

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL
CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI
MONDAY, MAY 16, 2022**

INTRODUCTORY ITEMS:

The Regular Meeting of the City of Washington, Missouri, City Council was held on Monday, May 16, 2022, at 7:00 p.m. in the Council Chamber. Mayor Pro Tem Jeff Patke opened the meeting with roll call and Pledge of Allegiance.

Mayor:	Doug Hagedorn	Absent
Council Members: Ward I	Al Behr	Present
	Duane Reed	Absent
Ward II	Mark Hidritch	Present
	Mark Wessels	Absent
Ward III	Chad Briggs	Present
	Jeff Patke	Present
Ward IV	Mike Coulter	Present
	Joe Holtmeier	Present

Also Present:	City Attorney	Mark Piontek
	City Administrator	Darren Lamb
	Economic Development Director	Sal Maniaci
	Police Chief	Ed Menefee
	Street Superintendent	Tony Bonastia
	Emergency Management Director	Mark Skornia

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

Approval of Minutes:

* Approval of the Minutes from the May 2, 2022 Council Meeting

All the Councilmembers answered yes to reading the minutes; however, no motion made to accept the minutes as presented.

Approval and Adjustment of Agenda including Consent Agenda:

* Collector's Treasurer's Report Summary – January 2022

* Monthly Investment Report – January 2022

* Liquor License Renewals: *Miller's Grill; Cinema 1+1 Corporation; Old Dutch Tavern LLC; Los Cabos; Angelina's Italian Market; Washington Elks Club & Bldg; N-Sports; Kandlebinder, Inc DBA Zephr Express; Aldi Inc. #05; Schnuck Markets Inc. DBA Schnucks.*

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

PRIORITY ITEMS:

Mayor's Presentations, Appointments & Re-Appointments:

* Proclamation – National Public Works Week

National

Public Works Week

May 15–21, 2022

WHEREAS, Public Works Employees focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and well-being of our residents, business leaders and civic organizations in the City of Washington; and

WHEREAS, these infrastructures, facilities and services could not be provided without the dedicated efforts of public works employees who are responsible for rebuilding, improving and protecting transportation, public buildings and other structures and facilities essential for our residents; and

WHEREAS, it is in the public interest for our residents, business leaders and civic organizations to gain knowledge of and maintain an ongoing interest and understanding of the importance of public works and public works programs in the community; and

WHEREAS, The American Public Works Association has celebrated the annual National Public Works Week since 1960 and this year's theme is "Ready & Resilient".

NOW, THEREFORE, I, James D. Hagedorn, Mayor of the City of Washington, do hereby proclaim the week of May 15 through May 21, 2022 as National Public Works Week

in the City of Washington, and during this 62nd annual National Public Works Week I call upon all residents, business leaders and civic organizations to acquaint themselves with the issues involved in providing and maintaining our public works infrastructure and to recognize the contributions which public works employees make every day to our health, safety, comfort and quality of life.

In Witness Whereof, I have hereunto set my hand and caused to be affixed the Seal of the City of Washington, Missouri this 16th day of May 2022.

James D. Hagedorn

Mayor

* Police Officer Promotions & Reappointments

May 9, 2022

City Council

City of Washington

405 Jefferson Street

Washington, Missouri 63090

Dear Councilmembers:

I herewith submit for your approval the promotion of the following Police Officers and each to be reappointed with their new rank.

NAME:

Sergeant Joseph T. Renkemeyer to Lieutenant Joseph T. Renkemeyer
Police Officer Casey C. Hill to Sergeant Casey C. Hill

Effective date of each promotion is July 15, 2022. Each ones new term of appointment is for one (1) year and will be from July 15, 2022 to July 15, 2023.

Sincerely,
James D. Hagedorn
Mayor

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

* Police Department Reappointments

May 9, 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:

NAME	APPOINTED	TERM EXPIRES
Jim Armstrong Captain	May 30, 2022	July 15, 2022
Joe Kapustka Sergeant	May 30, 2022	May 30, 2023
Darryl Balleydier Lieutenant	June 3, 2022	July 15, 2022
Steven Sitzes Detective Sergeant	June 3, 2022	July 15, 2022
Joseph Renkemeyer Sergeant	June 7, 2022	July 15, 2022

Respectfully submitted,
James D. Hagedorn
Mayor

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

PUBLIC HEARINGS

* Special Use Permit – 2134 Matilda Court

May 10, 2022

Mayor & City Council

City of Washington

Washington, MO 63090

RE: File No. 22-0501-Special Use Permit-2134 Matilda Court

Mayor & City Council,

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

Sincerely,

Thomas R. Holdmeier

Chairman

Planning & Zoning Commission

Lamb: Planning and Zoning Commission had tabled this. We would request that you table this item tonight.

Hidritch: And if anybody has any questions why it got tabled is because it was two or three questions that needed to be asked and the...

Lamb: Applicant.

Hidritch: The applicant, thank you, was not present. That's why it was decided to be tabled.

Patke: Tabled to the next meeting Mark, is that right?

Maniaci: Yes, until June 13.

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

* Special Use Permit – 910 Missouri Avenue

May 10, 2022

Mayor & City Council

City of Washington

Washington, MO 63090

RE: File No. 22-0502-Special Use Permit-910 Missouri Avenue

Mayor & City Council,

At the regular meeting of the Planning & Zoning Commission held on May 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: Good Evening Council, I almost said Staff. For your first and only Special Use Permit tonight now that the other one has been tabled, is a request for approval for a Special Use Permit for short-term lodging at 910 Missouri Avenue.

This property, just one property east of the intersection of Missouri Avenue and Highway 47. The applicant Ed Schmelz of ELS Properties does own the property next store that's zoned C-1 Light Commercial, as well as this property here that currently has two apartment units.

They're wishing to do a short-term lodging permit which allows them to do 30 days or less. Given that it is residential use in nature and won't be increasing the trips per day from short-term to long-term uses.

Staff does recommend approval. P&Z reviewed this last week and did vote unanimously to approve it. There is also an Airbnb across the highway here, it's under construction but it's

been approved for one here on First Street, and like I said, there is one right next store that will be able to have shared parking with on this. So, we don't really see an issue with issuing this permit.

Patke: Thank you Sal. This is a Public Hearing, correct?

Lamb: Correct.

Patke: Is there anyone here who would like to speak on this issue?

Melissa Huntington: Sure, I have questions about it.

Patke: Can you please come up to the podium to the microphone, state your name and address.

Melissa Huntington: Sure, Melissa Huntington...

Hidritch: Excuse me; can you speak into the microphone please?

Lamb: Pull the mic down, there you go.

Melissa Huntington: Melissa Huntington, I own the property right across the highway there where the Farmers Agency is. So, they are doing the short-term rental next door to me which was a single-family home that they are now converting to three short-term rentals.

I guess my question is, as I look at this one, is how many units are coming into these buildings because the parking is very limited in this area. When I'm looking at the map up there, you're showing that parking lot in front of the one property that's utilized by the dispensary and isn't used by the adjoining properties that you're talking about. Their isn't parking except two parking spaces in front of this building that they're talking about making a short-term rental also, which is just exasperating by the problem.

We've got the walking path on the bridge and people don't know where to park. I've had people get very upset with me on weekends. I don't let people park on my parking lot to walk on the bridge. We're adding more and more cars into the area that are going to be parked overnight in areas that are going to inconvenience neighbors. I don't think most of them understand that these are multiple units that are coming into these buildings. These people are going to have cars. So, I have a real concern about the parking situation.

Patke: Thank you.

Melissa Huntington: Okay.

Behr: Do we know how many units?

Maniaci: Yes, it is currently two long-term units and they are going to do two short-term units so, it's still two units.

Hidritch: Ed, isn't there also a garage?

Ed Schmelz: Yes.

Hidritch: Yes, that they can park in?

Ed Schmelz: Yes. Good Evening Council, Ed Schmelz; I own the property here in question. So, currently we have one unit main level, one unit upstairs. They are both right now three-bed one-bath units.

She is correct; we do not own the parking lot where the dispensary is obviously. We do have, there used to be kind of a carport on the western side of the property, I don't know if anybody is familiar with it, but we tore the carport down. There are two spots that you can park right there. You get to pull in one after another. In front of the house, there is two garage spots and two spots out in front. Really, there are six spots and we will also be taking these from three bedroom units to two bedroom. So, there three bedroom one-bath right now and we're changing

them to two bedroom two-bath. We are actually lessening the number of bedrooms and keeping the same amount of parking.

Unknown: *Inaudible...*

Unknown: Go ahead.

Behr: I'm sorry. The other address you have is, you have parking there too, not the dispensary parking, you've got a parking lot over there too right?

Ed Schmelz: Correct, we have six spots lined up for that one already.

Holtmeier: Is that what the other one is going to be next door?

Ed Schmelz: Yes.

Holtmeier: Towards the river?

Ed Schmelz: That one will be a four bedroom.

Holtmeier: Okay.

Hidritch: Ma'am, does that answer any of your questions?

Melissa Huntington: Well, the new one...

Lamb: You need to come up...

Patke: You can come back up, it's alright.

Melissa Huntington: So, you're saying the two-story, you've got the garage and there's parking in front of the garage?

Ed Schmelz: Yes.

Melissa Huntington: But you can't park on the street there.

Ed Schmelz: No.

Melissa Huntington: You have to pull in somewhere there.

Ed Schmelz: Right.

Melissa Huntington: But you're saying where that old little carport is...*inaudible*

Ed Schmelz: Right, you can pull two of them in, one right in front of the other. You know, one behind each other. You can see the white...

Melissa Huntington: Yeah, I see it there.

Ed Schmelz: On the west side.

Melissa Huntington: Yeah.

Ed Schmelz: That...*inaudible*

Melissa Huntington: That's gone, yeah I know.

Ed Schmelz: You can put two there and two in the garage. You can possibly even get four out in front of the garage.

Patke: In here?

Ed Schmelz: Yes, two and two.

Melissa Huntington: *Inaudible*

Patke: *Inaudible*

Ed Schmelz: *Inaudible*

Melissa Huntington: Yes, the garage is there.

Ed Schmelz: And we're lessening the number of bedrooms so we are...

Melissa Huntington: Going to make it smaller.

Ed Schmelz: *Inaudible*

Melissa Huntington: Right and that one has more parking. I mean now, the guy is working on your other property, now that one's been tough. I have to say there has been very close near misses as the contractors are out there because you have to pull into that parking right off the highway and...

Ed Schmelz: While we're constructing it, we are kind of...*inaudible*

Melissa Huntington: It is tight and the speeds are so fast through there, it's difficult because one of the guys was trying to back out and it was ugly through there and...*inaudible*

Ed Schmelz: We've had trailers in there...

Melissa Huntington: Yeah.

Ed Schmelz: At weird angles; once that's all gone, you will be able to pull in there, back up within the parking lot and then pull out on the road. You won't have to back out onto 47 once it's...*inaudible*

Melissa Huntington: Alright.

Patke: Ma'am, to your point, I know we talked about it in the past about the parking lot for the bridge trail.

Melissa Huntington: Right.

Patke: Councilmembers correct me if I'm wrong, but something to do with MoDOT? They didn't want the fence and the parking lot there, is that correct?

Lamb: *Inaudible*

Hidritch: Yes

Lamb: The lady that lived there, you're talking about the other side of the...*inaudible*

Melissa Huntington: *Inaudible*

Patke: *Inaudible*

Lamb: She had some issues at the time, I think, like I said we're still in the process of acquiring that from MoDOT for a future use.

Melissa Huntington: Most people don't realize they can park there right now. I mean there might be one, there's one person that parks there on a regular basis. For the most part, people don't know that they can park there. I have seen people park with kids in that gravel lot on the weekends for the dispensary and trying to run across all four lanes with kids, it's a scary thing to watch because there is so much more traffic on the weekends. They don't really recognize that speed limit coming in.

Patke: I think it's a long-term plan not a guarantee but to try to get that parking lot...*inaudible*

Melissa Huntington: Right, and it's like I said, as you bring additional things in there like I said, the property right next door to me. To make that three units and there's no additional parking. They have one off-road parking and if they park two cars in front of the building that's all the parking they have, but they're putting three units in that building.

So, my concern is it's building. He's got the most parking space over there right now. With the bridge, all of these things adding up, it is getting to be a situation over there where it's not safe for people. It's really not.

Patke: Sal, what is the code as far as that goes? If you have a three unit building, how many off-street parking spots?

Maniaci: It's still residential in nature so it's not, they don't have to have the apartment parking two per units, they'll just two for the house. Just like any other home.

Melissa Huntington: But if there's three separate units inside...

Lamb: That's up to the Council. If they feel that it's necessary to require as a part of the ordinance that gets approved. If they want to sit there and say minimum of three parking spaces that's up to you as a Council to go ahead and do that.

Melissa Huntington: I understand that. I went through that when I went through rezoning with you guys.

Lamb: Yeah.

Melissa Huntington: I was asked to put in a parking lot; I was asked how many employees. There would just always be the two of us but yet I had to have off-street parking. I had to put in a parking lot with a minimum of four spaces and then I have two spaces in front on the road.

Lamb: Right.

Melissa Huntington: I have parking. It is just my concern that we're putting more cars in over there. What's going to happen is people are going to see the vacation rental coming in and they're going to want to do more. It'll just continue into that area. I just wanted more clarification to the fact that it's getting congested right there.

Patke: Thank you.

Melissa Huntington: Okay.

Patke: Is it up to Council on an individual basis if it's a safe off-street parking, etc.?

Maniaci: Yes.

Patke: *Inaudible*

Maniaci: *Inaudible*...it can be conditionalized.

Lamb: You can put conditions as to how many parking spaces you want.

Behr: Correct me if I'm wrong, but earlier this year there was one denied for a triplex further down. Still Ward 1 but I think you guys turned it down because it was going to be a parking issue back there on that dead end.

Lamb: That one, if you're talking about the one on Burnside...

Behr: Yes.

Lamb: They were trying to turn that from a two-family to a three-family and that would have been the only three-family on the block...*inaudible*

Behr: Okay...*inaudible*

Lamb: That was a rezoning...*inaudible*

Hidritch: It didn't have proper egress, windows and stuff like that.

Lamb: A lot of stuff.

Patke: Right, by a case-by-case basis we can determine that for the time being. Okay.

Briggs: So Ed, you believe that you'll have six parking spaces there?

Ed Schmelz: Yes.

Briggs: Okay, thank you.

Patke: Anyone else would like to speak on this item? Any other Council comments?

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

Bill No. 22-12577, Ordinance No. 22-13533, an ordinance granting a Special Use Permit to utilize 910 Missouri Avenue 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; Behr-aye, Briggs-aye, Holtmeier-aye, Patke-aye, Coulter-aye, Hidritch-aye, Wessels-absent, Reed-absent.

CITIZENS COMMENTS

* None

UNFINISHED BUSINESS

* None

REPORT OF DEPARTMENT HEADS

* None

ORDINANCES/RESOLUTIONS

Bill No. 22-12578, Ordinance No. 22-13534, an ordinance vacating the alley between East First Street and Missouri Avenue from the northeast corner of the property located at 701 East First Street west to Boone Street 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 approved on the following vote; Behr-aye, Briggs-aye, Holtmeier-aye, Patke-aye, Coulter-aye, Hidritch-aye, Wessels-absent, Reed-absent.

Bill No. 22-12579, Ordinance No. 22-13535, an ordinance authorizing and directing the execution of an agreement to sell and purchase real estate by and between the City of Washington, Missouri and Americare at Victorian Manor of Washington, LLC.

The ordinance was introduced by Councilmember Hidritch.

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

Bill No. 22-12580, Ordinance No. 22-13536, an ordinance authorizing and directing the execution of a contract with Cochran Engineering, Inc for Professional Design Services for the Earth Crest Extension Project and amend the 2022 Budget.

The ordinance was introduced by Councilmember Hidritch.

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

Bill No. 22-12581, Ordinance No. 22-13537, an ordinance approving a boundary adjustment for the Riechers Boundary Adjustment Plat 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; Behr-aye, Briggs-aye, Holtmeier-aye, Patke-aye, Coulter-aye, Hidritch-aye, Wessels-absent, Reed-absent.

Bill No. 22-12582, Ordinance No. 22-13538, an ordinance authorizing and directing the acceptance of Quote No. 183445-1 with Fabick Cat for services to repair the Trash Compactor at the Struckhoff Sanitary Landfill and amend the 2022 Budget.

The ordinance was introduced by Councilmember Holtmeier.

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

COMMISSION, COMMITTEE AND BOARD REPORTS

- * None

MAYOR'S REPORT

- * Congratulations to Economic Development Director Sal Maniaci for turning 30 and getting engaged over the weekend.
- * Thank you to Parks Director Wayne Dunker and his crew for their hard work on getting Ronsick Field ready for the upcoming baseball season. The Ribbon Cutting is Friday, May 20 at 5 p.m.

CITY ADMINISTRATOR'S REPORT

- * None

COUNCIL COMMENTS

- * None

CITY ATTORNEY'S REPORT

Public vote on whether or not to hold a closed meeting to discuss personnel, legal and real estate matters pursuant to Section 610.021 RSMo (2000) passed at 7:35 p.m. on the following roll call vote; Behr-aye, Briggs-aye, Holtmeier-aye, Patke-aye, Coulter-aye, Hidritch-aye, Wessels-absent, Reed-absent.

The regular session reconvened at 8:20 p.m.

ADJOURNMENT

With no further business to discuss, a motion to adjourn made at 8:20 p.m. by Councilmember Behr, seconded by Councilmember Holtmeier passed without dissent.

Adopted: _____

Attest: _____
City Clerk

President of City Council

Passed: _____

Attest: _____
City Clerk

Mayor of Washington, Missouri