

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL
CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI
MONDAY, AUGUST 15, 2022**

INTRODUCTORY ITEMS:

The Regular Meeting of the City of Washington, Missouri, City Council was held on Monday, August 15, 2022, at 7:00 p.m. in the Council Chamber. Mayor Doug Hagedorn opened the meeting with roll call and Pledge of Allegiance.

Mayor:	Doug Hagedorn	Present
Council Members:		
Ward I	Al Behr	Present
	Duane Reed	Present
Ward II	Mark Hidritch	Present
	Mark Wessels	Present
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
	City Clerk	Sherri Klekamp
	Police Chief	Jim Armstrong
	Public Works Director	John Nilges
	Economic Development Director	Sal Maniaci
	Emergency Management Director	Mark Skornia

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

Approval of Minutes:

- * Approval of the Minutes from the August 1, 2022 Council Meeting

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

Approval and Adjustment of Agenda including Consent Agenda:

- * Collector's/Treasurer's Report Summary – May 2022
- * Monthly Investment Report – May 2022
- * Blotter Item – 1c; Liquor License Renewal: K C Seisl Council NO. 1121
- * Blotter Item – 7f; Special Sale Contract Ordinance

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

PRIORITY ITEMS:

Mayor's Presentations, Appointments & Re-Appointments:

* Police Department Reappointment

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

PUBLIC HEARINGS

* Voluntary Annexation – Bieker Road

August 9, 2022

Honorable Mayor and City Council

City of Washington

Washington, Missouri

Re: File No. 22-0801-Voluntary Annexation-Bieker Road

Dear Mayor and Council Members:

At the regular meeting of the Planning and Zoning Commission, held on August 8, 2022 the Commission reviewed and approved the above request with a unanimous vote.

Sincerely,

Thomas R. Holdmeier

Planning & Zoning

Chairman

Maniaci: Good Evening. You'll have to bear with me tonight, with this new TV the laser doesn't show up really on the screen all too well. We just ordered a new one today, but I'll try and describe what I'm talking about the best that I can.

Your only Public Hearing tonight is a request for a voluntary annexation commonly known as the Hoelscher Farm or a portion of the Koch Farm. They're just north of Bieker Road in between Bieker and Rabbit Trail. You can see on the north side of that where the blue lines are, that's an older ariel, you can see where the homes have been built in the last few years.

We had just approved a couple of months ago and grading has begun for the Koch Farm directly to the west of this that is currently being graded for single-family residential. The same developer is in an agreement with the City and the property owner for this to be annexed as well. You can see here it's not the entire parcel. This goes to the creek, that topography on the lower end that is significantly lower. They would need either a culvert or a small bridge to get to that so realistically that portion will be developed with the Kleekamp Farm to the east so they are asking to just annex this portion today as R1-D Single-Family Residential.

So John you can go to...

Nilges: Yeah.

Maniaci: Next slide, I don't know if it's plugged in or not. There you go. This is just a newer area. You can see the general area of where we're at. Again, that's the whole parcel. They're only annexing around the creek down to Bieker Road. It is technically two parcels, you can see where that section line was along Bieker but in total, it's about 14 acres. It will connect to the development to the east so it will be cohesive with that.

On the next slide, you'll see the proposed zoning. That hatched area is the R1-D Single-Family Residential and they're requesting to bring it in to match that. It meets our

Comprehensive Plan and meets staffs requirements, code requirements and staff recommends approval of this. Last week Planning and Zoning reviewed this and recommended unanimously to accept the annexation and the requested zoning of R1-D Single-Family.

Wessels: With that zoning Sal, how many units will....

Maniaci: Well, you get 7,500 square foot lots but realistically with the street going down the middle and having stormwater there, you're probably looking at about 25 to 30.

Nilges: I think there's 34 just to the west.

Maniaci: 36.

Nilges: 36 okay, so you take that acreage and put it over there, I think 25 to 30 is pretty reasonable.

Holtmeier: Are we putting in the street still?

Maniaci: We are, we entered into an agreement with Wunderlich, correct designing this?

Nilges: Yes, sir.

Maniaci: And is under design now to put Bieker all of the way to Rabbit Trail. That's actually part of the development agreement. The annexation is signed by the owner and the developer. Our development agreement is what required that. Once we get that signed, you can come in and annex. We were hoping to get the plat done at the same time but Wunderlich wasn't done yet which is fine. They said next month ideally they'll get a plat in. At the next P&Z, we will actually see what the lot layout will look like.

Nilges: If you remember that's a 40 foot roadway just like Rabbit Trail is. It'll have a sidewalk on the west side of the opposite side of this and then there will be a small culvert. Looked at a preliminary sub plan on Friday, it does like they will be bringing utilities down that road where the crossing is so they are going to want to move pretty quick on getting this road done just so they all kind of merry up together and it kind of all happens at the same time. It's all positive stuff.

Patke: The existing development was all going to be to the west of the to be built road, this is all to the east of, correct?

Maniaci: Yes but it will connect. On the north side of the existing development, where John's pointing, we originally had a hammerhead there in the plat. They did that on purpose knowing that hopefully this would get done. Now it is, they'll take out that hammerhead and actually connect that road to Rabbit Trail.

Nilges: There road is right here where that pointer is kind of at, pretty close to there. Rabbit Trail coming in at 275 foot away which is about minimum where you want your intersections. There road will then meander through the development and then wrap back around, oops sorry it's pausing on me. It will wrap back around over to Rabbit Trail so it will kind of loop. That won't be the primary way people will go though. These lots in this western development actually back to the roadway. You won't have driveways off of that roadway which is one of our big things. That was a huge deal when we put those roads in.

Behr: That was in that plat that they provided.

Nilges: *Inaudible*...driveways to actually make it a through street to get people from point A to point B.

Maniaci: Like we said, tonight's just the annexation but we do anticipate that plat being ready next month.

Hagedorn: Any further discussion, questions? Take make a motion.

Lamb: Open it up to the public for comments.

Hagedorn: Public comments, okay, no one else.

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. 22-12641, Ordinance No. 22-13601, an ordinance annexing 14 acres of property located along Bieker Road in the City of Washington, Franklin County, Missouri.

The ordinance was introduced by Councilmember Holtmeier.

Remove second to last paragraph regarding written objection on first page and remove R-3 Multi-Family Residential and replace with R1-D Single Family Residential under Section 2 of second page, and modify ordinance. With no further discussion, the ordinance was read a second time and approved on the following vote; Behr-aye, Briggs-aye, Reed-aye, Patke-aye, Holtmeier-aye, Wessels-aye, Hidritch-aye, Coulter-aye.

CITIZENS COMMENTS

* None

UNFINISHED BUSINESS

* None

REPORT OF DEPARTMENT HEADS

* None

ORDINANCES/RESOLUTIONS

Bill No. 22-12642, Ordinance No. 22-13602, an ordinance authorizing and directing the execution of a Contractor Agreement by and between the City of Washington, Missouri and Franklin County Construction for the Washington Freight Depot Renovations Project and amend the 2021/2022 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-nay, Reed-nay, Patke-aye, Holtmeier-aye, Wessels-aye, Hidritch-nay, Coulter-aye.

Bill No. 22-12643, Ordinance No. 22-13603, an ordinance authorizing and directing the execution of a Lease Agreement by and between the City of Washington, Missouri and The Axe Depot, LLC.

The ordinance was introduced by Councilmember Holtmeier.

Section 3.1 sum should read \$36,000.00 per annum on third page and modify ordinance. After discussion, a motion to switch Item 7a – Lease Agreement and 7b – Contractor Agreement made by Councilmember Reed, seconded by Councilmember Hidritch, passed without dissent.

With no further discussion, the ordinance was read a second time and approved on the following vote; Behr-aye, Briggs-aye, Reed-nay, Holtmeier-aye, Patke-aye, Wessels-aye, Hidritch-nay, Coulter-aye.

Bill No. 22-12644, Ordinance No. 22-13604, an ordinance authorizing and directing the execution of a Sales Agreement by and between the City of Washington, Missouri and the Missouri Highways and Transportation Commission.

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, Reed-aye, Patke-aye, Holtmeier-aye, Wessels-aye, Hidritch-aye, Coulter-aye.

Bill No. 22-12645, Ordinance No. 22-13605, 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 ELS Washington, LLC.

The ordinance was introduced by Councilmember Patke.

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

Bill No. 22-12646, Ordinance No. 22-13606, an ordinance approving a boundary adjustment for Quail Run Subdivision Plat 8 in the City of Washington, Franklin County, Missouri.

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, Reed-aye, Patke-aye, Holtmeier-aye, Wessels-aye, Hidritch-aye, Coulter-aye.

Bill No. 22-12647, Ordinance No. 22-13607, an ordinance authorizing and directing the execution of a Special Sale Contract by and between the City of Washington, Missouri and Fred Hartbank.

The ordinance was introduced by Councilmember Patke.

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

COMMISSION, COMMITTEE AND BOARD REPORTS

Bill No. 22-12648, Ordinance No. 22-13608, an ordinance approving the final plat of Terrace in Washington Plat 3 in the City of Washington, Franklin County, Missouri.

The ordinance was introduced by Councilmember Patke.

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

MAYOR’S REPORT

- * Special Council Meeting August 22, 2022 at 6 p.m.
- * Next Regular Council Meeting is scheduled for Tuesday, September 6, 2022 due to the Labor Day Holiday.
- * Thank you to staff for a job well done during the Washington Town and Country Fair.
- * Thank you for the great discussion this evening regarding the Freight Depot.

CITY ADMINISTRATOR’S REPORT

- * Budget Workshop will be held during the Special Council Meeting on August 22, 2022.

COUNCIL COMMENTS

- * Councilmember Briggs thanked staff for a job well done during the Washington Town and Country Fair.
- * Discussions on the existing median at North Crest Drive, possible placement of a new firehouse location, traffic study, three-way stop sign and raised bed near Target, Beach Tennis and American Legion Baseball.

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; Behr-aye, Briggs-aye, Reed-aye, Patke-aye, Holtmeier-aye, Wessels-aye, Hidritch-aye, Coulter-aye.

The regular session reconvened at 8:51 p.m.

ADJOURNMENT

With no further business to discuss, a motion to adjourn made at 8:51 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