

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL
CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI
MONDAY, SEPTEMBER 19, 2022**

INTRODUCTORY ITEMS:

The Regular Meeting of the City of Washington, Missouri, City Council was held on Monday, September 19, 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	Absent
	Duane Reed	Absent
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
	Public Works Director	John Nilges
	Economic Development Director	Sal Maniaci
	Street Superintendent	Tony Bonastia
	Communications Director	Jennifer Brune
	Emergency Management Director	Mark Skornia
	Human Resources Manager	Shauna Pfitzinger
	Finance Director	Mary Sprung
	Police Chief	Jim Armstrong
	Fire Chief	Tim Frankenberg

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 September 6, 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 – June 2022
- * Monthly Investment Report – June 2022

- * Liquor License Renewals: Bootlegers Cigars & Apothecary; Hoffmann Hillermann Nursery & Florist LLC

A motion to move Item 3a to the end of the Public Hearings made by Councilmember Patke, motion died. A motion to accept and approve the agenda including the consent agenda accordingly made by Councilmember Holtmeier, seconded by Councilmember Coulter, with Councilmember Patke voting nay.

PRIORITY ITEMS:

Mayor's Presentations, Appointments & Re-Appointments:

- * None

PUBLIC HEARINGS

- * Special Use Permit – 2132 Highway A – Temporary Shelter (See Attachment A)

September 13, 2022

Honorable Mayor and City Council

City of Washington

Washington, Missouri

RE: File No. 22-0907-Special Use Permit-2132 Hwy A-Temporary Shelter

Dear Mayor and Council Members:

At the regular meeting of the Planning & Zoning Commission, held on Monday, September 12, 2022 the Commission reviewed and approved the above request with a 6-1 in favor vote.

Sincerely,

Thomas R. Holdmeier

Chairman

Planning & Zoning Commission

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

- * Voluntary Annexation – Presbyterian Church Cemetery

September 13, 2022

Honorable Mayor and City Council

City of Washington

Washington, Missouri

RE: File No. 22-0902-Annexation of 4.2 Acres-Presbyterian Church Cemetery-Pottery Road

Dear Mayor and Council Members:

At the regular meeting of the Planning & Zoning Commission, held on Monday, September 12, 2022 the Commission reviewed and approved the above request with a unanimous vote.

Sincerely,

Thomas R. Holdmeier

Chairman

Planning & Zoning Commission

Maniaci: All right, on your agenda tonight is a request for a voluntary annexation to annex the 4.2 acres of the Presbyterian Church Cemetery off Pottery Road. See here highlighted. You can

see it is just north of Meadowlake Estates. The church came to us and said that they would like to just because everything else is annexed around them and come in and clean up the border and that way if they ever needed to call emergency services they knew exactly who is going to be responding.

We obviously have no issues with it and recommend approval. They did not request any specific zoning and by code any voluntary annexation that isn't specified comes in as R1-A. With the cemetery and being owned by a church that is permissible in that zoned district.

Patke: R1-A is permissible for a cemetery?

Maniaci: Yes.

Patke: Okay.

Maniaci: Any churches can really go into any district.

Patke: Okay, all right.

Hagedorn: Discussions or questions you guys? I'll accept a motion...

Lamb: No, not yet, you have to open it up to the floor.

Hagedorn: Okay.

Lamb: Taking public comments.

Hagedorn: Public comments please.

Lamb: Anybody?

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

Bill No. 22-12651, Ordinance No. 22-13611, an ordinance annexing 4.2 acres of property located along Pottery Road 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; Holtmeier-aye, Coulter-aye, Briggs-aye, Patke-aye, Wessels-aye, Hidritch-aye, Behr-absent, Reed-absent.

* Special Use Permit – Storage Facilities 533-544 East Fifth Street

September 13, 2022

Honorable Mayor and City Council

City of Washington

Washington, Missouri

RE: File No. 22-0903-Special Use Permit-Storage Facilities at 533-544 E. Fifth Street

Dear Mayor and Council Members:

At the regular meeting of the Planning & Zoning Commission, held on Monday, September 12, 2022 the Commission reviewed and decided a Special Use Permit was not needed at this time.

Sincerely,

Thomas R. Holdmeier

Chairman

Planning & Zoning Commission

Maniaci: This item has been withdrawn, just wanted to let you know. It went to P&Z last week and it was a four-phase development and the first two phases they can move forward under the

current zoning in C-2. The icehouse and EV chargers, the storage units that need the Special Use Permit they decided it's going to be a longer term development for them and they're going to come back in the future at that time. We can withdraw this request.

Patke: Sal, do we know that the icehouse has not an issue with site distance from *inaudible*...

Maniaci: We have not gotten final site plans. They still need to come in and get a building permit and we need to review that. When they submitted their plans for the storage units for phases three and four they mentioned that, they could come in and apply for that tomorrow but we do need to review the location and all that at that point.

Patke: So you review the site distance or John?

Maniaci: Yes.

Patke: And then it would come back to us?

Lamb: Correct.

Maniaci: Yes.

Patke: As long as it passes the site distance, it's good to go?

Maniaci: Yes.

Lamb: Correct, it's permitted use.

Patke: Right.

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

* Fiscal Year 2022-2023 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, 2022 to September 30, 2023. 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 19, 2022, or as soon thereafter as the public may be heard.

The proposed budget includes:

REVENUES:

<i>Estimated Revenues</i>	<i>\$32,987,360</i>
<i>Other Financing Sources</i>	<i>6,500,350</i>
<i>Projected Reserves-All Funds</i>	<i>29,639,343</i>
<i>TOTAL</i>	<u><u><i>\$69,127,053</i></u></u>

EXPENDITURES/EXPENSES:

<i>General Fund</i>	<i>\$12,778,890</i>
<i>Library Fund</i>	<i>1,810,640</i>
<i>Volunteer Fire Fund</i>	<i>1,150,770</i>
<i>Vehicle & Equipment Replacement Fund</i>	<i>1,049,970</i>
<i>Storm Water Improvement Fund</i>	<i>2,550,430</i>
<i>Capital Improvement Sales Tax Fund</i>	<i>4,930,000</i>

<i>Transportation Sales Tax Fund</i>	<i>5,910,740</i>
<i>Water Fund</i>	<i>3,462,520</i>
<i>Sewage Treatment Fund</i>	<i>5,336,710</i>
<i>Solid Waste Fund</i>	<i>3,278,650</i>
<i>Debt Service Funds</i>	<i>2,719,850</i>
<i>Other Financing Uses</i>	<i>6,490,350</i>
TOTAL	<u><u>\$51,469,520</u></u>

Total Projected Fund Balances, 9/30/2023 **\$17,657,533**

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 14, 2022 and the Weekend Washington Missourian on September 17, 2022.

Memo

To: City Council

From: Darren Lamb, Mary Sprung

cc: Mayor

Date: 9/15/22

Re: Budget Highlights

Administration and Finance are proposing to include the following goals in this year's budget:

General Fund

- Incorporate an 7% cost of living increase for all employees and a 1% merit increase for a total of 8%*
- Annual payment to commissioned Police Officers (anticipated at \$4,000)*
- Additional Parks Maintenance Worker 1 position*
- Replace 2 part time clerks and 1 part time shelver with 1 full time Library employee*
- 5% increase in sales tax*

Local Use Tax Fund

- Prioritize existing private residentially served stormwater retention basins for potential City maintenance*
- Utilize funds to slipline sanitary sewer mains to reduce infiltration*
- 15% increase in use tax*

Water Fund

- Annual rate increase*
- New water tower East end of town - \$600,000*

Capital Improvement Sales Tax Fund

- *Airport hangars - \$1,910,000 (City share \$320,680 and federal grant \$1,587,320)*
- *City Hall renovations - \$100,000 elevator replacement and \$150,000 for insulation of council chambers and 3rd floor, 2nd floor remodeling*
- *Downtown Washington utility burial - \$285,000*
- *New water tower East end of town - \$300,000 (see above for additional funds)*
- *Front and Main TIF infrastructure - \$1,000,000*
- *Skate park improvements - \$150,000*
- *Phoenix playground fence - \$15,000*
- *Library HVAC (savings from energy efficiency) - \$200,000 (see below for additional funds)*

Transportation Sales Tax Fund

- *Miscellaneous street construction - \$1,000,000*
- *Riverfront Trail Connection - \$400,000 (50/50 grant)*
- *Third Street overlay - \$907,990 (fed \$686,392 local \$171,598)*
- *Jefferson Street resurfacing - \$100,000 (Total - \$1,469,925, fed \$1,175,940)*
- *Westlink Drive - \$467,750 (total \$547,750, fed \$438,200, city \$109,550)*
- *Front Street Reconstruction and ADA improvements - \$90,000 (Total \$1,057,000, fed \$845,600, city \$211,400)*
- *High St. extension - \$400,000 (FC road and bridge - \$200,000)*
- *Earth Crest Extension - \$700,000 (FC road and bridge - \$500,000)*
- *Rabbit Trail Connection (road only) - \$500,000 (FC road and bridge \$250,000)*
- *Don Ave/Pottery Rd intersection - \$200,000*
- *S. Point Rd - \$150,000*
- *Second St. (Jefferson to Cedar) - \$825,000*
- *Main St. (Jefferson to Cedar) - \$50,000 (\$875,000 total)*

Parks

- *Riverfront playground (donation over 2 years \$85,000) - \$88,400*

Library Development Funds

- *New HVAC replacement - \$200,000*

ARPA Funds

- *Assist projects such as Library HVAC, Water Tower, Industrial Development dependent upon grants/as necessary*

Lamb: Let Mary go up.

Hagedorn: Okay, go ahead Mary.

Sprung: Okay, included in your packet is the notice for the Public Hearing for the 2022-2023 Budget. We have estimated revenues of \$32,987,360. We have other financing sources and projected reserves for all funds totaling 69,127,053. For expenditures and expenses, which includes other financing uses, which is like transfers, we have a total of 51,469,520. With those estimated revenues and projected reserves minus the expenses, we have total projected fund balances for 9/30/2023 of 17,657,533.

Wessels: Mary, excuse me, you mentioned other financing uses, what...

Sprung: It's usually transfers in and out between funds. So as you can see that number, the other financing sources and the other uses, they almost equal each other so it's just the ins and outs between funds. I think it's only different by like \$10,000 and that's gain on sale of assets.

Lamb: Other budget highlights, I think you've got your memo within your packet and I know there was considerable discussion with regards to wages coming out of the general fund. What staff has proposed was try to go ahead and take in the consensus of the Council to incorporate a seven percent cost of living increase for all employees and a one percent merit increase, which would be a total percent. This we hope gives what the Council was looking for was to give the department heads some discretion to go ahead and provide a one percent merit for those employees and differential in between employees and their performance evaluations'.

Nobody else has asked any other questions with the last few months with regards we provided you this memo. If there is any other questions I would be happy to go ahead and try to answer, Mary as well or John or anybody else.

Sprung: I brought the book in case we needed it.

Wessels: Where in there, in that list that you gave us, where does our work on the old train depot come in? Where does that...

Lamb: Oh, the Freight Depot?

Wessels: Yes.

Lamb: That is going to be, you've got two sources. You've got the, that is...

Piontek: *Inaudible*

Lamb: Yeah.

Piontek: *Inaudible*

Lamb: Yeah, Capital Improvement Sales Tax is the line share; I was just trying to find it on here. You also have as Mark said, we have talked, I think what we had approved by you as the Council when we moved forward with the contract was to use ARPA Funds. I've since talked to Mary and Sal about the possibility, we could go and use your TIF revenues and we were going to before we get started we may come back to you and request that change to go ahead and use. You've got a fund balance that will more than make up that difference of what we had on that contract for the Freight Depot.

Wessels: Okay, so it's under the TIF there?

Lamb: Yes.

Wessels: All right, thank you.

Coulter: Do we have a certain amount of time that we have to use our ARPA Funds or?

Lamb: I think that by December 31, 2024?

Piontek: It has to be contracted by December 31, 2024...

Lamb: Yes.

Piontek: And spent by December 31, 2026.

Lamb: Yes.

Patke: Right.

Coulter: Okay, little time yet.

Lamb: Yes.

Patke: Your Honor, I'd like to request a, the Capital Improvement Sales Tax Fund is something that we have taken, had pretty good luck with every time. I'd like to just have a detailed, what

we've spent our money on, what we plan to spend it on there, even monthly when we do our tax, you know what you send out packets each month, is there an option that we could do just to keep that more up-to-date what we're at with that Capital Improvement Sales Tax? We scratch off, you know a playground, we have this coming up, that kind of thing.

Sprung: We do that annually, we don't keep that up-to-date monthly.

Patke: Okay.

Sprung: So we do that on an annually basis following the audit, because we wait for the audited numbers to come in and then we balance to the audit and then we prepare that. I do have the one from last year that we can put in the next council packet. What it does, it shows you, it's basically a report card, it has the top page is the total expenses and the revenues and it shows the grants coming in and then it tells you basically what we still have left to spend out of that in total and then at the very bottom of that page, it shows where we spent the money to date. Then those balances tie back up to the total expenditures.

Patke: There's also the expectation of what the tax was going to generate and we've surpassed that...

Sprung: Right.

Patke: That number does increase due to taxes.

Lamb: Well not yet, because it's an eight year term, but you're right and overall we're very conservative in our estimates...

Patke: Correct.

Lamb: Initially, I think...

Sprung: And that's shown on there too on that page. I have on their estimated future revenues and I have all of that estimated out so it has a potential fund balance there.

Patke: Okay, great I'm just a little bit more in depth as for as that goes where we stand on projects.

Lamb: Sure.

Patke: For both past and currently and future for that matter.

Sprung: Right.

Patke: And in regards to the rest of the budget, I know a couple Councilmembers requested a tier program. Some Councilmembers requested a cost of living in addition to a merit system. We had a lot of conversation about it. I've had a lot of conversations with City employees, some department heads and Police Officers also, and in hearing so mainly from the Police Department, my thoughts are here their evaluation process is a lot different than the rest of the department heads and the City. So therefore I'm leaning someone in the Police Department who is deserved an eight percent raise is evaluated more strictly and would potentially not get the full eight percent...

Lamb: If...

Patke: And not be completely fair to me in my opinion. So...

Lamb: If I could correct you though Jeff. The performance evaluation the Police Department uses is the same for all other department heads across the City.

Patke: Okay.

Armstrong: That is correct.

Patke: Okay.

Lamb: I just want to make sure...

Patke: That's fine, I get it. I hate to remise this but in lieu of staff's recommendation, I think we should go back to the original eight percent cost of living for every single employee and do it to get us caught back up so we have the right pay scale there. I just want it to be known, my homework, Councilmember Behr did a lot of homework and try to find a spreadsheet to list this out. It was never intended to have anyone cut. It was always intended to have someone, especially on the bottom, the entry-level positions to have more. That was the reason of the whole time the conversation I met with Councilmember Behr to do that was to get the entry-level positions more dollars per hour. We found that in haste with staff and that's fine. There's only tried to do better for those entry-level positions.

So that being said, with the Police Department being evaluated, I'm sorry if I said that wrong, being evaluated different they may not get the total evaluation the same as other departments. So that being said for 2022 Budget, I believe an eight percent cost of living across the board for every City employee is the right thing to do. Going forward hopefully we catch up where we need to be wage wise and it's not as big of a jump next year to where we need to be. So that's my position thank you.

Briggs: Do you want to make a motion?

Patke: If there's no more discussion, I'll make that a motion.

Briggs: I'll second that.

Hagedorn: So Jeff make your motion again please about...

Lamb: I think he...

Patke: My motion is to approve the budget as it was stated here accept for not seven percent cost of living and one percent merit but instead eight percent cost of living across the board.

Hagedorn: Okay.

Sprung: This is a Public Hearing too right?

Lamb: Correct.

Sprung: So...

Lamb: So we need to open it up...

Sprung: Well I don't know...

Lamb: Right.

Sprung: But I think maybe that might be Mark...

Lamb: What's that?

Sprung: Question for Mark, I think we have to have it open to public first right?

Piontek: Yes.

Sprung: Okay.

Piontek: I think you can still vote on his motion...

Sprung: Okay.

Piontek: To hear public comments on that motion.

Sprung: Okay.

Piontek: You still need to *inaudible*...

Briggs: I seconded it.

Hagedorn: Any other discussion guys? This is...

Klekamp: I'm sorry, who seconded?

Hagedorn: Chad, sorry. More discussion? All right, let's vote.

Lamb: Let's make sure, this is just the motion and then we'll open up the floor for any public comments.

Piontek: You're not passing the budget or the ordinance or anything yet.

Hagedorn: Just to move it to eight.

Piontek: Right.

Hagedorn: Straight eight. Okay, all of those in favor say aye.

Briggs, Coulter, Hidritch, Holtmeier, Patke, Wessels: Aye.

Hagedorn: Opposed? Okay, by your motion it's an eight percent across the board. Okay, Sherri.

Lamb: We just need to go ahead now and open it up.

Piontek: It's a Public Hearing.

Lamb: If the public has any comments with regards to the budget.

Hagedorn: Public discussion on this please?

Stanton Skerjanec: Evening, my name is Stanton Skerjanec 1407 East Fifth Street. I'm a tax paying citizen of Washington, Ward One, I'm sorry to see that none of my Councilmen are here. I'm a new resident and as part of my effort to become more involved and a part of my community, I've attended every City Council Meeting I can.

When I taught High School Government and Economics for six years, I told my students if you don't speak up you might as well not have a voice, no one may listen and some may resent you but that is better than allowing your citizenship to wither in silence.

This Council is considering to opt to give eight percent raises across the board to City employees. Before I make my comment here, I want to make clear that I hold no ill will to any City employees or workers; they're just trying to do their job, make a living and go home. Yet in a democracy, citizens must speak on their government even though their government is made of their fellow citizens.

The argument for the raises is we need to retain talent, we need to match inflation, etc., etc., we need, we need, we need. Consider that countless mom and pop shops in this town and across the country must do the same, unlike a government with a legal requirement to exist and funded by mandatory taxes, they have no guarantees of financial success or either even their own existence. Even though businesses have similar goals as municipal government, they cannot fall back on tax payers and hard times. Instead, they must halt pay rises, reduce pay, halt projects and even sometimes layoff workers and then some may must still close their doors for good.

The bottom line, when things get bad businesses have to batten down the hatches and wait out the storm. It's therefore unfair and perhaps unjust that businesses must sacrifice and struggle while this Council spends on what they cannot. Spend by the way money that was not earned but taken by the law. This is a corrosive practice to give raises by simply being hired rather than by awarding by merit. It is also repugnant to set a precedent that says when our economy is in shambles and groceries cost almost double, you can rely on your government to sacrifice nothing. In fact, they might even spend more.

Looking at the history of Washington as I have the past couple of months since having moved here, this Seal here has a Blacksmith and I think of a Blacksmith during the peak of inflationary period in this country in the 1850's, 1860's during the Civil War. How about

Blacksmith during that time had to work twice as hard to ensure that the quality of their product was good enough to justify higher price during that time and how raw they must have felt to know that their government might have spent their money to pay Government Blacksmiths.

I would consider you, I would urge you, excuse me, I would urge you to pass another amendment instead of approving an eight percent pay rise across the board, do 50/50. I would urge my Councilmen but they're not here.

So here's my view to offer an amendment to the ordinance slitting it 50/50. Thank you.

Hagedorn: Thank you. Any other public comments?

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. 22-12652, Ordinance No. 22-13612, an ordinance approving the budget of the City of Washington, Franklin County, Missouri for Fiscal Year 2022-2023.

The ordinance was introduced by Councilmember Patke.

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

CITIZENS COMMENTS

* None

UNFINISHED BUSINESS

* None

REPORT OF DEPARTMENT HEADS

* None

ORDINANCES/RESOLUTIONS

Bill No. 22-12653, Ordinance No. 22-13613, an ordinance establishing the salary for the City Administrator of 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; Holtmeier-aye, Coulter-aye, Briggs-aye, Patke-aye, Wessels-aye, Hidritch-aye, Behr-absent, Reed-absent.

Bill No. 22-12654, Ordinance No. 22-13614, an ordinance authorizing and directing the execution of a Dispatching Services Agreement by and between the City of Washington, Missouri and the City of New Haven, 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; Holtmeier-aye, Coulter-aye, Briggs-aye, Patke-aye, Wessels-aye, Hidritch-aye, Behr-absent, Reed-absent.

Bill No. 22-12655, Ordinance No. 22-13615, an ordinance accepting the extension of the contract per the terms identified in the initial contract by one (1) year at the amount quoted from Oakley Fertilizer, St. Louis, Missouri to purchase Bulk Rock Salt by the City of Washington, Missouri.

The ordinance was introduced by Councilmember Holtmeier.

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

Bill No. 22-12656, Ordinance No. 22-13616, an ordinance authorizing and directing the execution of a contract with HDR Engineering, Inc. for Engineering Services for the High Street Reconstruction and ADA Improvements Project.

The ordinance was introduced by Councilmember Holtmeier.

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

Bill No. 22-12657, Ordinance No. 22-13617, an ordinance authorizing and directing the City of Washington, Missouri to accept the proposal from Granicus for Short-Term Lodging Maintenance Software.

The ordinance was introduced by Councilmember Holtmeier.

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

Bill No. 22-12658, Ordinance No. 22-13618, an ordinance amending Schedule XA, Pedestrian Crosswalk of the Code of the City of Washington, 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; Holtmeier-aye, Coulter-aye, Briggs-aye, Patke-aye, Wessels-aye, Hidritch-aye, Behr-absent, Reed-absent.

Bill No. 22-12659, Ordinance No. 22-13619, an ordinance amending the provisions of Chapter 335, Schedule II of the Code of the City of Washington, Missouri by adding provisions for a stop sign at the location described below.

The ordinance was introduced by Councilmember Patke.

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

Bill No. 22-12660, Ordinance No. 22-13620, an ordinance amending Section 420.035 of the Code of the City of Washington, 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; Holtmeier-aye, Coulter-aye, Briggs-aye, Patke-aye, Wessels-aye, Hidritch-aye, Behr-absent, Reed-absent.

COMMISSION, COMMITTEE AND BOARD REPORTS

* Preliminary Plat Approval – Bieker Heights

September 13, 2022

Honorable Mayor and City Council

City of Washington

Washington, Missouri

RE: File No. 22-0901-Marcia Nazari-Bieker Heights

Dear Mayor and Council Members:

At the regular meeting of the Planning & Zoning Commission, held on Monday, September 12, 2022 the Commission reviewed and approved the above request with a unanimous vote.

Sincerely,

Thomas R. Holdmeier

Chairman

Planning & Zoning Commission

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

Bill No. 22-12661, Ordinance No. 22-13621, an ordinance approving the final plat of Bieker Heights 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; Holtmeier-aye, Coulter-aye, Briggs-aye, Patke-aye, Wessels-aye, Hidritch-aye, Behr-absent, Reed-absent.

* Preliminary Plat Approval – Victorian Manor

September 13, 2022

Honorable Mayor and City Council

City of Washington

Washington, Missouri

RE: File No. 22-0904-Preliminary Plat-Victorian Manor-City of Washington

Dear Mayor and Council Members:

At the regular meeting of the Planning & Zoning Commission, held on Monday, September 12, 2022 the Commission reviewed and approved the above request with a unanimous vote.

Sincerely,

Thomas R. Holdmeier

Chairman

Planning & Zoning Commission

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

Bill No. 22-12662, Ordinance No. 22-13622, an ordinance approving the final plat of the Subdivision of Common Ground “A” Washington Victorian Manor Plat 1 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; Holtmeier-aye, Coulter-aye, Briggs-aye, Patke-aye, Wessels-aye, Hidritch-aye, Behr-absent, Reed-absent.

* Preliminary Plat Approval – Stone Crest Subdivision Plat 17

September 13, 2022

Honorable Mayor and City Council

City of Washington

Washington, Missouri

RE: File No. 22-0905-Stone Crest-Plat 17

Dear Mayor and Council Members:

At the regular meeting of the Planning & Zoning Commission, held on Monday, September 12, 2022 the Commission reviewed and approved the above request with a unanimous vote.

Sincerely,

Thomas R. Holdmeier

Chairman

Planning & Zoning Commission

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

Bill No. 22-12663, Ordinance No. 22-13623, an ordinance approving the final plat of Stone Crest Subdivision Plat 17 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; Holtmeier-aye, Coulter-aye, Briggs-aye, Patke-aye, Wessels-aye, Hidritch-aye, Behr-absent, Reed-absent.

MAYOR’S REPORT

* Thank you for coming this evening.

CITY ADMINISTRATOR’S REPORT

* Thank you for your input on the 2022-2023 Budget.

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 9:45 p.m. on the following roll call vote; Holtmeier-aye, Coulter-aye, Briggs-aye, Patke-aye, Wessels-aye, Hidritch-aye, Behr-absent, Reed-absent.

The regular session reconvened at 10:40 p.m.

ADJOURNMENT

With no further business to discuss, a motion to adjourn made at 10:40 p.m. by Councilmember Holtmeier, seconded by Councilmember Wessels passed without dissent.

Adopted: _____

Attest: _____
City Clerk

President of City Council

Passed: _____

Attest: _____
City Clerk

Mayor of Washington, Missouri

Attachment A

**CITY OF WASHINGTON, MISSOURI
COUNCIL CHAMBERS
405 JEFFERSON STREET
WASHINGTON, MISSOURI 63090**

TRANSCRIPT OF PROCEEDINGS

CITY COUNCIL

PUBLIC HEARING

SEPTEMBER 19, 2022

(Commencing at 7:00 p.m.)

**Reported by:
Patsy A. Mayberry, C. R.
Complete Reporting Services**

City of Washington City Council Public Hearing
September 19, 2022

1 CITY OF WASHINGTON
2 COUNCIL CHAMBERS
3 405 JEFFERSON STREET
4 WASHINGTON, MISSOURI 63090

5
6
7

8 TRANSCRIPT OF PROCEEDING
9 CITY COUNCIL PUBLIC HEARING

10 SPECIAL USE PERMIT
11 2132 HIGHWAY A
12 TEMPORARY SHELTER

13
14 SEPTEMBER 29, 2022
15 (COMMENCING AT 7:00 P.M.)

16
17
18
19
20
21

22 REPORTED BY:
23 PATSY A. MAYBERRY, C. R.
24 COMPLETE REPORTING SERVICES

City of Washington City Council Public Hearing
September 19, 2022

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I N D E X

PAGE

PROCEEDING	
CALL TO ORDER	5
ROLL CALL AND PLEDGE OF ALLEGIANCE	6
APPROVAL OF MINUTES - SEPTEMBER 6, 2022	6
APPROVAL AND ADJUSTMENT OF AGENDA	7
P U B L I C H E A R I N G	
SPECIAL USE PERMIT - 2132 HIGHWAY A:	
INTRODUCTION	9
CITY'S PRESENTATION BY MR. MANIACI	9
PUBLIC COMMENTS	19
APPLICANT'S PRESENTATION BY MR. ZICK	23
HEARING CONCLUDED	91
CERTIFICATE OF REPORTER	92

24

25

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3

City of Washington City Council Public Hearing
September 19, 2022

1 EXHIBITS

2 IDENTIFICATION DESCRIPTION PAGE

3 (NONE MARKED)

4

5 (ALL EXHIBITS, IF ANY, WERE RETAINED BY THE PARTIES.)

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4

City of Washington City Council Public Hearing
September 19, 2022

1 A P P E A R A N C E

2 CITY COUNCIL MEMBERS:

3 DOUG HAGEDORN, MAYOR

4 MARK HIDRITCH, COUNCIL MEMBER WARD 2

5 MARK WESSELS, COUNCIL MEMBER WARD 2

6 JEFF PATKE, COUNCIL MEMBER WARD 3

7 CHAD BRIGGS, COUNCIL MEMBER WARD 3

8 MIKE COULTER, COUNCIL MEMBER WARD 4

9 JOE HOLTMEIER, COUNCIL MEMBER WARD 4

10 CITY STAFF MEMBERS:

11 SHERRI KLEKAMP, CITY CLERK

12 DARREN LAMB, CITY ADMINISTRATOR

13 JOHN NILGES, PUBLIC WORKS DIRECTOR

14 SAL MANIACI, ECONOMIC DEVELOPER

15 RESPONDENT'S COUNSEL:

16 ZICK, VOSS, POLITTE, RICHARDSON & BRINKER:

17 BY: ROBERT A. ZICK, ATTORNEY

18 438 WEST FRONT STREET, SCHWEGMANN HOUSE

19 WASHINGTON, MISSOURI 63090

20 (636) 239-1616 / raz@zvplaw.com

21 COMPLETE REPORTING SERVICES
22 PATSY A. MAYBERRY, COURT REPORTER
23 19 BROOKMOORE DRIVE
24 UNION, MISSOURI 63084
25 (636) 221-0418 / P_A_Mayberry- tao@outlook.com

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5

City of Washington City Council Public Hearing
September 19, 2022

1 P U B L I C H E A R I N G

2 (MONDAY, SEPTEMBER 19, 2022)

3 MAYOR HAGEDORN: Sherri?

4 CITY CLERK KLEKAMP: The regular

5 meeting of Washington, Missouri City Council, Monday,

6 September 19, 2022, 7:00 p.m.

7 Behr?

8 COUNCIL MEMBER BEHR: (Not

9 present.)

10 CITY CLERK KLEKAMP: Briggs?

11 COUNCIL MEMBER BRIGGS: Here.

12 CITY CLERK KLEKAMP: Coulter?

13 COUNCIL MEMBER COULTER: Here.

14 CITY CLERK KLEKAMP: Hidritch?

15 COUNCIL MEMBER HIDRITCH: Here.

16 CITY CLERK KLEKAMP: Holtmeier?

17 COUNCIL MEMBER HOLTMEIER:

18 Here.

19 CITY CLERK KLEKAMP: Patke?
20 COUNCIL MEMBER PATKE: Here.
21 CITY CLERK KLEKAMP: Reed?
22 COUNCIL MEMBER REED: (Not
23 present.)
24 CITY CLERK KLEKAMP: Wessels?
25 COUNCIL MEMBER WESSELS: Here.

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6

City of Washington City Council Public Hearing
September 19, 2022

1 CITY CLERK KLEKAMP: Please
2 rise for the Pledge of Allegiance.
3 (PLEDGE OF ALLEGIANCE RECITED
4 BY ALL.)
5 Will all the Council Members answer if
6 they have or have not read the minutes of the Council
7 Meeting dated September 6, 2022.
8 Briggs?
9 COUNCIL MEMBER BRIGGS: Yes.
10 CITY CLERK KLEKAMP: Coulter?
11 COUNCIL MEMBER COULTER: Yes.
12 CITY CLERK KLEKAMP: Hidritch?
13 COUNCIL MEMBER HIDRITCH: Aye.
14 CITY CLERK KLEKAMP: Holtmeier?
15 COUNCIL MEMBER HOLTMEIER:
16 Yeah.
17 CITY CLERK KLEKAMP: Patke?

18 COUNCIL MEMBER PATKE: Yes.
19 CITY CLERK KLEKAMP: Wessels?
20 COUNCIL MEMBER WESSELS: Aye.
21 MAYOR HAGEDORN: Need a motion.
22 COUNCIL MEMBER PATKE: So
23 moved.
24 COUNCIL MEMBER HOLTMEIER:
25 Second.

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7

City of Washington City Council Public Hearing
September 19, 2022

1 MAYOR HAGEDORN: Okay. Motioned
2 by Patke, second by Holtmeier. All those in favor say
3 aye.
4 COUNCIL MEMBER HIDRITCH: Aye.
5 COUNCIL MEMBER WESSELS: Aye.
6 COUNCIL MEMBER PATKE: Aye.
7 COUNCIL MEMBER BRIGGS: Aye.
8 COUNCIL MEMBER COULTER: Aye.
9 COUNCIL HOLTMEIER: Aye.
10 MAYOR HAGEDORN: Motion and
11 minutes are approved.
12 CITY CLERK KLEKAMP: Approval
13 and adjustment of agenda including consent agenda.
14 You have the Collector's/Treasurer's Report Summary
15 for June 2022, Monthly Investment Report for June

16 2022, and Liquor License Renewals.

17 COUNCIL MEMBER PATKE: Your

18 Honor, I'd like to make a motion that they move Item

19 3A to amend the Public Hearing just for the fact that

20 the other one before that will be a little lengthy.

21 MAYOR HAGEDORN: Okay.

22 CITY ADMINISTRATOR LAMB: We

23 put it at the beginning so --

24 COUNCIL MEMBER HOLTMEIER:

25 You'd rather it be first?

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8

City of Washington City Council Public Hearing
September 19, 2022

1 CITY ADMINISTRATOR LAMB: Well,

2 that's the reason why we put it on the agenda this

3 way, so that we could go ahead and have that hearing

4 first and wait for the others.

5 MAYOR HAGEDORN: Motion by

6 Holtmeier.

7 CITY CLERK KLEKAMP: Wait, hold

8 on. Are we making a motion to move Item 3A, or are we

9 making a motion to --

10 COUNCIL MEMBER HOLTMEIER: Move

11 to leave it the way it is.

12 MAYOR HAGEDORN: Motion to

13 leave it like it is.

14 COUNCIL MEMBER COULTER:

15 Second.

16 MAYOR HAGEDORN: Second by

17 Coulter. All those in favor say aye.

18 COUNCIL MEMBER HIDRITCH: Aye.

19 COUNCIL MEMBER WESSELS: Aye.

20 COUNCIL MEMBER PATKE: Aye.

21 COUNCIL MEMBER BRIGGS: Aye.

22 COUNCIL MEMBER COULTER: Aye.

23 COUNCIL HOLTMEIER: Aye.

24 MAYOR HAGEDORN: Opposed?

25 (NONE)

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9

City of Washington City Council Public Hearing
September 19, 2022

1 Motion is passed. Okay.

2 CITY CLERK KLEKAMP: Public

3 hearing: Special Use Permit 2132 Highway A, Temporary

4 Shelter.

5 MR. SAL MANIACI: Good evening,

6 Council. All right. So I'm going to start with a

7 little background of how we got here because obviously

8 this is the first time we've had a request of this

9 special use permit since we've had the definition in

10 our Code.

11 As I'm sure many of you are aware, in

12 2019 there was a homeless shelter proposed in -- on a

13 commercial property that was on Highway 47, right by
14 the bridge. It's now the medical marijuana
15 dispensary. At the time, we did not have a definition
16 for what a homeless shelter was in our City Code. We
17 were trying to find out how to place it in a
18 commercial district. You know, at that time, it was
19 sort of considered, you know, a hotel being free then
20 that could go in a commercial district.

21 And we understood that it's never good to
22 not have a definition of a use that's in your city
23 limits. You want to have all definitions -- all uses
24 defined in your code. And so we went to the City
25 attorney and City staff, looked at what other

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10

City of Washington City Council Public Hearing
September 19, 2022

1 communities had done and some other actual
2 definitions, and in 2019, City Council passed a new
3 ordinance pertaining to homeless shelters. It's
4 defined as short-term emergency shelter for victims of
5 domestic violence, sexual assault or child abuse,
6 and/or temporary residential shelter for homeless
7 individuals or families, run-away youth, and patients
8 in families caught in a medical crisis.

9 The establishments may operate in their
10 own shelters or may subsidize housing under either
11 existing homes, apartments, hotels and motels.

12 So that was actually given a use by
13 definition.
14 Then next after that in that ordinance
15 was to determine where it was permitted in our Code,
16 and it was voted to require that it be in at least
17 located in M1 and M2, which are our light and heavy
18 industrial zoning districts, and that they have to get
19 a special use permit.

20 So that passed in 2019.

21 And so on this specific application, as
22 you all are aware, its proposed location of Highway A
23 and Chambers Drive, right there, it does have access
24 to both Chamber Drive and Highway A. It's previously
25 the location of Level 90.

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11

City of Washington City Council Public Hearing
September 19, 2022

1 And you can see here it is zoned in to
2 heavy industrial as is most -- or all the lots in that
3 industrial park. These yellow parcels to the south
4 that I'm pointing at used to be residential. Just a
5 couple of months ago those were rezoned to heavy
6 industrial as well because they're not used in
7 residential anymore, and they're part of that self
8 storage factory or property.

9 And so this whole area is located in the

10 industrial park as M2 Heavy Industrial.

11 So again a little history on what a
12 special use is. Our Code allows for special uses for
13 types of uses which tend to be problematic. So I'll
14 give you an example. A gas station is considered
15 special use. Anytime someone wants to get a gas --
16 build a gas station, they have to go through this
17 process to determine if it's going to have a
18 detrimental effect on the surrounding property.

19 So our Code defines three areas that tend
20 to be problematic, if they: have a tendency to
21 generate significant traffic volumes and/or turning
22 movements; number 2, have operational characteristics
23 that may have a detrimental impact on adjacent or
24 nearby properties; and 3, have other characteristics
25 which may impact public health, safety or welfare, but

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12

City of Washington City Council Public Hearing
September 19, 2022

1 can be approved if such uses meet the criteria
2 established here.

3 So I'm going to go through ten criteria
4 that are in our Code specifically, and then go through
5 how we got to our recommendation and P and Z's
6 recommendation last week. I'm going to give special
7 uses also through public -- quasi-public uses
8 affecting the public interest and in order to ensure

9 that detrimental impacts are avoided or mitigated to a
10 satisfactory level, they must be reviewed and may be
11 improved in accordance with provisions of Section
12 400.205.

13 So basically that means, that you look at
14 these criteria, 1 through 10, that I'm going to go
15 through, and if there are conditions -- if there's any
16 area where they don't meet that criteria, City staff
17 can recommend and council can approve conditions on
18 that use to lessen the detriment of that.

19 So the first six I'm going to go through
20 here that have the ability to the proposal in both use
21 and appearance with this current neighborhood.

22 Well, as we know, they're not building
23 anything. The structure -- the use is completely done
24 indoors, and it's existing industrial property and
25 industrial park. So we felt that met that criterium.

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13

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September 19, 2022

1 They compare in size, floor area and mass
2 of the proposed structure in relationship to the
3 adjacent structures and building in the surrounding
4 properties in the neighborhood. Again, all industrial
5 uses surrounding and on the subject property, so the
6 bill meets that as well.

7 Number 3: The frequency and duration of
8 the various indoor and outdoor activities and special
9 events and the impact of those activities on the
10 surrounding area.

11 There's been no indication of any special
12 events or indoor or outdoor -- or outdoor activities
13 specifically and any indoor activities, there's no
14 reason to believe that it's going to have a detriment
15 on the surrounding property, given again its nature of
16 the industrial district.

17 Number 4: The capacity of adjacent
18 streets to handle increased traffic in terms of
19 traffic volumes, including hourly and daily levels.

20 From the proposed used there, we have
21 seen no evidence that the trips per day are going to
22 be any more intensive than we see with an industrial
23 use. So it's not a concern of increased physical
24 traffic.

25 We have discussed the possibility of

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14

City of Washington City Council Public Hearing
September 19, 2022

1 having a lot of foot traffic increase with this. The
2 applicant did say that they could possibly anticipate
3 50 percent maybe not coming by vehicle. However,
4 there's not great pedestrian facilities in the area.

5 Again, however, in an industrial, there's

6 not necessarily going to be sidewalks. So when our
7 Code requires an industrial area, that is not
8 necessarily a condition that we felt that we could
9 impose when the code is encouraging into an industrial
10 district.

11 Number 5: The added noise level creative
12 activities associated with the proposed use.

13 Again, no evidence of increased noise.

14 Number 6: The requirements of public
15 services where demands of the proposed use are in
16 excess of the individual demands of adjacent land uses
17 in terms police and fire protection, and the presence
18 of any potential or real fire hazards created by the
19 proposed use.

20 Well, there's not any evidence of
21 increased or the potential of real fire hazard by this
22 use. Obviously there's life safety with need for
23 access, but obviously it has decent access for fire
24 and ambulance. And as in terms of police protection,
25 we did speak with the police chief, and there was

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15

City of Washington City Council Public Hearing
September 19, 2022

1 again no evidence that there is any information that
2 our existing police department can't handle with the
3 proposed use.

4 Number 7: Where the general appearance
5 of the neighborhood would be adversely affected by the
6 location of proposed use on the parcel.

7 And with no new construction proposed, we
8 don't necessarily make a recommendation on
9 anticipating clientele but actually the use of the
10 property. So there's no reason for the staff to
11 believe they don't meet that criterium.

12 Number 8: The impact of night lighting
13 in terms of intensity, duration, frequency or use.

14 There is no evidence that there's going
15 to be additional night lighting.

16 The impact of landscaping on the proposed
17 use in terms of maintenance of the landscaped area
18 versus areas to remain in natural state, and no
19 changes. It's all done inside.

20 And lastly, the impact of a significant
21 amount of hard surface areas for buildings, sidewalks,
22 drives, parking areas.

23 It's taking an existing building and
24 changing the use. Not actually adding any hard
25 surface areas to the site. And then there's no

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3 So given those factors under
4 consideration, staff looked at all special uses
5 strictly off the land use basis, and we feel that the
6 request does meet these criteria.

7 In our staff report that was in your
8 packet, we did not have any additional conditions of
9 approval. That wasn't to say that staff felt there
10 wasn't a need for conditions of approval, but we
11 thought it best to hear from the applicant and the
12 public at the first public hearing last week at
13 Planning and Zoning. Then let the -- let it go
14 through that process, and then hear Planning and
15 Zoning -- the Planning and Zoning Commission's
16 recommendation as well.

17 But last Monday, they did vote in favor,
18 7 to 1, to approve the conditional use with the
19 condition that any outdoor area be screened from view
20 of the public. So that was the only condition that P
21 and Z added.

22 I will just say two things that came up
23 that I think were repeated multiple times in the
24 public hearing -- well, there's quite a bit I'm sure
25 we'll hear tonight. Staff can make a recommendation

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1 based on how the property is actually operated, but
2 there are some things that, when it comes down to it,
3 that we think could be additional conditions.

4 One of them is maximum occupancy. So our
5 Building and International Fire Code already has a
6 maximum occupancy that will be determined based on the
7 square footage of the building. We can't tell you
8 what that is until we see plans from it.

9 We know that the calculation, and we
10 think it's -- just giving a ball park, it's a
11 3600-square-foot building. You got to take out
12 hallways and bathrooms. You can get 18 to 20 people
13 would be the max that the Fire Code would even allow
14 to be in there at any given time.

15 And then the other condition we would
16 propose is maybe an annual inspection requirement. So
17 when they get a business license renewed every June or
18 whenever it comes up to have an annual inspection and
19 make sure there's still the same amount of beds, and
20 they're still meeting that on an annual basis.

21 So those are just two things that we
22 thought from hearing from the public and from P and Z
23 last week that conditions could be added that were
24 reasonable to the application.

25 So with that said, I'm happy to answer

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City of Washington City Council Public Hearing
September 19, 2022

1 any questions. Otherwise, I'll open it up to the
2 public.

3 MAYOR HAGEDORN: Do you guys
4 have any questions on the council for Sal?

5 COUNCIL MEMBER BRIGGS: Do they
6 have enough parking spaces there?

7 MR. MANIACI: They do. So the
8 parking -- well, I'll say that hesitantly. The
9 parking is something we review with occupancy, and
10 with that type of use, it's one parking space for
11 every four beds. So they'd have to give us the plan
12 of how many beds are proposed to be there, but with --
13 if we go to the higher end of the occupancy, they do
14 have enough parking for that.

15 MAYOR HAGEDORN: Other
16 questions?

17 (NONE)

18 MR. MANIACI: All right. Thank
19 you.

20 MAYOR HAGEDORN: Go ahead, Sal.

21 MR. MANIACI: I'm just going to
22 leave the laser pointer up here if anyone else wants
23 to point at the property.

24 MAYOR HAGEDORN: Guys, I know
25 this is a very emotional and passionate issue. Bring

City of Washington City Council Public Hearing
September 19, 2022

1 that, please, but I'd ask everyone to honor our pledge
2 of alliance that we had today and be respectful. I
3 would ask that of our council, and I ask it of you
4 tonight.

5 So what we're going to do so everyone
6 could have a chance to speak, we're going to limit
7 comments to three minutes, and we'll have a clock up
8 here.

9 MR. JOE ADAMS: So it's limited
10 to the people that signed up?

11 MAYOR HAGEDORN: That's signed
12 up, and we do have a court reporter here.

13 With that, sir, can you introduce
14 yourself and state your address.

15 MR. ADAMS: My name is Joe
16 Adams. I'm a resident of Washington, Missouri, and I
17 was told it was just a proposal. I had no idea. I
18 asked about that previously, and he said it's a
19 proposal.

20 MAYOR HAGEDORN: Okay. If you
21 could sign in when you get done, sir, that way they
22 can have you down.

23 MR. ADAMS: Sure. Thank you.

24 MAYOR HAGEDORN: Thank you.

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20

City of Washington City Council Public Hearing
September 19, 2022

1 this field, beyond your imagination. I've established
2 security and for these kind of facilities all over the
3 United States. I'm a chief investigator for SALA,
4 which is the largest non-profit foundation for rescue
5 and these people to come into facilities for
6 rehabilitation, much more extensive than this. Okay.

7 What's important, and I'll make a
8 statement, and please hold your questions till I'm
9 finished.

10 I'm a license private investigator for
11 the State of Missouri. I have been since licensing
12 was issued, and I'm licensed to protect persons and
13 property by the State of Missouri. I have done
14 protective services internationally for 52 years in
15 the intelligence industry.

16 I know all about these facilities. That
17 being said, I'm for it. This is -- we're humanity.
18 We have to help these people. People don't call me
19 every day because they're having a good day. People
20 don't go to these facilities because they're having a
21 good day. It's up to our populace to help these
22 people reestablish themselves because they have
23 problems.

24 That's our obligation, but with these

25 facilities comes a responsibility. You need a

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21

City of Washington City Council Public Hearing
September 19, 2022

1 business plan, which I have not seen. Location, foot

2 traffic, highways, safety of the client, shuttle

3 services. They've already admitted 50 percent of the

4 people don't even have transportation.

5 Security. By whom? Their compliance.

6 Background checks at what level, FBI level? Somebody

7 said something about Case Net, which is crap. Okay.

8 As an investigator, I'm telling you that's crap.

9 Well, we can't do background checks on

10 some of these people because they don't have

11 identities. Yes, they do. As an investigator for

12 SALA, we had people from under bridges come to the

13 facilities, and they sent investigators out -- not by

14 phone -- to talk to neighbors, people, friends.

15 During the interviews, you can look -- you can ID

16 these people.

17 Who is eligible for these facilities?

18 What area, the city, Washington? We don't have a

19 homeless problem here? County, state, interstate?

20 This is a small facility. They're

21 talking about 25 people in these facilities. My

22 garage is bigger than these facilities.
23 I've built these facilities for a long
24 time. There's no way you can house 25 people, family
25 members, in this facility. It's more like, as we

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22

City of Washington City Council Public Hearing
September 19, 2022

1 talked with some of the people today, 12, 15 tops.

2 Citizenship. Is this facility for
3 non-citizens United States Government? Is this
4 facility for people illegally here in this country?

5 Drug abuse, big issue. A lot of these
6 people's problems goes back to drugs.

7 What criminal history is acceptable?
8 Drug use, drug tests frequency. How often? What is
9 frequency, one week, every two weeks, every six
10 months?

11 MAYOR HAGEDORN: Joe, your
12 three minutes are up. I'm sorry. Can you wrap it up?

13 MR. ADAMS: Yeah, real quick.

14 What's illegal drugs in these facilities,
15 legal use? Location of interviews with these clients
16 shouldn't be on campus. They should be off campus.

17 Sudden dropoffs. You're going to have a
18 problem. You're going to have other facilities drop
19 off people in the front and leave, and then where do
20 they go? They even mentioned about buses dropping

21 people off.

22 Staff background checks on the staff.

23 Continuous. Clients' background checks.

24 MAYOR HAGEDORN: Joe, these are

25 all the questions that I think Greg Hobrock, the

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23

City of Washington City Council Public Hearing
September 19, 2022

1 owner, will be able to answer. So I'm going to ask if

2 you --

3 MR. ADAMS: Thank you. Got any

4 questions for me?

5 (NONE)

6 If you have any questions with me, you

7 can call the sheriff, you can call the chief of police

8 in this county if you want answers to ask your

9 questions.

10 Thank you for your time.

11 MAYOR HAGEDORN: Thank you,

12 Joe.

13 MR. ROBERT ZICK: Good evening.

14 My name's Bob Zick. I'm here on behalf of the

15 applicant. I have ten minutes worth of comments. So

16 you just want me to just try and talk faster, please

17 indulge me just a little bit.

18 A couple of things I'd like to stress

19 about our intended use. First of all is that this is
20 not going to be your typical homeless center.

21 What we intend to run is a facility that
22 will be primarily by referrals from police officers,
23 school officials, hospital officials and that sort of
24 thing.

25 Secondly, this is not going to be a

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24

City of Washington City Council Public Hearing
September 19, 2022

1 facility for the chronically homeless. We know that
2 we're not going to be prepared to deal with folks who
3 have serious mental issues or are just chronically
4 homeless and have been that way a long time and no
5 real desire to get out of the hole, as they say.

6 In terms of the operation, the facility
7 will be run by a professional staff selected by the
8 fiduciary board of Life's Giver. The staff will be
9 supervising the operation 24/7/365. There will be
10 time limits placed on the length of time a person can
11 stay in the facility, and the residents will be
12 required to have a plan to get back into the housing
13 market and the workforce.

14 The code of conduct will require all
15 guests to maintain good behavior and personal hygiene.
16 Shower and laundry facilities will be provided. One
17 of the rules that will be contained in our code of

18 conduct will be that residents not be permitted to go
19 through neighboring yards to access to and from the
20 residence, the facility. This is something that came
21 up at Planning and Zoning issuing, and that's our
22 proposed solution.

23 Financial literacy, life skills and good
24 tenant skills are things that we're going to promote.

25 We've had discussions with the hospital

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25

City of Washington City Council Public Hearing
September 19, 2022

1 about providing an evening meal, and we'll probably
2 provide a light breakfast. Weapons, alcohol, illegal
3 drugs and paraphernalia will not be allowed on the
4 property. Drug tests will be conducted.

5 Light hours will start at 9:00 p.m. in
6 the facility. Any person who does not meet these
7 rules is going to be asked to leave the facility. Any
8 person who is not working actively to improve their
9 situation to become employed or employable or obtain
10 housing will be asked to leave the facility.

11 The typical resident we see taking
12 advantage of the facility is a young mother or father
13 with two kids who's down on their luck, and all of a
14 sudden they have no place to go. You know, it's
15 difficult to save a first month's rent and damage

16 deposit if you're living day-to-day and making
17 survivable funds only.
18 We would offer to meet with City
19 officials two times a year to hear concerns and
20 issues. We've provided some of the expense-able
21 operations to try and show you, number one, that we're
22 listening and to be responsive to the community.

23 However, we need to remind the City
24 Council you're making a lands use decision. If you're
25 asked to approve a special use permit for a gas

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26

City of Washington City Council Public Hearing
September 19, 2022

1 station, you do not go into the details of the
2 operations. Yes, gas is dangerous, but you assume
3 that the people who run the gas station know that, and
4 they're going to be careful and not do anything crazy
5 with volatile gas.

6 Similarly in this situation, the
7 industrial zoning classification allows temporary
8 shelters by special use permit if the City Council
9 should decide that there are special conditions as
10 they'll discuss that are relevant to this particular
11 site.

12 The Planning and Zoning Board recommended
13 that a fence be erected on the outside recreation
14 areas, and we're agreeable to that.

15 Getting into the weeds about how the
16 homeless would get to the facility, how they'll be
17 cared for, what rules would ensure privacy and
18 hygiene, what credentials will be required for the
19 staff, all those types of details are no more
20 appropriate to ask at a special permit consideration
21 like this on a land use decision than they would be
22 for the operation of a gas station.

23 We've already visited with at least one
24 other temporary homeless shelter in Maryland Heights,
25 and several more visits are planned to get tips on

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27

City of Washington City Council Public Hearing
September 19, 2022

1 best practices.

2 There will -- we will be running the
3 facility in a first-class fashion.

4 Now let's talk about the 2 percent. We
5 would caution the City Council against making an
6 important decision with severe consequences based on
7 the local 2 percent of folks that never -- probably 98
8 percent of the compassionate citizens of Washington
9 they would agree that we should be helping those less
10 fortunate.

11 You were elected because your views are
12 respected. We would ask that you use your good

13 judgment to make this decision based on what's true
14 and right for all the folks in our community.

15 I believe it's also important to look at
16 the analysis that Sal provided both at the Planning
17 and Zoning and at the hearing here tonight. He went
18 carefully through the ten criteria and acknowledged
19 that this site meets all those criteria.

20 So you have a zoning code that allows
21 temporary shelters in industrial districts. You have
22 a staff recommendation that the criteria in
23 considering, deciding and granting it those special
24 uses have been met, and you have an applicant that's
25 willing to comply with the condition that you attained

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28

City of Washington City Council Public Hearing
September 19, 2022

1 in the Planning and Zoning Board's recommendation to
2 have fencing around the outside areas.

3 And you have a problem. For goodness
4 sakes, we had a homeless person staying in City Hall
5 for a week or two back in 2018.

6 I know we all agree that Washington is a
7 great community, but isn't one of the true measures of
8 a great community the manner in which they treat their
9 most downtrodden?

10 Isn't kindness truly the most human of
11 resources and characteristics?

12 We want to make this temporary shelter
13 facility for homeless to be kind to our fellow man, to
14 give a hand up not a handout.

15 Please help us do that and approve this
16 special use permit.

17 Are there any questions?

18 (NONE)

19 Thank you.

20 COUNCIL MEMBER BRIGGS: Bob, I
21 have a question. I'm curious how you're going to keep
22 people off people's yards when there's no sidewalks on
23 Highway A. There's no sidewalks on Chamber Road
24 either.

25 MR. ZICK: You know, there's no

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29

City of Washington City Council Public Hearing
September 19, 2022

1 sidewalks there now.

2 COUNCIL MEMBER BRIGGS: I
3 understand that.

4 MR. ZICK: And people get in and
5 out of our community everyday. Some of them go on
6 Highway A. Some of them go other places. If at some
7 point it becomes appropriate because the foot traffic
8 is overwhelming, you know, maybe a solution is to put
9 sidewalks in at some point.

10 But again, we don't think that that's an
11 operational detail that need not be solved at this
12 moment. The question -- and it's certainly not
13 appropriate for a private citizen to or a private
14 none-for-profit corporation to have to put in
15 sidewalks.

16 We're going to be as careful as we can
17 about safety. We're going to take in account the
18 recommendations of the police department and any noted
19 experts on safety and security. We're willing to run
20 this in the best possible way that we can. But we
21 can't answer all those questions at this particular
22 moment in time.

23 COUNCIL MEMBER BRIGGS: Thank
24 you.

25 MAYOR HAGEDORN: Thanks, Bob.

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30

City of Washington City Council Public Hearing
September 19, 2022

1 Ma'am, we're going to go ahead -- if I
2 may. We've got a list of everybody that wishes to
3 speak tonight. So what we'd like to do is just read
4 off of that list, and we'll read them out and call the
5 names out. So okay.

6 MS. BETH NIEDER-HOLTMAYER: Got
7 it.

8 My name is Bethany Nieder-Holtmeyer, and

9 I'm a resident of Washington, Missouri. I'm concerned
10 about moving too quickly on this special use permit
11 for Washington. I feel more information is needed for
12 the City Council and the general public.

13 I do have empathy for children that are
14 homeless. Has Life River Organization performed a
15 study on how many children are homeless in Washington?

16 Has the City of Life River Organization
17 have an approximate number of children that are
18 currently homeless?

19 Has the City or Life River Organization
20 performed a study on how this type of facility has
21 succeeded in other cities, or does it cause more
22 problems for our current residents?

23 Has Life River Organization submitted to
24 the City and/or City Council the detailed rules,
25 regulations and consequences on how those rules or

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31

City of Washington City Council Public Hearing
September 19, 2022

1 regulations will be carried out and managed?

2 Although the homeless have the right to
3 be on public property, it is a deterrent for other
4 residents who use those facilities and live in some of
5 the neighborhoods, individuals who are in the parks
6 downtown, the riverfront behind the schools, et

7 cetera.

8 We do have a homeless problem in
9 Washington, and whether we like it or not, it does
10 cause fear for the public, both on private and public
11 land.

12 I also have been told by reputable
13 individuals that work for the City, some individuals
14 do choose to be homeless. It's their lifestyle of
15 choice. They love to be in Washington because we are
16 such a giving community.

17 We also have homeless issues due to
18 drugs, alcohol addiction or mental illness, which is
19 my understanding it's not what this facility is
20 supposed to be addressing.

21 I'm sure our police department is
22 appreciative of that are running overworked in the
23 areas of addressing those issue for both homeless and
24 not homeless.

25 My understanding is there will be drug

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32

City of Washington City Council Public Hearing
September 19, 2022

1 testing. If there is a positive drug result, what is
2 the next step? What happens to the children at this
3 point? Are they thrown out on the street with their
4 parents or guardian? What are the regulations?

5 What is the normal timeframe that is

6 allowed in the homeless shelter? And where are the
7 funds coming from to support the shelter?

8 In closing, I feel the City Council of
9 Washington has the right to review detailed
10 regulations and management of the facility because
11 this facility will affect the entire community.

12 Thank you for your time.

13 MAYOR HAGEDORN: Thank you,
14 Bethany.

15 Mike Johns, please.

16 MR. MICHAEL JOHNS: Mike Johns,
17 610 Roberts Street. I own Elmo's Pizza. I'm coming
18 up here because the problems aren't going to go away.
19 We have to address it eventually, and right now we
20 have people that are willing to step up and be the
21 spearhead to this.

22 We know things are not going to perfect.
23 They won't be. I promise you that, but there's
24 companies like mine that have been doing it for years
25 already trying to help and make a difference. And now

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33

City of Washington City Council Public Hearing
September 19, 2022

1 there's people coming beside us to even try.

2 In this Council -- I've been here a lot

3 of times -- in one of your case statements even says

4 one life -- I've heard it out of your mouths, if it

5 saves one life, it's worth it.

6 Right now we're talking about saving

7 families, saving people. Generational change that can

8 happen right now in this town. We have people right

9 now willing to do it. They're not asking you for

10 anything but approval to help change lives.

11 I think it's time now to move forward

12 with this. We have all kinds of things we want to say

13 and help them. Now is the chance to make a difference

14 in this town right now.

15 And I'll use other sources. Jesus Christ

16 said, Whatever you've done for the least of these,

17 you've done for me. Every life matters. Let's make

18 it matter.

19 Thank you.

20 MAYOR HAGEDORN: Thanks, Mike.

21 MR. JONATHAN HANNA: Jonathan

22 Hanna, 5807 Steuterman Road, Washington, Missouri,

23 Ward 3.

24 Council members, my wife and I are

25 cautiously for the homeless transitional shelter at

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3 stance.

4 First, we have personally gotten to know
5 several individuals that struggle with homelessness
6 who would probably benefit from a homeless
7 transitional shelter.

8 Some seem eager to work and to get into
9 some form of housing. Yet some need some aid in doing
10 this. My wife and myself think this proposed
11 transitional shelter is part of that aid, along with
12 other services.

13 Second, the evidential data seems to
14 suggest that some form of housing is a key part of the
15 solution to have at least some, if not much, of a
16 homelessness issue.

17 As Greg Holburn and Clayton Cage Alderan
18 (ph.) has recently stated in their book, "Homelessness
19 is a Housing Problem," published in the University of
20 California, "In study after study, the most effective
21 treatment of homelessness is housing."

22 And if immediate housing cannot be found,
23 Holburn and Alderan (ph.), "Living in a quality
24 shelter is preferable than to living in unsheltered on
25 the streets."

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1 Third, my wife and I are cautious for the
2 reasoning that in some instances, property crime can
3 increase within a certain distance of homeless
4 shelters, and this is an analogous situation. A study
5 that was done in forming shelters that were then about
6 100 to 400 yards of the shelter property, some
7 property crime went up.

8 Yet, commercial establishments, 34
9 percent lower, where breaking and entering is actually
10 crime fell for commercial situations.

11 This mixed bag of statistics along with
12 others should be considered as to how best implement
13 our mobile transitional shelters.

14 Before I talked with two different
15 households beyond my own on their views on the
16 potential transitional homeless shelter in our
17 neighborhood, and all these individuals live along
18 Steuterman Road.

19 One was ecstatic about the idea of the
20 transitional shelter proposed location. They said it
21 was needed.

22 The other said it was probably needed,
23 yet was concerned about potential crime due to having
24 other children.

25 Overall the cumulative response, I think,

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City of Washington City Council Public Hearing
September 19, 2022

1 can fairly be described as cautiously for it, the same
2 position that my wife and I hold. Though others
3 beyond this poll may have different views.

4 To conclude, more can be said, but we
5 urge the Council to vote in favor of allowing this
6 transitional homeless shelter in the proposed
7 location, and to allow it to move forward. I think
8 it's very much needed.

9 In the winter, I can see the building
10 from my house. I would be glad to call it Life's
11 River my neighbor. The shelter must be ran
12 responsibly. I cannot encourage that enough, but then
13 also at the same time and even more important we can
14 not continue with the status quo.

15 Thank you.

16 MAYOR HAGEDORN: Thank you,
17 Jonathan.

18 Annie Foncannon.

19 MS. ANNIE FONCANNON: Hello.
20 Annie Foncannon, 335 Nathan Road, Foley, Missouri, but
21 I work down her. I'm the executive director of the
22 Children's Services Fund here in Franklin County, and
23 the person who runs the family resource center of
24 Union, Missouri.

25 I am coming to give you numbers because

City of Washington City Council Public Hearing
September 19, 2022

1 people have asked for numbers. So in a -- one of the
2 things that I'm involved with is the Homeless Task
3 Force. In a six-month period, the Homeless Task Force
4 took calls from 112 family units, and out of that 112
5 (sic), there was 156 (sic) adults and 75 children.
6 Forty-two of those families were from Washington. So
7 a third of them were from Washington within that
8 six-month period.

9 Nineteen Sullivan, sixteen St. Clair,
10 twelve Union, four Gray Summit, three Village Ridge,
11 one each from Pacific, Gerald and Berger, and then
12 eight from adjoining communities, all to the west and
13 the south of us.

14 Currently the -- in the school district
15 of Washington, they have 25 families, children with
16 families, who are currently living in transition. But
17 when they say living in transition, it is people who
18 have unstable homes. Either they're homeless or
19 they're doubled up with someone who could kick them
20 out at any time.

21 This is very -- it's actually a low
22 number for them, and usually occurs at the beginning
23 of the school year because a lot of families don't
24 want to divulge that information for fear that they're

25 going to be reported to Children's Division and

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38

City of Washington City Council Public Hearing
September 19, 2022

1 something may happen.

2 Just to give you an example, in '21-'22,
3 they had 34 students. In 2021, they had 57 students
4 and families from the Washington School Districts who
5 are living in transition.

6 So the numbers are there. Just to give
7 you a kind of as of today, today, on the way here
8 today, I received a call from the Homeless Task Force
9 hotline from a mom and a 12- and a 13-year-old child,
10 who were living doubled up with her step-dad who is
11 elderly and he has said they're too loud. I can't do
12 this. You've got to get out.

13 I received a call earlier today just from
14 our -- on our phone number at the Family Resource
15 Center with a mom with a four-month-old baby that is
16 homeless and is looking for someplace to go and stay.

17 And this happens on a daily basis. We
18 are getting phone calls from individuals. Twice in
19 the past six months I have gotten calls from some
20 agencies that work with us about a mother with a
21 newborn who, if we couldn't find them a place to go,
22 the child was going to have to be taken into State
23 custody all because they're in poverty and they were

24 homeless.

25 They both were actually eligible to get

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39

City of Washington City Council Public Hearing
September 19, 2022

1 HUD financing, but that takes 15 days. So would we
2 rather have a place for them to transition to go to
3 within that 15 days that they could learn and grow and
4 to help them and that child can actually stay out of
5 State care?

6 And then that way they can be in stable
7 housing, and we can continue to help them afterwards.
8 Because that's one thing I'm also a member of the
9 Board of Life's River and this is not going to be a
10 one and done. Unless they're in housing, we're going
11 to be out of their lives. We are actually going to
12 follow them for several years and work with them, and
13 we're going to make sure that they're are -- they're
14 good renters or owners if that's the case. We can be
15 there, that they continue to do that.

16 So thank you so much for your time.

17 MAYOR HAGEDORN: Thank you.

18 Rocco Gonzalez, please.

19 MR. ROCCO GONZALEZ: Hello, my
20 name is Rocco Gonzalez. Address 1938 Merriweather
21 Drive, Ward 3. Like right down the street. It's a

22 close location.

23 Thank you for your time, Council. I know

24 it's going to be a long night, and we're thankful for

25 your time really.

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40

City of Washington City Council Public Hearing
September 19, 2022

1 So as the Mercy Community Health

2 Director, I really have the privilege of leading our

3 Mercy Community Health team to provide clinical and

4 social care for our nation for various under

5 certification for our community.

6 For those who are experiencing

7 homelessness, my team has served nearly 80 different

8 individuals in our hospital within the last year alone

9 where 41 percent were female, 59 male, and almost half

10 of those have not ever seen a primary care provider in

11 the past resorting to the emergency department for

12 their care.

13 Oddly enough, this week marks the day our

14 founder, Katherine McCawly (ph.), created a refuge for

15 women and children on the street without any lifeline

16 or assistance. This is called the House of Mercy.

17 Unfortunately, almost 200 years later,

18 the same struggles remain for certain people in our

19 own Washington community. They may not be on the

20 street, but they are in their cars, couch surfing and

21 even in tents.

22 Life's River strives to be the impactful
23 resource for the underserved in our community. Today
24 the House of Mercy started long, long ago.

25 Still run all the time, the core of that

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41

City of Washington City Council Public Hearing
September 19, 2022

1 organization remains the same, human dignity, the idea
2 that each person is made in the image and likeness of
3 God.

4 Respect and dignity. We serve all those
5 around us to ensure they get respected and valued. To
6 make certain these community members keep their
7 dignity, we know that there are fundamental goods they
8 need to thrive, food, clothing, shelter, health care
9 and other basic needed in life.

10 These common resources allow each person
11 access to the necessary pieces to reach their full
12 given potential. While Mercy and other institutions
13 attempt to fill this gap, the health disparities still
14 remain. Life's River will play its part to provide
15 another resource that isn't within our community
16 today, transitional housing and care coordination for
17 our families.

18 Thanks. Do you have any questions?

19 (NONE)
20 MAYOR HAGEDORN: Thank you,
21 Rocco.
22 MR. GONZALEZ: Thank you.
23 MAYOR HAGEDORN: John Strawn,
24 you're next.
25 MR. JOHN STRAWN: I'm John

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42

City of Washington City Council Public Hearing
September 19, 2022

1 Strawn. I've served on the board of a special women's
2 homeless shelter. The shelter that I served on, we
3 actually had room for 18 people, so approximately the
4 same size as what you're looking at.

5 We had four rooms for double occupancy,
6 which would have been two females in there. These
7 were all veterans who were suffering from either abuse
8 or that had lost their way and were trying to get back
9 on their feet.

10 So over the two years that I spent on the
11 board, we had two full time or part time folks. We
12 had two part time grounds and maintenance. We had one
13 paid intake, and then we had one intake that was a
14 volunteer nurse that would come in and review some of
15 the medical records and stuff like that before we took
16 them in.

17 We did drug tests once a month. We made

18 sure that all of the rules and regulations were
19 followed. Some of the issues that we ran into, and I
20 just wanted to bring this up to the Board so that you
21 can -- you're aware of these things.

22 We ran into problems with funding, of
23 course. Everything runs by money. We were 55 percent
24 supported by the VA. We were 31 percent supported by
25 donations and grants and things like that that came in

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43

City of Washington City Council Public Hearing
September 19, 2022

1 later on.

2 So a lot of work from the board and the
3 staff to go in and work and help and volunteer. A lot
4 of volunteer from the local community. We sourced
5 food from the local community. We also sourced
6 medical, fire, of course, and police.

7 Approximately we would have maybe to two
8 to three calls per month on emergency services. And
9 we did have to give a detailed plan what we were doing
10 to the city. So that was something that was brought
11 up that you guys may want to consider. We did have to
12 do that.

13 We also had to provide a detailed
14 sourcing of everything that we were doing to the VA as
15 well because they were our major funder.

16 Over the process of that two years, we
17 saw a lot of people get back on their feet. We did
18 see a lot of drug use that came in and out of the
19 facility. As soon as they tested positive, they were
20 no longer eligible to be in the facility. So we
21 actually had to remove them at that time.

22 However, a lot of the funding from the VA
23 would be removed as well when you remove them from the
24 facility.

25 One of the big concerns that we dealt

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44

City of Washington City Council Public Hearing
September 19, 2022

1 with was the local community, and we did have issues
2 with people going into other people's yards and things
3 would go missing and things like that.

4 We tried to mitigate that as much as
5 possible. We also tried to deal with the
6 transportation side of it. We had dedicated bus
7 drivers that were alternated that had to many vans,
8 and we'd take them over to the VA facilities and the
9 medical facilities or to the Metro Link was where we
10 were working with for their transportation to and
11 from.

12 You want to consider what is around there
13 for grocery type things. If they have no way to go
14 and get groceries, you're going to have to provide

15 transportation for them.

16 MAYOR HAGEDORN: Can you wrap
17 up?

18 MR. STRAWN: Sure. Absolutely.
19 I'm done with that, and just wanted to give you some
20 of the considerations that we had to deal with in our
21 homeless shelter.

22 COUNCIL MEMBER WESSELS: John,
23 where was this facility?

24 MR. STRAWN: Over in East St.
25 Louis.

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45

City of Washington City Council Public Hearing
September 19, 2022

1 COUNCIL MEMBER WESSELS: In
2 East St. Louis?

3 MR. STRAWN: Uh-huh.

4 MAYOR HAGEDORN: Thank you,
5 John.

6 Next is Marilyn Koenig.

7 MS. MARILYN KOENIG: I'm Ms.
8 Marilyn Koenig, and I reside 1933 Discovery Court here
9 in Washington. My home is on a corner lot with the
10 front facing Discovery Court, which is a dead-end
11 street which is awesome.

12 And my driveway and everything is on

13 Expedition. So we do have foot traffic up and down
14 Expedition along with large trucks and everything
15 else. We are less than a mile away from the proposed
16 shelter, and I'm here because I want to express my
17 opinion on the shelter.

18 My husband and I, who is here with me,
19 are totally against it because we believe it's going
20 to affect our property values, that it's going to
21 bring people through our neighborhood. I'm not saying
22 everybody is a bad person just because you're
23 homeless. I don't mean to infer that, but we feel
24 like that things could start going missing, you know,
25 we want our vehicles to be safe outside. Will the

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46

City of Washington City Council Public Hearing
September 19, 2022

1 children across the street be allowed to be outside by
2 themselves for moments of time?

3 We spoke to some of our neighbors, and
4 all the ones that we spoke to were against it for
5 various reasons, mentioning the strangers in the
6 neighborhood, the small children, not wanting to worry
7 about the safety of our stuff.

8 When we moved to Hermann -- when we moved
9 from Hermann to Washington about six years ago, we
10 found a house in our price range. We've been working
11 on improving it and making it our own. Basically our

12 homes are our most important asset. You know, we
13 can't really afford to watch it go down in property
14 value, because if it does, that kind of sinks us also.

15 I don't know for a fact that property
16 values near homeless shelters go down, but that's what
17 I've always heard.

18 They also mentioned the sidewalks. There
19 are no safe ways to -- for pedestrians to get to the
20 shelter. I drive Highway A every day. I don't come
21 that far down Highway A because of where I live, but
22 there's a lot of traffic on that highway. You put
23 pedestrians out there, and you're going to have a lot
24 more accidents than what you already have. There are
25 no sidewalks, but I don't think that the people who

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47

City of Washington City Council Public Hearing
September 19, 2022

1 live along Highway A should be forced to put in a
2 sidewalk for someone else's, which it is, a business.
3 You know, that's a costly venture to put in sidewalks.

4 I believe that there are other industrial
5 parks that are equally accessible. The one on Bluff
6 Road and West Main are very close to a lot of jobs.
7 That should be a consideration.

8 The industrial park out on Highway A is a
9 smaller park. If the shelter's built, people are

10 going to come no matter how the shelter is set up, no
11 matter what the rules are, they're going to show up in
12 our community in hopes of getting into it.

13 What are we going to do with them when
14 they show up, you know? Are they going to all of a
15 sudden living in the fields out there? I saw Pacific
16 is now banning homeless camps.

17 If we put out there we're going to open a
18 shelter, aren't we saying to Pacific, come on over to
19 Washington, we got some camping places available?

20 A month or so ago -- can I finish this
21 thought?

22 MAYOR HAGEDORN: After that,
23 please.

24 MS. KOENIG: Okay. A month or
25 so ago there was two homeless people on a church

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48

City of Washington City Council Public Hearing
September 19, 2022

1 parking lot down from our house, and we saw it. They
2 weren't harming anybody. They were sitting in a
3 corner probably sitting under the shade tree, eating
4 and everything. The next day when we went past, they
5 left mounds and mounds of trash for somebody else to
6 clear up.

7 I personally don't want to clear up other
8 people's trash because in these times, you don't know

9 what's in it.

10 Thank you very much.

11 MAYOR HAGEDORN: Thanks,

12 Marilyn.

13 Kim Boland, please.

14 MS. KIM BOLAND: Kim Boland,

15 121 Diamond Farm Lane in Villa Ridge. I'm with Life's

16 River. I just want to share a little story with you.

17 Ann and I have been doing a lot of

18 research on homeless shelters, and with that research,

19 we decided we needed to start visiting homeless

20 shelters.

21 And so far we've only been to one. We

22 have another one scheduled tomorrow. We have several

23 more that we're going to, but when we went there, we

24 wanted to talk to the director and see what's working

25 for them, what's not working for them, and to get kind

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49

City of Washington City Council Public Hearing
September 19, 2022

1 of a hands-on what people are doing.

2 So my question was how does it impact the

3 neighbors? Because we've had a lot of concern about

4 the neighbors.

5 And so the director said let me just tell

6 you a little story. So this particular shelter that

7 we went to was in Maryland Heights, and it is smack
8 dab in the middle of a residential area. And it's in
9 an old church that they converted into a shelter.

10 And when you drive by, you would have no
11 idea that it's a shelter. So somebody new moved into
12 the neighborhood across the street, and after she
13 moved in, she had found out from the neighbors that
14 that was a shelter across the street. And she
15 promptly went out and put no trespassing signs all
16 over her yard.

17 And after about six months of living
18 there, she took all those signs down and now she
19 donates things to them. She volunteers her time
20 there.

21 So I guess what I'm saying is there's the
22 perception and the reality, and I'd just like you to
23 give us a chance to show you that the reality could be
24 a real impact in Washington in a very positive way.

25 Thanks.

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50

City of Washington City Council Public Hearing
September 19, 2022

1 MAYOR HAGEDORN: Next up Sue

2 Manhardt. Am I reading correctly?

3 MS. SUE MANHARDT: No, I -- no.

4 I just signed when I was coming -- I thought that was

5 a sign-in list of everyone who was here. I apologize.

6 MAYOR HAGEDORN: No problem.

7 Next Gregg Hobrock. You want to go last,

8 Greg?

9 MR. GREG HOBROCK: If you

10 would. If you mind, because I want to address some of

11 the things that some of the people have raised, and

12 I'm probably the best person to hear them all and

13 address them, if you don't mind.

14 MAYOR HAGEDORN: Don't mind at

15 all.

16 Okay. Jeff Eckelkamp, please.

17 MR. JEFF ECKELKAMP: Good

18 evening, and thank you for letting me come up here. I

19 appreciate your time and leadership.

20 My name -- and I hope you can hear me

21 back there okay. My name is Jeff Eckelkamp.

22 If you look at the map up there, there's

23 a little square in the red there that shows blue as

24 well. There's a house on it that's a hundred -- over

25 a hundred years old. There's also an apartment there

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51

City of Washington City Council Public Hearing
September 19, 2022

1 that my wife and I own.

2 Kind of gives you an idea where I'm

3 located at compared to the property in question there.

4 There's a lot of talented people who are speakers that
5 are well educated and knowledgable. You can tell
6 they've been well studied and they did their homework,
7 and it's appreciated so it gives good discussion so we
8 do the right thing here tonight as far as Washington.

9 I think a lot of people, even the people
10 who may be against this side or whatever that I may
11 be, but it's not whether we need it or not, need it in
12 Washington. But it's the location that I'm concerned
13 with in Washington here.

14 And I want to make sure you're acutely
15 aware because I won't sleep good at night if I wasn't
16 up here to talk to you about it tonight. And we've
17 heard it, and there's several other things I brought
18 up in Planning and Zoning, but I know they're going to
19 be addressed and talked about.

20 The big concern I have and it's heard
21 many times is have you been out there at seven
22 o'clock, 7:30 in the morning? Have you been out there
23 at noon, 4:30, 5:00? What do we do downtown? We make
24 nice sidewalks for our pedestrians. We have nice
25 bypasses. We don't have anything for them out there.

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1 And I'm not even talking about the evening hours. I
2 mean, right now it's light till 7:00, 4:30, 5 o'clock,

3 you got two lanes of traffic going 40 miles an hour,

4 45 miles an hour or faster.

5 You got a third lane that people coming

6 from the south going north. Have you ever tried to

7 make a turn into Reather (ph.) Court or that area

8 there? You better watch out because they're making

9 left-hand turns going in to the subdivision way before

10 that. I almost got hit several times. My wife did

11 too.

12 The point I'm making is there's a lot of

13 traffic, a lot of people going, and we're not talking

14 about just 20 and 30 miles an hours there.

15 I'm a doer. I'm an actioner. So I'm

16 sitting outside, I hear an ambulance, I hear

17 something, I hear squealing. I see somebody, a

18 family, a kid, somebody gets hit out there. I'm going

19 to run out there. Heavens forbid that I didn't say

20 something to you tonight to make you aware of what I'm

21 concerned with.

22 So can we -- you know, what are we going

23 to do as far as sidewalks, roadways and stuff? Well,

24 you know, we're going to get that. No, we got them in

25 downtown. We've got them in other places that we need

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1 them.

2 The other point and the last one I'd like
3 to make is you talking about drugs and we're going to
4 house 25 people. Who's going to enforce it? Who's
5 going to make sure to execute it, a part time person
6 or a person that administrates staying inside?

7 I'm sorry I only got 25 beds or 20,
8 whatever it is. I got to turn you away. I think John
9 made a statement that crime goes up. Where do you
10 think that person's going to go?

11 You know what, there's a shed over there.
12 There's -- Boland has a bunch of stuff over there.
13 There's a little tree line down there. My goodness,
14 there's a lake down there. I can go down there.

15 And we've heard about what already
16 happens in the areas with trash and stuff. Those are
17 my concerns.

18 Those one of the things I think we need a
19 shelter in Washington. I think a lot of people do.
20 But let's make sure we pick the right location.

21 Thank you very much. Appreciate it.

22 MAYOR HAGEDORN: Thank you.

23 Okay. Next is Barb Wallach.

24 MS. BARB WALLACH: Hello. I'm
25 Barb Wallach. I am also a resident in Washington. My

City of Washington City Council Public Hearing
September 19, 2022

1 sisters and I own about the only green area right

2 across the street from where this is.

3 First, I'd like to thank the applicant,

4 the people who have spoke on behalf of this, for the

5 new information they provided. We didn't have a lot

6 of that last week at Planning and Zoning, and it's --

7 it is very much appreciated.

8 I also met with one of their board

9 members, and I appreciated that information as well.

10 I just have a couple of questions and the points that

11 I'd like more clarity on.

12 As I stated, last week at Planning and

13 Zoning, our biggest concern and there is not a mouse

14 in my pocket, my sisters and I own this property

15 together. So if I say I or our, it's all of us.

16 Concern for this is the safety. That's

17 still my concern. Safety for the children and adults

18 who find themselves using the shelter as well as

19 anyone who travels Highway A in all kinds of weather

20 without even a shoulder on the highway.

21 That may seem like a hypothetical

22 situation that may or may not be an issue, but

23 personally with the accidents that happen on that

24 highway without this added potential concern I feel is

25 worth considering if this location is truly the best.

City of Washington City Council Public Hearing
September 19, 2022

1 It was stated in Planning and Zoning last
2 week that it met all the criteria, and therefore, it
3 should be approved. Perhaps this is the only location
4 in Washington available given that criteria, but is it
5 the best.

6 Look at how many marriages they choose
7 someone because they meet the criteria, but may not be
8 the best.

9 So this is a decision ultimately for the
10 County to consider as well as the applicant. Is the
11 best potential in Washington? Was the shelter only
12 considered for Washington.

13 As Councilmen, you represent your
14 citizens in your ward. Is that what they're wanting,
15 or is it an easy out because ultimately this could be
16 a long, drawn-out expensive battle that no one really
17 wants?

18 That scenario scares me and upsets me for
19 many reasons. As a person who is a third generation
20 Washington resident, I stand before you, having been
21 affiliated with and served on many non-profit
22 organization boards. It was always our goal to be a
23 good neighbor and provide a service that is necessary,
24 but not one that has met with much pushback. It would

25 be wonderful to have a mission that everyone could get

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56

City of Washington City Council Public Hearing
September 19, 2022

1 on board with.

2 Not that we should get smooth sailing,

3 but the more transparency you get the more support you

4 should garner. Consequently the better problem

5 solving and help with issues becomes.

6 At Planning and Zoning, there were many

7 questions asked whose answers were I imagine, I

8 suppose, I would think.

9 While I realize it's difficult to approve

10 some -- to sort a plan together without an approval,

11 once it's approved, if the conditions or restrictions

12 are not put in place, I don't think it's a fair

13 resolution to expect everyone to go along with

14 whatever a handful of people think is safe.

15 What I'm asking is that the safety issue

16 be strongly looked, including transportation for those

17 staying in the temporary shelter, whether it be

18 temporary, taxies or whatever.

19 If you think about it, have you ever been

20 down the highway and you're maybe a little distracted?

21 Well, a foot, two feet, that's not very much room and

22 you could be right in the crosshairs of a mother and

23 child.

24 I am not saying I am not in favor of
25 shelter. I believe wholeheartedly in supporting these

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57

City of Washington City Council Public Hearing
September 19, 2022

1 people. I'm not trying to be difficult, but I am
2 trying to anticipate some scenarios that good business
3 is good representing the people of Washington and
4 their interests, and it's good safety for all those
5 distracted due to their situation.

6 I am not aware of other towns if they
7 were considered. So I'd like to know that. And my
8 only other question is: I know that they said that
9 this would be funded for two years.

10 My concern or my question is: Is this a
11 City project? Is this a County project? When those
12 two years are up, who's the -- who bears maybe some of
13 that burden -- not burden, but you know, who's going
14 to be paying those bills.

15 And I think we do deserve to know that as
16 well.

17 MAYOR HAGEDORN: Barb.

18 MS. WALLACH: Thank you.

19 MAYOR HAGEDORN: Thank you.

20 Jon Ceretto.

21 MR. JON CERETTO: I'd like to

22 thank the City Council for the opportunity to address
23 the topic here. I'd like to say I'm a relatively
24 recent resident here in Washington, about four years.

25 Prior to living here, I'm from a small

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58

City of Washington City Council Public Hearing
September 19, 2022

1 coastal town north of Camp Pendelton for the Marines,
2 and for the Marines in the audience would probably
3 know the town I'm talking about.

4 And I was the board member in our local
5 United Way, and I was chair of the Federal Employee
6 Charitable drive where we used to raise \$3.5 million a
7 year. So I'm quite familiar with NGOs, measuring
8 performance of charities, and the problem of
9 homelessness.

10 Now with that said, you know, we were all
11 very sympathetic to the plight of the homeless, and
12 we're obligated to do something for our needy brothers
13 and sisters.

14 As responsible citizens, however, we need
15 to make sure our solutions work, and we do not
16 accidentally or intentionally export our problems to
17 our neighbors out of frustration or out of ignorance.

18 Now in management terms, we commonly call
19 this externalities. Most of the issues people are
20 talking about here are externalities.

21 Now while this City Council or any other
22 city council does not manage the local businesses or
23 enterprises or charities, you do have an obligation to
24 consider externalities of shelters and organizations
25 like this.

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59

City of Washington City Council Public Hearing
September 19, 2022

1 We ask the same thing of the local bar, a
2 gas station, even a video parlor to make sure that
3 their externalities are not put upon the citizens
4 unexpectedly.

5 Now with that said, you know, in
6 performance management terms, you get what you
7 measure. Now whether you consider it within your
8 purview or not, I mean, I do agree with the -- some of
9 the comments that were earlier made. One of the
10 comments is you don't manage businesses, but on the
11 other hand, you have to make sure that you consider
12 the externalities.

13 So I agree with the idea that we ought to
14 limit the facility in terms of locals. Otherwise, it
15 does become the magnet for people outside the area.
16 I've seen that happen.

17 Maybe 50 percent. I don't know how you
18 would do that. Last known address, but try to make

19 sure that you're addressing a local problem and not --
20 I guess as someone here had mentioned -- Pacific's
21 problem.

22 Nothing focus one's attention like a
23 deadline. So I like the idea if it's limited to 30
24 days or 60 days. You try to solve the problem and
25 move on. Otherwise, you find resources other-where

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60

City of Washington City Council Public Hearing
September 19, 2022

1 (sic).

2 I agree with the, I guess last week this
3 problem was solved, with regards to make sure you have
4 an internal courtyard. Otherwise, you're going to
5 have loitering that's going to be exported to the
6 resident communities outside. So whoever -- I guess
7 that's already been approved, but that's an excellent
8 idea. You definitely want to do that.

9 MAYOR HAGEDORN: Jon, can I ask
10 you to wrap it up, please.

11 MR. CERETTO: What?

12 MAYOR HAGEDORN: Can I ask you
13 to wrap it up.

14 MR. CERETTO: Oh, yeah. I'm
15 sorry. Okay. So basically, and I think we have to
16 figure out how to track outcomes.

17 And I think this organization is

18 proposing to solve a public problem. So it wants to
19 be a public good. So I think there's an obligation
20 that it addresses and reports on its outcomes.

21 Now let me say they don't have that
22 obligation, but it's very important.

23 And a couple of other key things. One
24 gentleman spoke about the security. Do not
25 underestimate the security required for these

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61

City of Washington City Council Public Hearing
September 19, 2022

1 facilities.

2 It's something that's often ignored, but
3 not only do you have victims you have to think about,
4 but you also have to think about perpetrators. And
5 the perpetrators go along with the victims, and these
6 facilities, unfortunately, have to consider both.
7 Otherwise, you will have issues.

8 And finally I just want to say, if you
9 get it wrong, and I've been in communities where we've
10 gotten it wrong -- and I'm not saying we shouldn't do
11 this. I'm just saying we have to make sure we don't
12 get it wrong, because I've seen my children's softball
13 games canceled because fields have been overrun by
14 fecal matter and needles and tents.

15 I've seen, you know, adults and children

16 just having problems just walking between their homes
17 and school and such. These things do matter.

18 So all I'm saying is let's make sure that
19 our missions match our resources and our missions that
20 we try to measure these things and keep track of it.

21 Okay. That's it. Thank you very much.

22 MAYOR HAGEDORN: Thank you.

23 Kelli Schulte, next please.

24 MS. KELLI SCHULTE: Good
25 evening. I am Kelli Schulte, a resident of

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62

City of Washington City Council Public Hearing
September 19, 2022

1 Washington. I am here as the assistant director of
2 the Franklin County Area United Way.

3 United Way is aware of the homelessness
4 situation throughout Franklin county, and has been
5 involved with the Homeless Task Force, as well as
6 working with Mercy on the Housing Instability
7 Committee.

8 If this transitional housing is approved,
9 ourselves, any of our agencies, may utilize the
10 service on a referral basis when contacted by an
11 individual or a family who is in threat of becoming
12 homeless.

13 We could also refer them to Life's River
14 where they can receive the guidance needed to assist

15 their individual needs.

16 Thank you.

17 MAYOR HAGEDORN: Thanks.

18 Bob Ohlrich, please.

19 MR. BOB OHLRICH: Hi, I'm

20 Robert Ohlrich, and I live on Clark Drive, and as far

21 as I'm concerned, this subject is kind of a red

22 herring.

23 To me, this community is blessed with

24 many places of worship, and I don't understand why the

25 churches aren't coming forward, you know, opening up

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63

City of Washington City Council Public Hearing
September 19, 2022

1 their doors. Many have facilities. Many are only

2 busy five -- many are vacant five nights, six nights a

3 week, and I just don't understand why the churches

4 aren't coming forward.

5 You know, that's all I got to say. I

6 think that they could be used, and this whole debate

7 could be put to rest if they would just would just

8 come and say, yeah, we'll take care of the homeless.

9 It's part of the great commission.

10 Thanks.

11 MAYOR HAGEDORN: Thanks.

12 Next is Danielle Louis.

13 MS. DANIELLE LOUIS: Hello. My
14 name is Danielle Louis. I'm at 1298 West Ninth
15 Street.

16 I just want to say that I've worked in
17 Child Welfare for about 12 years, the Children's
18 Division. So I have worked with families that are
19 homeless, on the verge of homelessness, and I think
20 there's many more families in a transitional stage
21 than people in this room are aware of.

22 If you work at Child Welfare, you work in
23 health care, if you're a police officer, I think you
24 probably know this better than anyone. The reality is
25 that a lot of families are I think homeless knows this

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64

City of Washington City Council Public Hearing
September 19, 2022

1 too, are one disaster away from becoming homeless.

2 Most of us in this room are much more
3 likely to become homeless in our lives than
4 millionaires. And those are the facts. There's many
5 families that live from paycheck to paycheck.
6 Something goes wrong, they don't know where to go.

7 I also am now working -- I work close
8 with the juvenile office. They had in the last month
9 three teenagers that were homeless of no fault of
10 their own. They have nowhere to go and no resources.
11 It's just the community, the social service community

12 and the health care community that pull together to

13 scramble to get what they need.

14 How good would it be to have a place

15 where they could go, where they could get resources,

16 where they can be safe, because another worry is are

17 younger kids being safe?

18 The fact is that most do want help.

19 Right now we're dealing with a couple that became

20 homeless three weeks ago, and she's early pregnant.

21 And she came to me with tears in her eyes. She said

22 she doesn't know what to do, she doesn't know where to

23 go. And it's heartbreaking to be able to offer her a

24 tent and some food and that's kind of about it.

25 I've heard a lot of fears here. I've

Complete Reporting Service/P_A_Mayberry-cao@outlook.com/636-221-0418

65

City of Washington City Council Public Hearing

September 19, 2022

1 heard a lot of other, you know, kind of talking about

2 the population. They're people from this area.

3 People are from Washington, generational people that

4 have lived here for generations are from Washington

5 and the surrounding areas.

6 They don't want to leave their community.

7 They want to be in their community because this is

8 what they know. These are people that we work with.

9 These are people that some went to school with. These

10 are citizens.

11 So I think we need to really consider
12 them when making these kinds of decisions as our
13 helping the citizens of Washington by doing this.

14 So I think just I'm going to ask you guys
15 moving forward just listening to the people that have
16 intimately worked with these people in and out, day in
17 and day out. They're from this area, working for
18 people from this area because they're all
19 enthusiastically for this because we know that it can
20 make a world of difference for people and for
21 children, and really correct some of the generational
22 poverty that we see in our area.

23 Thank you.

24 MAYOR HAGEDORN: Thanks.

25 Shawn Mayay, please.

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66

City of Washington City Council Public Hearing
September 19, 2022

1 MR. SHAWN MAYAY: Good evening.
2 My name is Shawn Mayay, and I own property located at
3 23 Town and Country Drive in the industrial tract,
4 near where the temporary home shelter is to be
5 proposed.

6 First I'd like to start out tonight by
7 saying the same thing that I said last week at the P
8 and Z, is that myself, my family, I know everybody in

9 the room, there's nobody in here that's against a

10 homeless shelter or homeless people.

11 I have a lot of respect for the
12 applicant. I have -- and their entire team. And I'm
13 not opposed to the concept, the idea, but there's a
14 lot of questions that need to be answered and talked
15 about. This council will be probably the toughest
16 decision you will make in 2022. I promise.

17 There's a lot of things that we have to
18 look at as a whole before we move forward.

19 There is a need for our society to help
20 people who are homeless. For whatever reasons persons
21 are homeless, they are still fellow human beings.

22 I think we all agree with that. Some
23 people need and deserve a handout of food and
24 temporary shelter. Some people need a form of
25 treatment. At the same time, the City cannot turn a

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67

City of Washington City Council Public Hearing
September 19, 2022

1 blind eye to some of the adverse effects of

2 homelessness.

3 The increase and decrease of property
4 values, property damage, littering, loitering, actual
5 safety concerns, increased demands on police
6 department, fire, first responders, hospital and many

7 other service organizations.

8 It is also known that there is a
9 correlation between expanding services and more
10 homeless coming into the area. Homelessness is
11 complex, asymmetrical and not completely solvable.

12 Members of the Council, Mayor, members of
13 the administration, all the citizens of Washington,
14 Missouri, this is the first time and probably not the
15 last you will have to address these issues, and the
16 conditions placed on the operation of homeless
17 shelters.

18 This is a slippery slope. If the
19 precedent is set that a homeless shelter can be open
20 anywhere in M1 and M2 the industrial district without
21 any special conditions being placed on the permit,
22 it's going to be a problem.

23 In an attempt to address these issues,
24 the City of Washington provides that temporary
25 shelters can be placed in M1 and M2 Industrial

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68

City of Washington City Council Public Hearing
September 19, 2022

1 Districts, but only with stipulations or special
2 conditions so as to promote the intent and purpose of
3 zoning, including promotion of public health, safety,
4 comfort, morals and welfare of the city and the
5 citizens pursuant to Article 5 of the Zoning Code.

6 In consideration in this issue, there are
7 a lot of questions that need to be answered. What
8 special conditions can and should be imposed not only
9 for the benefit of property owners and citizens near
10 any proposed shelter and the residents of the city
11 generally, but also for the benefit of the homeless
12 persons themselves.

13 In order to determine what special
14 conditions should be imposed, the Council should
15 address what or what the effects are of both negative
16 and positive a homeless shelters on the needs of the
17 homeless and community along with the other issues.

18 So the following questions need to be
19 asked and answered.

20 What is the operations plan?

21 Can a non-for-profit adequately fund and
22 sustain its operations?

23 If the business plan is inadequate and
24 the homeless shelter shuts down and the homeless
25 residents may not have anyplace to go, then the

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69

City of Washington City Council Public Hearing
September 19, 2022

1 community will have to deal with the aftermath.

2 MAYOR HAGEDORN: Shawn, I'm

3 sorry, but can you wrap it up, please?

4 MR. MAYAY: I'm opposed to
5 three minutes. I'm not sure that's right, by the way.

6 MAYOR HAGEDORN: We're just
7 trying to --

8 MR. MAYAY: This is a tough
9 subject.

10 In closing, I would like to mention
11 something about the zoning code under Article 5 of
12 400.210. I'm sure you have been advised that the City
13 is backed into a corner, it should vote yes on this
14 permit. However, under the Code 400.210, the City
15 Council, by special permit after public hearing and
16 subject to such protective restrictions as it deems
17 necessary, may authorize the location extension, and
18 structural alterations of any buildings that listed
19 within a district.

20 So again not opposed to this, but you
21 need -- we need to keep in mind everybody around this,
22 it does affect people in this town, and we're set up
23 things can go south.

24 Again, I love what they're doing. I love
25 the concept. Not that location.

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1 And another question I have is has
2 anybody visited with the County, which I will do, to

3 see if we want to do a Franklin County and come
4 together so we can cover more areas.

5 So a lot of concerns on both sides. This
6 is not an easy decision that you guys have to make.
7 It will be your toughest, but I hope everybody takes
8 everything into consideration on both sides.

9 Thank you.

10 MAYOR HAGEDORN: Thank you.

11 Kurtis Ohse, please.

12 MR. KURTIS OHSE: Kurtis Ohse,
13 7 Edward Place.

14 I just want to say I don't think anyone
15 here thinks that we shouldn't be working to help the
16 homeless. Anyone who's had any, you know, opposition
17 to this, I don't think that anybody thinks that we
18 shouldn't be helping the homeless.

19 But the reason for the special use permit
20 that we talked about earlier tonight is to mitigate
21 any negative effects that that special use permit may
22 promote.

23 And unfortunately because of the nature
24 of what's being proposed, the operational details in
25 my opinion cannot be decoupled from public safety.

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1 A gas station was mentioned as something
2 that needs a special use permit, and yes, the City
3 does not have any oversight in how a gas station is
4 run, but there are mountains of state and federal
5 regulations that dictate how that's going to be run.

6 And so you know, what I think is
7 important for the Council to do is to just make sure
8 that all the concerns, and maybe not all of them
9 because they may not all be reasonable, make sure all
10 reasonable concerns are going to be addressed before
11 this permit is issued.

12 And make sure that the City has the
13 ability to have some oversight, because I think that's
14 the biggest concern everybody has, is well, what if
15 there's problems.

16 Well, if you issue the permit without the
17 ability to have oversight, then there's nothing that
18 can be done if there's problems. Or I should say when
19 there's problems, because there will be problems, and
20 I have every bit of faith that the folks want to do it
21 want to correct those problems. But I think the City
22 still needs to be able to have some oversight so that
23 if those problems don't get corrected, that they can
24 step in and help manage things in a way that's best
25 for the City, best for public safety, best for the

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City of Washington City Council Public Hearing
September 19, 2022

1 residents that are close by.

2 That's all I have. Thank you.

3 MAYOR HAGEDORN: Joseph

4 Thatcher, please.

5 MR. JOSEPH THATCHER: Good

6 evening. My name is Joseph Thatcher, and I am the

7 property owner at Number 3 Chambers Drive, Number 8n

8 Chamber. Probably one of the few properties of the

9 people who came up here and spoke here tonight that

10 are within, you know, the 200 or 250 foot notification

11 per code.

12 You know, I attended last week the P and

13 Z meeting, very open-minded. I moved my business to

14 Washington four years ago, and spent the last four

15 years working very hard to grow and develop it, and

16 I've really made a strong foothold in Chamber Drive,

17 and I really enjoy the industrial park the way that it

18 is.

19 I am not opposed to the homeless shelter

20 at all, but really the biggest thing that I think

21 we're overlooking in tonight's meeting and the P and Z

22 meeting last week is that we're not discussing whether

23 it's good or bad.

24 They've been -- I haven't looked into

25 anything about it. I feel that I should stay neutral.

City of Washington City Council Public Hearing
September 19, 2022

1 We're discussing where the building is and what the
2 location and the intended use is for.

3 Highway A and Chamber Drive is a major
4 industrial infrastructure for Washington. Something
5 that nobody has mentioned also is the Public Works
6 Department, which is mainly where every Public Work
7 vehicle or the police department, fire, again that's
8 everybody's refuels at that building. So there's a
9 ton of traffic up and down Chamber Drive.

10 You know, it was discussed this evening
11 that people are going to be able, if they're not met
12 the criteria, they're going to walk away, they're
13 going to be asked to leave or forced to leave.

14 Well, the easiest path of least
15 resistance is to walk down Chamber Drive. So what is
16 down Chamber Drive? Chamber Drive is home to probably
17 about 12 to 13 businesses like myself.

18 With those, we all have employees. I
19 would have to probably guess, but pretty close to 300
20 employees up and down Chamber Driver. So you take
21 that order in a single shift working that's 300 trips
22 in and 300 trips out. And that's not including the
23 municipality's which we also have the City of
24 Washington the school district yard there as well

25 because that's also a logistic building home to a lot

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74

City of Washington City Council Public Hearing
September 19, 2022

1 of truck traffic and infrastructure being moved in and
2 out of that facility.

3 So you know, there's no sign logs,
4 there's no lighting, and that's just a big concern of
5 mine. It's a big concern of mine as a liability
6 standpoint for not myself but other business owners on
7 Chamber Drive, and I think it should be a big
8 understanding for the City, you know, as a potential
9 liability as well. Because what if somebody does walk
10 in the middle of the street with sidewalks. So people
11 are standing on the edge of the street.

12 You're making them a blind-sighted corner
13 making a right on Highway A if you're in an
14 18-wheeler, and that's something to be considered.

15 There is not much setback on the front of
16 this building, and there is not -- I don't know per
17 fire code is there even 26-feet of fire lane around
18 the building with their proposed parking situation and
19 everything like that?

20 Were sidewalks put in, would that them
21 limit the potential for fire code, and a lot of people
22 would ask how do I know this, well, I just built a
23 building on Chamber Drive, and I don't know all about

24 all the setbacks and everything like that.

25 So I think that's something that should

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75

City of Washington City Council Public Hearing
September 19, 2022

1 definitely be considered where if the infrastructure

2 is added, does that still meet City Code.

3 So that's all I have to say this evening.

4 Thank you.

5 MAYOR HAGEDORN: Thank you.

6 Judy Payne, please.

7 MS. JUDY PAYNE: I'm Judy

8 Payne, and I live at 200 Shawn Court. So I live at the

9 subdivision just down the street. And I also was a

10 community support worker for ten years for Compass

11 Health, and after that, I worked outreach for -- as a

12 subcontractor for FEMA during the floods.

13 So I am very familiar with the county.

14 And I want to say a couple of things that I have

15 concerns about.

16 And one of them is that these charitable

17 foundations are new, they're new, and inexperienced.

18 So they don't have the knowledge about -- they want to

19 be a transitional shelter, and that is beautiful and

20 that's wonderful, and Franklin County has needed that

21 for like 15, 20 years.

22 So if they can do it, that's awesome, but
23 transitional housing means that you have to get HUD
24 vouchers and you have to find Section 8 housing or
25 even affordable housing in Franklin County. And it's

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76

City of Washington City Council Public Hearing
September 19, 2022

1 very, very hard to find. It's very hard to find.

2 Washington is one of the least -- has the
3 least transitional housing available. Although I did
4 talk to Annie today, and she said that there was one
5 available at the local owned park down on 8th Street.
6 I said, well, how often does that come available?

7 Well, it doesn't come often because you
8 have to wait for somebody to leave in order to get
9 something.

10 So I'm just wondering how transitional
11 we're going to be, and what happens to all the people
12 that need help that get turned away. And like they
13 said, will they be hanging around, or where will they
14 go?

15 I'm just wondering. And the other
16 concern actually -- I guess that's all. I'm really
17 concerned with the whole transitional thing because I
18 think that Washington is probably the most expensive
19 area to have a homeless shelter in. In Franklin
20 County, there's other areas that are more affordable

21 and actually there is some Section 8 housing. It's

22 not available, but at least it's there.

23 Thank you.

24 MR. CRAIG MILLER: City

25 Council, thanks for hearing comments on this. I know

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77

City of Washington City Council Public Hearing
September 19, 2022

1 it's a big issue.

2 My name's Craig Miller. I'm at 1800

3 Anniston Drive. I'm a little bit down the road on the

4 left. I'm a business owner at Imo's Pizza and Sugar

5 Fire's Smokehouse.

6 Just sharing my experience with you.

7 We've had -- I've had the police out at our businesses

8 not once, not twice, maybe ten times over the last few

9 years. With kind of homeless people that I think

10 we're more afraid of, right, these are people with

11 drug problems. They are chronically homeless.

12 They're out back by my Dumpsters. They're in my

13 dining room perhaps messing with customers.

14 We're asking for help from the police.

15 So we're asking for help from wherever we can to

16 figure that out.

17 Set those people aside. My experience

18 with homelessness here in town comes from my

19 employees. It comes from, you know, relatives in the
20 family who have a kid who's maybe on the skids, a kid
21 that is a really bad home life situation, and there's
22 no place to go.

23 I have employees that don't show up for
24 three days. I'm like man, what's going on? Do I have
25 to let this kid go? What's going on, and I find out

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78

City of Washington City Council Public Hearing
September 19, 2022

1 he's been living in his car for, you know, the last
2 month or so.

3 You're absolutely right when you talk
4 about school children that are on the books at school
5 saying they're in dangerous situations. We track them
6 because we're trying to help them. The school is
7 trying to help them. The police department is trying
8 to help them. The churches are trying to help them.
9 The City of Washington is expending services on them.
10 The hospital system is welcoming them to the ER,
11 warming them on cold winter nights.

12 We're spending money on this issue that
13 we don't necessarily think about.

14 This group has come to the City once
15 before. Planning and Zoning, and they said, hey, we
16 want to do something to help. We can't help everyone,
17 but we want to try to help someone. And that's in the

18 spirit of Washington, Missouri.

19 I moved here 20 years ago. One of the
20 things that we fell in love with instantly is that
21 people do offer a handout to people that are willing
22 to make that effort to get better, to better
23 themselves.

24 People in Washington treated me that way.
25 I feel like I probably owe the City the same debt to

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79

City of Washington City Council Public Hearing
September 19, 2022

1 say I needed help. Do something for our fellow
2 neighbors. They came to the City once before and they
3 asked to put something in that town, and the City of
4 Washington said hey, I don't know if this is our
5 place. I don't know if this is the best use for this.

6 The City went, took a look at it
7 internally, did their research, looked at codes, put
8 something on the codes and very thoughtfully said,
9 this is our best option for this type of use.

10 These people that are proposing this
11 weren't discouraged, and they said, hey, what's our
12 next best bet then, where can we go. Let's play
13 within the rules, let's get everything that they're
14 asking of us. Let's ask for special uses. I think at
15 Planning and Zoning, they talked about a fence.

16 I think you guys are perfectly within
17 your rights to find a way to kind of restrict this to
18 say hey, let's address the needs that we can. But
19 let's move forward with it and say this is something
20 that the City is already spending money on. This is
21 something -- this is a group that is offering a gift
22 to the hospital, to the police department, Franklin
23 County resources, places -- a place to go that the
24 least fortunate of us don't have.

25 I'm asking you guys to please consider it

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80

City of Washington City Council Public Hearing
September 19, 2022

1 thoughtfully and approve this if you can. Okay.

2 Thank you.

3 MAYOR HAGEDORN: Thank you.

4 FATHER MIKE BOEHN: Your Honor,

5 Mayor Hagedorn, distinguished members of the City

6 Council of Washington. My name is Father Mike Boehn.

7 I'm a proud resident of our beloved Washington, and I

8 serve as pastor of St. Francis Borgia Parish in

9 downtown.

10 Thank you for allowing me to address you

11 this evening.

12 I come before you in support of the

13 shelter for the homeless. I've discussed this project

14 with those who have worked hard to organize and plan

15 it. I know them, and I feel confident we can trust
16 their word about the plans they have proposed.

17 Further, they have assured me of their
18 willingness to collaborate with our community and its
19 leaders to work through any issues that may arise.

20 I'm especially heartened by their concern
21 for homeless families and their desire to help people
22 help themselves by providing a structured environment.

23 I've spoken with Father Jim Feebie from
24 Our Lady of Lourdes, Father Carl Schebel from St.
25 Gertrude's, Father Tilly Greer (ph.) who serves with

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81

City of Washington City Council Public Hearing
September 19, 2022

1 me at St. Francis Borgia, and we are in support of
2 this.

3 Pope St. John Paul, II said, I quote, "A
4 society will be judged on the basis of how it treats
5 its weakest members."

6 We have a moral responsibility to care
7 for those who are struggling, and now we have a good,
8 maybe not perfect, but a good workable solution to
9 help homeless people and families that has been
10 presented to you for your consideration.

11 And we have an opportunity as a community
12 to get behind this plan and support it.

13 I urge you to support this proposed

14 shelter.

15 Finally, please know my prayers for you

16 as you deliberate the business of the City of

17 Washington on behalf of all who live here and all who

18 visit here.

19 Thank you for your time.

20 MAYOR HAGEDORN: Dave Chalk,

21 please.

22 MR. DAVE CHALK: Council

23 members, David Chalk, Mercy here in Washington and

24 resident at 4687 DeBois Court.

25 I just again want to thank all of you for

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82

City of Washington City Council Public Hearing
September 19, 2022

1 the careful consideration of the issue about the

2 homeless shelter that's been proposed.

3 The speaker before us had outlined all

4 the reasons to do that. The only point I wanted to

5 make to the Council that I spoke with Planning and

6 Zoning is the social determinants of health. We are

7 blessed in this community. One of the reasons that I

8 am here to head outstanding health care for a

9 community our size.

10 Though we like to think that we can fix

11 all the ails of the community with the care that we

12 provide in the hospital and the clinic and in your

13 homes, we know that that doesn't occur.

14 It is known that only 20 percent of your
15 overall community's health is determined by the health
16 care providers. The other 80 percent are determined
17 what are termed as the social determinants of health.
18 That's housing. That's food security. That's the
19 environment. That's education.

20 We are again blessed to have outstanding
21 food banks throughout this town in this region. Many
22 of those people are in this room tonight. We are
23 blessed with an outstanding education system. We are
24 blessed to have health care for a community our size
25 that is second to none in a community the size of

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83

City of Washington City Council Public Hearing
September 19, 2022

1 Washington.

2 The final piece of that puzzle is housing
3 security. Again, most of us in this room tonight are
4 fortunate to have a house over our head every night,
5 but there are many and still unfortunately a somewhat
6 growing number, especially on the tail end of
7 hopefully a waning pandemic.

8 I ask you tonight to put that final piece
9 of the puzzle of a healthy community in place. That

10 final piece is a homeless transitional shelter that we
11 will have available to care for our residents and
12 those in our surrounding communities.

13 Again, thank you very much for your
14 careful consideration.

15 MAYOR HAGEDORN: Greg.

16 MR. GREG HOBROCK: Your Honor,
17 a pleasure to speak before you, distinguished members
18 of the Council.

19 I've heard a lot of comments the last few
20 nights, and I wanted to --

21 COURT REPORTER: Excuse me.

22 CITY CLERK KLEKAMP: Greg, can
23 you state your name and address, please.

24 MR. HOBROCK: Excuse me. Greg
25 Hobrock, 500 Grae Burk Court, Washington, Missouri.

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84

City of Washington City Council Public Hearing
September 19, 2022

1 I've heard a lot of comments. Some have
2 merit, some do not. I want to talk about a couple
3 that don't have merit.

4 If you build it, they will come. Sounds
5 great, and I believe everybody that says it believes
6 it. There's no statistical data to support that. But
7 if you just assume that's right, if you build it, they
8 will come, why haven't our homeless gone to St.

9 Charles where there's a shelter?

10 Why haven't they gone to St. Clair where
11 there's a shelter? Why haven't they gone to Rolla
12 where there's a shelter? Why haven't they gone to
13 Troy where there's a shelter? Why haven't they gone
14 into the city of St. Louis for their shelter?

15 If you build it, they will come. Well,
16 they're built, and our homeless haven't left us.

17 So I think that argument is false flag in
18 its own logic.

19 Second, why here? If you listen to the
20 arguments on safety tonight, you couldn't put one on
21 Chamber Drive, anywhere on Chamber Drive, you can't
22 put one out in West Link Industrial Park. As much as
23 I understand the traffic concerns on Highway A, the
24 traffic concerns on Bluff Road are just as bad.

25 So where do you go? Do you go downtown

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85

City of Washington City Council Public Hearing
September 19, 2022

1 into Washington where Zero is or where plaintiffs
2 downtown. Think that would go over well? There is no
3 ideal place. It's not going to make everybody happy.

4 This place meets your requirements.
5 You're the ones who said it had to be in an industrial
6 zoned building. That's where we bought to meet your

7 requirements.

8 I would have assumed that you would have
9 thought about how would people get there. How's this
10 going to work. We are not in -- people are not going
11 to congregate out around the outside. They don't walk
12 up to it and say I want in.

13 They come by reference, and most of them
14 will be delivered by the sponsoring agency. We're not
15 a show. These people are in your community. You
16 already have piles of trash. You already have police
17 trouble. You already have everything you're dealing
18 with. We're trying to help that. We're trying to
19 relieve that from you, take part of it off your plate.

20 I think some very valid concerns have
21 been raised. Highway A is a very valid concern. I'm
22 working right now to figure out how we keep people off
23 Highway A.

24 I don't have the details of it, but
25 believe me when I tell you I don't want anybody hit on

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86

City of Washington City Council Public Hearing
September 19, 2022

1 Highway A any more than anybody else in this room. If
2 that means I have to buy a vehicle, if that means -- I
3 don't know what the solution is because I don't know
4 what the problem is specifically I am dealing with.

5 It may turn out they all have cars. It

6 may turn out that those who don't have cars can
7 carpool with those who do. It may turn out the
8 churches will offer us a van. It may turn out that I
9 find a path that leads off Highway A.

10 One closing thought. People have said
11 they want to see a detailed plan. If I presented a
12 detailed plan here tonight, it would only raise more
13 questions than answers. We'll have a hard enough time
14 getting three people to agree on any detailed plan,
15 let less nine or a little less than 120.

16 What's important is it will be run. It
17 will be like the one in St. Charles where their
18 neighbors are proud of it, and if it's not, I will
19 shut it down.

20 Thank you very much for your time.

21 MAYOR HAGEDORN: Okay. Do you
22 guys have any questions?

23 MS. SUE MARHARDT: My name is
24 Sue Marhardt. I relinquished my space a while ago. I
25 thought it was like a sign-in list, you wanted to

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87

City of Washington City Council Public Hearing
September 19, 2022

1 sign. I've never been to a city council. So I
2 apologize. Anyway I would like to go ahead and speak.
3 I live at 96 Northwood Drive, Labadie,

4 Missouri. However, I have worked very closely with
5 the homeless for several years. I was concierge with
6 Mercy Hospital where we had a lot of homeless folks
7 that frequented, came in, you know, and we would do
8 for them what we could through resources that we had.

9 I've been very passionate about this
10 problem for several years. I retired going on three
11 years ago from Mercy, and came together with some
12 other folks, another one actually that was sort of
13 Faith Baptist Church, and we formed a -- kind of
14 formed a partnership and we started serving meals at
15 the American Inn for the homeless. We were there
16 possibly nine months, and then we were asked to leave.

17 We were there during the winter program
18 that you had that the City donates to -- through
19 taxpayer funds and I do ask that you would look into
20 that and that we might be a little better stewards.

21 We were down there. We witnessed what
22 goes on, and I think some good followup would be
23 appropriate.

24 Anyway we were asked to leave there by
25 the owner because they felt like we were inviting more

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88

City of Washington City Council Public Hearing
September 19, 2022

1 homeless in than what they wanted there.

2 So we did leave. We prayed for three

3 months, and Pastor Craig Weimeyer (ph.) from Emmanuel
4 Lutheran Church came forward. We've been serving
5 meals there on Tuesday nights, three meals there on
6 Tuesday nights to anyone who wants to come whether
7 they're homeless in the community, they just want to
8 come and to be a part of it.

9 Another part of it is our Manna and
10 Moore, another part that we do, we get -- we help them
11 get driver's licenses, or not driver's license, but
12 state IDs, birth certificates, all of the necessary
13 things that they need to go back to work.

14 If you've never walked that path with a
15 homeless person, everyone needs to do that to see what
16 they have to go through to try to get themselves back
17 into society. It's embarrassing, very embarrassing.

18 I can see why they would not want to try.
19 There is a big faction of people I think in Washington
20 that really want this to work that need to come
21 together as a group. I think there's strength in
22 numbers, and I think there's a lot of us that want to
23 do that.

24 I know some people don't like homeless.
25 They don't like the references to it, and a lot of

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1 them don't like the reference -- the homeless don't
2 like the references to that either.
3 I mean, it gets -- it is tough. I'd just
4 like to see some compassion, you know, and I think a
5 lot of us do have compassion, but I think we need to
6 start somewhere with whatever it is. And then maybe
7 be able to build on other places, and I will wrap up.

8 I just do have a scripture, and that
9 scripture is -- I don't -- I can't quote where it's
10 at. I just know it's in there. That the Bible tells
11 us except for the grace of God, there go I.

12 Thank you very much for your time, and
13 thank you for allowing me to come up here.

14 MAYOR HAGEDORN: Does Council
15 have any questions on anything?

16 (NONE)

17 Folks, I know how traumatic it was for
18 some of you to get up here and speak, and I appreciate
19 that. I don't know about you guys, but everybody
20 that's in here makes me proud to be a citizen of this
21 community, whether you're for or against it.

22 So okay. I'll take a motion to accept
23 the proposed into the minutes.

24 COUNCIL MEMBER HOLTMEIER: I
25 make the motion.

City of Washington City Council Public Hearing
September 19, 2022

1 MAYOR HAGEDORN: Motion by
2 Holtmeier.

3 COUNCIL MEMBER WESSELS:

4 Second.

5 MAYOR HAGEDORN: Second by

6 Wessels.

7 COUNCIL MEMBER PATKE: Your

8 Honor, we're accepting the proposal into the minutes?

9 ADMINISTRATOR LAMB: We're just
10 accepting the letter and the hearing into the minutes.

11 COUNCIL MEMBER PATKE: Okay.

12 ADMINISTRATOR LAMB: This is
13 not the -- this is not the ordinance.

14 COUNCIL MEMBER PATKE: Right.
15 I didn't know what the proposal was.

16 MAYOR HAGEDORN: All those in
17 favor say aye.

18 COUNCIL MEMBER HIDRITCH: Aye.

19 COUNCIL MEMBER WESSELS: Aye.

20 COUNCIL MEMBER PATKE: Aye.

21 COUNCIL MEMBER BRIGGS: Aye.

22 COUNCIL MEMBER COULTER: Aye.

23 COUNCIL HOLTMEIER: Aye.

24 MAYOR HAGEDORN: Opposed?

25 (NONE)

City of Washington City Council Public Hearing
September 19, 2022

1 All right. The motion is in the minutes.

2 We're going to take a five-minute break.

3 (THEREUPON, THE PUBLIC HEARING
4 PROCEEDING CONCLUDED AT 8:44 P.M.)

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City of Washington City Council Public Hearing
September 19, 2022

1 CERTIFICATE OF REPORTER

2 STATE OF MISSOURI)

) SS

3 COUNTY OF FRANKLIN)

4 I, PATSY A. MAYBERRY, Professional Court

5 Reporter and Notary Public within and for the State of

6 Missouri, before whom the foregoing proceeding was

7 taken, do hereby swear that: the aforementioned was

8 held at the time and in the place previously

9 described; the witness whose testimony appears in the

10 foregoing transcript was duly sworn by me; the

11 proceedings were taken down in stenographic notes by

12 me and transcribed by me, or under my supervision, to

13 the best of my ability; that I am neither counsel for,

14 related to, nor employed by any of the parties to the

15 action in which this testimony was taken; further that

16 I am not a relative or employee of any attorney or

17 counsel employed by the parties thereto, nor

18 financially or otherwise interested in the outcome of

19 the action; and that the aforementioned represents a

20 true and accurate transcript of said proceedings.

21 IN WITNESS WHEREOF, I have hereunto set

22 my hand.

23 _____

Patsy A. Mayberry, Court Reporter
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My Commission Expires: September 14, 2026
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