would you have to deny one, just going to the south, the house right there to the south if they wanted it?

Pettet: Sal, are there any other streets, let me get this right. East of Market that connect off of Market that are the C-3? So like, is there anything else, like on Main Street, what's the next Fourth Street?

Lamb: You have down by where the ...

Maniaci: This is the furthest east of C-3.

Sullentrup: That's the old Boland Feed Store.

Maniaci: Yeah.

Pettet: Yeah.

Maniaci: This is where the new, the newest townhomes are. We rezoned that last year, but with the preface that it was directly across the street from existing C-3. So, that was the argument saying, Hey, we're just expanding the boundary and we thought that was perfectly logical. You know, honestly, if someone wanted to come in and redevelop this block right here, it's not, I think that would be perfectly logical to do C-3 there because if they came with a plan say, Hey, well, this is what we're thinking, and that's where I'm saying, if I were to say, we're going to create a boundary, I'm thinking planning for the long-term., If we keep seeing these types of proposed developments grow, our downtown borders are going to expand. Why not kind of create a quasi border, not to say people can't request C-3 beyond that in the future, but at least allows for these mixed uses without having to do any spot zoning. We're not putting ourselves in a situation where we're creating a precedent, we're creating a boundary.

Pettet: And, if Market was rezoned, if that happened, if Market was rezoned between Second and Main, then this property would be adjacent to...

Maniaci: Correct.

Pettet: Okay, but that's okay. Thank you.

Maniaci: Yep.

Pettet: What about Fourth Street? Is I don't I'm, Fourth and Market. Is that all-residential?

Lamb: Go a little bit further south, is that, can you go...

Maniaci: So Fourth, no. So, this is C-1...

Pettet: Okay.

Maniaci: Here along Fourth Street...

Pettet: But, what about east of Market on Fourth? I'm just trying to see what...

Maniaci: Yeah, I don't go that far.

Pettet: Sorry.

Lamb: I think you've got the...

Patke: *Inaudible*

Maniaci: *Inaudible*

Lamb: I think you've got the same R-3 zoning...

Maniaci: Yeah.

Pettet: Okay, thank you.

Lamb: The rest of it.

Maniaci: I think it is strange to have all of this as R-3 because it's a weird, you're saying that's all multi-family and it's definitely not. This whole block here of darker blue is already problematic because you have so many grandfathered uses. So, you're going to have a lot of issues.

Lamb: You've got a lot of single-family, two-family, multi-family all throughout that area.

Maniaci: In reality, I think there could be an argument to be made just to have an overlay district that encompasses all this dark blue, because I would say over 50% of that is not in conformance. That's where I'm going to go back to P&Z. Maybe we do look at a wider district to address that. That's why there's a lot of this R-2 Overlay. I believe that Darren did years ago, because that was the same issue. People were wanting to do single-family and it was all multi-family. You do an overlay district that you don't have to come to us every single time.

Lamb: We did that for that area, and then what he's not showing is on the west or whatever, by the Shoe Factory. That portion of town along High Street, same thing. It was zoned at that time, it was zoned a two-family and the City was requiring people to come in, even if you wanted, and this is back in the late 90's.

Skornia: Sal, this business was there and they don't have any off street parking. They got 15 and 20 employees and they're going to be parking in front of the residential homes all along there?

Maniaci: Yeah, I mean, that's the nature of coming with a C-3 District. Now they have stated they have six employees that's planned, but as Darren said, that's the current user. There could always be a future user that has 15 employees.

Sullentrup: So, the staff is recommending a denial and Planning and Zoning approved it?

Patke: Correct.

Lamb: Correct.

Maniaci: Unanimously, plus one abstention.

Sullentrup: Did you explain it to the Planning and Zoning the way you explained it to us?

Maniaci: Same presentation.

Lamb: He's got witnesses here.

Patke: Well, Mark, you were at the Planning and Zoning Meeting, what was the discussion there? I mean, he said that it was adjacent or diagonal from it was that really the consensus that, that was okay after that?

Hidritch: Yeah, I mean, there was no really not a lot of conversation. There was nobody else opposing it neighbors.

Maniaci: I will say, I don't see the applicant here. They also stood up and made their case. So that may have helped something that I didn't say. I'm just throwing that out there.

Patke: I'll be honest, I read this on Saturday and thought that it was just fine and the more I think about it, the more it seems to be like a little bit more of an issue than I thought. You know, a unanimous decision by Planning and Zoning easily swayed makes my decision for me. But, after hearing this, there's so many options, things that can go wrong there, and if we don't keep

consistent, we're going to run ourselves into the problems. I think there was a sway in my opinion here.

Skornia: Yeah, the zoning goes with the property. This business could fold in a year and then you get something else in there with a lot of employees.

Maniaci: Yep.

Sullentrup: I appreciate it Darren, giving us the information on what they want to do with something else besides the first floor level. I mean, if we do it here and they start doing the other places in Washington, it's going to create a problem later too.

Maniaci: Well, that was my biggest rub with it. It's only one property removed, but if, if we're saying that's close enough, then where do you draw the line? If this person wants to do it or two blocks over, and that was my biggest concern. But, I will say that if this property was C-3, I may have had a different, you know, it's right there. Then you have an argument that it's not spot zoning, but it's just not the case.

Wessels: Well, in your idea of an overlay coming back later with an overlay. To me, that makes sense. Then you have a plan that you're looking at and it's laid out rather than, as you say this spot stuff going on.

Maniaci: Yeah.

Lamb: You could at least address the parking. If you perceive that as a problem for the future, you could at least have some district that would require some off street parking to go ahead to meet.

Sullentrup: You recommended denial to Planning and Zoning and they voted for it?

Maniaci: Yeah, it didn't hurt my feelings. It's okay.

Mayor: That happens every once in a while. Every once in a while that happens.

Lamb: You guys get to vote.

Mayor: Okay so...

Maniaci: I'm surprised the applicant's not here, because he was here for the meeting before this.

Hidritch: Yeah, he said he was going to be here.

Maniaci: I think they may have got their wires crossed. I don't know.

Mayor: Okay so, is there any, can we see if anywhere else, are you done?

Maniaci: Yes, I'm done.

Mayor: Did anyone else have any more questions of Sal? Okay. Is there anyone here who is here tonight for this issue, who would like to address the Council? Okay, doesn't look like it. Okay so, any other discussion; otherwise we can entertain a motion to accept this into the minutes.

Holtmeier: I make a motion.

Sullentrup: Yeah, I can really see a problem down the road with residential now, the problem that they have on Market and Second Street with parking now. I mean, if you have a business in there during the daytime and people live in above you, you're still creating more problems for parking.

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

Bill No. 21-12338, FAILED, Introduced by Councilmember Patke, an ordinance rezoning 102 East Second Street from R-3 Multi-Family Residential to C-3 Central Commercial in the City of Washington, Franklin County, Missouri.

The ordinance was introduced by Councilmember Patke.

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

* Rezoning 1222 West Ninth Street from R-1A Single-Family Residential to R-1B Single-Family Residential

April 13, 2021

Honorable Mayor & City Council

405 Jefferson Street

Washington, MO 63090

RE: File No. 21-0402-The applicant is requesting to rezone 1222 West Ninth Street from R-1A, Single-Family Residence to R-1B, Single Family Residential

Dear Mayor & City Council:

At the regular meeting of the Planning & Zoning Commission held on Monday, April 12, 2021 the above mentioned rezoning was approved with an unanimous vote.

Sincerely,

Thomas R. Holdmeier

Chairman

Planning & Zoning Commission

Maniaci: Alright, this one is a little bit more complicated.

Sullentrup: Just a second.

Maniaci: Oh, sorry.

Sullentrup: I do have a quick question. Is the six-month rule where they can reapply again or how does that work?

Maniaci: Yeah, they cannot apply for the same application for six months, but if we did the overlay district within the six months, it wouldn't matter because we would be changing the code.

Sullentrup: So they're not here to represent themselves?

Maniaci: They're not.

Sullentrup: *Inaudible*...will apply in six months.

Maniaci: I will say, I mean, they could start the residential renovation upstairs already.

Lamb: Absolutely. That's well within the code to do that.

Patke: I don't think you need a motion, but I think Sal's gonna go forward with the overlay possibility.

Maniaci: Yes, it's already on the agenda for P&Z next month. I just don't, I don't anticipate sending it to Council right after that. I bet P&Z will have to look at it for a month or two.

Mayor: The motion came out of Planning and Zoning that night to look at the overlay.

Maniaci: Correct.

Mayor: Or the direction. I don't know, it was the direction came from...

Maniaci: I'll have it on the agenda.

Mayor: Okay.

Maniaci: Alright. This next request, so this first one is just for the rezoning. There is a preliminary plat later on the agenda. This is a little bit more of a complicated situation just because of our zoning code has changed over the years.

So, this property is located, this is the Hanover Place Development. This is West Ninth Street, just below the KC Hall property to the south here, and then Clay Streets just to the west.

So, currently this entire property is zoned in, well, the property rezoned is, is to the west here, but all of these lots are zoned Senior Community District. Prior to 2017, we had this zoning district that allowed for a higher density, smaller lot development that was strictly for 55 and up. It basically was a planned district. They had to come with a plan. They had to show exactly what they were going to build, and then it actually designated by our zoning code that it had to be 55 and up. To be honest, that was something we were never going to be able to really enforce, what we didn't ask people at occupancy what their age was. So, it really wasn't realistic to keep that zoning code. So in 2017, when we rehailed our entire zoning code, we eliminated that zone district and got, basically replaced it with our PDR Planned Residential, but that requires a 1.5 acre request to do. You have to have at least 1.5 acres to request that, and there are a lot more steps now that you have to a lot more things you have to submit up front.

So, with all that being said, this development can still go forward in its current zoning. It's still obviously that zoning exists, and it's how it was approved, but no one can request that zoning any longer, that zoning doesn't exist.

So, the applicant came to a City staff that came to a couple of Site Plan Meetings to discuss this and let us know that they are purchasing a little bit less than half an acre this second, this back portion of this property to the west. They wanted to add two units, two more lots to this development. They asked can we go senior community, and we know obviously that doesn't exist anymore. There was the question of, should they rezone the entire thing to Planned Residential and just resubmit this whole development and bring the entire thing into conformance, but the problem is you have to have every single property on our sign off on that zoning because they would be, some of these are already built and sold and we can't require that if they want to come in and say, Hey, we don't want to have to come and rezoning that wouldn't fly, and we couldn't just rezone this portion because it's not an acre and a half.

So, it was actually by staff recommendation to this applicant on which kind of route to go with this. The direction was to rezone this portion in the back to R-1B Single-Family Residential. It's R-1A now, rezone it to R-1B which just allows for the smaller lot size. So, right now it's got 10,000 square foot minimums and the R-1B allows 6,000 square foot. That is very similar to all these lots here. As you get around the cul-de-sac, they get a little bit bigger, but some of these are right around 6,000 square feet, so it matches what they had in the senior community, which we no longer offer.

The other issue with this is this isn't necessarily anything that you guys would vote on because it has to go to the Board of Adjustment, but it was in my staff report and full transparency. All of these homes technically do not meet the setback for the R-1B District. We

typically require 25 feet in the front 25 feet in the rear, but the Senior Community District allowed 10 feet in the rear. In this case, they were approved for 15 to 18 feet and a range in the in the front on Hanover Way.

So, in order for them to come in and add two more lots, they have to get it rezoned, get a preliminary plat to add the two lots and ask for a variance, which I know is a lot of complicated applications. Three different boards, technically have to review that, but because we don't have Senior Community District anymore, and because the property isn't large enough to get rezoned to Planned Residential, that was my recommendation. I thought that was the best way that our code allowed for this request to even happen. So, that's kind of the backstory of how we got here.

So, this is just the exhibit that was in your packet of the track. They're wanting to rezone it's about 20,000 square feet. So, a little bit less than half an acre, and it's directly adjacent to their existing one. You can see what the plat looked like before or what it looks like today. They are requesting to add, and again, this is just the Public Hearing for the rezoning, but I'll kind of give all the information now so we have it. They're requesting to add two more homes to this development. So, right now you got lots, five, six, seven, they're wanting to add, take out the right of way here and add 5B. So, it'd be 5A, 5B, Five C, and then you have six and seven here. So, I think I originally said three lots. I forgot when you were removing five already existed, they're just naming it 5A then 5B and 5C, so it's really only two more homes.

This layout here, you can see the lot size and dimension is very similar to what was approved in the first phase. It's just we no longer have that district to allow that. So that's the variance that they're asking for.

My goal was to have them have the Board of Adjustment Meeting done last week after P & Z, so by the time we got to you all, it was already decided. All that you would have to vote on was the zoning and the plat. Unfortunately, that's only a five person board. We had two people on unable to make it within 24-hour notice, and so we had to reschedule. So, I just kind of wanna throw that out there that we're not voting on the there's nothing on the agenda tonight for the setbacks. It's strictly for the platting and the zoning.

For the actual plat, you can see, they are requesting to extend this drive here. The improvements will actually go further, but they had this, through our discussion had to be less than 150 feet, that's like 103 feet here, so they can expand that more within the fire code requirements, and then actually extend those improvements that's a 30 foot road. We do allow that in our code as long as it's less than 10 homes so there's no concern there. They will have to have no parking on one side. I think they determined it will be on the north side here. So, there's a neat, better radius as you pull in and so those two aspects meet the code.

The lot sizes that they're adding are more than 6,000 square feet, so there's no issue there. They do meet if it's rezoned, they meet the new zoning requirement. Really the biggest question is should we be allowed because it's a lot of changes on paper with the rezoning and the platting and everything. But in reality, I think the, the crux of the request is should they be permitted to add two more homes to this development?

We recommended approval of that request given the fact that you already have an existing development in this area that is Single-Family Residential. They are going to have their own indentures in here that we do not enforce, but it will match the existing indentures they have

here for the senior community. No rentals and all that. That did get brought up at Planning and Zoning. So, staff did recommend approval of the rezoning of this half acre, as well as this plat. Again, the plat is on your agenda later, and then honestly, the variance as well, because of the fact that it is matching. It's not out of order of the existing development that is exist today. Again, if we still had senior community, they'd be able to expand that. The Board of Adjustment would allow them to expand that if they wanted to and it would be pretty simple.

Sullentrup: Is that cul-de-sac already in?

Maniaci: Yes, that cul-de-sac is already in. So again, if it was built after 2017, we would have required a larger cul-de-sac, but codes change and that's just is what it is. This was requested, I think in the end of 2015 and then started in early 2016, because I started in February and I think it was already well on its way. So, that's all I have. I'll answer any questions you have. There were quite a few comments from Planning and Zoning, so I'm sure we'll hear from the applicant and the neighbors as well.

Oh, they voted unanimously to approve both the plat and the rezoning. I apologize. Planning and Zoning did vote unanimously to approve.

Jerry Diekhaus: *Inaudible*

Mayor: Okay, hold on just a minute. Okay, just hold on.

Maniaci: Yes, and I will just answer it. So the road will continue. That was, I think, an oversight on this drawing, the improvements we'll have to go further to get access to these homes here. So, you can't have the improvements by fire code more than 150 feet. I guess they could actually take, John can explain this better than I can. They can build the improvements, correct?

Nilges: Yeah. The fire code allows for a maximum 150 feet without a fire turnaround. So, you can actually build it further than that, as long as you can access the homes. So, for example, if they built a 200 feet long, the fire lane still was only 150 feet. So, you have to put out proof turn around at the end of it. So, Sal hit on it. I mean, they have to get access to the homes. So, it would definitely have to be built at least to the garages to do so.

Maniaci: I think the original thought was maybe they could have driveways come right off to the stub and then this would just be less maintenance and less pavement for the City, but, they can extend that up to 150 feet. The applicant did make clear last week that this is 103 feet right now so, they have the capacity.

Sullentrup: Well, they wouldn't have to for that last house on the left.

Maniaci: Correct.

Nilges: Correct.

Wessels: Will that be a private street, Sal?

Maniaci: No, we do not allow private streets anymore unless it's in a planned development and Hanover Way is not private.

Nilges: Fact, it's a City publicly owned and maintained street.

Mayor: Are there any other questions from Councilmembers? Okay, it's a Public Hearing so is there anyone here who would like to address the Council on this item?

Kurt Unnerstall: My name's Kurt Unnerstall for the record. I'm the developer.

Klekamp: Can you please pull down your mask please?

Kurt Unnerstall: Sorry, I'm the developer of Hanover. We did that as Sal mentioned in 2015. At the time you had senior housing development. The market dictated that people were kind of

tired of duplexes and they wanted villas, so we looked for a way to be able to do that and the Senior Housing District allowed for that.

So, basically your style of construction of two homes with a wall down the middle, we just took that same project and just split it and set it on a lot individually. So, that's why the issues on some of the setbacks and things like that. Kept it to 55 and older, had a meeting with the folks down there in Hanover that are living there now and they were adamant that they wanted it a part of their development, to be able to control it and to have it that way. I said, not a problem. So, it's our intent to add these two lots to Hanover's, restrictions. So, that it'll be a 55 and up that no longer can be controlled by the City, but they want to control that. So, we'll deed restrict it to be 55 and older, villa lots.

In a nutshell, like I said, I know there were some concerns last month about spacing. These lots actually got more spacing than R-2 Development that abuts to this in duplexes. They're actually going to tighter buildings than we are.

And then additionally, Fran, you know, back when we did this, I spoke with Fran about purchasing this land. At that time, Fran didn't want to sell and we're getting ready to build in the corner down there. I just went back to her and said, you know, kind of now, or never kind of thing. It's once we close that lot five in there, you really can't access that unless you tear her house down. But, she's sitting on a basic, an acre ground, and she said, you know, I really don't want all that land. I don't want to maintain it. So, we were able to add that little l-shape road there added two extra villa lots, and really spread that out down in that valley below the Casey's.

So, we feel it's a win-win, it's a better improvement as Sal mentioned. I think he pretty much covered the highlights were actually larger than the 6,000 minimum. She's going to retain her home on a half acre. She's got a house and a garage, that doesn't change.

I spoke with the residents above there, which I don't see them in the stands tonight, but they were concerned about the setbacks to their residential on a single-family. I said we'll be glad to build an evergreen berm there and work with them. There's really because I guess what I think some of the folks don't understand is that if Fran sells or if Fran stays there, or somebody buys her house. It's Single-Family Residential 10,000 square foot, and that's a one acre lot. So, down the road, somebody could tear the house down and build right back in there. All we're doing is building villas. We're not building no big monstrosity barn. We're not building no big building back there. We're just keeping them single-family villas standalone, and they will match exactly what's at Hanover.

You're welcome to drive in there. Probably most you've seen that development, that's all carefree living if you will. Brick, siding, and they get their grass cut every morning or every Thursday. Jerry's here, he's with the Homeowner Association. So, basically that's it in a nutshell, we're just, just wanting to add two more lots and build more senior housing.

As Sal mentioned, I wouldn't be asking for that, but we didn't have an avenue when the code got changed from 17/18 whenever it was, to now it's R-1B we do have, I guess, one ability to rezone part of it to an, R-1B based on staff makes the most sense.

Holtmeier: Are you willing to extend that road?

Kurt Unnerstall: Yeah, and again, I'm glad that you brought that up, Joe. We showed that, and I'll take the blame for that. I thought the requirement was to show what the City's going to maintain. In actuality, we're going to build the street further down. It just won't be maintained by

the City. So, to your point, we're going to build a road to get into the driveway, but we're showing that, that gray line as that City street, and then we would just build it and maintain it as private piece of street. I think the 150 or whatever it is.

Nilges: Yeah, that's a maximum. And again, those things all get worked out during planning reviews.

Kurt Unnerstall: Yeah, I think we showed 103, because again, we met with the staff and the fire, Mr. Holtmeier I think was there, and he said, yeah, that's fine. I can pull the hose from that link. So, we were just trying to clarify what would be City street to meet the fire code.

Mayor: Are there any other questions of Councilmembers from Kurt?

Kurt Unnerstall: Thank you.

Mayor: Okay, thank you. Is there anyone else who would like to address the Council?

Jerry Dieckhaus: *Inaudible...*

Mayor: Oh, you need to come up. Yeah. Come on up and give us your name, your address.

Jerry Dieckhaus: My name is Jerry Dieckhaus and I live at 910 Hanover Way.

Mayor: Okay.

Jerry Dieckhaus: The only thing I'm concerned about is he said the road would stop at 103 feet, and then he would maintain the rest of it. Why wouldn't the City maintain that extra 20, 30, 40 feet, whatever it is?

Nilges: As currently drawn, they have to have access to the drive, to the garages of the homes. So, if it was built the way it's shown here, we would not get building permits per for the two at the end. So, we would require them to extend it to the driveway. So, it's just, it just needs to be drawn.

Lamb: Are you asking why won't the City maintain it?

Mayor: Yeah, why won't the City maintain it?

Lamb: That's what he's asking.

Nilges: And we will, that's what I'm trying to say. Along way to get there but yes, we will require that to be extended to the end of the garage and we will maintain it.

Jerry Dieckhaus: Okay, because otherwise if the homeowners...

Nilges: I understand that, yes. Yep.

Jerry Dieckhaus: And another thing is, my lot is right across from that road going there. I want to make sure that Kurt takes care of the water problem. He's supposedly pledged to put a berm between the houses above us. So, I want him to pledge that he'll take care of that water problem coming off that road, which he said he would, you know what I'm saying? When it rains that water comes off that hill like you wouldn't believe. My driveway is straight across from that new road going in.

Nilges: Okay, I'm not familiar with the water problem right now. Obviously...

Jerry Dieckhaus: Well there is really no problem right now...

Nilges: Okay.

Jerry Dieckhaus: But, when that road goes in, I'm afraid 30 feet...

Nilges: Okay.

Jerry Dieckhaus: Of a gravel or 30 feet of paved road, there's going to be a lot of water...

Nilges: I understand. Yes, we'll definitely take into consideration and review that once the final design of the roadway and stormwater and those things are all presented to City staff to take care of.

Jerry Dieckhaus: Okay.

Nilges: So yes, we can definitely do that.

Jerry Dieckhaus: That's all I got.

Nilges: Alright.

Mayor: Okay, thank you. Is there anyone else who would like to address the Council?

Robert Stevens: My name is Robert Stevens. I live at 1312 Apple blossom Lane, which is just a *inaudible*...on the left-hand side of that drawing up there. The questions, I guess, that we posed and have continued to be concerned about is the distance between that end of that house. They don't show the condos and the single development, but basically they're talking about being able to be within 10 to 12 feet of that line of the property. That puts us within about another seven or eight feet of us, which isn't any farther from where I am to where that basically that screen is. With that kind distance, it just is really too much. You are trying to put three houses in a row in a space that was originally designed for two.

They're talking about the lots being basically the same, but they're ever so much closer because of the changes in the distance between and where they're being set back. I really have a lot of problems with that. Other people that live up there, or really be in a position where when you step out the back door, you're going to be within 15 feet of somebody's house. I think that's really a house too much or a bridge too far as the famous movie once said, but this extension, if it was limited to the one house on each side, I think that that would be certainly a very, very logical kind of deal. On the other side, they're going to have 25 feet for the lot. That's immediately across the road. I can't see why, if you didn't have that second lot, you could have that same 25 feet that's on the upper side, on the south side. So, we just ask, I guess, that you consider the fact that there are 12 families living in that Apple blossom Lane. There are another six families on Lilac. Each one of them has signed a petition, which was given to the Council for the...

Mayor: Planning and Zoning.

Robert Stevens: Last week. We all objected to this with the same problems. That you're really in a place where there's nothing between where you're doing and what their houses they're building. Literally just sitting back to back. I just ask each one of you, you're all homeowners, every one of you who owns a home here in Washington, you wouldn't be sitting on this Council, but what is it like if you would step out the back door and you'd see 15 to 18 feet, a home sitting there where you once had nothing but grass and a beautiful green spot?

So, I just asked the Council to take into effect that, and that everybody that is sitting on the subdivision has signed that petition. I don't think there's any doubt of where we would like to see you do that, but obviously we'd like that to be considered. Thank you.

Mayor: Okay, thank you.

Wessels: What did we say the setback was on these homes?

Maniaci: *Inaudible*...they're not requesting a setback variance to the side here. So, the homes that they're saying that they're going to be the backyard here. Our code already only requires 12 feet between homes. So, six foot side yard setbacks. This could be developed on today, and they

could be six feet from that property line already. What is being proposed is not asking you to any closer than what could already be done today. So, we just want to make that clear.

Skornia: Doesn't Apple Blossom have a 30-foot yard rear yard setback, or rear yard requirement ready?

Maniaci: It's 25 feet per the zoning code. If they're plat has their own requirements, that's their own plat, but that zoning has a 25 or Apple blossom is and Lilac. They have a 25-foot rear in a six-foot side, just like everyone else. These have six foot sides on the purple have six foot sides. Every residential in the City limits, no matter what zone it is, unless it's downtown has six foot side yard setbacks. That was kind of part of our argument that what's being requested with this plat here is not asking to put homes, abnormally, close to other existing homes. I don't want to be kind of be crue, but it's kind of that if you want to look at five acres and buy five acres is kind of the argument there. This is a developable property that that six feet is always the standard between home 12 feet.

Mayor: It would be six feet between the property lines.

Maniaci: Correct.

Mayor: Not six feet between the homes.

Maniaci: Correct.

Holtmeier: It would be 12 feet.

Maniaci: It would be 12 feet between the home is the minimum...

Mayor: But...

Maniaci: Six feet from the property line.

Mayor: Six feet from the property line.

Maniaci: And that's every...

Mayor: And if their property line goes back 25 feet, then it's...

Maniaci: *Inaudible*

Mayor: From that 25 feet.

Maniaci: Yeah, the minimum is six feet from the property line for a side yard in every zoned district.

Sullentrup: Well, Apple Blossom's got 25 foot setback from the front of their back.

Patke: We're assuming that from what Greg said, right?

Maniaci: To the R-2 Overlay? I, again, I don't know when this was built, if that's grandfathered in, it doesn't look like it's quite 25 feet, but...

Lamb: I don't think they were 25.

Maniaci: So, these look like they may have gotten variances...

Sullentrup: I thought you already said that was 25-foot setback?

Maniaci: These are off of Lilac. So, Lilac and Apple Blossom, these are zoned different things.

Sullentrup: Go back to the other picture. From the corner of that house to the property line there, what is it?

Maniaci: I couldn't tell you what that setback is. It looks like it's less than 25, but I don't, you know, I don't know.

Sullentrup: The one on the top is a lot closer to the ones in the bottom.

Wessels: Yeah.

Mayor: But that's the home that the did he still owns?

Maniaci: Yeah. So...

Wessels: What's...

Maniaci: These setbacks here are not any different than what already exists.

Wessels: Is Hanover Way also 30 feet?

Maniaci: No, it's 35, but that's because there's more than 10 homes.

Wessels: If those are drawn on a scale, I don't know, but from the back of the Lilac over there over, that looks pretty close to 25, if it's not.

Maniaci: We just want to make that clear that this lot, as it sits today, the owner obviously is wishing to sell it. They could sell it to somebody else and they could do homes here. If they tear down this home, this house here to get access, this six foot side yard setback exist today, they would not have to go to Planning and Zoning. They do not have to go to Council to rezone it, and not have to get a variance. They could already build that. So, we're not recommending that these homes get any closer to the side yard.

Mayor: Okay, thank you Sal. Are there any other questions by Councilmembers right now? Did you want to address the council? Yes. Come on forward.

Bob Ruth: Ooh, glad to get that off. Good Evening, I'm Bob Ruth...

Mayor: Do you want to pull the microphone down a little for you, there you go. Very good, thank you.

Bob Ruth: I'm Bob Ruth and I live on Apple Blossom Lane, 1300. I'm the President of our Condominium Association. We didn't object to Hanover Place when it was first proposed, even though we were losing a lot of green space. We're in the City, we understand that. There was a quaint little barn on there probably a hundred year old log barn or out building that like I said, it was a quaint thing, but we didn't object to it.

This half acre is to us as like a pocket park. If you're familiar with those, I don't know whether we have those in Washington or not, but they have them in Clayton where people have donated a parcel of land and to the City and they maintained it. Sometime back, John Florian who lives on Lilac Lane talked with Fran about whether she'd be interested in selling and she wasn't. So, he dropped it, but, his idea then, and our idea now is to leave that as green space. We would collectively purchase it and we can either maintain it because Hanover and Apple Blossom have their lawns cut by groundskeepers, and another half-acre wouldn't be any objection or any problem to maintain that a once a week like we do all the rest of ours.

When this original was proposed, it sounded to us like they were shoehorning living quarters in a two-acre space. We have two acres. We also have 12 units, but ours being more like a duplex side-by-side it leaves more ground open.

We have a 25 foot setback in the front and back in addition to that, we have 15 feet in the front, a utility easement. So, from my, the front of my house to the curb is 40 feet. There's, I'm not sure I've heard 18, whatever. Our street is 50 feet wide. There's, I think Sal just said 35. I thought it was 40, but anyway, whatever it is,

My point is, if you go down Apple Blossom Lane and look, and then you go down Hanover, you can immediately feel the inclosing and with society the way it is today, and people flaring up and what have you, it's not a good idea to compress people into smaller areas. That's what we see with this proposal here. They're just adding more of this compressed kind of a thing.

We would propose, since we didn't know the property was for sale, nothing's been done other than just talk about it. We'd like to see that green space stay as green space as a pocket park accessible to Hanover to any of the surrounding neighbors. So, if it's approved, but for some reason it doesn't, the development doesn't go and doesn't, it's not developed, we again, would like to come back and try to try to purchase that property Like I say, make it into a community park or green space.

Mayor: Okay.

Sullentrup: Have you spoken to the property owner about it at all?

Bob Ruth: Briefly. Had a conversation with her and assured her that there's no animosity on our part. She owns the property; she can do what she wants with it. I, we have expressed though that we would like to keep it as green space. We would be glad to do that.

I'm not going to quibble about dimensions, but all you have to do is drive down those streets and look like I say, we have 40 feet, they have 18 feet to the front of their buildings.

Mayor: Okay.

Bob Ruth: We have 25 feet on it at the back. I'm not sure what they have. Somebody else have to answer that, I heard 10 feet. I know this new proposal here, it's 10 feet, it's 10 feet to our line. I can't imagine that. I mean, if we'd put up a privacy fence, they'd bounce off their wall to our fence. It seems to me. So, I just think it's poor.

Mayor: Okay, thank you.

Bob Ruth: Thank you.

Mayor: Thank you. Is there anyone else?

Kim Davis: Hello. Kim Davis, 1309 Apple Blossom. I was here last week and I addressed them, the Council at that time, and I made a challenge to everyone to drive to Hanover Way and look at what is being proposed. After you physically drive there and see it and not on paper, but physically drive there. Let me know how you would feel if you were the house backing up to them as my condo is, and as my neighbors is. This is as far as from here to that wall. See if you would want to continue to live in that area.

We brought up concerns about the road and would our firetrucks, our ambulance, those kinds of safety equipment, be able to get there. I'm being told that it does pass code, but at some time or another, when you have a rule set, how many times can you ask for a variance on a rule before you don't have a rule any longer? So, I just asked for you to take this into consideration and please, please I implore you to go visibly look at this. Thank you.

Mayor: Thank you. Is there anyone else?

Mike Johns: My name is Mike Johns. I live at 610 Roberts Street. I did go down there. These are my friends and I went down there on their request. They're totally correct. They're jamming this in there. If you haven't been down there, go down there and look, see where they're going to put these street and they're going to jam in three houses when they could probably just do two. I think it would be fine, but yeah, actually go look at it. It's a small area. Thanks.

Mayor: Thank you.

Pettet: Can I clarify something? There was a reference to a variance and we are not discussing a variance. Is that correct? Everything is within. Okay. I just wanted to make sure I hadn't missed something.

Mayor: We're not debating that.

Pettet: Okay, thank you.

Mayor: So, Sal...

Jerry Dieckhaus: *Inaudible*

Mayor: Yeah, you can come back.

Jerry Dieckhaus: I was up here earlier. I'd just like to make one statement. I live in Hanover and I liked the idea. I liked the road going in there to split things up a little bit. The people I've talked to in Hanover, they all liked it. So, that's my thought.

Mayor: Thank you. Sal, what's there's discussion about a variance?

Maniaci: Yes. So, they still have to go to the Board of Adjustment because when this was approved, it got a, was a 10 foot in the rear, 15 feet in the front. I think that's what the variance was for. They still have to get that on these lots. It was supposed to go last week...

Mayor: Right.

Maniaci: And obviously, it got moved to May 4th, or I'd have to check. We just sent the new letters. They are requesting variances to match that. So, it'd be 10 feet in the rear and then 18 feet in the front is what they're doing.

Mayor: So, they're requesting the variance so that they match what else, the rest of the...

Maniaci: That was in the senior community...

Mayor: Homes that are in this senior community that are already there.

Maniaci: Correct, but then again...

Mayor: Okay, does that make sense?

Pettet: Yes, thank you.

Maniaci: The original recommendation from us was to go to Planning and Zoning the next day, go to Board of Adjustment, so it was all done by the time I got here, but obviously things changed.

Mayor: Okay. Was that a variance of when that was when Hanover place was initially built, it was built as a senior...

Lamb: Senior housing.

Mayor: Senior housing and that...

Maniaci: *Inaudible*

Mayor: Measurement is what was, because it was senior housing right?

Maniaci: In the rear, yes.

Mayor: In the rear.

Maniaci: They did get a variance for the front yard.

Mayor: Yeah, okay. Kurt, did you want to come back?

Kurt Unnerstall: I just want to point out one other thing. Back in, my memory is starting to slip a little bit. I don't remember what year, I want to say it was like 2008 or nine. I actually, my company did the work in Apple blossom. At the time, I'm a Knights of Columbus member. There was a lot of members that were upset about multi-family housing next to the KC's, and it's a big, pristine piece of land in the City. I shared the members of the Knights of Columbus that our R-2 folks would be good neighbors or duplexes. They're going to be mostly retirees and so on and so forth. So, again, I understand fears, nobody likes change.

To Jerry's point, all the folks, I couldn't be happier with the folks that purchased villa lots in there. It's a real quiet neighborhood. We do meet all the fire codes as far as access. We certainly wouldn't build anything less than what's required.

There is a large green space to the east and then obviously the Borgia Field is there. So, there's a lot of green space there between the KC's then Borgia High School and the Kopp land. So, you know, the City feels that we need more green space. I would think that we could maybe approach the Kopp Family and see if we can maybe acquire that land if a community park is something that they're adamant that they want to do. I think that's a good idea.

So, but anyway, like I said, I think we're, I'm just trying to follow what we built before. We were really left with no alternative since there's no senior housing code. So, this is why we're when they say there's a variance on a variance. Well, it's because the code that was allowing it doesn't exist. So, I just want to clarify that. Thank you.

Mayor: Okay.

Lamb: Sal, if they did a PDR could this be approved under a PDR?

Maniaci: No, it's not large enough. They would have to rezone...

Lamb: Okay.

Maniaci: PDR requires an acre and a half to even...

Lamb: Okay.

Maniaci: They have to get a variance for that to go smaller, so they could try and do the unbuilt ones up here, but then you're having a very odd shaped spot zoning.

Lamb: Just asking, just wanted to make sure.

Maniaci: Yeah, we went down that path and we just thought this was probably the cleanest way to do it.

Mayor: Any other questions or anything? Comments?

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

Bill No. 21-12339, Ordinance No. 21-13290, an ordinance rezoning 1222 West Ninth Street from R-1A Single-Family Residential to R-1B Single-Family Residential in the City of Washington, Franklin County, Missouri.

The ordinance was introduced by Councilmember Patke.

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

CITIZENS COMMENTS

* None

UNFINISHED BUSINESS

* None

REPORT OF DEPARTMENT HEADS

- * Public Works Director John Nilges updated Council on the Rabbit Trail Traffic Study, sewer system, Airport Hangar Project, MoDOT approval on High Street and vandalism to the lighting at the Airport.

ORDINANCES/RESOLUTIONS

Bill No. 21-12340, Ordinance No. 21-13291, an ordinance accepting the bid from Jim Trenary Motorsports, Inc., for the purchase of a 2021 Pioneer 700 EPS.

The ordinance was introduced by Councilmember Holtmeier.

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

Bill No. 21-12341, Ordinance No. 21-13292, an ordinance authorizing and directing the execution of a Missouri Highways and Transportation Commission Transportation Alternatives Funds Supplemental Agreement.

The ordinance was introduced by Councilmember Sullentrup.

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

COMMISSION, COMMITTEE AND BOARD REPORTS

- * Preliminary Plat approval for Hanover Place

April 13, 2021

Mayor & City Council

City of Washington

Washington, MO 63090

File No. 21-0402-The applicant is requesting a Preliminary Plat for Hanover Place

Dear Mayor & City Council,

At the regular meeting of the Planning & Zoning Commission held on April 12, 2021 the above mentioned rezoning was approved with an unanimous vote.

Sincerely,

Thomas R. Holdmeier

Chairman

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

MAYOR'S REPORT

- * Brief discussion on the 2021 Mayor's Liaison Committee Assignments.
- * Washington City Cemetery Dedication is Thursday at 5 p.m.

CITY ADMINISTRATOR'S REPORT

- * Monday, May 17, 2021 Special Workshop at 6:00 p.m. to discuss Salary Study and The American Rescue Plan of 2021.

COUNCIL COMMENTS

- * Councilmember Hidritch thanked the Police Department for taking care of the derelict vehicles and junk nuisances.
- * Councilmember Hidritch thanked Public Works Director John Nilges for looking into Rabbit Trail.

INFORMATION

- * Washington City-Wide Bulk Pick-Up – April 26-April 30, 2021

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 9:11 p.m. on the following roll call vote; Patke-aye, Hidritch-aye, Holtmeier-aye, Sullentrup-aye, Wessels-aye, Skornia-aye, Pettet-aye, Reed-aye.

The regular session reconvened at 9:43 p.m.

ADJOURNMENT

With no further business to discuss, a motion to adjourn made at 9:43 p.m. by Councilmember Patke, seconded by Councilmember Holtmeier passed without dissent.

Adopted: _____

Attest: _____
City Clerk

President of City Council

Passed: _____

Attest: _____
City Clerk

Mayor of Washington, Missouri



April 28, 2021

Re: Tasting Permit Application

Mrs. Sherri Klekamp, City Clerk
City of Washington
405 Jefferson Street
Washington, MO 63090

Dear Sherri,

Gail Lause has submitted an application for a Tasting Permit for her store Country Living located at 216 W Main St. She currently has a license to sell liquor in the original package at retail. This permit will allow her to conduct wine, malt beverage and distilled spirit tastings on the licensed premises.

Ms. Lause has submitted all required paperwork and has paid the required fees.

Ms. Lause has asked that her application go before the City Council on May 3, 2021.

Sincerely,

Nicholas S Tope

Nicholas S Tope, Clerk
City of Washington



April 26, 2021

Honorable Mayor & City Council
405 Jefferson Street
Washington, MO 63090

Dear Mayor and Council Members:

On Friday, May 28, 2021 John G's Bier Deck will be hosting a fundraiser for the Franklin County Honor Flight. John G's LLC is requesting permission to detonate fireworks from the boat dock at Rennick Riverfront Park. It will be a small display at twilight weather permitting. We would also request a backup date of Friday June 4, 2021.

Larry "Cowboy" Proemsey has agreed to be our pyro-technician for the event and is working with the building and parks departments to obtain all the necessary permits.

Thank you for your consideration in the matter.

A handwritten signature in blue ink that reads "Tom Neldon". The signature is written over a horizontal line.

Tom Neldon
Building Official

Mayor's Proclamation

CITY OF WASHINGTON, MISSOURI

St. Francis Borgia Regional High School Missouri Cheerleading State Championship 2021

- Whereas,* The Missouri Cheerleading Coaches Association (MCCA) inspires cheerleaders to strive for excellence in and around their community and throughout their lives; and
- Whereas,* cheerleaders demonstrate outstanding athleticism in stunting, dance and cheer while promoting school spirit and sportsmanship, supporting all teams to make a commitment to excellence while maintaining high academic standards; and
- Whereas,* the St. Francis Borgia Regional High School cheerleading squad competed in the St. Louis Regionals and have won for 15 consecutive years; and
- Whereas,* the cheer squad competed for and won the Missouri Class 3A Large State Title for eight consecutive years with a history of nine State Titles; and
- Whereas,* special commendation is due to squad members and coaches:

TEAM MEMBERS:

Seniors

Hailey Kleekamp Isabelle Jacobsen
Meredith Pettet Kenzie Huck

Juniors

Shauna Boehmer Alexis Harriman
Kyla Poepsel Emma McElwain

Sophomores

Lauren Dowil Emily Gatlin
Sydney Hoerr

Freshman

Julia Unnerstall Mia Jacobsen
Myriah Foss Bridgette Hanneken
Laney Kampschroeder Eleanor Pettet

COACH:

Head Coach
Sandi Gildehaus

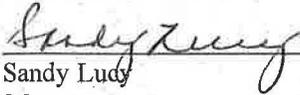
Assistant Coach

Kara Ressel

Now Therefore, I, Sandy Lucy, by virtue of the authority vested in me as Mayor of the City of Washington, and on behalf of the entire City Council hereby congratulate you on your first place title and extend this expression of our pride in your accomplishment and our appreciation for the notable publicity you have brought to our community by your good sportsmanship and inspired team play.

In Witness Whereof I have hereunto set my hand and caused to be affixed the Seal of the City of Washington, Missouri, this 3rd day of May 2021.




Sandy Lucy
Mayor

Mayor's Proclamation

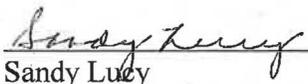
CITY OF WASHINGTON, MISSOURI

We Are the Best-Read Community in America

- Whereas,* the Community Literacy Foundation is a nonprofit organization on a mission to promote and encourage literacy across our community; and
- Whereas,* the Community Literacy Foundation offers innovative programs that strive to instill and increase a love of reading in people of all ages; and
- Whereas,* the Community Literacy Foundation donates more than 100 new hardcover children's books to area school libraries every month and brings authors to the community to give presentations to children, families and adults; and
- Whereas,* the Community Literacy Foundation provided Little Free Libraries filled with dozens of books for senior readers living at Cedarcrest Manor and Grandview Health Care Center; and
- Whereas,* in March 2020, the Community Literacy Foundation launched the "One More Page" initiative and asked readers across the area to log the number of pages of books, magazines and newspapers that they read with a goal of reaching 1 million pages by the end of the year; and
- Whereas,* readers of all ages in Washington, Union, St. Clair, Pacific, New Haven, Labadie, Beaufort, Sullivan, Marthasville, Augusta and other communities across the Greater Franklin County Area logged the number of pages they read; and
- Whereas,* those readers had logged more than one million pages by mid-August, 2020 and more than 1.5 million by December 31, 2020.
- Now Therefore,* I, Sandy Lucy, Mayor of the City of Washington, do hereby proclaim the Greater Franklin County Area to be the "Best-Read Community in America."



In Witness Whereof I have hereunto set my hand and caused to be affixed the Seal of the City of Washington, Missouri, this 3rd day of May 2021.


Sandy Lucy
Mayor of Washington, Missouri

Mayor's Proclamation

CITY OF WASHINGTON, MISSOURI

Historic Preservation Month May 2021

WHEREAS, The National Trust for Historic Preservation established May as Historic Preservation Month in 1973 as a way to promote historic places for the purpose of instilling national and community pride, promoting heritage tourism, and showing the social and economic benefits of historic preservation; and

WHEREAS, The historic houses and buildings of Washington help make our City unique and provide links with aspirations and attainment of the City's pioneers and their descendants; and

WHEREAS, Historic Preservation is an effective tool for managing growth and sustainable development, revitalizing neighborhoods, fostering local pride and maintaining community character while enhancing livability; and

WHEREAS, Historic Preservation is relevant for communities across the nation, both urban and rural, and for Americans of all ages, all walks of life and all ethnic backgrounds; and

WHEREAS, It is important to celebrate the role of history in our lives and the contributions made by dedicated individuals in helping to preserve the tangible aspects of the heritage that has shaped us as a people; and

NOW, THEREFORE, I Sandy Lucy, Mayor of Washington, Missouri, do hereby proclaim May, 2021 to be

Historic Preservation Month

in the City of Washington, Missouri, and call upon the people of Washington to join their fellow citizens across the United States in recognizing and participating in this special observance.



In Witness Whereof I have hereunto set my hand and caused to be affixed the Seal of the City of Washington, Missouri, this 3rd day of May 2021.

Sandy Lucy
Sandy Lucy
Mayor

Mayor's Proclamation

CITY OF WASHINGTON, MISSOURI

National Police Week

May 9-15, 2021

Whereas, in 1962 President John F. Kennedy signed a proclamation which designated May 15th as Peace Officers' Memorial Day and the week in which it falls as National Police Week; and

Whereas, it is important that all citizens know and understand the duties, responsibilities, hazards and sacrifices of their law enforcement agencies, and that members of our law enforcement agency recognize their duty to serve the people by safeguarding life and property, by protecting them against violence and disorder and by protecting the innocent against deception and the weak against oppression; and

Whereas, the police officers of the City of Washington have worked devotedly and selflessly on behalf of the people of this community regardless of the peril or hazard to themselves; and

Whereas, the Police Department of the City of Washington has grown to be a modern and scientific law enforcement agency which unceasingly provides a vital public service; and

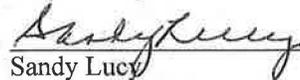
Whereas, U.S. flags are to be flown at half-staff on Peace Officer's Memorial Day May 15th in tribute to those peace officers that have made the ultimate sacrifice in the line of duty.

Now Therefore, I Sandy Lucy, Mayor of the City of Washington, Missouri call upon all citizens of Washington and upon all patriotic, civic and educational organizations to observe the week of May 9-15, 2021 as National Police Week with appropriate ceremonies and observances in which all our citizens may join in commemorating police officers past and present, who by their faithful and loyal devotion to their responsibilities have rendered a dedicated service to this community and in doing so have established for themselves a desirable and enduring reputation for preserving the rights and security of all citizens.

I further call upon all citizens of Washington, Missouri to observe May 15, 2021 as Peace Officers' Memorial Day in honor of those peace officers who through their courageous deeds have lost their lives or have become disabled in the performance of duty.



In Witness Whereof I have hereunto set my hand and caused to be affixed the Seal of the City of Washington, Missouri, this 3rd day of May 2021.


Sandy Lucy
Mayor



April 26, 2021

Washington City Council
405 Jefferson Street
Washington, Missouri 63090

Dear Council Members:

I herewith submit for your approval the following for appointment to the Industrial Development Authority:

Scott Breckenkamp – term ending May 2027

Arnie Sallaberry– term ending May 2027

Pete Tobben – term ending May 2027

Respectfully submitted,

A handwritten signature in blue ink that reads "Sandy".

Sandy Lucy
Mayor

2021 COUNCIL COMMITTEE LIAISON ASSIGNMENTS

Traffic Committee Greg Skornia Mark Wessels	Tree Board Mark Hidritch
Fire Department Jeff Patke Mark Hidritch	Historic Preservation Commission Joe Holtmeier Greg Skornia
Downtown Core Gretchen Pettet Mark Wessels	Library Gretchen Pettet Greg Skornia
353 Redevelopment Steve Sullentrup – Council Elected Greg Skornia	Tourism Commission Gretchen Pettet
Washington Transportation Committee Joe Holtmeier Steve Sullentrup	Finance Committee Mark Wessels
Airport Joe Holtmeier Steve Sullentrup	Public Works Steve Sullentrup Mark Wessels
Storm Water Committee Steve Sullentrup Jeff Patke	Solid Waste Jeff Patke Gretchen Pettet
Emergency Services Committee Duane Reed	Parks Jeff Patke Duane Reed
Safety Committee Joe Holtmeier Duane Reed	Community Relations Board Steve Sullentrup Mark Wessels

BILL NO. _____

INTRODUCED BY _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AND DIRECTING THE EXECUTION OF A CONSENT TO ACCESS FOR ENVIRONMENTAL INVESTIGATION/RESPONSE BY AND BETWEEN THE CITY OF WASHINGTON, MISSOURI AND THE U.S. ENVIRONMENTAL PROTECTION AGENCY

BE IT ORDAINED by the Council of the City of Washington, Missouri, as follows:

SECTION 1: The Mayor is hereby authorized and directed to execute a Consent to Access for Environmental Investigation/Response by and between the City of Washington, Missouri, a copy of which is marked Exhibit A and is attached hereto and incorporated herein by reference, and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance, for and on behalf of and as the act and deed of the City. The City Clerk is hereby authorized and directed to attest to and affix the seal of the City to the said Consent and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

SECTION 2: The City shall, and the officials, agents and employees of the City are hereby authorized and directed to, take such further action, and execute and deliver such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval.

Passed: _____

ATTEST: _____

City Clerk

President of City Council

Approved: _____

ATTEST: _____

City Clerk

Mayor of Washington, Missouri

Exhibit A



CONSENT TO ACCESS FOR ENVIRONMENTAL INVESTIGATION/RESPONSE

Property Owner(s)/Tenant(s): City of Washington, Missouri

Property Description: E. 7th St (MW-25, MW-26), E. 8th St (MW-13, MW-14)
Schaper Ave (MW-15, MW-16), MacArthur St (MW-17, MW-18)
Hancock St (MW-23), Hancock Alley (MW-19, MW-20) (See Figure 17-2)

Right of Entry. I am the owner, representative of the owner, or tenant of the property described above. I hereby consent to the U.S. Environmental Protection Agency (EPA), its authorized employees, contractors, and agents, and the State and its authorized representatives, to enter, investigate, and/or sample the described property, and conduct activities to respond to the release or threat of release of hazardous substances, pollutants, or contaminants at, on, and/or from, the property, in accordance with Section 104 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), 42 U.S.C. § 9604.

Scope of Access. The investigation and/or response may include, but is not necessarily limited to, locating equipment and machinery on the property in preparation for, and in the course of, the investigation/response, installing monitoring wells, collecting samples from the property, and implementing the response action.

Restoration of Property. I recognize that the performance of such actions may require some disturbance of the property and that the EPA will attempt to minimize such disturbance, and that areas of disturbance will be restored as nearly as possible to prior condition by the EPA, subject to the availability of appropriated funds.

Liability. I understand that the EPA requires its contractors to maintain comprehensive vehicle liability insurance, and comprehensive general liability insurance for bodily injury, death, and loss or damage to property or third persons arising from their activities. I also understand that the EPA's liability for damages to the property or injuries to persons which result from or are caused by its activities on the property shall be to the extent permitted by the Federal Tort Claims Act (28 U.S.C. §§ 1346(b), 2671 - 2680) and the Federal Employee's Compensation Act (5 U.S.C. §§ 8101 - 8151).

Term. The consent granted hereby will terminate upon the EPA's notifying me that the environmental investigation/response is complete.

This written permission is given by me voluntarily and without threats or promises of any kind. By my signature I acknowledge that I am authorized to grant the access provided for herein.

Date

Signature

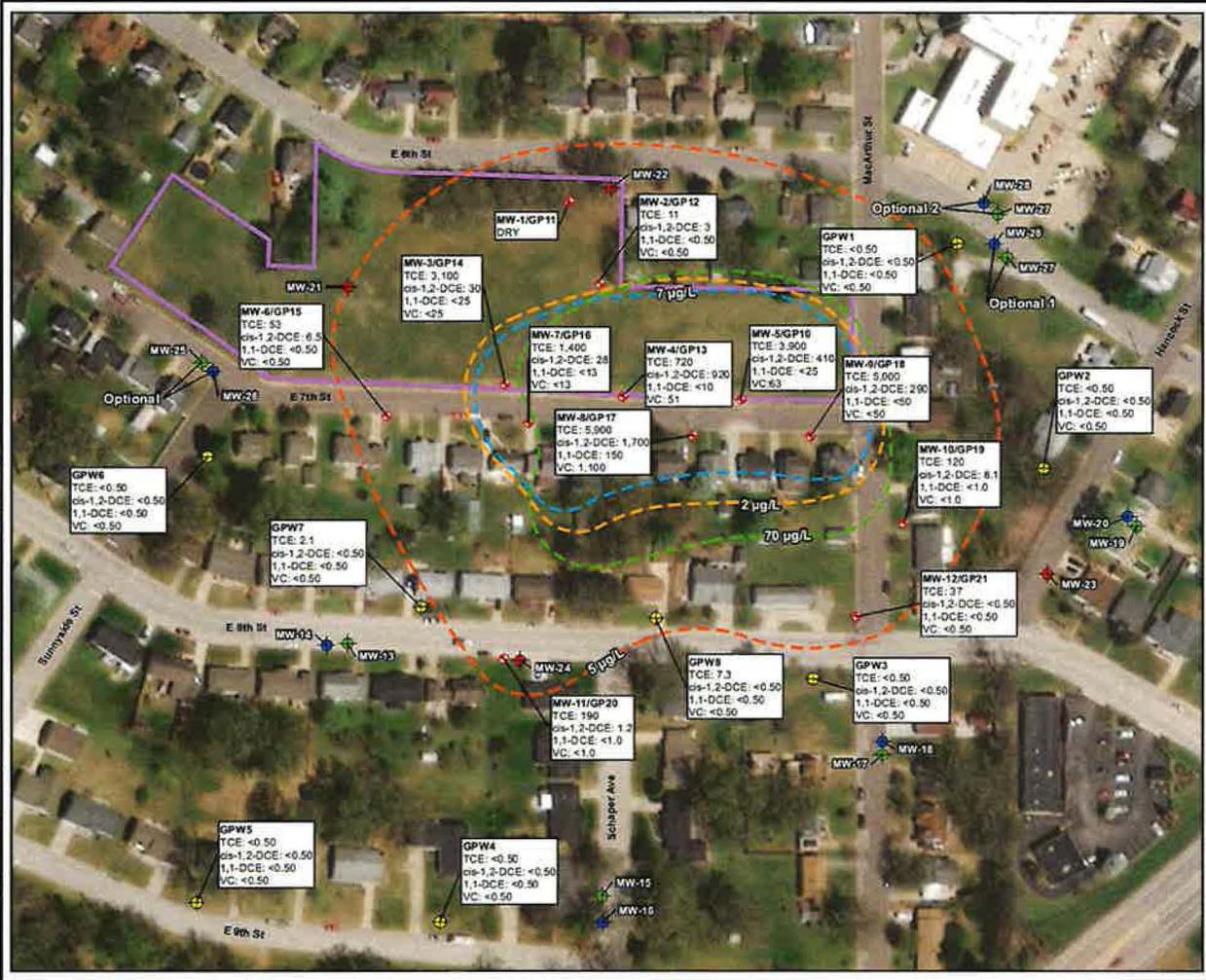
Printed Name

Title

19.20 khka

7a

I:\Projects\2021\08\EA\15115767\15115767_12_Superfund\Monitoring\15115767_12_Superfund\Monitoring\15115767_12_Superfund\15115767_12_Superfund.mxd
 4/1/2021 2:28:03 PM mshah



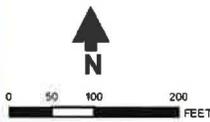
Legend

- Geoprobe™
- Monitoring Wells
- Proposed Monitoring Wells
 - Screened 10' Into Bedrock
 - Screened 5' Above Bedrock
 - Screened Across the Water Table
- 1,1-DCE Plume
- cis-1,2-DCE Plume
- VC Plume
- TCE Plume
- Site Boundary

Acronyms:
 µg/L: Microgram(s) per liter
 DCE: Dichloroethene
 VC: Vinyl Chloride
 TCE: Trichloroethene

Base Map Source: ESRI ArcGIS Map Service, 2019

Notes:
 1. SB-47 sampled August 2017 from hand pump at 1' below ground surface (bgs).
 2. Contour lines are dashed where inferred.



 EA ENGINEERING, SCIENCE, AND TECHNOLOGY, INC., PBC	SPORLAN VALVE PLANT #1 SUPERFUND SITE WASHINGTON, FRANKLIN COUNTY, MISSOURI	PROPOSED MONITORING WELL LOCATIONS
	DESIGNED BY: TM DRAWN BY: AAS CHECKED BY: TM	DATE: 4/1/2021 SCALE: 1 IN = 100 FT



15115767.v1

7a



April 26, 2021

Honorable Mayor and City Council
City of Washington
Washington, MO 63090

RE: EPA Access Consent – Sporlan Valve Groundwater Monitoring

Dear Mayor and City Council Members:

The following ordinance is a standard Access Consent Agreement allowing the Environmental Protection Agency (EPA) to place groundwater monitoring wells in City Right-of-Way. Mark Skornia and I have been meeting with EPA to develop a plan and location for the wells.

The wells will provide EPA information as it pertains to the cleanup of the groundwater contamination from the subject industrial property.

This ordinance will provide the EPA of approval to place the wells on City Right-of-Way

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "John Nilges".

John Nilges, P.E.
Public Works Director

BILL NO. _____ INTRODUCED BY _____

ORDINANCE NO. _____

AN ORDINANCE ACCEPTING THE BIDS FROM FRY AND ASSOCIATES, INC. AND TO APPROVE THE PURCHASE OF THREE (3) PAVILIONS WITH ROCK COLUMNS AT LIONS LAKE AND TO AMEND THE 2020-2021 BUDGET BY THE CITY OF WASHINGTON, MISSOURI

Be It Ordained by the Council of the City of Washington, Missouri, as follows:

SECTION 1: The City of Washington, Missouri, is hereby authorized to execute all necessary purchase orders and contracts with Fry and Associates, Inc. in the amount totaling Two Hundred Nineteen Thousand Eight Hundred Sixty-Seven Dollars and No Cents (\$219,867.00) for the purchase of three (3) Pavilions with Rock Columns at Lions Lake.

This ordinance shall amend the 2020-2021 Budget for the purchase of three (3) Lions Lake Pavilions with Rock columns for \$19,867.00, specifically the following line item:

001-21-260-541100 Improvements Other Than Buildings

A copy of said Sales Contract is attached hereto and marked as "Exhibit A".

SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: This ordinance shall take effect and be in full force from and after its passage and approval.

Passed: _____

ATTEST: _____

City Clerk

President of City Council

Approved: _____

ATTEST: _____

City Clerk

Mayor of Washington, Missouri

**“Exhibit A”
SALES CONTRACT**

This Sales Contract, made and entered into this _____ day of _____, 2021, by and between Fry & Associates, Inc., herein referred to as “Seller”, and the City of Washington, MO., a municipal corporation hereinafter referred to as “City”.

WITNESSETH: Whereas, Seller was the best low bid received for furnishing (three) 3 Orlando Style Pavilions with Rock Columns and equipped as stated in the bid document.

NOW THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:

Seller agrees to provide to the City with three (3) Pavilions with Rock Columns AT Lions Lake in the manner set forth in the contract documents, for payment in the total sum of Two Hundred Nineteen Thousand Eight Hundred Sixty- Seven Dollars and No Cents (\$219,867.00).

The contract documents shall consist of the following:

- A. This Contract
- B. Signed copy of Ordinance
- C. General Specification and Bid

This contract, together with the other documents enumerated in this paragraph, forms the contract between the parties.

These documents are as fully a part of the contract as if attached hereto or repeated herein.

This agreement shall be construed or determined according to the laws of the State of Missouri

IN TESTIMONY WHEREOF, Seller has hereunto set its hand, and the City of Washington executes this contract the day and year first written.

SELLER:

CITY:

BY: _____
Company Representative

BY: _____
Mayor – Washington, MO

ATTEST: _____
City Clerk

7b



May 3, 2021

Honorable Mayor and City Council
City of Washington
405 Jefferson Street
Washington, MO 63090

RE: Bid Recommendation – Lions Lake Pavilion Replacement

Honorable Mayor and City Council,

As you may be aware, before making a determination that a particular piece of equipment should be replaced, staff will annually review and analyze equipment to determine the current condition and the need for replacement. As such, the Parks and Recreation Department identified the need to replace four pavilions around Lions Lake in the Capital Improvement Sales Tax Fund in the 2020-2021 budget. Staff researched several interlocal contracts for cooperative purchasing but decided to bid out the project into three different pieces; pavilions, electrical and column rock. The low bidder totals for the projects were: pavilions x 3 (\$186,097- Fry & Associates), electrical x 2 (\$21,700 – American Electric & Data, Inc.) and column rock x 3 (\$33,700 – Fry & Associates) equaling a grand total of \$241,567.00. The total does not include demo, site grading or installation of new concrete pads for three pavilions; this work would be performed in house by the Parks and Recreation staff. The \$241,567.00 is over the \$200,000 budgeted for the replacement project. Staff is proposing to use a portion of the \$75,000 budgeted for Various Parks Roofing Replacements that is included in the 2025 Capital Improvement Sales Tax Fund to pay for the overage of \$41,567.00. You may recall that the City received insurance money from a 2017 hail storm and those funds were used to replace nearly all the facility roofs in the park system. If the overage amount is used, \$33,433.00 would be left in the roofing fund.

Accordingly, the Parks and Recreation Commission and staff recommend that Council consider Fry and Associates bids for three pavilions and rock columns in the amount of \$219,867.00 and American Electric & Data's bid for electrical work on two pavilions in the amount of \$21,700.00 totaling \$241,567.00, which is over the budgeted amount of \$200,000.00. A budget amendment would be in order for the remaining \$41,567.00 to be used from the Capital Improvement Sales Tax Fund (Parks) - Various Roofing Replacement funds, leaving \$33,433.00 remaining in the roofing fund.

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

Respectfully,

Wayne Dunker

Wayne Dunker, CPRP
Director of Parks & Recreation



Park and Playground Equipment
Architectural Furniture
Ergonomic Matting
Industrial Strength Amenities

SCOPE OF WORK BASE BID

- Install (2) Orlando shelter that is 30' by 60' will be installed in place of shelter number 2 & 3. The shelter will be built to the specs of the manufacture.
- Install 8 Concrete footers will be installed that will be 6' deep by 2'6" wide for shelter 2 & 3. Work includes installing a re-bar cage in the footing hole prior to installing the concrete.
- Install and Orlando shelter that is 25' by 45' in place of shelter number 1. The shelter is built to the specs of the manufacture.
- install 6 Concrete footers will be installed that will be 5' deep by 2' wide. Work includes installing a re-bar cage in the footing hole prior to installing the concrete.
- The damaged turf areas around the playground will be graded when the work is completed. The area will then have fescue seed and straw applied to the newly graded area. This is not included in the base bid.
- All work performed at the Prevailing Wage
- Permits are not included in the bid. They can be obtain at an additional cost.

Shelters (current leadtime is 20+ weeks)

Orlando Model (2) 30' x 60' and (1) 25' x 45'
Tiers: 1
Roof Type: HR-36 Steel
Fascia: 24 Ga. Trim
Roof Pitch: 4:12
Number of Columns: 8 for the 30' x 60' and 6 for the 25' x 45'
Column Mounting Type: Surface mount
Eave Height: 9'
Provision for Electrical: true
Electrical Outlets #: 4
Lights #: 3



Park and Playground Equipment
Architectural Furniture
Ergonomic Matting
Industrial Strength Amenities

Lion Lake Pavilion Rock Columns

Scope of Work

Price is to install (8) post wraps for Shelters 2 and 3 and (6) post wraps for Shelter 1 using a veneer stone to match the look of the existing stone buildings. Price includes wrapping the post up to 4' tall and installing a limestone cap on top of the piers that has 4 seems in it to create a slope to try and reduce garbage collecting. The piers will be approximately 20" by 20" wide.

BILL NO. _____ INTRODUCED BY _____

ORDINANCE NO. _____

AN ORDINANCE ACCEPTING THE BID FROM AMERICAN ELECTRIC & DATA, INC. AND TO APPROVE ELECTRICAL SERVICES FOR TWO (2) PAVILIONS AT LIONS LAKE AND TO AMEND THE 2020-2021 BUDGET BY THE CITY OF WASHINGTON, MISSOURI

Be It Ordained by the Council of the City of Washington, Missouri, as follows:

SECTION 1: The City of Washington, Missouri, is hereby authorized to execute all necessary purchase orders and contracts with American Electric & Data, Inc. in the amount totaling Twenty One Thousand Seven Hundred Dollars and No Cents (\$21,700.00) for Electrical Services for two (2) Pavilions at Lions Lake.

This ordinance shall amend the 2020-2021 Budget for Electrical Services for two (2) Pavilions at Lions Lake in the amount of \$21,700.00, specifically the following line item:

001-21-260-541100 Improvements Other Than Buildings.

A copy of said sales contract is attached hereto and marked as "Exhibit A".

SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: This ordinance shall take effect and be in full force from and after it's passage and approval.

Passed: _____

ATTEST: _____

City Clerk

President of City Council

Approved: _____

ATTEST: _____

City Clerk

Mayor of Washington, Missouri

**“Exhibit A”
SALES CONTRACT**

This Sales Contract, made and entered into this _____ day of _____, 2021, by and between American Electric & Data, Inc. herein referred to as “Seller”, and the City of Washington, MO., a municipal corporation hereinafter referred to as “City”.

WITNESSETH: Whereas, Seller was the best low bid received for furnishing: Electrical Services for two (2) Pavilions at Lions Lake equipped as stated in the bid document.

NOW THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:

Seller agrees to provide the City Electrical Services for two (2) Pavilions at Lion’s Lake in the manner set forth in the contract documents, for payment in the total sum of Twenty One Thousand Seven Hundred Dollars and No Cents (\$21,700.00).

The contract documents shall consist of the following:

- A. This Contract
- B. Signed copy of Ordinance
- C. General Specification and Bid

This contract, together with the other documents enumerated in this paragraph, forms the contract between the parties.

These documents are as fully a part of the contract as if attached hereto or repeated herein.

This agreement shall be construed or determined according to the laws of the State of Missouri

IN TESTIMONY WHEREOF, Seller has hereunto set its hand, and the City of Washington executes this contract the day and year first written.

SELLER:

CITY:

BY: _____
Company Representative

BY: _____
Mayor – Washington, MO

ATTEST: _____
City Clerk



May 3, 2021

Honorable Mayor and City Council
City of Washington
405 Jefferson Street
Washington, MO 63090

RE: Bid Recommendation – Lions Lake Pavilion Replacement

Honorable Mayor and City Council,

As you may be aware, before making a determination that a particular piece of equipment should be replaced, staff will annually review and analyze equipment to determine the current condition and the need for replacement. As such, the Parks and Recreation Department identified the need to replace four pavilions around Lions Lake in the Capital Improvement Sales Tax Fund in the 2020-2021 budget. Staff researched several interlocal contracts for cooperative purchasing but decided to bid out the project into three different pieces; pavilions, electrical and column rock. The low bidder totals for the projects were: pavilions x 3 (\$186,097- Fry & Associates), electrical x 2 (\$21,700 – American Electric & Data, Inc.) and column rock x 3 (\$33,700 – Fry & Associates) equaling a grand total of \$241,567.00. The total does not include demo, site grading or installation of new concrete pads for three pavilions; this work would be performed in house by the Parks and Recreation staff. The \$241,567.00 is over the \$200,000 budgeted for the replacement project. Staff is proposing to use a portion of the \$75,000 budgeted for Various Parks Roofing Replacements that is included in the 2025 Capital Improvement Sales Tax Fund to pay for the overage of \$41,567.00. You may recall that the City received insurance money from a 2017 hail storm and those funds were used to replace nearly all the facility roofs in the park system. If the overage amount is used, \$33,433.00 would be left in the roofing fund.

Accordingly, the Parks and Recreation Commission and staff recommend that Council consider Fry and Associates bids for three pavilions and rock columns in the amount of \$219,867.00 and American Electric & Data's bid for electrical work on two pavilions in the amount of \$21,700.00 totaling \$241,567.00, which is over the budgeted amount of \$200,000.00. A budget amendment would be in order for the remaining \$41,567.00 to be used from the Capital Improvement Sales Tax Fund (Parks) - Various Roofing Replacement funds, leaving \$33,433.00 remaining in the roofing fund.

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

Respectfully,

Wayne Dunker

Wayne Dunker, CPRP
Director of Parks & Recreation

American Electric & Data, Inc.

112 St. Charles Street • P.O. Box 340 • New Melle, MO 63365-0340
Phone: (636) 398-8811 • Fax: (636) 828-4861
jimeckelkamp@aedi-mo.com

Proposal

April 8, 2021

Page 1

Attn: Chad Owens

RE: City of Washington Parks Dept. Lion Lake Pavilion Electrical

WE PROPOSE TO SUPPLY LABOR AND MATERIAL TO WIRE PAVILIONS PER BID DOCUMENTS , LOCAL CODES AND THE FOLLOWING SPECIFICATIONS:

- Install one 200- amp 3R disconnect @ main service (feed to come from load side of 600- amp disconnect)
- Intercept conduit that crosses the street and connect to new 200 amp disconnect and new 200- amp panel installed on post
- Rework 1-1/2" conduit that feeds pavilion #2. Extend to new 200-amp panel and new 100-amp panel
- Install new 100- amp panel @ pavilion #2
- Install new 100-amp wire from 200-amp panel to 100-amp panel
- Install 4 -20-amp GFI outlets on columns per sketch in pavilion #2 and #3
- Install 3 lights in each pavilion #2 and #3 per specs
- Install one key switch at each panel on weather proof junction box
- Install 4 pole contactor in same weather proof junction box
- The one key switch will operate 4 outlet circuits and lights at the same time the 3 LED lights will be connected to one of the outlet circuits

CLARIFICATIONS

- Bid includes permit and inspections
- All panels are commercial grade per specs
- All work to be done Monday – Friday 7:00AM -3:30 PM

TOTAL BID: \$21,700.00

Alternate deduct for aluminum feeders – deduct \$3,500.00

BILL NO. _____ INTRODUCED BY _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AND DIRECTING THE CITY OF
WASHINGTON, MISSOURI TO ENTER INTO A SALES
CONTRACT WITH SYDENSTRICKER NOBBE PARTNERS FOR
THE PURCHASE OF A 2020 JOHN DEERE Z915E ZTRAK ZERO
TURN MOWER

Be It Ordained by the Council of the City of Washington, Missouri, as follows:

SECTION 1: The City of Washington, Missouri, is hereby authorized to execute all necessary purchase orders and contracts with Sydenstricker Nobbe Partners in the amount totaling Seven Thousand Two Hundred Seventy-Nine and no Cents (\$7,279.00) for the purchase of a 2020 John Deere Z915E ZTrak Zero Turn Mower. A copy of said sales contract is attached hereto and marked as "Exhibit A".

SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: This ordinance shall take effect and be in full force from and after its passage and approval.

Passed: _____

ATTEST: _____

City Clerk

President of City Council

Approved: _____

ATTEST: _____

City Clerk

Mayor of Washington, Missouri

**“EXHIBIT A”
SALES CONTRACT**

This Sales Contract, made and entered into this _____ day of _____, 2021 by and between **Sydenstricker Nobbe Partners, 14400 State Highway TT, Dutzow, Missouri 63357**, hereinafter referred to as “Seller”; and the City of Washington, Missouri, a Municipal Corporation, hereinafter referred to as “City”.

WITNESSETH: Whereas, Seller was the lowest proposal for the purchase of a new zero turn mower.

NOW, THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:

Seller agrees to provide the City with a 2020 John Deere Z915E ZTrak Zero turn mower for the total sum of Seven Thousand Two Hundred Seventy-Nine Dollars and No Cents (\$7,279.00).

The contract documents shall consist of the following:

- A. This Contract
- B. Signed copy of Ordinance
- C. General Specification and Bid

This contract, together with the other documents enumerated in this paragraph, forms the contract between the parties.

These documents are as fully a part of the contract as if attached hereto or repeated herein.

This agreement shall be construed or determined according to the laws of the State of Missouri.

IN TESTIMONY WHEREOF, Seller has hereunto set its hand, and the City of Washington executes this contract the day and year first written.

SELLER:

CITY:

CITY OF WASHINGTON, MISSOURI

BY: _____
Company Representative

BY: _____
Mayor - Washington, MO

ATTEST: _____
City Clerk



To: Honorable Mayor and City Council
From: Kevin Quaethem, Public Works Superintendent
Subject: 2020 John Deere Z915E ZTrak Zero Turn Mower

Dear Mayor and City Council Members:

The Water and Wastewater Departments are taking over the mowing of their well buildings, water towers, and lift stations. We are in the need to purchase a new Zero Turn Mower to accomplish this. We requested bids from two local dealers that can supply Commercial Grade Mowers.

Hillerman Nursery & Florist	EXMARK Lazer Z 52" E-Series Kaw Zero Turn	\$8,499.00
Sydenstricker Nobble Partners	2020 John Deere Z915E Ztrak 54" Zero Turn	\$7,279.00

This is coming out of the Water Department Machinery & Equipment Fund.

Board of Public Works has approved the purchase of this piece of equipment.

Thank You,

Kevin Quaethem

Kevin Quaethem
Public Works Superintendent



JOHN DEERE

Selling Equipment



Quote Id: 24261375

Customer: CITY OF WASHINGTON

2020 JOHN DEERE Z915E ZTrak - 1TC915EVJLT082081				
Hours:	0			Suggested List
Stock Number:	326116			\$ 10,078.39
				Selling Price
				\$ 7,279.00
Code	Description	Qty	Unit	Extended
2501TC	Z915E 54" P-TIRES GAS MIDZ MOWER	1	\$ 9,099.00	\$ 9,099.00
Standard Options - Per Unit				
2501TC001A	COUNTRY CODES - US/CANADA	1	\$ 0.00	\$ 0.00
2501TC1036	54-60"DK PNEUMATIC TIRE	1	\$ 0.00	\$ 0.00
2501TC1502	54" DECK	1	\$ 270.00	\$ 270.00
2501TC2092	SEAT ASSEMBLY,MAIN-ISO SEAT	1	\$ 195.00	\$ 195.00
	Standard Options Total			\$ 465.00
	Value Added Services Total			\$ 0.00
Other Charges				
	Freight	1	\$ 324.39	\$ 324.39
	Setup	1	\$ 190.00	\$ 190.00
	Other Charges Total			\$ 514.39
	Suggested Price			\$ 10,078.39
Customer Discounts				
	Customer Discounts Total		\$ -2,799.39	\$ -2,799.39
Total Selling Price				\$ 7,279.00

7d

BILL NO. _____ INTRODUCED BY _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AND DIRECTING THE CITY OF WASHINGTON, MISSOURI TO ENTER INTO A SALES CONTRACT WITH PSI POWER SUPPLY INDUSTRIES FOR A HELIFLOW 616 IQ 100 HP UNENCLOSED, VFD OPERATED BLOWER

Be It Ordained by the Council of the City of Washington, Missouri, as follows:

SECTION 1: The City of Washington, Missouri, is hereby authorized to execute all necessary purchase orders and contracts with PSI Power Supply Industries in the amount totaling Thirty-Seven Thousand Nine Hundred Eighty-Nine and Twelve Cents (\$37,989.12) for a Heliflow 616 IQ 100 HP Unenclosed, VFD Operated Blower Package. A copy of said sales contract is attached hereto and marked as "Exhibit A".

SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: This ordinance shall take effect and be in full force from and after its passage and approval.

Passed: _____

ATTEST: _____

City Clerk

President of City Council

Approved: _____

ATTEST: _____

City Clerk

Mayor of Washington, Missouri

**“Exhibit A”
SALES CONTRACT**

This Sales Contract, made and entered into this _____ day of _____, 2021 by and between **PSI Power Supply Industries, 201 Sun Valley Circle, Fenton, Missouri 63026-4664**, hereinafter referred to as “Seller”; and the City of Washington, Missouri, a Municipal Corporation, hereinafter referred to as “City”.

WITNESSETH: Whereas, Seller was the best quote received for the WWTP Blower Replacement.

NOW, THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:

Seller agrees to provide to the City a Heliflow 616 IQ 100 HP Unenclosed, VFD Operated Blower Package for the payment in the total sum of Thirty-Seven Thousand Nine Hundred Eighty-Nine and Twelve Cents (\$37,989.12).

The contract documents shall consist of the following:

- A. This Contract
- B. Signed copy of Ordinance
- C. General Specification and Bid

This contract, together with the other documents enumerated in this paragraph, forms the contract between the parties.

These documents are as fully a part of the contract as if attached hereto or repeated herein.

This agreement shall be construed or determined according to the laws of the State of Missouri.

IN TESTIMONY WHEREOF, Seller has hereunto set its hand, and the City of Washington executes this contract the day and year first written.

SELLER:

CITY:

CITY OF WASHINGTON, MISSOURI

BY: _____
Company Representative

BY: _____
Mayor - Washington, MO

ATTEST: _____
City Clerk



April 28, 2021

To: Honorable Mayor and City Council
From: Kevin Quaethem, Public Works Superintendent
Subject: Blower for Wastewater Treatment Plant

Dear Mayor and City Council Members:

The Wastewater Department budgeted \$77,000 to replace one of the blowers at the Treatment Plant. This blower is a Variable Frequency Drive and will be replacing one of the cross the line blowers that are in service today. This blower will work in tandem with the blower that was installed in 2017. These blowers use less energy and supply a constant airflow to the bacteria in the Vertical Loop Reactors.

PSI Power Supply Industries is the sole source supplier for this equipment.

PSI Power Supply Industries: \$ 37,989.12

We are asking for your approval to proceed with this project.

Thank You,

Kevin Quaethem

Kevin Quaethem
Public Works Superintendent

PSI POWER SUPPLY **INDUSTRIES**

**201 Sun Valley Circle
Fenton, Missouri 63026-4664
(636) 343-5252
Fax (636) 343-1580**

City of Washington WWTP
200 Kingsland Drive
Washington, MO 63090

February 18, 2019
Updated March 9, 2021

Attn: Kevin Massmann, Ph: 636-390-1034, Cell: (636) 432-4136 Email:
kmassmann@ci.washington.mo.us

RE: Washington Mo WWTP Blower Replacement Proposal

We at Power Supply Industries appreciate this opportunity to offer our Gardner Denver IQ package for your consideration. Our Positive Displacement Heliflow model **616** Blower offers a range of up to 1400 CFM at 10 PSIG discharge pressure with our 100 HP Variable Frequency Driven motor.

Our Gardner Denver IQ package, built down the road in Sedalia, Mo, offers a Heliflow model 616 Helical Tri-Lobe blower with the following package components.

- Gardner Denver Dual Splash Lubricated Blower Heliflow 616
- Blower/Silencer Base
- Inlet Filter/Silencer
- V-Belt Drive with Guard
- Automatic Belt Tensioner with Indicator
- TEFC Epact Motor, EISA-Compliant, premium efficiency, SF 1.15
- (Available voltages 200/3/60, 230/3/60, 460/3/60, 575/3/60, 380/3/50 & 415/3/50)
- Removable Discharge Silencer
- Vibration Isolators (8)
- Pressure Relief Valve
- Check Valve
- Filter Monitor Gauge
- Standard non-ASME Code Silencer
- Discharge Pressure Gauge
- Air Discharge Temperature Gauge
- Oil Drain System
- AEON PD Lubricant
- 2 Year warranty
- Variable Frequency Drive, 460 Volt, 3 Ph., 60 Hz. (shipped loose) Allen Bradley Powerflex 400, NEMA 1, 100 HP (1 year warranty)

We can offer the larger Heliflow 616 IQ 100 HP unenclosed, VFD operated blower package at a cost of **\$37,989.12.00** plus freight from Sedalia, MO. Lead time is 6-8 weeks from date of order.

Mechanical and electrical installation to be provided by others.

All terms are net thirty days from date of shipment. Please contact me with any questions regarding this proposal. I can be reached at extension 126 on the main number or my cell at 314-650-7588.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Trachsel', with a large, sweeping flourish extending to the left.

Dan Trachsel
Power Supply Industries
Blower and Vacuum Solutions

BILL NO. _____ INTRODUCED BY _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING A BOUNDARY
ADJUSTMENT FOR TERRACE IN WASHINGTON,
PLAT 2 IN THE CITY OF WASHINGTON, FRANKLIN
COUNTY, MISSOURI

WHEREAS, the plat, attached as "Exhibit A" demonstrating the boundary adjustment in the City of Washington, Missouri has been submitted to the City for approval; and

WHEREAS, said plat meets the requirements of the applicable ordinances of the City of Washington, Missouri; and

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Washington, Missouri, as follows:

SECTION 1: The boundary adjustment as shown in the attached "Exhibit A" in the City of Washington, Missouri is hereby approved.

SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: This ordinance shall be in full force and effect from and after its passage and approval.

Passed: _____

ATTEST: _____

City Clerk

President of City Council

Approved: _____

ATTEST: _____

City Clerk

Mayor of Washington, Missouri

"Exhibit A"

TERRACE IN WASHINGTON - PLAT 2

A TRACT OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 21 AND A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 44 NORTH, RANGE 1 WEST OF THE 5TH P.M., CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI

FRANKLIN COUNTY COLLECTOR CERTIFICATE:

STATE OF MISSOURI
COUNTY OF FRANKLIN 155

I, LOUIS TRENTMANN, COLLECTOR OF REVENUE FOR FRANKLIN COUNTY, MISSOURI, FIRST BEING DULY SWORN, DOPOSE AND SAY THAT I AM FAMILIAR WITH THE LAND SHOWN AND DESCRIBED ON THIS PLAT AND FURTHER STATE THAT THERE ARE NO DELINQUENT TAX ASSESSMENTS ON THE ABOVE LAND SHOWN DUE FRANKLIN COUNTY IN MY OFFICE.

LOUIS TRENTMANN, COLLECTOR OF REVENUE
FRANKLIN COUNTY, MISSOURI

CITY CLERK'S CERTIFICATE:

I, SHERI KLUKAMP, CITY CLERK FOR AND WITHIN THE CITY OF WASHINGTON, MISSOURI, DO HEREBY CERTIFY THAT THE ABOVE PLAT OF "TERRACE IN WASHINGTON - PLAT 2" WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF WASHINGTON, MISSOURI BY ORDINANCE NO. _____ PASSED AND APPROVED ON THE _____ DAY OF _____, 2021.

SHERI KLUKAMP, CITY CLERK
CITY OF WASHINGTON, MISSOURI

CERTIFICATE OF OWNERSHIP:

WE, THE UNDERSIGNED OWNERS OF THE TRACT SHOWN HEREON, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SHALL, HEREAFTER BE KNOWN AS "TERRACE IN WASHINGTON - PLAT 2".

UTILITY EASEMENTS AS SHOWN ON THIS PLAT ARE HEREBY GRANTED TO THE CITY OF WASHINGTON AND ALL PUBLIC SERVICE COMMISSION REGULATED UTILITIES AND THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE AND REPAIR OF PUBLIC UTILITIES, WITH A RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE INSTALLATION, REPAIR, OR REPLACEMENT OF SAID UNDERGROUND UTILITIES.

IN WITNESS WHEREOF, WE HAVE EXECUTED THIS PLAT AS OF THIS _____ DAY OF _____, 2021.

TERRACE IN WASHINGTON, LLC

RON ASHL

MONTY TATA

NOTARY PUBLIC CERTIFICATION:

STATE OF MISSOURI
COUNTY OF FRANKLIN 155

ON THIS _____ DAY OF _____, 2021, BEFORE ME PERSONALLY APPEARED RON ASHL, AND MONTY TATA, TO ME KNOWN WHO, BEING BY ME DULY SWORN, DO SAY THAT THEY ARE THE MEMBERS OF TERRACE IN WASHINGTON, LLC, A LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY, BY AUTHORITY OF ITS MEMBERS, AND SAID PERSONS ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREAFTER SET MY HAND AND AFFIXED MY NOTORIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC

CERTIFICATE OF OWNERSHIP:

WE, THE UNDERSIGNED OWNERS OF THE TRACT SHOWN HEREON, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SHALL, HEREAFTER BE KNOWN AS "TERRACE IN WASHINGTON - PLAT 2".

UTILITY EASEMENTS AS SHOWN ON THIS PLAT ARE HEREBY GRANTED TO THE CITY OF WASHINGTON AND ALL PUBLIC SERVICE COMMISSION REGULATED UTILITIES AND THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE AND REPAIR OF PUBLIC UTILITIES, WITH A RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE INSTALLATION, REPAIR, OR REPLACEMENT OF SAID UNDERGROUND UTILITIES.

IN WITNESS WHEREOF, WE HAVE EXECUTED THIS PLAT AS OF THIS _____ DAY OF _____, 2021.

RICHARD T. MOORE

ANGELA J. MOSBACH

NOTARY PUBLIC CERTIFICATION:

STATE OF MISSOURI
COUNTY OF FRANKLIN 155

ON THIS _____ DAY OF _____, 2021, BEFORE ME PERSONALLY APPEARED RICHARD T. MOORE AND ANGELA J. MOSBACH, TO ME KNOWN TO BE THE PERSONS DESIGNATED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED SAID INSTRUMENT AS OWNER

IN TESTIMONY WHEREOF, I HAVE HEREAFTER SET MY HAND AND AFFIXED MY NOTORIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC

EXISTING PARCEL DESCRIPTION:

EXISTING LOT 1:

LOT 1 OF THE "TERRACE IN WASHINGTON PLAT 1" AS RECORDED AS DOCUMENT NO. 2021042 OF THE FRANKLIN COUNTY, MISSOURI, RECORDER OF DEEDS OFFICE.

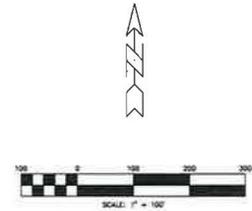
EXISTING LOT 2:

LOT 1 OF AMERIS SUBDIVISION AS RECORDED IN PLAT BOOK N, PAGE 733 OF THE FRANKLIN COUNTY, MISSOURI, RECORDER OF DEEDS OFFICE.

PLAT DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 21, AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 44 NORTH, RANGE 1 WEST OF THE 5TH P.M., CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI, SAID PARCEL BEING ALL OF LOT 1 OF PLAT PARCEL OF LAND CONVEYED TO MOORE ET AL BY DEED RECORDED AS DOCUMENT NO. 110349 OF THE FRANKLIN COUNTY, MISSOURI, RECORDER OF DEEDS OFFICE, SAID PARCEL BEING ALL OF LOT 1 OF PLAT PARCEL OF LAND CONVEYED TO TERRACE IN WASHINGTON, LLC BY DEED RECORDED AS DOCUMENT NO. 210070 OF SAID RECORDER OF DEEDS OFFICE, SAID PARCEL BEING ALL OF LOT 1 OF TERRACE IN WASHINGTON PLAT 1 AS RECORDED AS DOCUMENT NO. 2021042 OF SAID RECORDER OF DEEDS OFFICE.

BEGINNING AT A FOUND IRON PIPE AT THE COMMON QUARTER SECTION CORNER BETWEEN SAID SECTIONS 21 AND 28 SAID POINT BEING THE NORTHWEST CORNER OF THE PREDECESSOR CEMETERY, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID LOT 1 OF "TERRACE IN WASHINGTON PLAT 1", THENCE NORTH 1/4° ALONG THE SOUTH LINE OF SAID LOT 1, 187.60 FEET TO AN IRON PIPE AT THE SOUTHWEST CORNER OF SAID LOT 1, SAME BEING THE SOUTHWEST CORNER OF THAT PARCEL CONVEYED TO SHURT BY DEED RECORDED AS DOCUMENT NO. 141328, THENCE NORTH 84° 30' 00" EAST ALONG THE COMMON LINE BETWEEN SAID LOT 1 AND BUNKER PARCEL, 454.23 FEET TO A FOUND IRON ROD AT THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT BEING ON THE SOUTHERN RIGHT OF WAY LINE OF PETERSON ROAD, THENCE NORTH 54° 30' 00" EAST ALONG THE SAID SOUTHERN RIGHT OF WAY LINE SAME BEING THE NORTH LINE OF SAID LOT 1, 95.19 FEET TO AN IRON PIPE AT THE NORTHWEST CORNER OF SAID LOT 1, SAME BEING THE NORTHWEST CORNER OF LOT 1 OF AMERIS SUBDIVISION, THENCE CONTINUING ALONG THE SAID SOUTHERN RIGHT OF WAY, AND ALONG THE NORTH LINE OF SAID LOT 1 OF AMERIS SUBDIVISION, 460.00 FEET TO A FOUND CONCRETE RIGHT OF WAY MARKER, THENCE VARIABLY ALONG THE SOUTHERN RIGHT OF WAY LINE OF OLD PETERSON ROAD, ALSO BEING THE NORTH LINE OF SAID LOT 1 OF AMERIS SUBDIVISION, 88.67 FEET TO A FOUND IRON PIPE AT THE NORTHWEST CORNER OF SAID LOT 1 SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 2A OF AMERIS SUBDIVISION PLAT 2 AS RECORDED IN PLAT BOOK N, PAGE 586 OF SAID RECORDER OF DEEDS OFFICE, THENCE LEAVING SAID RIGHT OF WAY LINE 503.94 FT ALONG THE COMMON LINE BETWEEN SAID LOT 1 OF AMERIS SUBDIVISION AND SAID LOT 2B, 186.41 FEET TO AN FOUND IRON PIPE, THENCE CONTINUING STRAIGHT 175.85 FEET TO IRON ROD IN THE WEST LINE OF LOT 2A OF SAID AMERIS SUBDIVISION PLAT 2, THENCE SOUTH 55° 55' 00" EAST ALONG THE COMMON LINE BETWEEN SAID LOT 1 OF TERRACE IN WASHINGTON PLAT 1 AND SAID LOT 2B, 48.03 FEET TO AN IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT 2A, THENCE CONTINUING ALONG SAID COMMON LINE, 388.01 47° E, 229.88 FEET TO AN IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT 2A, THENCE NORTH 28° 15' 00" EAST ALONG THE EAST LINE OF SAID LOT 2A, 108.13 FEET TO A FOUND IRON ROD AT THE SOUTHWEST CORNER OF LOT 8 OF SAID TERRACE IN WASHINGTON PLAT 1, THENCE NORTH 28° 15' 00" EAST ALONG THE COMMON LINE BETWEEN SAID LOTS 1 AND 8 OF TERRACE IN WASHINGTON PLAT 1, 52.78 FEET TO A FOUND IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT 8 SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT PARCEL CONVEYED TO BUCK BY DEED RECORDED AS DOCUMENT NO. 140484, THENCE CONTINUING ALONG THE NORTH LINE OF SAID LOT 1 OF TERRACE IN WASHINGTON PLAT 1 AND THE SOUTH LINE OF SAID BECK PARCEL, 571.01 2° E, 7.22 FEET TO AN IRON PIPE AT THE NORTHWEST CORNER OF LOT 8 OF AMERIS SUBDIVISION'S SUBDIVISION AS RECORDED IN PLAT BOOK N, PAGE 28 OF SAID RECORDER OF DEEDS OFFICE, FROM WHICH A FOUND IRON PIPE AT THE SOUTHWEST CORNER OF LOT 8 OF SAID TERRACE IN WASHINGTON PLAT 1, THENCE NORTH 28° 15' 00" EAST ALONG THE SOUTH LINE OF SAID LOT 8, SAME BEING THE SOUTH LINE OF SAID BECK PARCEL, AND SAID NORTH LINE OF SAID LOT 1 OF TERRACE IN WASHINGTON PLAT 1, 154.18 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8 AND BECK PARCEL, THENCE NORTH 28° 15' 00" EAST ALONG EAST LINE OF SAID LOT 8 AND BECK PARCEL, 18.81 FEET TO A FOUND IRON ROD ON THE SOUTHERN RIGHT OF WAY LINE OF MISSOURI HIGHWAY 100, THENCE SOUTH 28° 15' 00" EAST ALONG SAID SOUTHERN RIGHT OF WAY LINE 271.75 FEET TO A FOUND IRON ROD AT A POINT OF CURVATURE, THENCE CONTINUING 171.40 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 308.87 FEET, AND A CHORD THAT BEARS S49° 24' 30" E 171.37 FEET TO A FOUND IRON ROD, THENCE CONTINUING N41° 28' 21" E, 30.00 FEET TO A FOUND IRON ROD AT A POINT OF CURVATURE, THENCE 338.09 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 267.41 FEET, AND A CHORD THAT BEARS S37° 37' E, 338.87 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 OF TERRACE IN WASHINGTON PLAT 1, SAME BEING THE NORTHWEST CORNER OF LOT 2 OF SAID TERRACE IN WASHINGTON PLAT 1, THENCE SOUTH 28° 15' 00" EAST ALONG THE COMMON LINE OF SAID LOTS 1 AND 2, 300.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, SAID POINT BEING ON THE NORTH LINE OF LOT 4 OF SAID TERRACE IN WASHINGTON PLAT 1, THENCE SOUTH 28° 15' 00" EAST ALONG THE COMMON LINE OF SAID LOTS 1 AND 4, 30.00 FEET, THENCE SAID POINT BEING ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 328.87 FEET, AND A CHORD THAT BEARS N64° 24' 30" W 54.92 FEET TO A FOUND IRON ROD, THENCE CONTINUING, N82° 07' 30" W 518.83 FEET TO A FOUND IRON PIPE, THENCE CONTINUING, N77° 12' 30" W 228.33 FEET TO THE POINT OF BEGINNING, CONTAINING 572,829 SQUARE FEET, OR 13.15 ACRES, MORE OR LESS.



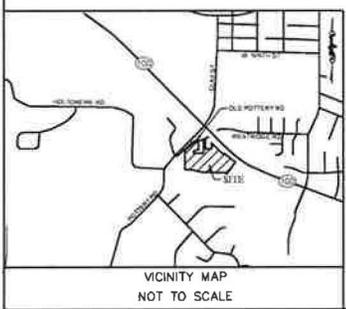
- NOTES:
1. BEARINGS REFERENCED TO GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE AND ELEVATIONS REFERENCED TO NAVD 83 HIGHEST POINT OBSERVATIONS UTILIZING THE WOODS HOLE BITE AND MONUMENTS FOR STATIONS FR-10 AND FR-88.
 2. THIS PROPERTY IS ZONED R-1A SINGLE FAMILY ZONING DISTRICT, R-3 MULTIFAMILY RESIDENCE DISTRICT, C-2 GENERAL COMMERCIAL DISTRICT BY THE CITY OF WASHINGTON, MISSOURI, AND Y ZONING BY FRANKLIN COUNTY, MISSOURI.
 3. THIS PROPERTY LIES WITHIN "ZONE X" (UNPAVED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP FOR FRANKLIN COUNTY, MISSOURI AND UNPAVED AREAS, PARCEL 1/8 OF 854. MAP NUMBER 20010140, MAP REVISED DATE OCTOBER 18, 2011.
 4. THIS SURVEY MEETS THE ACCURACY FOR "URBAN" PROPERTY AS DEFINED BY THE MISSOURI STANDARDS OF PROPERTY BOUNDARY SURVEYS.
 5. NO INVESTIGATION HAS BEEN PERFORMED BY COCHRAN REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT OF LAND SHOWN HEREON.
 6. SETBACKS FOR R-1A, R-3, AND C-2 ARE AS FOLLOWS:
FRONT 20'
SIDE 8' FOR 2 STORES, 10' FOR 3 STORES
REAR 25'
 7. SOURCE OF DEED: DOCUMENT NO. 0009643 & DOC NO. 181918.
 8. A CURRENT TITLE COMMITMENT HAS NOT BEEN PROVIDED TO THE SURVEYOR FOR THE SUBJECT PARCELS. NO INVESTIGATION HAS BEEN PERFORMED BY COCHRAN REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT OF LAND SHOWN HEREON.
 9. (S) - DENOTES SURVEYED INFORMATION GATHERED BY COCHRAN.
(SI) - DENOTES SURVEYED INFORMATION GATHERED BY COCHRAN.
(C) - DENOTES CALCULATED INFORMATION FROM RECORD DOCUMENTS.
 10. (D) - DENOTES SET 5/8" DIAMETER 24" LONG IRON ROD WITH YELLOW CAP.
(COCHRAN) LS-100 OR OTHER MONUMENTS AS SET CONDITIONS ALLOW.
 11. (F) - DENOTES FOUND MONUMENT AS NOTED.
 12. THIS DOES NOT CONSTITUTE A TITLE SEARCH BY THE LAND SURVEYOR.
 13. ALL EXISTING FENCIBLE EASEMENTS AFFECTED BY THIS PLAT ARE HEREBY EXTINGUISHED AND REPLACED BY THE EASEMENTS AS SHOWN HEREON.

SURVEYOR'S CERTIFICATE:

AT THE REQUEST OF KURT UNDESTALL, WE HAVE DURING THE MONTH OF JANUARY 2021, EXECUTED A PROPERTY BOUNDARY SURVEY AND RECONSTRUCTION FROM ACTUAL FIELD DATA AND RECORD INFORMATION ON A TRACT OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 21 AND A PORTION OF THE NORTH HALF OF SECTION 28, TOWNSHIP 44 NORTH, RANGE 1 WEST OF THE 5TH P.M., CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI AND HAS BEEN CALCULATED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND THE RESULTS ARE SHOWN HEREON.

CO ENGINEERING INC.
DAN COCHRAN
LS-350

BY: DANIEL K. GILDOHAUS, P.L.S. #200807-0025
STATE OF MISSOURI
PROFESSIONAL LAND SURVEYOR
FOR COCHRAN



TERRACE IN WASHINGTON PLAT 2 CITY OF WASHINGTON FRANKLIN COUNTY, MISSOURI	
DANIEL K. GILDOHAUS SURVEYOR P.L.S. #200807-0025	• Civil Engineering • Land Surveying • Architecture • Site Development • Geotech Consulting • Master Planning COCHRAN 3384 E. Knappton Dr. Independence, MO 64050 816-342-8844 (MO) 816-342-8844 (KS) 816-342-8844 (IA) 816-342-8844 (NE)
DATE: 01-14-21 SHEET: 2-B-21 TOTAL SHEETS: 20-0398	DATE: 01-14-21 SHEET: N/A TOTAL SHEETS: 1 OF 2
MISSOURI STATE LAND SURVEYING CERTIFICATE OF AUTHORITY #200807	

7F

MEADOWLAKE FARMS PROPERTY OWNER'S ASSOCIATION

Post Annexation Lessons Learned

At the completion of any complex project, it is useful to examine the "Lessons Learned" to see where the project could have been adjusted to either 1) improve project objectives, 2) reduce the cost or 3) shorten the timeline for completion. In most projects the best one can expect is to accomplish any two of the three.

In this annexation project we assess that we 1) achieved the project objectives, 2) dramatically reduced the costs to homeowners, but 3) took an excessive amount of time doing it. This is not intended as a criticism but just a reflection of where the process needed improvement. Those items in red print are where we could improve.

BEGINNING THE PROCESS

1. Statement of initial objective

- a. In response to issues raised during the 2017 Property Owner's Association (POA) meeting, the trustees commenced a detailed analysis to thoroughly analyze the economic impacts on our resident's relative to four essential questions likely to confront us in the near future (1-5 years).
- b. Those questions were:
 - i. What is the condition of our roadways and how soon will they need a complete resurfacing?
 - ii. What is the likely cost to resurface the roadways?
 - iii. Are we required to connect to the City of Washington Sanitation System when the City brings a connection point to within a certain distance of our sanitation plant?
 - iv. Cost of connecting to City Sanitation System when required.

2. Ensure support of a majority of the homeowners.

- a. Having received initial direction to commence the detailed analysis from a majority of the members present at the 2017 POA, the trustees recognized that the analysis would have to be developed in segments and reported to the entire membership as the analysis progressed. Only at the end of the analytical process could we expect majority support.
- b. The first report took about 10 months to complete and was published in December 2017. This report provided answers to the first three questions.

3. Develop Plan of Action and Milestones (POA&M) and insist on following it!

- a. This was the first mistake! The lack of a rudimentary POA&M prevented the trustees from developing a basic timeline with which to control the schedule.
- b. Although a solid POA&M for the whole project was probably impossible at this time, an expected timeline should have been developed for each major bullet point below.
- c. Be prepared to adjust the timeline for completion as new information becomes available and the scope of the analysis indicates additional information is required.

MEADOWLAKE FARMS PROPERTY OWNER'S ASSOCIATION

4. **Invite select homeowners from across the spectrum of likely support and opposition to participate in the analysis as a steering committee).**
 - a. This group is critical to the success of the analytical study.
 - b. Input from members of this group will help guide the entire analysis and highlight those areas that are critical to arriving at the optimal solution.
5. **Determine scope of the analysis.**
 - a. Identify Legal and regulatory issues.
 - i. This was one of the most challenging aspects of the initial stages. Others had attempted to seek answers from regulatory agencies without success. The trustees enlisted the aid of our local State Representative who was able to identify the appropriate regulatory offices and put us in touch with the right people.
 - ii. Once identified, Ms. Dorothy Franklin, St. Louis Regional Office Director, Division of Environmental Quality, Missouri Department of Natural Resources (MODNR) and her office was instrumental in guiding our efforts concerning our sanitation plant.
 - b. Identify fiscal considerations and limitations.
 - i. This involved developing cost estimates for the likely expenses for known maintenance and refurbishments of physical infrastructure (roads and sanitation plant),
 - ii. expected cost of competing options identified by the continuing analysis for reducing those costs and
 - iii. examining the most cost-effective option or solution.
 - c. Identify likely issues of resistance and political issues to be resolved.
 - i. The city's previous attempt to involuntarily annex Meadowlake Farms (MLF) uncovered the most likely issues of resistance:
 1. Basic resistance to being forced to annex into the city.
 2. Resistance to being taxed by the city for infrastructure (roads and sanitation lines) without compensation.
 3. Basic misunderstanding regarding likely future costs associated with independence.
 - ii. If possible, try to determine any local, county or State issues at this time.
6. **Data gathering to support the scope of the analysis**
 - a. Enlist assistance of Government agencies where required.
 - i. State. As mentioned above, State Representative Justin Alferman was instrumental in identifying the MoDNR office that could assist the trustees.
 - ii. County (Not involved in this effort)
 - iii. Local
 1. When it became apparent from the analysis that one of the likely alternatives would be to seek voluntary annexation by the City, the cooperation and assistance of the City administration was critical to success.

MEADOWLAKE FARMS PROPERTY OWNER'S ASSOCIATION

2. Mayor Sandy Lucy, City Administrator Darren Lamb, City Engineer John Nilges and Sal Maniaci, Community and Economic Development Director were instrumental in data gathering.
3. A solid working relationship was developed with city officials.
4. Through the Office of the Mayor, information regarding specific requirements for annexation was provide by various city officials.
5. Although city officials were extremely helpful throughout the process, the trustees feel that they were initially unfamiliar with necessary actions required to ensure successful completion of a voluntary annexation and that we were all collectively "breaking new ground" with this effort.
6. The trustees recommend that city officials take this opportunity to further develop and codify their required processes for voluntary annexation while these actions are fresh in everyone's memory. The trustees are more than willing to assist in this effort in whatever manner would be considered helpful. As we will see, several errors occurred which could have been prevented had a structured roadmap for annexation been available. For example:
 - a. The trustees received conflicting information on the timing of city taxes.
 - b. Determination of utility easements should have been determined by survey before commencing construction.
- b. Determine limitations of fiscal resources (acquire rough order of magnitude (ROM) estimates of potential costs).
 - i. The City Administrator and City Engineer were very responsive in identifying ROM cost of delivering all city services to MLF.
 - ii. Armed with the potential costs and likely issues associated with annexation, the trustees were able to develop 4 addendums to the initial analysis that informed:
 1. The development of a baseline condition and two viable options.
 2. The likely costs moving forward of the baseline and both options.
 3. The necessary details to provide information to the resident homeowners.

7. Presentation of initial findings to all home owners.

- a. This step is critical to ensuring all homeowners have all available information in order to make an informed decision.
- b. Canvass (homeowners) to determine concerns.
- c. Clearly identify most important issues which must be resolved.

Moving forward from here, all efforts were focused on completing the analysis, resolving potential conflicts, informing all interested parties of cost issues for all viable alternatives and working to ensure support of all resident homeowners for eventual successful effort to choose the most cost-effective solution.

8. In depth analysis of the issues

- a. Determine non-negotiable issues.

MEADOWLAKE FARMS PROPERTY OWNER'S ASSOCIATION

- b. Identify and prioritize all issues.
- c. Develop viable options and objectives.
- d. Develop a comparative cost analysis model for all options. The model must be capable of projecting cost out to ten years for each option or alternative action. This was useful in explaining the reasons for the recommendations of the analysis. Homeowners must be presented with their projected costs under each option.

9. Examination of the alternatives

- a. Determine impact of all non-negotiable issues.
- b. Develop estimated cost associated with all issues identified in 5.a. & 5.b.
- c. Using the cost model developed in 8.d., compare costs associated with each viable option.

10. Begin development of the most viable options/alternatives.

- a. Analyze pros and cons of all options/alternatives.
 - i. Complete cost analysis of each option/alternative.
 - ii. Examine cons for expected level of homeowner resistance
- b. Develop a complete written explanation of each option.
 - i. Provide sufficient detail to inform all residents.
 - ii. Stress cost analysis.
 - iii. Explain cons in terms of cost.

11. Select the most cost-effective option(s).

- a. Contrast the selected option to all other viable alternatives.
- b. Show clear fiscal benefits of the selected option.
- c. Use written reports and standup presentations to inform homeowners.
- d. Depending on level of support required, ensure that you have counted the votes correctly!!!

12. Commence negotiations with Local officials (in this case, city administration).

- a. Insist on cooperative development of POA&M!!!
 - i. Although presented in draft form early in the negotiations, the trustees failed to follow up.
 - ii. This failure is assessed as costing us at least 4 months.
- b. Ensure legal counsel in any negotiations.
 - i. Develop a pre-agreement with any/all government agencies involved. This was essential to our success. It protected both the homeowner's interest and the City's interests by establishing a formal contract that clearly defined the terms of the annexation, the costs to be borne by the homeowners, and timely delivery of city services and obligations.
 - ii. Ensure pre-agreement codifies all issues (those identified by analysis) likely to impact the agreements.
 - iii. Negotiate homeowner issues with government agencies.
 - iv. Ensure all easements for infrastructure are known and adequately identified. Secure additional easements as required before beginning any construction.
- c. Insist on meeting each MILESTONE!!!
 - i. Had both parties insisted on following an agreed POA&M, we would have avoided numerous delays wondering "who's court the ball was in".

MEADOWLAKE FARMS PROPERTY OWNER'S ASSOCIATION

- ii. Regular SHORT (20 minutes max) meetings to review the POA&M would have completely eliminated these delays.
 - d. Follow up to ensure MILESTONES are met!!! ENOUGH SAID!
 - e. Always be willing to "cut to the chase" in negotiations. The trustees consider that Mr. Lamb's willingness to resolve issues in the most efficient and fairest way possible was, without doubt, a highlight of this entire effort and contributed immeasurably to the ultimate success!
- 13. Officially inform the Franklin County officials of the successful completion of the annexation.**
- a. As we learned, there is no guarantee that all county officials will "get the word" or that they will react correctly to the information.
 - b. This is another area where a developed POA&M would have prevented this situation.
- 14. At the successful completion, ensure a "Lessons Learned" document is created.**
15. Finally, it is important to note that although the process seemed arduous, the trustees agree that the City of Washington officials with whom we negotiated this annexation were extremely helpful in attaining this objective. By consensus agreement, we were able to achieve a fair and equitable annexation that could be approved by the City Council and one-hundred percent of the residents of Meadowlake Farms. Mayor Sandy Lucy, City Administrator Darren Lamb, City Engineer John Nilges, Community and Economic Development Director Sal Maniaci and City Attorney Mark Piontek are to be commended for their efforts in accomplishing this annexation. Without their willingness to listen to our residents' concerns and their support for a fair and equitable solution, the trustees could not have achieved unanimous consent of the Meadowlake residents to voluntary annexation.

The Meadowlake community considers the city's efforts to implement the agreed terms of annexation to be remarkable. Sanitation service was made available and provided within 14 days of annexation. Water service was provided (through PWSD-1) within 2 months. Yard waste collection was made available well in advance of the 2-year expectation. Virtually all aspects of the annexation agreement were completed within the agreed timeframes. Although direct connection to the City water supply has taken a bit longer than anticipated, the trustees have heard absolutely no complaints on this issue.


Gary Mades
President


Steve Hoffmann
Trustee


Bill Mahew
Trustee


Cindy Frankenberg
Secretary/Treasurer

CITY OF WASHINGTON
CITY SALES TAX SUMMARY

1% GENERAL SALES TAX

Previous Years 1970-2000 Total:		\$ 36,121,362.69			
2000-2001	\$ 2,614,947.25	2010-2011	\$ 3,613,372.27	2020-Present	\$ 2,855,934.27
2001-2002	2,665,810.02	2011-2012	3,698,652.72		
2002-2003	2,875,714.84	2012-2013	3,760,065.80		
2003-2004	3,155,590.86	2013-2014	3,912,118.45		
2004-2005	3,187,693.12	2014-2015	4,204,694.99		
2005-2006	3,345,292.87	2015-2016	4,397,905.50		
2006-2007	3,445,234.45	2016-2017	4,354,507.85		
2007-2008	3,773,268.98	2017-2018	4,703,065.67		
2008-2009	3,556,222.39	2018-2019	4,612,283.40		
2009-2010	3,497,829.39	2019-2020	4,787,670.81		
TOTAL COLLECTIONS TO DATE:				\$ 113,139,238.59	

MONTH	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	Monthly % Increase/ (Decrease)
OCTOBER	\$ 340,999.80	\$ 351,136.59	\$ 361,698.16	\$ 341,934.38	\$ 347,786.52	\$ 387,415.44	11.39%
NOVEMBER	294,009.02	282,896.65	251,010.14	273,682.85	325,999.08	337,510.28	3.53%
DECEMBER	393,531.59	364,857.35	567,111.05	406,617.65	400,738.68	448,383.63	11.89%
JANUARY	386,222.81	430,566.40	355,065.45	428,005.85	420,055.36	430,457.12	2.48%
FEBRUARY	346,227.45	354,592.09	440,931.59	363,771.00	417,204.79	396,723.58	-4.91%
MARCH	447,528.01	397,064.44	432,715.60	444,964.47	417,215.47	468,305.25	12.25%
APRIL	357,396.57	322,468.20	354,143.36	387,311.51	365,080.95	387,138.97	6.04%
MAY	261,754.61	316,300.94	296,545.56	300,584.29	358,920.74		
JUNE	426,728.90	360,109.32	368,699.52	456,577.00	401,315.24		
JULY	410,214.11	488,884.69	499,689.10	420,349.19	442,261.53		
AUGUST	276,170.28	290,449.04	311,169.75	322,712.79	372,615.14		
SEPTEMBER	457,122.35	395,182.14	464,286.39	465,772.42	518,477.31		
TOTALS:	\$ 4,397,905.50	\$ 4,354,507.85	\$ 4,703,065.67	\$ 4,612,283.40	\$ 4,787,670.81	\$ 2,855,934.27	

OVERALL PERCENTAGE GROWTH/
(REDUCTION) FOR OCTOBER TO
PRESENT:

6.01%

FISCAL YEAR END PERCENTAGE (POS-
OCTOBER TO SEPTEMBER) Shown Once A Year
on November Report.

0.00%

1/2 % CAPITAL IMPROVEMENT SALES TAX

EFFECTIVE: 07-01-89

EXPIRED: 06-30-94	1989-1994	\$ 4,111,148.43
EXPIRED: 06-30-02	1994-2002	9,410,782.24
EXPIRED: 06-30-10	2002-2010	13,334,617.88
EXPIRED: 06-30-18	2010-2018	15,975,018.36
EXPIRES: 06-30-26	2018-2026	\$ 6,765,517.12

TOTAL COLLECTIONS TO DATE: \$ 49,597,084.03

MONTH	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	Monthly % Increase/ (Decrease)
OCTOBER	\$ 170,499.84	\$ 175,568.60	\$ 180,849.11	\$ 170,966.92	\$ 173,893.15	\$ 193,707.79	11.39%
NOVEMBER	147,004.44	141,448.41	125,504.75	136,841.76	162,999.67	168,755.25	3.53%
DECEMBER	196,765.87	182,428.48	283,555.71	203,310.25	200,369.28	224,192.00	11.89%
JANUARY	193,111.70	215,283.32	177,532.58	214,002.88	210,027.68	215,228.64	2.48%
FEBRUARY	173,113.68	177,296.22	220,465.78	181,885.56	208,602.53	198,361.30	-4.91%
MARCH	223,763.88	198,532.64	216,358.10	222,481.70	208,607.73	234,152.34	12.25%
APRIL	178,698.24	161,234.31	177,071.76	193,656.33	182,540.31	193,569.47	6.04%
MAY	130,877.37	158,150.75	148,272.80	150,291.55	179,460.29		
JUNE	213,364.43	180,054.89	184,317.16	228,288.80	200,657.51		
JULY	205,107.07	244,442.58	249,844.82	210,175.01	221,130.97		
AUGUST	138,085.18	145,224.55	155,584.67	161,356.40	186,307.76		
SEPTEMBER	228,561.39	197,591.18	232,141.66	232,886.54	259,238.60		
TOTALS	\$ 2,198,953.09	\$ 2,177,255.93	\$ 2,351,498.90	\$ 2,306,143.70	\$ 2,393,835.48	\$ 1,427,966.79	

OVERALL PERCENTAGE GROWTH/
(REDUCTION) FOR OCTOBER TO
PRESENT:

6.01%

FISCAL YEAR END PERCENTAGE
(POS- OCTOBER TO SEPTEMBER)
Shown Once A Year on November
Report.

0.00%

1/2 % TRANSPORTATION SALES TAX

MONTH	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	Monthly % Increase/ (Decrease)
OCTOBER	\$ 170,499.34	\$ 175,568.24	\$ 180,849.11	\$ 170,946.23	\$ 173,893.15	\$ 193,707.83	11.39%
NOVEMBER	147,004.51	141,448.18	125,504.37	136,840.50	162,999.68	168,755.33	3.53%
DECEMBER	196,765.76	182,428.60	283,555.44	203,308.99	200,369.28	224,192.04	11.89%
JANUARY	193,113.86	215,283.62	177,532.58	214,002.88	210,027.78	215,228.70	2.48%
FEBRUARY	173,113.49	177,296.07	220,465.13	181,885.52	208,602.55	198,361.35	-4.91%
MARCH	223,763.91	198,532.25	216,358.08	222,481.85	208,607.77	234,152.35	12.25%
APRIL	178,698.08	161,234.08	177,071.74	193,656.25	182,540.19	193,569.46	6.04%
MAY	130,877.30	158,108.05	148,272.79	150,291.51	179,460.32		
JUNE	213,364.42	180,054.85	184,349.74	228,288.78	200,657.52		
JULY	205,105.94	244,442.69	249,844.78	210,175.04	221,130.96		
AUGUST	138,085.02	145,224.71	155,584.64	161,355.80	186,307.86		
SEPTEMBER	228,723.59	197,591.24	232,142.98	232,886.52	259,238.63		
TOTALS	\$ 2,199,115.22	\$ 2,177,212.58	\$ 2,351,531.38	\$ 2,306,119.87	\$ 2,393,835.69	\$ 1,427,967.06	

COLLECTIONS 2005 TO PRESENT:

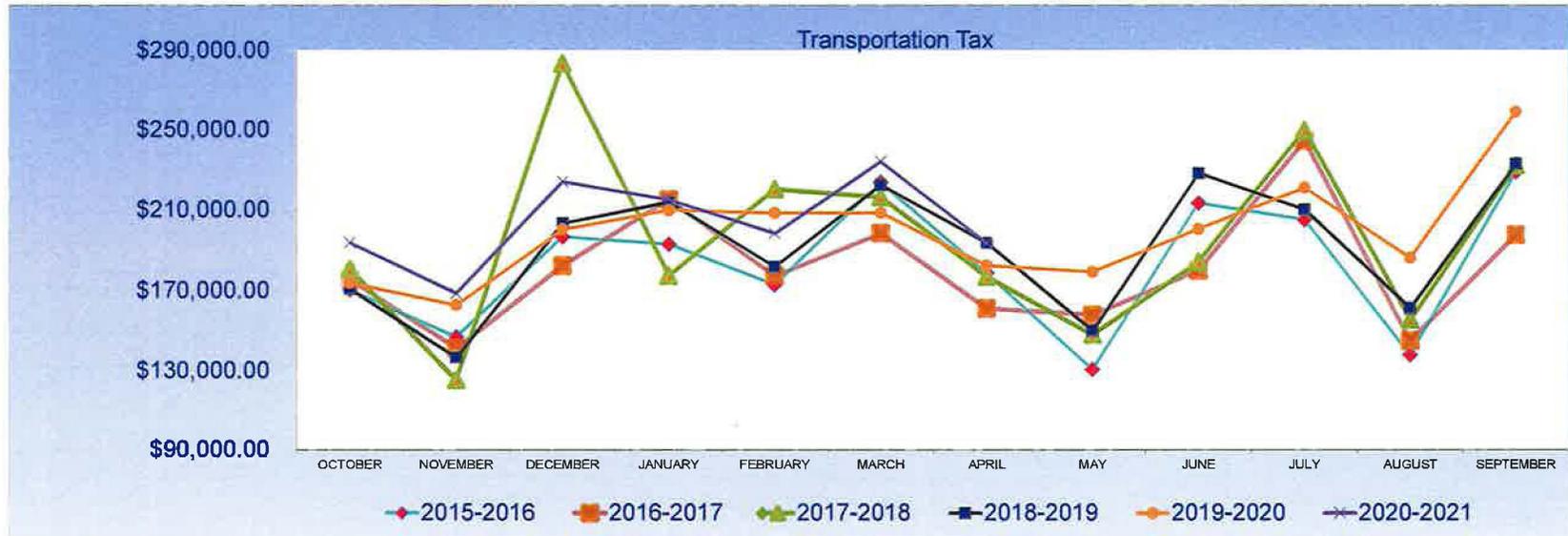
\$29,573,092.05

OVERALL PERCENTAGE GROWTH/ (REDUCTION) FOR OCTOBER TO PRESENT:

6.01%

FISCAL YEAR END PERCENTAGE (POS- OCTOBER TO SEPTEMBER) Shown Once A Year on November Report.

0.00%

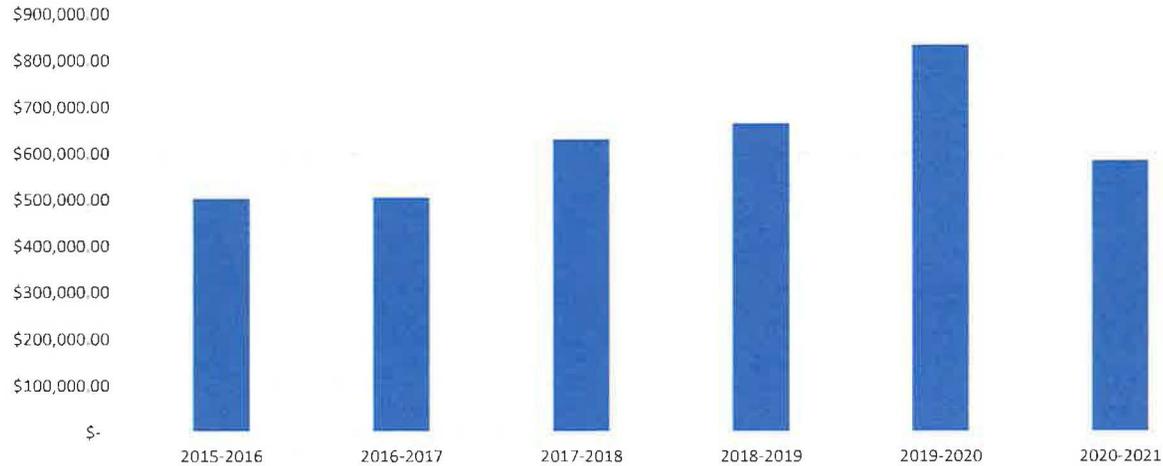


LOCAL OPTION USE TAX

MONTH	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	Monthly % Increase/ (Decrease)
OCTOBER	\$ 41,107.57	\$ 28,227.67	\$ 12,081.69	\$ 34,224.58	\$ 35,500.86	\$ 70,550.86	98.73%
NOVEMBER	38,629.86	36,285.79	17,632.77	48,613.78	56,442.98	77,752.19	37.75%
DECEMBER	35,667.91	35,826.94	48,045.68	49,662.96	53,993.39	65,391.95	21.11%
JANUARY	73,750.32	43,418.60	48,211.95	68,775.33	39,958.65	69,783.79	74.64%
FEBRUARY	49,544.55	54,384.99	95,271.61	73,271.71	63,549.19	112,976.86	77.78%
MARCH	43,602.83	47,389.11	76,542.59	79,877.50	81,178.43	104,092.21	28.23%
APRIL	28,592.66	37,427.52	47,032.55	54,168.57	51,201.38	83,105.78	62.31%
MAY	42,539.86	38,570.02	49,331.34	45,391.56	117,142.50		
JUNE	30,670.13	41,187.44	51,751.76	51,449.73	94,813.67		
JULY	38,065.71	40,613.94	73,096.59	42,197.49	76,691.07		
AUGUST	38,865.57	36,992.97	54,048.00	53,911.53	82,028.64		
SEPTEMBER	40,560.94	63,977.54	57,105.98	62,998.22	79,946.63		
TOTAL	\$ 501,597.91	\$ 504,302.53	\$ 630,152.51	\$ 664,542.96	\$ 832,447.39	\$ 583,653.64	

COLLECTIONS 1998 TO PRESENT: **\$ 9,587,722.05**

OVERALL PERCENTAGE GROWTH/(REDUCTION)
FOR OCTOBER TO PRESENT: **52.86%**





Account Typ...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 001 - GENERAL FUND						
Revenue	13,307,445.00	13,307,445.00	947,337.48	8,105,154.01	-5,202,290.99	39.09%
Expense	13,306,745.00	13,647,215.00	843,225.99	7,488,678.64	6,158,536.36	45.13%
Fund: 001 - GENERAL FUND Surplus (Deficit):	700.00	-339,770.00	104,111.49	616,475.37	956,245.37	281.44%
Fund: 003 - LIBRARY FUND						
Revenue	788,120.00	795,520.00	111,422.66	623,791.48	-171,728.52	21.59%
Expense	766,405.00	781,235.00	39,803.57	369,585.93	411,649.07	52.69%
Fund: 003 - LIBRARY FUND Surplus (Deficit):	21,715.00	14,285.00	71,619.09	254,205.55	239,920.55	-1,679.53%
Fund: 004 - VOLUNTEER FIRE FUND						
Revenue	956,980.00	956,980.00	1,355.80	910,706.05	-46,273.95	4.84%
Expense	955,120.00	973,005.00	67,696.25	470,503.92	502,501.08	51.64%
Fund: 004 - VOLUNTEER FIRE FUND Surplus (Deficit):	1,860.00	-16,025.00	-66,340.45	440,202.13	456,227.13	2,846.97%
Fund: 010 - VEHICLE & EQUIPMENT REPLACEMENT FUND						
Revenue	626,000.00	626,000.00	0.00	604,940.00	-21,060.00	3.36%
Expense	1,295,165.00	1,579,705.00	119,743.86	549,643.54	1,030,061.46	65.21%
Fund: 010 - VEHICLE & EQUIPMENT REPLACEMENT FUND Surplus (Deficit):	-669,165.00	-953,705.00	-119,743.86	55,296.46	1,009,001.46	105.80%
Fund: 250 - STORMWATER IMPROVEMENT FUND						
Revenue	782,000.00	782,000.00	104,092.21	507,730.44	-274,269.56	35.07%
Expense	770,080.00	772,470.00	17,550.24	124,216.33	648,253.67	83.92%
Fund: 250 - STORMWATER IMPROVEMENT FUND Surplus (Deficit):	11,920.00	9,530.00	86,541.97	383,514.11	373,984.11	-3,924.28%
Fund: 260 - CAPITAL IMPROVEMENT SALES TAX FUND						
Revenue	5,492,455.00	5,492,455.00	214,015.59	1,459,657.62	-4,032,797.38	73.42%
Expense	8,329,000.00	8,461,355.00	297,403.54	2,854,614.53	5,606,740.47	66.26%
Fund: 260 - CAPITAL IMPROVEMENT SALES TAX FUND Surplus (Deficit):	-2,836,545.00	-2,968,900.00	-83,387.95	-1,394,956.91	1,573,943.09	53.01%
Fund: 261 - TRANSPORTATION SALES TAX FUND						
Revenue	4,259,840.00	4,259,840.00	304,820.47	1,441,711.96	-2,818,128.04	66.16%
Expense	5,331,200.00	5,331,200.00	4,334.68	2,050,990.71	3,280,209.29	61.53%
Fund: 261 - TRANSPORTATION SALES TAX FUND Surplus (Deficit):	-1,071,360.00	-1,071,360.00	300,485.79	-609,278.75	462,081.25	43.13%
Fund: 265 - COP FUND						
Revenue	1,776,200.00	1,776,200.00	0.00	1,792,946.03	16,746.03	0.94%
Expense	3,330,600.00	3,330,600.00	1,500.00	1,346,650.00	1,983,950.00	59.57%
Fund: 265 - COP FUND Surplus (Deficit):	-1,554,400.00	-1,554,400.00	-1,500.00	446,296.03	2,000,696.03	128.71%
Fund: 272 - DOWNTOWN TIF RPA-1						
Revenue	258,300.00	258,300.00	29,097.07	283,403.17	25,103.17	9.72%
Expense	454,000.00	462,000.00	0.00	28,784.04	433,215.96	93.77%
Fund: 272 - DOWNTOWN TIF RPA-1 Surplus (Deficit):	-195,700.00	-203,700.00	29,097.07	254,619.13	458,319.13	225.00%
Fund: 274 - RHINE RIVER TIF RPA-2						
Revenue	113,700.00	113,700.00	19,783.10	109,387.86	-4,312.14	3.79%
Expense	120,000.00	120,000.00	0.00	1,343.24	118,656.76	98.88%
Fund: 274 - RHINE RIVER TIF RPA-2 Surplus (Deficit):	-6,300.00	-6,300.00	19,783.10	108,044.62	114,344.62	1,814.99%
Fund: 400 - WATER FUND						
Revenue	1,805,210.00	1,805,210.00	142,305.15	937,332.37	-867,877.63	48.08%
Expense	2,828,600.00	2,977,370.00	101,171.58	759,130.86	2,218,239.14	74.50%
Fund: 400 - WATER FUND Surplus (Deficit):	-1,023,390.00	-1,172,160.00	41,133.57	178,201.51	1,350,361.51	115.20%
Fund: 410 - SEWAGE TREATMENT FUND						
Revenue	3,006,000.00	3,006,000.00	220,882.59	1,323,947.45	-1,682,052.55	55.96%
Expense	4,473,535.00	4,602,505.00	86,486.42	1,779,201.80	2,823,303.20	61.34%
Fund: 410 - SEWAGE TREATMENT FUND Surplus (Deficit):	-1,467,535.00	-1,596,505.00	134,396.17	-455,254.35	1,141,250.65	71.48%

Budget Report

For Fiscal: 2020-2021 Period Ending: 03/31/2021

Account Typ...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 420 - SOLID WASTE FUND						
Revenue	3,067,600.00	3,067,600.00	251,317.94	1,395,231.42	-1,672,368.58	54.52%
Expense	3,700,960.00	3,708,810.00	221,673.26	1,299,306.73	2,409,503.27	64.97%
Fund: 420 - SOLID WASTE FUND Surplus (Deficit):	-633,360.00	-641,210.00	29,644.68	95,924.69	737,134.69	114.96%
Report Surplus (Deficit):	-9,421,560.00	-10,500,220.00	545,840.67	373,289.59	10,873,509.59	103.56%

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
001 - GENERAL FUND	700.00	-339,770.00	104,111.49	616,475.37	956,245.37
003 - LIBRARY FUND	21,715.00	14,285.00	71,619.09	254,205.55	239,920.55
004 - VOLUNTEER FIRE FUND	1,860.00	-16,025.00	-66,340.45	440,202.13	456,227.13
010 - VEHICLE & EQUIPMENT REPLA	-669,165.00	-953,705.00	-119,743.86	55,296.46	1,009,001.46
250 - STORMWATER IMPROVEMEN	11,920.00	9,530.00	86,541.97	383,514.11	373,984.11
260 - CAPITAL IMPROVEMENT SALE	-2,836,545.00	-2,968,900.00	-83,387.95	-1,394,956.91	1,573,943.09
261 - TRANSPORTATION SALES TAX	-1,071,360.00	-1,071,360.00	300,485.79	-609,278.75	462,081.25
265 - COP FUND	-1,554,400.00	-1,554,400.00	-1,500.00	446,296.03	2,000,696.03
272 - DOWNTOWN TIF RPA-1	-195,700.00	-203,700.00	29,097.07	254,619.13	458,319.13
274 - RHINE RIVER TIF RPA-2	-6,300.00	-6,300.00	19,783.10	108,044.62	114,344.62
400 - WATER FUND	-1,023,390.00	-1,172,160.00	41,133.57	178,201.51	1,350,361.51
410 - SEWAGE TREATMENT FUND	-1,467,535.00	-1,596,505.00	134,396.17	-455,254.35	1,141,250.65
420 - SOLID WASTE FUND	-633,360.00	-641,210.00	29,644.68	95,924.69	737,134.69
Report Surplus (Deficit):	-9,421,560.00	-10,500,220.00	545,840.67	373,289.59	10,873,509.59



JOIN THE
WASHINGTON OPTIMIST CLUB
AND
WASHINGTON POLICE DEPARTMENT
FOR THE
45TH ANNUAL BICYCLE SAFETY RODEO
SATURDAY, MAY 22, 2021 | REGISTRATION 9:00 AM
WASHINGTON FAIRGROUNDS SWINE PAVILION

EVENTS

- **OBSTACLE COURSE** Ages 5-13 (Under 5 can participate) No training wheels. Bring your bike & helmet or receive a helmet at the event. Trophies to top winners in each age group and bikes for overall girl and boy winners.
- **SAFETY TOWN** Ages 5 and Under
- **CAR SEAT CHECK AND DISTRIBUTION EVENT**
- **HELMET GIVEAWAY AND HELMET FITTING**
- **MISSOURI CHILD ID PROGRAM • BIKE LICENSING**
- **BIKE INSPECTIONS AND REPAIR**
- **AIREVAC HELICOPTER** (weather permitting and availability)

ALL PARTICIPANTS WILL RECEIVE

- A PIZZA SLICE OR HOTDOG
- COOKIE
- ONE DRINK
- POPCORN FOR EVERYONE
- BALLOON TWISTERS

ATTENDANCE PRIZES INCLUDE
BIKES, BIKE ACCESSORIES AND
BIKE-THEMED STORYBOOKS



Special thanks to the following businesses & individuals for their donations to make this project a success.
B&J Printing, Berkshire Hathaway-Carol Weber, Paul & Nell Redhage, Diane, Matthew & Jessica Borovic, Carriage Care -
Mark & Barb Trebacz, Rick & Julie Frankenberg, Gary & Peg Winzenburger, Milt Lane, The Thiemann Family - FKI Cleaning,
Domino's Pizza, Hope Lodge #251 and Revolution Cycles.