

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL
CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI
MONDAY, SEPTEMBER 20, 2021**

INTRODUCTORY ITEMS:

The Regular Meeting of the City of Washington, Missouri, City Council was held on Monday, September 20, 2021, at 7:00 p.m. in the Council Chamber. Mayor Sandy Lucy opened the meeting with roll call with Osage District of the Scouts from Washington leading the Pledge of Allegiance.

Mayor:	Sandy Lucy	Present
Council Members:	Ward I	Steve Sullentrup Present
		Duane Reed Present
	Ward II	Mark Wessels Present
		Mark Hidritch Present
	Ward III	Jeff Patke Absent
		Greg Skornia Present
	Ward IV	Gretchen Pettet Present
		Joe Holtmeier Present

Also Present:	City Attorney	Mark Piontek
	City Administrator	Darren Lamb
	City Clerk	Sherri Klekamp
	Police Chief	Ed Menefee
	Public Works Director	John Nilges
	Finance Director	Mary Sprung
	Parks Director	Wayne Dunker
	Economic Development Director	Sal Maniaci

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.

Law Enforcement Appreciation Event presented by Osage District of Scouts from Washington.

Approval of Minutes:

* Approval of the Minutes from the September 7, 2021 Council Meeting

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

Approval and Adjustment of Agenda including Consent Agenda:

* Change Order No. 8 for Agnes Nolting Aquatic Complex

* Blotter Item 7c – Partial Release of Deed of Trust Ordinance with the Washington Redevelopment Corporation

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

PRIORITY ITEMS:

Mayor's Presentations, Appointments & Re-Appointments:

* None

PUBLIC HEARINGS

* Fiscal Year 2021-2022 Budget of the City of Washington, Missouri

NOTICE OF PUBLIC HEARING – BUDGET

The City Council of the City of Washington, Missouri, will formally consider for adoption the proposed budget for the fiscal period October 1, 2021 to September 30, 2022. The public hearing will be in the City Council Chambers at City Hall, 405 Jefferson Street, Washington, MO, at 7:00 P.M. C.D.T on September 20, 2021, or as soon thereafter as the public may be heard.

The proposed budget includes:

REVENUES:

<i>Estimated Revenues</i>	<i>\$31,172,515</i>
<i>Other Financing Sources</i>	<i>5,431,920</i>
<i>Projected Reserves-All Funds</i>	<i>30,560,835</i>
<i>TOTAL</i>	<i><u><u>\$67,165,270</u></u></i>

EXPENDITURES/EXPENSES:

<i>General Fund</i>	<i>\$14,286,325</i>
<i>Library Fund</i>	<i>858,830</i>
<i>Volunteer Fire Fund</i>	<i>1,012,580</i>
<i>Vehicle & Equipment Replacement Fund</i>	<i>1,352,900</i>
<i>Storm Water Improvement Fund</i>	<i>1,255,320</i>
<i>Capital Improvement Sales Tax Fund</i>	<i>4,490,750</i>
<i>Transportation Sales Tax Fund</i>	<i>2,021,000</i>
<i>Water Fund</i>	<i>3,834,650</i>
<i>Sewage Treatment Fund</i>	<i>5,261,535</i>
<i>Solid Waste Fund</i>	<i>2,963,660</i>
<i>Debt Service Funds</i>	<i>2,665,200</i>
<i>Other Financing Uses</i>	<i>5,431,920</i>
<i>TOTAL</i>	<i><u><u>\$45,434,670</u></u></i>
<i>Total Projected Fund Balances, 9/30/2022</i>	<i><u><u>\$21,730,600</u></u></i>

The proposed budget is available for public inspection at the Finance Director's Office located at City Hall at 405 Jefferson Street between the hours of 8:00 A.M. and 5:00 P.M. C.D.T. Public comments and questions, both written and oral, will be heard and considered at the hearing aforementioned.

CITY OF WASHINGTON

Sherri Klekamp

City Clerk

Publish in the Washington Missourian on September 15, 2021 and the Weekend Washington Missourian on September 18, 2021.

Lamb: So, as we have been discussing this summer going over items that we're going to incorporate within the budget; Mary's got the summary for you in front of you for tonight prepared that. Drastically nothing has changed, other than we do have the proceeds to go ahead and purchase the industrial park that we are still in negotiations with. That is included within the budget for us to go ahead and purchase that. We will find out, that closing wouldn't be until the end of October. Other than that, everything else that we've given you, the budget highlights that I've given to you in the memo for the last two meetings remains the same.

Mayor: Okay, Mary.

Sprung: Okay. Included in your packet is the proposed budget for fiscal year October 1, 2021 to September 30, 2022. This proposed budget includes Estimated Revenues, Other Financing Sources and Projected Reserves for a total of \$67,165,270.

In addition, we have Expenditures and Expenses for various funds and other financing uses for a total of \$45,434,670, which leads us to Total Projected Fund Balances as of 9/30/2022 of \$21,730,600, which is very good fund balance. There's an ordinance that will follow this unless you have any other questions. Nothing has changed other than what Darren mentioned.

Mayor: Are there any questions or comments?

Hidritch: Mary, do you know what our balance was last year at this time?

Sprung: Which balance, the proposed balance?

Hidritch: The Projected Fund Balance.

Sprung: I have that here; I brought my details just a second. It was right at 20 million.

Hidritch: Okay, thank you.

Mayor: Any questions or comments?

Wessels: Mary, I know it's not, I don't think it has any relevance actually to the budget itself, but from the expense report you gave us, have we already started our new banking arrangement that was agreed to recently?

Sprung: Yes.

Wessels: The two banks in town that is already started?

Sprung: Yes, that contract started as of August 1st.

Wessels: Okay, all right, thank you.

Mayor: Okay, anyone else?

Sullentrup: I make a motion that we accept it into the minutes.

Mayor: Okay, but it's a Public Hearing so we need to so, thank you Mary. Is there anyone in the audience who would like to address the Council on this item?

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

Bill No. 21-12444, Ordinance No. 21-13396, an ordinance approving the Budget of the City of Washington, Franklin County, Missouri, for Fiscal Year 2021-2022.

The ordinance was introduced by Councilmember Holtmeier.

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

* Special Use Permit – 821 East First Street

September 14, 2021

Mayor & City Council

City of Washington

Washington, MO 63090

RE: File No. 21-0901-Special Use Permit-821 E. First Street-Vacation Rental

Mayor & City Council,

At the regular meeting of the Planning & Zoning Commission held on May 13, 2018 the above mentioned Special Use Permit was approved with a unanimous 9-0 vote in favor.

Sincerely,

Samantha Cerutti Wacker

Co-Chairman

Planning & Zoning Commission

Mayor: Okay, Sal.

Maniaci: Good Evening Council. On your agenda tonight is another request for a Special Use Permit at 821 East First Street for short-term lodging or informally known as an Airbnb is what most of the time the website they used to rent these. This allows them to do lodging anything less than 30 days.

This property is located, R-1B Single-Family Residential Zoned District. It is directly adjacent to C-1 Light Commercial, just one property off of Highway 47. They're requesting to have two units there that can be rented out. It does have access to the rear through Missouri Avenue as well as to the front on First Street so they have parking on both sides as well as a garage access from the rear.

This went to Planning and Zoning last week. They voted unanimously to approve this and then the applicant did speak and mentioned, we didn't get any phone calls from neighbors, we didn't have any comments from neighbors and spoke that the people that they did have conversations with are in favor of the investment to the property.

Mayor: Any comments or questions?

Sullentrup: Hey Sal...

Maniaci: Yes.

Sullentrup: Suppose this person gets this Special Use Permit and decides a few months down the road that they want to get back into the rental business and want to rent the house out monthly, do we have to get rid of the Special Use Permit?

Maniaci: Nope, so once it becomes active it stays active on the property. If they wanted to go back to long-term rental, it's just a change of occupancy from short-term to regular residential.

Right now, whenever you are, anyone who owns a short-term lodging, any Airbnb, they sign up for a business license and then an annual inspection to be done every June to make sure that it still meets the residential occupancy requirements. On the other hand, when you have a long-term tenant, you only have inspections whenever the tenant turns over.

Sullentrup: Thanks.

Lamb: If you have a discontinuance of the short-term lodging for more than a year...

Maniaci: No, that's if they haven't started within a year.

Lamb: If they haven't started within a year.

Maniaci: Yeah.

Lamb: But what if they do, if they go back, I'm going to follow-up on Steve's question, if it does become a long-term meaning greater than 30 days and they do that for more than a year, does the Special Use Permit go away?

Maniaci: I don't believe it expires which you start using it, correct Mark?

Piontek: Correct.

Maniaci: Yeah.

Lamb: Okay.

Maniaci: It only expires if they wait on a, if they sit on it for a year without beginning the use...

Lamb: Then...*inaudible*

Maniaci: Then it expires, but once you start it, it follows the property from owner to owner.

Wessels: Sal, when they do this do they have to submit some sort of plan? They're talking in their application, it sounds like they want to do some work on the place. I mean other than get it through the inspection process; do they have to submit anything else to you in way of what they're planning on doing?

Maniaci: Not in conjunction with this application. They have to go through the normal building permit process to make sure that everything is built up to code, get the inspection done. They don't have to submit any of those plans to get this approved because they could have applied for those enhancements at any time whether they're using it for short or long-term.

Sullentrup: Other than, report their earnings every month.

Maniaci: Quarterly, yes. They have to sign up for the Bed Tax and they have to submit their Tourism Tax quarterly. That's part of the business license. We have someone in our Finance Office that reaches out to anyone with an active lodging license and makes sure they're reporting quarterly.

Mayor: Any other questions?

Maniaci: Okay, thank you.

Mayor: Is there anyone here who would like to address this item? Anyone from the neighborhood? Okay.

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

Bill No. 21-12445, Ordinance No. 21-13397, an ordinance granting a Special Use Permit to utilize 821 East First Street as a Vacation Rental in the City of Washington, Franklin County, Missouri.

The ordinance was introduced by Councilmember Holtmeier.

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

CITIZENS COMMENTS

* Mike Johns, 610 Roberts Street, addressed Council concerning Lime Scooters.

UNFINISHED BUSINESS

* None

REPORT OF DEPARTMENT HEADS

* Ronsick Turf Infield Project

September 20, 2021

Honorable Mayor and City Council

Washington, MO

Re: Ronsick Turf Infield Project

Dear Mayor and Council,

As you may recall the Parks and Recreation Commission recently made a recommendation to move up the Ronsick Turf Infield Project. The budgeted amount of \$350,000 was included in the Half Cent Sales Tax budget. The project will include removing Ronsick's grass infield and replacing it with a synthetic turf system specifically engineered for baseball. The turf system will reduce infield maintenance and allow more games to be played during wet weather. The goal is to complete the project by May 2022, if possible.

I anticipate having a contract for your approval at the October 4 City Council meeting. The turf infield will be purchased via a purchasing cooperative allowing the City to save both time and money. Since May 2020 this project has increased \$23,000+ due to the fluctuating market. I would like to lock in the price now to avoid any future price increases.

Sincerely,

Wayne Dunker, CPRP

Director of Parks and Recreation

After discussion on the turf infield and Phoenix Park Playground, a motion to accept this item into the minutes made by Councilmember Pettet, seconded by Councilmember Holtmeier, passed without dissent.

ORDINANCES/RESOLUTIONS

Bill No. 21-12446, Ordinance No. 21-13398, an ordinance accepting the Proposal for Standard Architectural/Engineering Services with Horn Architects Washington, Missouri.

The ordinance was introduced by Councilmember Skornia.

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

Bill No. 21-12447, Ordinance No. 21-13399, an ordinance approving a Boundary Adjustment for the Original Town of Bassora, Block 38, Plat 1 in the City of Washington, Franklin County, Missouri.

The ordinance was introduced by Councilmember Holtmeier.

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

Bill No. 21-12448, Ordinance No. 21-13400, an ordinance authorizing and directing the execution of a Partial Release of Deed of Trust by and between the City of Washington, Missouri and the Washington Missouri Redevelopment Corporation.

The ordinance was introduced by Councilmember Holtmeier.

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

COMMISSION, COMMITTEE AND BOARD REPORTS

* Preliminary Plat Approval – Terrace in Washington Plat 3

September 14, 2021

Mayor & City Council

City of Washington

Washington, MO 63090

Re: File No. 21-0902-Preliminary Plat 3-Terrace in Washington

Mayor & City Council,

At the regular meeting of the Planning & Zoning Commission held on May 13, 2021 the above mentioned Preliminary Plat was approved with a unanimous 9-0 vote in favor.

Sincerely,

Samantha Cerutti Wacker

Co-Chairman

Planning & Zoning Commission

After discussion with staff, Harlan Jett, 2002 Briarwood Court and Steve Hoffmann, 2045 Spring Valley Drive addressed Council concerning infrastructure. With no further discussion, a motion to accept and approve this item made by Councilmember Holtmeier, seconded by Councilmember Pettet, passed without dissent.

* Preliminary Plat Approval – Lot A-2 of the Walmart Boundary Adjustment Plat 2

September 14, 2021

Mayor & City Council

City of Washington

Washington, MO 63090

Re: File No. 21-0903-Preliminary Plat-Walmart Boundary Adjustment Plat 2

Mayor & City Council,

At the regular meeting of the Planning & Zoning Commission held on May 13, 2021 the above mentioned Preliminary Plat was approved with a unanimous 9-0 in favor.

*Sincerely,
Samantha Cerutti Wacker
Co-Chairman
Planning & Zoning Commission*

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

Bill No. 21-12449, Ordinance No. 21-13401, an ordinance approving the final plat of Lot A-2 of the Walmart Boundary Adjustment Plat 2 in the City of Washington, Franklin County, Missouri.

The ordinance was introduced by Councilmember Reed.

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

MAYOR'S REPORT

- * Great fall weather on the horizon, this weekend is the Fall Festival of the Arts and Crafts.
- * Missouri Municipal League information has been distributed for those who are attending.
- * Washington City-Wide Bulk Pick up is October 25–October 29, 2021.

CITY ADMINISTRATOR'S REPORT

- * Water rates will be increasing by 6.6%. This will be reflected in the November billing for October usage.

COUNCIL COMMENTS

- * Councilmember Hidritch briefly discussed keeping the Lime Scooters in the proposed new Downtown District.

CITY ATTORNEY'S REPORT

Public vote on whether or not to hold a closed meeting to discuss personnel, legal and real estate matters pursuant to Section 610.021 RSMo (2000) passed at 8:18 p.m. on the following roll call vote; Wessels-aye, Skornia-aye, Reed-aye, Hidritch-aye, Pettet-aye, Holtmeier-aye, Sullentrup-aye, Patke-absent.

The regular session reconvened at 9:13 p.m.

ADJOURNMENT

With no further business to discuss, a motion to adjourn made at 9:13 p.m. by Councilmember Pettet, seconded by Councilmember Holtmeier passed without dissent.

Adopted: _____

Attest: _____
City Clerk

President of City Council

Passed: _____

Attest: _____
City Clerk

Mayor of Washington, Missouri