

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL  
CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI  
TUESDAY, FEBRUARY 22, 2022**

**INTRODUCTORY ITEMS:**

The Regular Meeting of the City of Washington, Missouri, City Council was held on Tuesday, February 22, 2022, at 7:00 p.m. in the Council Chamber. Mayor Pro Tem Steve Sullentrup opened the meeting with roll call and Pledge of Allegiance.

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

<b>Also Present:</b>	City Administrator	Darren Lamb
	City Clerk	Sherri Klekamp
	Police Chief	Ed Menefee
	Fire Chief	Tim Frankenberg
	Economic Development Director	Sal Maniaci
	Public Works Director	John Nilges
	Parks Director	Wayne Dunker
	Finance Director	Mary Sprung

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 February 7, 2022 Council Meeting

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

**Approval and Adjustment of Agenda:**

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

**PRIORITY ITEMS:**

**Mayor's Presentations, Appointments & Re-Appointments:**

\* Police Department Reappointments

February 16, 2022

City Council

City of Washington

Washington, Missouri

Dear Council Members:

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

		<i>TERM</i>
<i>NAME</i>	<i>APPOINTED</i>	<i>EXPIRES</i>
Betsy Schulze Detective	March 01, 2022	March 01, 2023
Rebecca Chaplin Police Officer	March 18, 2022	March 18, 2023

Respectfully submitted,

Sandy Lucy

Mayor

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

**PUBLIC HEARINGS**

\* Rezoning #9 & #11 Burnside

February 15, 2022

Mayor & City Council

City of Washington

Washington, MO 63090

RE: File No. 22-0201-Applicant is requesting to rezone #9 & #11 Burnside from R-2, Two Family to R-3, Multi Family

Mayor & City Council,

At the regular meeting of the Planning & Zoning Commission held on February 14, 2022 the above mentioned rezoning was denied with a unanimous 6-0 vote.

Sincerely,

Thomas R. Holdmeier

Chairman

Planning & Zoning Commission

**Maniaci:** Good Evening Council. Tonight on your agenda is a request to rezone. It's a duplex on Burnside Street here. It's got two addresses because it is a duplex, 9 and 11 Burnside. It is just two houses up from the termination of the north side of Burnside Street.

They are requesting to rezone this property from R-2 Overlay to R-3 Multi-Family. The R-2 Overlay currently allows, sorry, I'll go to the zoning map here. You can see this whole block is yellow is R-2 Overlay; everything in this area is in that district. That zoning, the R-2

allows two-family in the overlay district and this part of town allows for single-family uses as well. The best example of that overlay district really is this area of Burnside, because everything on the west side of the street here is a duplex and everything on the east side as a single-family structure. So, it really fits into R-2 Overlay having both uses on this street.

In the packet, there should of, in my staff report and attached to the application from the applicant. They submitted photos that show when this structure was built, I believe in the 80's that it was actually constructed with three meters, so three electric and electric meters and then water meters as well. They are interested in placing a basement unit that would have walk out unit on the back here to add a third apartment basically to this duplex. Like I said, R-2 Overlay does not allow multi-family on anything above two units. So in order to do that, they had to go through a rezoning.

Given that this area is completely in the R-2 Overlay, there is nothing else in this in the proximity that has any multi-family. You know, when you get closer to Third Street or Fifth, it starts transitioning. You have a mix of uses, but really in this area, it's primarily single-family, even a duplex, if they were to be developed today goes by Single-Family Attached. We consider those traditional duplexes now, a Single-Family Attached and not a type of multi-family.

It's staff's recommendation approving this rezoning to an R-3 a result and what we call spot zoning. It allows, it's whenever you create a zoning district that has nothing compatible with it in the direct area, and I think that you set a precedent there by approving that to possibly allowing future spot zonings throughout the community.

We do recommend denial of this request and recommend keeping it as R-2 Overlay and just having two units there. I will, we had this discussion at Planning and Zoning last week and although adding a single unit may not really have a significant detriment because they'd have to provide off street parking there, it's really only have a minor increase in density. We still think it doesn't create a good precedent for allowing the type of spot zoning where it is not currently in the neighborhood.

P&Z reviewed this last week like I said, and did unanimously vote to deny it as well, so that requires tonight a supermajority in order to pass that. On rezoning only, if Planning and Zoning recommends denial, you have to have a supermajority at Council to pass.

**Lamb:** Which is six votes.

**Maniaci:** Correct, thank you.

**Patke:** Sal, in the picture, it looks like a single-family home and according to the blueprint given to us, it looks like a single-family home. Is it separated upstairs and downstairs?

**Maniaci:** It's a duplex, there's two units there.

**Patke:** Side by side.

**Maniaci:** Yeah, I think the plan you have is for a possible layout of that third unit.

**Skornia:** He's got an actual photo.

**Lamb:** They're talking about the photo...

**Patke:** I'm just looking at the straight photo, and it just looks like a single-family home with a two car garage, but that's okay. I mean, either way, I'm just going to make sure if it was an upstairs or downstairs and then this is asking for a third?

**Patke:** The third would be in the basement?

**Maniaci:** Correct.

**Hidritch:** The basement with the pictures.

**Patke:** Well right, look...

**Hidritch:** The pictures that show the basement, that's where there...

**Sullentrup:** Anymore questions from the Council? This is a Public Hearing, so if there's anybody in the stands that would like to come up to the podium, give us your name and address.

**Martin Hartzell:** Sir, my name is Martin Hartzell. I live at...

**Sullentrup:** Speak into the mic sir.

**Martin Hartzell:** Oh, my name is Martin Hartzell. I live at 2052 Skyline Drive in Pacific. You're right, it's an upstairs, downstairs and that gentleman was right about it having meters from the past. I don't know what, we bought it and later we saw the meters and we thought, you know what, maybe we could put another unit because there's a wide staircase going down to the basement. You go, it's like five foot wide and it has egress windows on the one end and we were going to put a drive in. So, I mean, that's really the only. That's our deal. We were going to put another single, you know, single lane drive in which would make it two cars, no street parking. So thank you very much.

**Sullentrup:** Anyone else?

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. 22-12535, FAILED, Introduced by Councilmember Holtmeier, an ordinance rezoning #9 & #11 Burnside from R-2, Single-Family Residential District to R-3, Multi-Family Residential District in the City of Washington, Franklin County, Missouri.**

The ordinance was introduced by Councilmember Holtmeier.

After a brief discussion, the ordinance was read a second time and failed 6-0 on the following roll call vote; Skornia-nay, Sullentrup-no vote, Patke-nay, Wessels-nay, Reed-nay, Hidritch-nay, Holtmeier-nay, Pettet-absent.

\* Special Use Permit – 406 East Third Street

*February 15, 2022*

*Mayor & City Council*

*City of Washington*

*Washington, MO 63090*

*RE: File No. 22-0202-Applicant is requesting a Special Use Permit for 406 E. Third Street for a Short Term Rental*

*Mayor & City Council,*

*At the regular meeting of the Planning & Zoning Commission held on February 14, 2022 the above mentioned Special Use Permit was approved with a unanimous 6-0 vote in favor.*

*Sincerely,*

*Thomas R. Holdmeier*

*Chairman*

*Planning & Zoning Commission*

**Maniaci:** All right, this request is actually right up the street from the one that we just looked at. This is Burnside and Hooker Street, and right on Third in between those two blocks.

The applicant I've highlighted here in blue, they're requesting to have a Special Use Permit to operate a short-term lodging more commonly known as an Airbnb or VRBO. As we've commonly seen, as you can see, I've highlighted in the area of these two yellow dots. There are two existing ones, a block, block in a half to the east on Locust Street.

These uses are what staff's recommendation are still residential in nature. They just allow for turnovers less than 30 days rather than a rental that would be longer than 30 days. They still have to go through all residential occupancy inspections on an annual basis, register for the bed tax and follow all other nuisances and noise codes.

Like we've seen these in the past few months, we do recommend approval of this. It does have, sorry should have shown it, it is R-2 Overlay as well. You can see where that district is. But, in this area, you can see it does have off-street parking on site so any renters would not have to utilize on-street parking only.

P&Z reviewed this last week as well and voted unanimously to approve it.

**Hidritch:** There was nobody that, no neighbors that opposed it either...*inaudible*.

**Maniaci:** Correct.

**Sullentrup:** Again, this is a Public Hearing so if there is anybody in the stands that would like to talk about it come up to the podium.

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

**Bill No. 22-12536, Ordinance No. 22-13489, an ordinance granting a Special Use Permit to utilize 406 East Third Street as a Vacation Rental 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; Skornia-aye, Sullentrup-aye, Patke-aye, Wessels-aye, Reed-aye, Hidritch-aye, Holtmeier-aye, Pettet-absent.

\* Voluntary Annexation – The Highlands

*February 15, 2022*

*Mayor & City Council*

*City of Washington*

*Washington, MO 63090*

*Re: File No.-22-0203-Annexation-The Highlands*

*Dear Mayor & City Council:*

*At the regular meeting of the Planning & Zoning held on February 14, 2022 the above mentioned Annexation was approved with a unanimous 6-0 vote in favor.*

*Sincerely,*

*Thomas R. Holdmeier*

*Chairman*

*Planning & Zoning Commission*

**Maniaci:** All right. So actually, the next two items on your agenda, four technically because there's two Public Hearings and two ordinances. So, you have an e and f are together, g and h are together, I'm going to do one presentation. If you saw my staff report it, really it's kind of

a complex application that really includes six requests based on what they're doing; three of them pertaining to a voluntary annexation, three of them pertaining to zoning to match that new annexation.

The property in question. This is considered the Highland Meadows Developments about 90 acres here from Highway 100, all the way down to where the current City limits are on the southern end of where the Marquart Farm begins.

This a fairly old aerial. We haven't got an updated aerial on our GIS yet, but obviously High street has been constructed down to where about my laser pointer is now. So, this area highlighted in blue here is the proposed annexation area excluding the farmhouse. You'll see there on the next exhibit that we're excluding, the applicants requested to exclude that area from this request. But, the map highlights that because that currently is one parcel. It is currently again, this area is outside of the City limits, so there's kind of two parts to this. There's the annexation and then the zoning.

When this area was developed, you can see all of this northern half of Highland Meadows was considered commercial, also annexed and brought in as C-2 General Commercial for big box and retail outlots. As you went south, you can see this area was zoned pre 2017 to Senior Community District, which allows for the development that has happened there. That has already actually been occupied; this area here in the lighter blue, is outside the City limits.

The reason tonight why I have so many requests is because you can see as this area in purple was annexed and zoned before High Street was built and as High Street was constructed further south, the topography and what was approved with the plat, you can see it didn't actually follow that property line, it actually split. So, you have this small sliver now on the east side of High Street that is still zoned Senior Community District, that is not part of the senior community development. It will actually be part of this area to the east. I'm sorry, yeah, to the east that is getting developed

There's kind of a lot going on here but this was the easiest way, I think to, we worked with the applicant to be able to explain what was being requested. But, I'll go through the annexation request first.

So, everything on the east side of this map on these colors, you got the red, pink and orange is what is proposed to be annexed. So, this number two here, where you have the red, is supposed to come in as C-2 General Commercial. The reason being is this lot already exist, and they're looking to square that off as essentially this will be the last commercial lot. So, they're requesting to bring it in as C-2, which is adjoining to the commercial zoning to the north of that. You can see that's as High Street comes down. This is commercial. This is the senior community, and then this is what they're bringing into commercial.

This pink here, they're requesting tract five. It's got a four on here. They're proposing to annex it, as R-1C Single-Family Attached. So again, that's that zoning district that we allow for duplexes. So essentially, this will be a street off here that are duplexes.

Then six here, tract four is annexed proposing as R-1D Single-Family Residential, and that's the zoning district that we have, it was created, I think in 2012 that allows for 7,500 square foot lots. That's what you've seen 95% of our new housing since I've been here since

2016, has come in as everything in Overlook, Weber Farms, Stone Crest, that's that R-1D Single-Family Residential.

It's important to point out here that there is this area further south is directly adjacent to where Sophia Drive is in Autumn Leaf. So, when Autumn Leaf was constructed, I believe in 2006, it was proposed all along to have a second way in and out of this subdivision over to High Street. There's a multitude of reasons for that. What's that? I'm sorry.

**Lamb:** I'm sorry, I didn't mean, two separate ways.

**Maniaci:** Yes.

**Lamb:** Sophia Drive and Emily Lane were both built to go ahead...*inaudible*.

**Maniaci:** Correct. This area of Emily Lane is not proposed to be annexed yet, but this area next to Sophia is. So, one it is important to make that final connection because it's been in our comp plan, it is efficient for our emergency services to have a second way in and out, it actually allows us to loop a water line to have better water quality. And lastly, actually we wouldn't a subdivision of this size would is not permitted in the fire code. You only have one way in and out. I think a good example of that, and I saw the Fire Chief is here, when there was a fire on one of these first lots here a couple of years ago, they had to shut down the street. There was no access for anyone who lives here. If there was another emergency further down, they wouldn't be able to get adequate help to anyone further down there. So with that said...

**Reed:** Hey Sal...

**Maniaci:** Yeah.

**Reed:** Could you go back?

**Lamb:** The exhibit?

**Reed:** No. Back, back...

**Lamb:** I think he wants; do you want the annexation one?

**Reed:** Yeah.

**Lamb:** *Inaudible*

**Maniaci:** *Inaudible*

**Reed:** There. The difference between four and six. You said they're both residential, ones R-1C, ones R-1D but, I thought you just said that they were both the same thing.

**Maniaci:** No.

**Reed:** Explain the difference between 4 and 6.

**Maniaci:** So 4 and 6, 4 is duplexes. That's the pink. R-1C is Single-Family Attached, where it's traditional duplex, where you have a shared wall. 6 is Traditional Single-Family.

**Reed:** Okay.

**Maniaci:** So duplexes here...

**Lamb:** And that goes down to 7,500 square feet on R-1D. Correct?

**Maniaci:** Yes. So, do you understand on track five, where he's got the R-1C, that's just the duplex but as I say, not only do they have the shared wall, but the lot line goes right down the middle of that for purposes, it's a zero setback...*inaudible*.

**Reed:** Okay.

**Wessels:** And that section between 2 and 4 is the farmhouse that does not want to be annexed?

**Maniaci:** Correct.

**Lamb:** It's future development.

**Maniaci:** Future development.

**Wessels:** You've got a hole in that...

**Reed:** So, they're still going to be out of town even though we're all around them?

**Maniaci:** Correct, which has happened before. It's just if they're not ready to annex in the way to get them. The only way to force annexation is by an election, which obviously we haven't done.

**Reed:** Right.

**Maniaci:** And so, those are the three requests for the annexation. In these brighter colors, Commercial Single-Family Attached, Traditional Single-Family Residential.

This next three requests that are pertain to the zoning, because I mentioned that High Street was built a little bit to the west. Here you have this strip that is still Senior Community District. Well, obviously it's too narrow to be developed individually and the senior community developments over here, nothing that's not going to be....

**Lamb:** Everything on the west side.

**Maniaci:** Everything thing on the west of the senior community. Nothing here in this purple is going to be developed as senior community. And so they're requesting to rezone parcels 1, 3 and 5 here to match what their annexation. So, this 1 the proposal to bring in as C-2 , this 3 that proposal to bring in as R-1C for duplexes and 5 this tiny sliver, rezone it to match what's being brought in here to R-1D.

So, you got three annexations for the new zoning and then three rezonings to match those along here. In staff's recommendation, it really cleans up those parcels there. Since High Street kind of creates this sliver. It cleans that up.

**Reed:** The people that own those lots also own that it just never was zoned?

**Maniaci:** Correct.

**Reed:** Correct?

**Reed:** Okay.

**Maniaci:** Yes, this is all still under one owner.

**Reed:** I gotcha.

**Wessels:** And we would then intend to extend High Street to catch both Sophia and Emily?

**Lamb:** At this time, I think is just for Sophia.

**Maniaci:** Correct. We wouldn't be able to...

**Lamb:** This is a separate farm.

**Maniaci:** Yeah. This is a different owner where Emily comes up to us so we wouldn't be able to until we have a plat on that, we wouldn't have anything to comment on.

**Lamb:** Correct.

**Nilges:** I would also add to that, when the prior to the change of ownership from the Jasper Farm to the current owner, the City was able to acquire what was called a corridor from High Street to the Marquart Farm. Basically what that is, is per legal description, the City acquired a 400 foot wide swath corridor to where a public street could be built at any given moment. Now, obviously, it hasn't happened using public dollars...*inaudible*.

**Wessels:** How far so does that go?



**Nilges:** It goes all the way...*inaudible*.

**Lamb:** It goes all the way...

**Patke:** Black line.

**Wessels:** Okay.

**Lamb:** *Inaudible*

**Maniaci:** Well, the corridor goes all the way here.

**Lamb:** The corridor goes all the way to here.

**Maniaci:** Current construction stops right here.

**Nilges:** So, just as a point of clarification that was done...

**Lamb:** That was done...

**Nilges:** Prior to the to the current owner purchasing.

**Lamb:** Correct, that's correct.

**Maniaci:** And like I said, staff recommended supported this plan. This is something that we actually between two Planning and Zoning Meetings, sat down with the developers and their engineers to kind of come up with that exhibit because of how complicated it was. I think this is the cleanest way to get the zoning cleaned up where that strip is, and it provides a good transition from the commercial down to the Single-Family Residential where you have the commercial still to the north.

Now you have duplexes, just very slightly more dense and then single-family along Sophia that matches where it's connecting to single-family and Autumn Leaf.

So, we think it's a good transition as you go from the highway down to the south, and it follows the Comprehensive Plan that we've had since, well, the last was 2013, but this was developed even before that. So, our 2003 Comprehensive Plan.

**Lamb:** Sal, are you aware, is the applicant expressed when they're going to go ahead and submit preliminary plat?

**Maniaci:** At the next P&Z Meeting. They mentioned, Kurt Unnerstall, I don't see him tonight, he was at Planning & Zoning and said that he is going to submit a plat at the...

**Lamb:** March.

**Maniaci:** March Planning & Zoning Meeting.

**Lamb:** March 14<sup>th</sup>.

**Maniaci:** Planning and Zoning reviewed both of these items and voted unanimously on both the annexation, three designations and the rezoning all three designations voted to approve.

**Sullentrup:** Again, it's a Public Hearing. Is there anybody in the stands that would like to come up and talk about this?

**Wayne Brinker:** I know this is not what you have here tonight.

**Sullentrup:** State your name and address first Wayne.

**Wayne Brinker:** My name is Wayne Brinker, and I live west of town. Our farm is on the corner right there. Years ago, they used to have a plan for an East-West Roadway. What's your plans with High Street? You're not going to stop right there at Marquart Farm. Do you have any kind of plans laid out for the future?

**Lamb:** We do, I don't know if you want to...

**Nilges:** We can pull it up.

**Lamb:** *Inaudible*... while he's pulling that up Wayne, I'll try to describe it until he gets to it. It's to connect or continue High Street further south beyond where this map shows. One connection that could be made would be going over to Highway A further south of the Marquart Farm. Now he's got it showing up.

It's item number 15 and the first connection you could make if you can see number 14 right there, approximately right there. Moving going east would tie back into Highway A, and that would be hopefully a four-way intersection with Chamber Drive.

**Wayne Brinker:** So...

**Lamb:** The plan still calls for it to go further south, which may have a little bit more difficulty to try to go ahead and get. But, the plan is to go further south, as you can see down there where 15 is at the very bottom of that page and then continues over and goes east, intersects with 47 and goes all the way over to South Point Road, where it where dead ends to the east.

**Wayne Brinker:** Okay, thank you.

**Sullentrup:** Thank you, Wayne. Any more discussion?

**Lamb:** This is on the annexation.

**Skornia:** I have a question about the intersection of High and 100. I know there's an agreement that it sometime in the future, there will be an island built by Casey's, so you have to go around Casey's to get out of the building so there'll be...

**Lamb:** You want to clarify that John?

**Nilges:** I can address that, yeah. So, when the Casey's development occurred, which is at the southwest corner of 47 and Don Avenue, we were able to work out with them that it would be a right-in, right-out no sooner than three years after their occupancy. After that three year mark happened, we could put in that right-in, right-out whenever we so choose. So, it's a way of getting access control so tight to the intersection, it's like the situation at Phoenix Center Drive, hypothetically.

So, they actually paid us an amount of money. I believe that was transferred into the Transportation Fund. You have those dollars, they paid that money, and when that occurs, I don't know if we know that yet, but really when it becomes an issue and based on a traffic study or some other means, we have the ability to put that right-in, right-out in. That would make entrance in the Casey's right-in. It would make exit from Casey's on High Street right-out. If you wanted to go back to the intersection, if the loop around Don Avenue would go back up again. Does that...

**Skornia:** Well, I didn't want to muddy up this annexation, this rezoning, but I wanted to make sure we haven't forgot about that.

**Maniaci:** Yes.

**Nilges:** We have not forgot about that. And that was again, that was one way to get some sort of access control along High Street that we currently do not have in the current zoning regulations. For example, we don't want driveways off of High Street. That was one way to mitigate that.

**Sullentrup:** Was there a time limit on that?

**Nilges:** Yeah, you could not do it...

**Lamb:** Sooner.

**Nilges:** Three years from occupancy. Year three plus one, you could put it in. Three years plus one day you could install.

**Lamb:** After three years, if we see that it's an issue, we have the funds available to go ahead and make that a right-in, right-out.

**Nilges:** And the right to do so.

**Maniaci:** Yeah, at this point...

**Wessels:** 10 years from now?

**Lamb:** Yes.

**Nilges:** Whatever we want. So, the idea there was...*inaudible*.

**Reed:** Think about it logically. I mean anybody who is pulling into Casey's is going to want to go back out onto the highway. For the most part, I'd say 90% of the traffic.

**Lamb:** Right.

**Reed:** So, they're going to be to turn around on Don with no problem?

**Nilges:** Yes.

**Lamb:** Yes.

**Maniaci:** So...

**Skornia:** Just so they don't come out on the intersection.

**Lamb:** It just goes out and around.

**Maniaci:** So, we have and it'll probably be in a plat in the coming months. Don Avenue is planned to be kind of an outer road all the way to Pottery. This is how that apartment complex is proposed. And I think, you know, with that outer road going through there, and if you had this connection, that may be the time where we would say, okay, this right-in, right-out needs to come out. But then this would be an obvious main access to Casey's because this outer road is now all the way through.

**Nilges:** So, MoDOT typically in there, they call their Engineering Policy Guide does not like entrances onto their highways within 270ish feet of an intersection. That one does not meet that, it's closer than 270. But, since the City doesn't have access control written in our code, we could not tell them no flat, no. So, that was a way to mitigate that and meet in the middle to allow their business to start up. Why would you require it if nothing was happening to the South? Fix the problem when it starts to happen.

**Reed:** Right.

**Nilges:** And that's why we did it that way, it was a way to avoid a Phoenix Center Drive, Rabbit Trail...

**Lamb:** And just for clarification on that. The reason why the City received that at the time was that Casey's needed a Special Use Permit...

**Maniaci:** Correct.

**Nilges:** Correct.

**Lamb:** To go ahead and put the gas station in there, and that was one of the conditions.

**Reed:** I gotcha, good plan.

**Sullentrup:** Any other questions, if not we'll take a motion to accept it in the minutes.

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. 22-12537, Ordinance No. 22-13490, an ordinance annexing approximately 11 acres of property located along High Street into 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; Skornia-aye, Sullentrup-aye, Patke-aye, Wessels-aye, Reed-aye, Hidritch-aye, Holtmeier-aye, Pettet-absent.

\* Rezoning 1750 High Street

*February 15, 2022*

*Mayor & City Council*

*City of Washington*

*Washington, MO 63090*

*Re: File No. 02-0204-Applicant is requesting Rezoning 1750 High Street*

*Dear Mayor & City Council:*

*At the regular meeting of the Planning & Zoning Commission held on February 14, 2022 the above mentioned rezoning was approved with a unanimous 6-0 vote in favor.*

*Sincerely,*

*Thomas R. Holdmeier*

*Chairman*

*Planning & Zoning Commission*

**Lamb:** This is just the hearing on the rezoning's that Sal went over in the previous exhibit. The exhibit that's still up there.

**Maniaci:** 1, 3 and 5

**Nilges:** Yes.

**Lamb:** Yes, for 1, 3 and 5.

**Sullentrup:** Any comments from anybody on the Public Hearing? Council?

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

**Bill No. 22-12538, Ordinance No. 22-13491, an ordinance rezoning 3 acres east of the High Street Corridor from Senior Community District to C-2, General Commercial, R-1C, Single-Family Attached and R-1D, Single-Family Residential in the City of Washington, Franklin County, Missouri.**

The ordinance was introduced by Councilmember Patke.

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

\* Rezoning 426 West Front

*February 15, 2022*

*Mayor & City Council*

*City of Washington*

*Washington, MO 63090*

*File No. 22-0205-Applicant is requesting to rezone 426 W. Front Street from M-2, Industrial to C-3, Downtown District*

*Mayor & City Council:*

*At the regular meeting of the Planning & Zoning Commission held on February 14, 2022 the above mentioned rezoning was approved with a 6-0 unanimous vote in favor.*

**Maniaci:** All right, this is my last thing on the agenda, I swear. We received a request to rezone 426 West Front Street. This is actually, it's commonly known as the Tibbe Power Building. It is directly adjacent to the Front Street Cellars and then to the east is the Corn Cob Pipe Factory.

It is currently zoned M-1 Light Industrial. It's been that way ever since our zoning map was created back when it was a power, well, it was a power company and then it was a light industrial use and this whole area got brought in as light industrial at the time.

I'm sure you're all aware about four months ago, we completely redrew our boundaries of downtown, as light industrial is not really, if it's not already existing, were not seeing that really as a new use to buildings when buildings are getting redeveloped, they're typically going into our C-3 Downtown District compatible uses.

At this point, at that time, the applicant preferred not to be included in that, they wanted to keep their options open for an industrial use, if needed; however, they do have a user now that is compatible with that C-3 and so they requested now to come in with this so it will all match this light blue, and it will make a uniform district for our C-3 Downtown District.

Staff obviously recommends approval just as we did four months ago. P&Z voted on this last week as well and unanimously voted in favor.

**Wessels:** Sal, is the owner talked about any future use for it that...

**Maniaci:** I know that they had a tenant, but I don't know if they're ready to officially announce, let them do that.

**Sullentrup:** Again, this is a Public Hearing. Is there anybody in the stands that would like to come up to the podium and talk about this? Come on up.

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

**Bill No. 22-12539, Ordinance No. 22-13492, an ordinance rezoning 426 West Front Street from M-2, Industrial to C-3, Downtown District in the City of Washington, Franklin County, Missouri.**

The ordinance was introduced by Councilmember Holtmeier.

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

**CITIZENS COMMENTS**

- \* Tim Frankenberg 1816 Anniston Drive thanked City Staff for their work on the Autumn Leaf and High Street Extension.

**UNFINISHED BUSINESS**

- \* None

**REPORT OF DEPARTMENT HEADS**

- \* Delinquent Real Estate & Personal Property Taxes as of December 31, 2021

*February 22, 2022*

*Honorable Mayor and City Council*

*City of Washington*

*405 Jefferson Street*

*Washington, MO 63090*

*Honorable Mayor and City Council:*

*Per Section 140.190 of the City Code, Delinquent Tax Lists for Real Estate and Personal Property Taxes are hereby submitted. These reports are provided by Franklin County and shows the Delinquent Taxes owed to the City of Washington and Washington Public Library as of December 31, 2021.*

*Respectfully submitted,*

*Mary J. Sprung, CPA*

*Finance Director/City Collector*

*Rhonda Betlach*

*Finance Assistant*

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<b>WASHINGTON DELINQUENT TAXES</b> <b>2022 JANUARY TOTALS</b>
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**CITY OF WASHINGTON DELINQUENT TAXES:**

	<u>Real Estate Property</u>	<u>Personal Property</u>
2014	7.42	0.00
2015	951.07	0.00
2016	995.99	143.00
2017	1,059.34	976.75
2018	43.81	1,044.01
2019	3,319.44	1,146.04
2020	7,463.09	4,162.96
2021	59,248.21	39,218.66
<b>TOTAL:</b>	<u><u>\$73,088.37</u></u>	<u><u>\$46,691.42</u></u>
		<b>Total: \$119,779.79</b>

**WASHINGTON LIBRARY DELINQUENT TAXES:**

	<u>Real Estate Property</u>	<u>Personal Property</u>
2015	156.89	0.00
2016	164.30	21.96
2017	175.24	106.94
2018	7.24	115.61
2019	783.81	289.24
2020	1,317.96	889.85
2021	13,207.95	7,704.38
<b>TOTAL:</b>	<u><u>\$15,813.39</u></u>	<u><u>\$9,127.98</u></u>
		<b>Total: \$24,941.37</b>

<b>WASHINGTON DELINQUENT TAXES</b> <b>2021 JANUARY TOTALS</b>
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**CITY OF WASHINGTON DELINQUENT TAXES:**

	Real Estate Property	Personal Property
2014	7.42	0.00
2015	6,778.94	0.00
2016	6,823.86	143.00
2017	6,862.63	1,045.41
2018	2,136.08	1,412.05
2019	9,126.98	4,289.33
2020	57,729.88	33,264.43
<b>TOTAL:</b>	<b>\$89,465.79</b>	<b>\$40,154.22</b>
		<b>Total: \$129,620.01</b>

**WASHINGTON LIBRARY DELINQUENT TAXES:**

	Real Estate Property	Personal Property
2015	1,118.27	0.00
2016	1,125.68	21.96
2017	1,135.25	115.07
2018	293.89	149.82
2019	2,228.23	964.84
2020	13,551.64	5,596.51
<b>TOTAL:</b>	<b>\$19,452.96</b>	<b>\$6,848.20</b>
		<b>Total: \$26,301.16</b>

After discussion, a motion to approve the item made by Councilmember Holtmeier, seconded by Councilmember Skornia, passed without dissent.



\* 2022/2023 MoDOT Traffic Safety Grants

02-16-22

To: Mayor Lucy

Washington City Council

From: Chief Edward Menefee

RE: Missouri DOT, Traffic Safety Grants for 2022/2023 Budget Year

Esteemed Council Members,

Attached is a memo from Officer Mike Grissom. It contains the preliminary Highway Traffic Safety Grant applications for 2022/2023 budget year. The normal Hazardous Moving, DWI Enforcement Grant and Youth Grant applications are being applied for. All are 100% funded by highway safety funds.

In addition to the manpower grants, the Washington Police Department is requesting funding to send personnel to two different training conferences. An application is being made for funding to send all three of the Department's active Drug Recognition Experts (DRE) to the annual DWI/DRE Conference. Funding has also been applied for to send two officers to the Law Enforcement Traffic Safety/Accident Conference (LETSAC). The cost of the conference registration and room and board is included in the application. The training is 100% funded by the grant.

Below is the breakdown of those grants:

Hazardous Moving Violation Enforcement	\$6,000 for manpower
LETSAC Conference	\$1,700 for training
DWI Enforcement	\$3,000 for manpower
DWI/DRE Conference	\$1,500 for training
Youth Alcohol Enforcement	\$5,000 for manpower
Total	\$17,200.00

Also included with Officer Grissom's paperwork is an authorization form, which must be signed by each Council Member and the Mayor to apply for the grants and prior to receiving any grant funding.

I request approval to apply for all the Safety Grants listed.

Respectfully,

Chief of Police Edward Menefee

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

**ORDINANCES/RESOLUTIONS**

**Bill No. 22-12540, Ordinance No. 22-13493, an ordinance amending the 2021 Budget for the period of October 1, 2020 through September 30, 2021 for the City of Washington, Missouri.**

The ordinance was introduced by Councilmember Patke.

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

**Bill No. 22-12541, Ordinance No. 22-13494, an ordinance accepting the quote from CivicPlus and to approve the purchase of Recreation Software by the City of Washington, Missouri.**

The ordinance was introduced by Councilmember Patke.

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

**Bill No. 22-12542, Ordinance No. 22-13495, an ordinance authorizing and directing the City of Washington, Missouri to enter into a contract with Modern Pool Management Corporation DBA Midwest Pool Management of America for the Operations and Management of the Agnes Nolting Aquatic Complex.**

The ordinance was introduced by Councilmember Patke.

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

**Resolution No. 22-13496, a resolution supporting the application for Federal Assistance from The Recreational Trails Program for Phase III of the Rotary Riverfront Trail Expansion in the City of Washington, Franklin County, Missouri.**

The resolution was introduced by Councilmember Hidritch, seconded by Councilmember Holtmeier. After discussion, passed without dissent.

**COMMISSION, COMMITTEE AND BOARD REPORTS**

\* 2022 Aquatic Complex Fees

*February 21, 2022*

*Honorable Mayor and City Council*

*City of Washington*

*405 Jefferson Street*

*Washington, MO 63090*

*RE: Fee Recommendation – 2022 Aquatic Complex Fees*

*Honorable Mayor and City Council,*

*In 2020 and early 2021, staff, the City Administrator and Parks and Recreation Commission members formed an Aquatic Complex Fees and Charges Sub Committee to evaluate the City's fees and charges for the new Agnes Nolting Aquatic Center. After extensive hours of research and several meetings, the Committee recommended amending the Park Facilities User Fee Schedule for the new aquatic complex.*

*Below are the aquatic complex fees and charges the Committee recommended to City Council in February 2021.*

- *\$7.00 daily admission (3 and over)*
- *\$50 punch/visit card (10 punches) \*Available after, June 1, 2021.*
- *\$500 after hours pool rental (2 hour limit), \$200 rental deposit*

*The Parks and Recreation staff also requested a Grand Opening Discount off the pool punch card. This promotional discount allowed people to purchase a 20 punch/visit card for \$85. This was a one-time discount. After June 1, the punch/visit card options were 10 visits for \$50 or 20 visits for \$100.*

*At the February 8<sup>th</sup> Parks and Recreation Commission meeting, the Commission made a recommendation not to amend the Aquatic Complex User Fees and Charges for the upcoming 2022 pool season, based on record pool attendance in 2021 and the intensive research the Committee recently completed.*

*Respectfully,*

*Spark Stuckenschneider*

*Park & Recreation Commission Co-President*

After discussion, a motion to accept this item into the minutes made by Councilmember Patke, seconded by Councilmember Holtmeier, passed without dissent.

### **MAYOR'S REPORT**

- \* Mayor Lucy and City Administrator Darren Lamb will be meeting with candidates for Mayor and City Council who have questions or comments regarding City operations or any other City related topics.

### **CITY ADMINISTRATOR'S REPORT**

- \* None

### **COUNCIL COMMENTS**

- \* Discussion on Big Trash Pickup.
- \* Discussion 331 WW Industrial Park Drive

### **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 8:17 p.m. on the following roll call vote; Skornia-aye, Sullentrup-aye, Patke-aye, Wessels-aye, Reed-aye, Hidritch-aye, Holtmeier-aye, Pettet-absent.

The regular session reconvened at 8:53 p.m.

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**ADJOURNMENT**

With no further business to discuss, a motion to adjourn made at 8:53 p.m. by Councilmember Patke, seconded by Councilmember Wessels passed without dissent.

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Adopted: \_\_\_\_\_

Attest: \_\_\_\_\_  
City Clerk

\_\_\_\_\_  
President of City Council

Passed: \_\_\_\_\_

Attest: \_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor of Washington, Missouri