

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL  
CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI  
MONDAY, NOVEMBER 21, 2022**

**INTRODUCTORY ITEMS:**

The Regular Meeting of the City of Washington, Missouri, City Council was held on Monday, November 21, 2022, at 7:17 p.m. in the Council Chamber. Mayor Doug Hagedorn opened the meeting with roll call and Pledge of Allegiance.

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

<b>Also Present:</b>	City Attorney	Mark Piontek
	City Administrator	Darren Lamb
	City Clerk	Sherri Klekamp
	Police Chief	Jim Armstrong
	Fire Chief	Tim Frankenberg
	Economic Development Director	Sal Maniaci
	Public Works Director	John Nilges
	Street Superintendent	Tony Bonastia
	Public Works Superintendent	Kevin Quaethem
	Parks Director	Wayne Dunker

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 November 7, 2022 Council Meetings

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

**Approval and Adjustment of Agenda including Consent Agenda:**

\* Change Order #2 – 2022 Overlay Project

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

**PRIORITY ITEMS:**

**Mayor's Presentations, Appointments & Reappointments:**

- \* Approval of the Minutes from the November 7, 2022 Council Meetings

*November 16, 2022*

*City Council*

*City of Washington*

*Washington, Missouri*

*Dear Council Members:*

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

*NAME*

*DATE EFFECTIVE*

*DATE EXPIRES*

*Michael Grissom*

*November 22, 2022*

*November 22, 2023*

*Sergeant*

*Michael Wissbaum*

*December 01, 2022*

*December 01, 2023*

*Police Officer*

*Respectfully submitted,*

*James D. Hagedorn*

*Mayor*

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

**PUBLIC HEARINGS**

- \* Special Use Permit – 1104 Jefferson Street – Short Term Rental

*November 16, 2022*

*Mayor & City Council*

*City of Washington*

*Washington, MO 63090*

*RE: File No. 22-1005-Special Use Permit-1104 Jefferson Street-Short Term Rental*

*Mayor & City Council,*

*At the regular meeting of the Planning & Zoning Commission held on Wednesday, November 16, 2022 the above mentioned Special Use Permit was tabled until next month.*

*Sincerely,*

*Thomas R. Holdmeier*

*Chairman*

*Planning & Zoning Commission*

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

- \* Rezoning from R-1B Single Family to C-1 General Commercial

*November 16, 2022*

*Mayor & City Council*

*City of Washington*

*Washington, MO 63090*

*RE: File No. 22-1101-Rezoning from R-1B, Single Family to C-1, General Commercial  
Mayor & City Council,*

*At the regular meeting of the Planning & Zoning Commission held on Wednesday, November  
16, 2022 the above mentioned rezoning was approved with a unanimous vote in favor.*

*Sincerely,*

*Thomas R. Holdmeier*

*Chairman*

*Planning & Zoning Commission*

**Maniaci:** All right, good evening. Your first Public Hearing tonight is a request to rezone 906 and 908 Jefferson Street, both of these parcels here. Actually, if you remember the property to the south was actually one that was condemned about four or five years ago. We purchased, tore it down and sold to Cowboy Holdings who then purchased the property to the north. Now there wish is to turn the home to the north into an office, I believe a real estate office is what they said and then turn the vacant lot to the south into a parking lot. That is obviously an old aerial, that lot to the south has been demolished.

You can see here it is zoned R-1A Single-Family Residential and so in order to go commercial; they have to get it rezoned. What we recommended was to match the zoning to the north. That striped red is C-1, what we call light commercial or neighboring commercial. It allows for retail and office uses that are meant to be adjacent to residential. Obviously, Jefferson Street especially is this area has a lot of mixed uses. You can see the commercial and the uses directly adjacent and across the street.

Staff recommended approval and then last week at Planning and Zoning it passed unanimously with no opposition voiced at the meeting.

**Wessels:** Sal remind me, what is the R-1B?

**Maniaci:** It's Single-Family Residential with minimum lot sizes of 6,000 square feet.

**Wessels:** Okay so the 1-A and 1-B is just lots size?

**Maniaci:** Yes.

**Wessels:** I got you.

**Hagedorn:** Other questions? Do we need a motion to accept this into the minutes?

**Lamb:** You need to open it up and take comments from the public.

**Hagedorn:** Okay. Comments from the public?

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. 22-12690, Ordinance No. 22-13651, an ordinance rezoning 906 & 908 Jefferson Street from R-1B Single Family Residential to C-1 General Commercial 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; Patke-aye, Hidritch-aye, Briggs-aye, Reed-aye, Behr-aye, Coulter-aye, Wessels-aye, Holtmeier-aye.

\* Special Use Permit – 609 West Seventh Street – Short Term Rental

November 16, 2022

Mayor & City Council

City of Washington

Washington, MO 63090

RE: File No. 22-1102-Special Use Permit-609 W. Seventh Street-Short Term Rental

Mayor & City Council,

At the regular meeting of the Planning & Zoning Commission held on Wednesday, November 16, 2022 the above mentioned Special Use Permit was approved with a 5-2 vote in favor.

Sincerely,

Thomas R. Holdmeier

Chairman

Planning & Zoning Commission

**Maniaci:** All right, your second Public Hearing tonight is a Special Use Permit request for short-term lodging. This property located on Seventh Street, you can see just west of Seventh and Stafford and you can see in the aerial here, it does have driveway access. It appears to have alley access to the rear. That is an existing right-of-away; however, it is not an improved right-of-away so it doesn't actually have rear access, but it does have in staffs opinion ample parking for what the applicant put in their application and testified at Planning and Zoning. They have a two-car garage, two car spaces in the driveway and can fit one on the street and then they testified that it would be a household for six to eight people.

As we often say on our short-term lodging, we've had a number of these come forward this year. They are primarily residential in nature and allow for 30 days or less in lodging and with our current ordinances in place for noise violations and nuisances and parking violations that can be implemented for long-term or short-term, we do recommend approval of this.

This did go to Planning and Zoning last week and it passed on a vote 5 to 2.

**Wessels:** Could you tell us what the objections were?

**Maniaci:** There were two. There are two neighbors here tonight. I'm sure they'd be able to speak. I think the two there wasn't really much discussion. Mark was there, but I think just the two no votes were because it wasn't unanimous in the neighborhood if I'm interpreting that.

**Hidritch:** I'll go with that.

**Patke:** So would you explain the short and long-term again because the long-term constitutes more than 30 days?

**Maniaci:** Yes.

**Patke:** But that's different than what we passed before?

**Maniaci:** Yes, we don't have to approve long-term, anything over 30 days anyone can do that now. They just have to get an occupancy inspection.

**Lamb:** It's just like renting a house.

**Maniaci:** Yes and are...

**Hidritch:** *Inaudible*...through this.

**Maniaci:** Yes.

**Hidritch:** *Inaudible*...long-term.

**Maniaci:** Our code just defines short-term lodging anything less than 30 days.

**Wessels:** Is the house rented right now?

**Maniaci:** The applicant will be able answer that. I'm not actually sure.

**Holtmeier:** Sal, is this...

**Maniaci:** Oh I'm sorry, I didn't go to the...

**Holtmeier:** The company that we hired to find so many short-term rentals that were using or not. Is that working out?

**Maniaci:** It's still, so that takes a little while to implement because we have to give them all the data. We have had, we just had a meeting, another one with them last week. It won't be live until after the first of the year.

**Holtmeier:** Okay.

**Maniaci:** The ones who are coming in legally like the applicant, we're already able to monitor. That software is to catch the ones who are doing it illegally and then to level the playing field on taxes.

Sorry, I meant to go to the next slide. I but the property is R-1B. It is just outside, but you can see that tan is the R-2 Overlay and I apologize, my laser pointer is not working, but the tan is the R-2 Overlay. It does allow for single and two-family. You can see directly to the south there is apartments in the area so they can already have the rental nature and then to the north you can see the three yellow dots are short-term lodging in the vicinity that we have approved.

It is fairly close to a walkable facilities with the new sidewalks on Stafford. New couple of years.

**Hagedorn:** Other questions you guys? Okay thanks Sal. It's a Public Hearing.

**Tamara Byrd:** Hi, I'm Tamara Byrd. My husband and I are the ones who purchased the property.

**Klekamp:** Can you pull down the microphone a little bit?

**Tamara Byrd:** Sure.

**Klekamp:** Thanks.

**Tamara Byrd:** Better? Okay. My name is Tamara Byrd and my husband and I purchased this property on November 9<sup>th</sup> and I know my husband was here Planning and Zoning last week. Our goal definitely was to create a space that would be conducive to families and certainly not parties and noise. We have friends in Washington who have said there's not a lot of hotel lodging and things like that and we thought, man, it's such a cool community. We like we would like to spend more time here with our kids and so it's for that reason and for being able to have an investment property. This would be our very first investment real estate investment property.

We are open to I know that our neighbors oh sorry, I didn't know that was you, but we are certainly open to learning and being. We want to be good neighbors and so whatever is going to help make the neighbors around us feel comfortable and safe and like their community is not being or their environment is not being violated is important, very important to us for sure.

**Wessels:** What's the current use in the house now?

**Tamara Byrd:** So we just bought it. We closed on November 9<sup>th</sup> so right now all we're doing is repainting, putting new flooring in and just kind of handiwork, making sure that there aren't things that would be risky to people, like some electrical things that wouldn't be risky.

**Wessels:** Your intention is not to live in the house itself?

**Tamara Byrd:** Oh, no, no. If it was. Yeah, when we visit, it will just be to visit as a getaway from where we live in O'Fallon, Missouri.

**Wessels:** Okay.

**Hidritch:** And like we told your husband at Planning and Zoning, that's one of the most important things to get to know your neighbors and so everybody's comfortable and everybody knows what's going on.

**Tamara Byrd:** Yes. Yes.

**Hidritch:** Good move.

**Tamara Byrd:** Okay. Absolutely.

**Hagedorn:** Other questions? Thank you.

**Tamara Byrd:** Thank you.

**Hagedorn:** Anybody else like to comment?

**Leslie Thomason Wedding:** Hi, my name is Leslie Thomason Wedding, I got married in May.

**Klekamp:** Can you state your address?

**Leslie Thomason Wedding:** Sorry, 617 West Seventh.

**Brian Wedding:** 607.

**Leslie Thomason Wedding:** 617 West Seventh. Last week he said the wrong address, that's why he is making a joke. Anyway, we had where they had purchased that home, we had neighbors that lived there for 15 years and we saw they were moving and we were excited. We thought we were going to get new neighbors and then we found out they were going to turn it into an Airbnb Vacation Rental, which was kind of a shock because as you can see, we don't really live in Downtown Washington. We're on the outskirts and everywhere around there's residential. It just kind of took me by surprise that someone would want to put a rental there. Yes, we have apartments across the street, but as you can see, I don't know if you can see, but there's parking behind there. So they never take up space in the City streets. The apartment dwellers don't and most of them are long-term apartment that they have lived there a long time.

The concerns that I've have, I've I thought of one that I didn't think of last week. Who is the one that's going to be responsible for screening the renters that come that, you know, put them through Case.net or make sure they're not, you know, on a pedophiles or on a convicted list? I mean, because, you know, it is residential, which is different from a hotel where, you know, you don't screen every person because they're not near someone's home where they live, where they keep their, you know, their belongings. So that was one thing that came to mind was who's the one that's going to screen every person that wants to rent that home right next to our home?

The second thing is, I had explained last time, yes, it's a two car driveway and a two car garage. However, their driveway is on a slope and the residents that live there for many years before would always when they'd had a kid come home from school, they'd park in front of our house in front of our walk, our sidewalk that goes to our front door and Hey, George, you know, can you have so-and-so move? Oh, I'm sorry. You know, and then they'd move their car. This would present a problem if it was people we don't know that. You know, we can't say, Hey, George, you know, it's new people and also probably multiple families or friends that are going to stay there that'll have more than one or two cars.

So I don't know if it was answered, but I kind of remember hearing something about a fire code or something of having two cars parked in the garage and there can't be two cars parked in the driveway behind the cars.

**Brian Wedding:** It was in that PDR thing last week.

**Leslie Thomason Wedding:** I kind of thought I heard that.

**Brian Wedding:** That architectural guy doing the design of it.

**Maniaci:** Part of it, it was a different...

**Brian Wedding:** Was talking about.

**Hidritch:** It was, yeah that was...

**Leslie Thomason Wedding:** But you can have two cars in the drive in the garage and two cars parked behind them in the driveway then?

**Lamb:** Yes.

**Hidritch:** Yes.

**Leslie Thomason Wedding:** Okay. So that means if there's only...

**Brian Wedding:** Only if it's residential, is that, it's different than commercial buildings?

**Maniaci:** *Inaudible*

**Leslie Thomason Wedding:** Okay. So their driveway is really not I mean, you can kind of see it's a lot shorter than the ones in the rest of the house of the rest of the street. This home, it was a vacant lot when I moved in 23 years ago. There was no home there at all and then they built it, kind of tried to fit it where they could.

But so that means that in front of this house is not a normal parking area that you would have in front of the rest of the homes on the street. There's more room to park in front of the homes on the street than in front of this rental property. So that's why we always had an issue with people parking in front of our home instead, because it's kind of wedged in between the neighbors driveway to the right, which is for sale and then their house. So and there's a telephone pole right there in the middle. We got a picture of it. I mean, so and then if they wanted to park on the other side of their driveway then it kind of goes on to where our property is, which is during the day would be okay, but at night he comes home from work in one a park and we've got a one car garage so he would park in the street and it kind of then you got to go around the car that's there, that's the neighbor's car. As long as they're not impeding on our property, we didn't care. But if you're going to have a vacation rental that's going to have four or five cars there you'll have, you're have six people, six to eight people but that doesn't mean they're all going to ride together or they're all going to ride in two cars. You can have. I've been to Airbnb's were friends meet up and there's six or seven cars because the property can hold eight to 12 people.

So that's the issue that I have. Those two things mostly I don't have a worry about it being a party house because I know there's already an ordinance. You can't be loud after 10:00. That's not an issue because we're not the quietest people either. So that's not really my issue. I mean, it just and it's residential and I don't know where Washington's going to be if we keep having these residential areas turn into Airbnb's all over. I don't I mean, I know that's why this is called a Special Use Permit, because it's a special use, but it doesn't say how long. I mean, a special use they renew every year. That's not really a special use. That's to me permanent. I don't know if you ever...

**Hidritch:** Like I explained to you guys last week as well, you know, nobody can park in front of your house overnight.

**Brian Wedding:** Right.

**Hidritch:** So if you have somebody past 10:00 in the evening...

**Leslie Thomason Wedding:** I just don't want to have an issue where I have to call the police. I don't want to call the police every week or, you know, every other day. I mean, that that's not something that I want to look forward to. She has well intentions, but they have no control of what happens when they rent this. They're not there to oversee who, you know what the renters are doing. I don't want to have to call her in, but I'm sure she'll say, well, you know, give me I'll give you our phone number and you can if you have a problem with the renters, let's fine. But I just I'm trying to prevent a problem, you know, because this is not a normal drive, normal street situation with the way that the parking is in front of their house.

**Patke:** The only thing I can say, ma'am, is that my next-door neighbor sold their house a couple of months ago and new people moved in, thought, okay, this would be better. Now they are there. There's two cars in the garage, there's four cars in the driveway, there's one in front of their house and there's one in front of my house. They don't rent it, they own it.

**Leslie Thomason Wedding:** Yeah, you can't control it.

**Patke:** They bought it and they own the house.

**Brian Wedding:** Right.

**Patke:** And now they're not good neighbors to me. I don't you know, it sucks. It does. But that happens if someone owns that house and does that, someone who has three kids and now they're all 16, they have that issue. So for a City to not issue a permit because they might park in front of your house is difficult for us to do, you know what I'm saying?

**Leslie Thomason Wedding:** I get that. That was...*inaudible*.

**Patke:** I understand what you're saying but...*inaudible*.

**Leslie Thomason Wedding:** The screening thing is a major thing.

**Patke:** Right.

**Leslie Thomason Wedding:** Who's the one that screens?

**Patke:** I wish I could screen my neighbors when that was bought. I mean, that's just it's simple, but.

**Hidritch:** Well, and like I was asking last week to you guys, you got 19 foot here in front of their house. I mean, that's more than capable of a putting a car, car and a half. I mean, you're telling me that the driveway is that steep? It doesn't look like it here.

**Brian Wedding:** It's pretty steep. I'd say it's yeah. Yeah...

**Nilges:** I could pull it up.

**Brian Wedding:** *Inaudible*.

**Nilges:** Would you like to see it on street view?

**Hidritch:** No, I'm just they got this picture here, but...

**Nilges:** Oh, I'm sorry.

**Brian Wedding:** I mean, I'm not real concerned about that, but we're not trying to be in here by any means, okay? We're just wanting to try to keep a residential neighborhood, residential.



**Hidritch:** And as far as rentals, you know, I owned a house a couple down and I just got rid of and there was there's a lot of rentals on that street, a lot of rental houses.

**Leslie Thomason Wedding:** Not on...

**Brian Wedding:** Long-term.

**Leslie Thomason Wedding:** *Inaudible.*

**Brian Wedding:** *Inaudible.*

**Hidritch:** Yes.

**Brian Wedding:** This is for a short-term.

**Hidritch:** Right, year-to-year long-term.

**Brian Wedding:** Right, exactly. I fully understand that. I get it. There's a lot of houses everywhere. I mean...

**Leslie Thomason Wedding:** We know...

**Brian Wedding:** You know.

**Leslie Thomason Wedding:** Yeah.

**Brian Wedding:** We're not really we're not trying to hit a bust anybody, you know, over the deal. We're just voicing our opinion and our concerns.

**Hidritch:** And that's what we were talking with your husband last week. The more you guys talk, those are things you can address to your clients, hey, be courteous, be this, exchange phone numbers.

**Brian Wedding:** I get it.

**Hidritch:** And if their clients aren't being courteous, this is something you that guys you know as far as need to.

**Leslie Thomason Wedding:** Who's going to screen the renters?

**Lamb:** The City doesn't screen everyone that moves into the City as far as that goes.

**Leslie Thomason Wedding:** Right.

**Brian Wedding:** *Inaudible.*

**Lamb:** And what do you want us to screen them for? That I guess would be the question and I don't know, that's up to Airbnb owners you know of their taste.

**Hidritch:** Some of them contract with them that do screenings. I don't know their situation.

**Leslie Thomason Wedding:** Turvo maybe?

**Brian Wedding:** Yeah. Anyway, that's all...*inaudible.*

**Leslie Thomason Wedding:** I just wanted to...

**Brian Wedding:** We just wanted to voice our opinion that we're not pleased with a residential neighborhood accepting a BnB that we're a have people that we don't know and there are kids in the neighborhood and or pedophiles coming by or whatnot, you know? You know what I'm saying? We might be blowing things out of proportion.

**Hidritch:** Oh, no, you're just being concerned, like I told you last week. I get it. I really do. But at the same time, they're not going to rent it...

**Brian Wedding:** Right.

**Hidritch:** Through the year. So you're going to have a lot more maybe more privacy.

**Brian Wedding:** Right, I get it. So how does a short-term this permit thing work? Is it good good for a year, do they have to renew it all the time?

**Maniaci:** So every short-term lodging has to once it goes through this process, they register for their business license and their bed tax and that expires every June. We do business licenses in June and then every June they have to do a new inspection to make sure they didn't add bedrooms or take down fire extinguishers, that kind of thing. Once they pass the inspection, then it's good for the following year. So every June they have to get it inspected.

**Lamb:** It doesn't come back before the Council.

**Maniaci:** No, it just gets inspected.

**Brian Wedding:** Right, right, right.

**Lamb:** Just wanted to make sure...

**Brian Wedding:** Yeah, no, I figured that much. Okay. So we...

**Leslie Thomason Wedding:** That's all we wanted to say.

**Brian Wedding:** So it's every it's good for a year?

**Maniaci:** It gets inspected ever year.

**Brian Wedding:** It gets inspected and then it's up to I guess the City to decide if they're going to continue?

**Maniaci:** So if they have if they add bedrooms or like there's not proper egress or they have tenants that destroys, you know, and not make it livable, then they can get the permit revoked.

**Brian Wedding:** Okay.

**Maniaci:** Their occupancy permit revoked.

**Lamb:** Until they address those.

**Maniaci:** Correct.

**Brian Wedding:** Okay.

**Maniaci:** It's the same, an occupancy inspection for a single-family home...

**Brian Wedding:** Right.

**Maniaci:** Is the same for short-term lodging except for you have to have fire extinguishers and exit lights shown and so as long as they keep those up and don't add illegal bedrooms, then they can just...

**Brian Wedding:** If you've got hand rails upstairs or stuff like that?

**Maniaci:** Same thing you would for any anything else.

**Brian Wedding:** *Inaudible.*

**Maniaci:** I don't know the building code off top my head but...

**Leslie Thomason Wedding:** We were just asking because maybe we'll turn ours into one if we...

**Maniaci:** I don't know, so that they do have to pass the normal building code and then there's like two or three additional things they have to pass.

**Brian Wedding:** Okay. I appreciate your time.

**Leslie Thomason Wedding:** Thank you.

**Wessels:** Thank you.

**Behr:** Thank you.

**Patke:** Thanks for being here.

**Hagedorn:** Anybody else?

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

**Bill No. 22-12691, Ordinance No. 22-13652, an ordinance granting a Special Use Permit to utilize 609 West Seventh Street as a Vacation Rental in the City of Washington, Franklin County, Missouri.**

The ordinance was introduced by Councilmember Patke.

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

\* Special Use Permit – 518 East Sixth Street – Short Term Rental

*November 16, 2022*

*Mayor & City Council*

*City of Washington*

*Washington, MO 63090*

*RE: File No. 22-1103-Special Use Permit-518 E. Sixth Street-Short Term Rental*

*Mayor & City Council,*

*At the regular meeting of the Planning & Zoning Commission held on Wednesday, November 16, 2022 the above mentioned Special Use Permit was approved with a unanimous vote in favor.*

*Sincerely,*

*Thomas R. Holdmeier*

*Chairman*

*Planning & Zoning Commission*

**Maniaci:** Okay, your last Public Hearing tonight is another request for short-term lodging, a Special Use Permit. This one on East Sixth Street. Kind of on the other outskirts of downtown. You can see this 518 East Sixth Street is just east of Burnside. Two houses east Burnside on Sixth Street. You can see here on the aerial, one thing you can't tell is that it does have a car parked in the driveway there. I think in this older aerial, it wasn't as improved, but they're making some improvements. The applicant mentioned last week they're making improvements to the property currently. You can see there is an existing short-term lodging catty corner across the street on the corner of Burnside and Sixth and so they're making the same request here.

Just to kind of give you some context of where it's at, so that again, right outside of the R-2, so it is single-family and that it's in the R-1B. That darker blue is what's considered our overlay district along Fifth Street that allows them outright Airbnb's or short-term lodging. You can kind of just see where they're at in the vicinity. Those yellow dots, when you get north of Fifth Street, there's quite a few. There's one on Fifth there, but there's three that are also in the R-2 Overlay District.

So again, staff recommended approval of this for the same reasons we have on the past ones. It's insignificant to the surrounding residential uses since they are residential nature and Planning and Zoning did vote unanimously to approve this last week and we did not have anyone speak in opposition.

**Wessels:** Sal, I hate to have you keep repeating these things. Explain to me again, what is the R-2 Overlay?

**Maniaci:** So the R-2 Overlay allows for single-family and two-family...

**Lamb:** As permitted.

**Maniaci:** Permitted uses meaning you could stack them kind of have a stacked duplex. The R-1B again is just the denser single-family. You can have smaller lots and then C-2 Overlay is everything you could have in normal commercial but the overlay allows for single and two-family. Then as you get further to downtown, it kind of puts all of it into one.

**Lamb:** The City went and took neighborhoods and looked to see what would be the appropriate zoning in some of these cases years ago. Those areas were just zoned R-2, a lot of them. What they would do is and we ran into situations where people wanted to do improvements on a house and it was housing for like a new property or, you know, or new homeowners and they wanted to go ahead and fix it up. Well, then they wouldn't allow them to fix it up unless they got a Special Use Permit because they were zoned R-2, which kind of seem crazy.

So what the City did was they finally looked at all of those neighborhoods and said, Hey, look, we're going to identify these neighborhoods as either R-1 or R-2, just like Sal said, where you've got a rental upstairs and maybe a rental downstairs or maybe you own the building and you just rent the upstairs, etc., some combination of that. So we did that. The neighborhood where I live over there on Rand Street. R-2 Overlay, that's all of that over there, especially over there because years ago you had the Shoe Factory that was in place and the Shoe Factory wanted to encourage you to go ahead residents at that time to redo their homes so that they could go on and take additional people so that the factory would have workers. You had a lot of homes that were still occupied that way. You've got these neighborhoods whenever you say R-2 Overlay, all that means is that rather than go to each block and house by house and say, well, okay, you're zoned single-family, you're zoned R-2, we just said R-2 Overlay and said single and two-family are both permitted.

**Maniaci:** Over the years, we've had a lot of people either convert in that in that overlay district a duplex where you have one up, one down into one larger home or vice versa. Someone buys it and wants rental property and split it up. Like Darren said, that would cause a big you guys would be seeing those monthly in rather than have to be reviewed each time we just approved an overlay district.

**Wessels:** Thank you.

**Holtmeier:** Chief, have we had a lot of calls to short-term rentals for any troubles?

**Armstrong:** No, none that I can recall. No parties like you see on the news.

**Holtmeier:** Thank you.

**Armstrong:** Keeping my fingers crossed, but no we have not yet.

**Maniaci:** If there's nothing else for me, I know the applicant is here.

**Hagedorn:** Public comments.

**Diane Sluyter:** I'm Diane Sluyter. I live at 500 East Sixth Street. There is an Airbnb across the street from me and I don't have an issue or problem with the lady that owns that. She lives in town and she pretty much monitors the people that are there. It is Airbnb and so the discussion about if there if people are evaluated about coming into the into the property, I do not know about that, but I know that she's had really good renters. They've been very quiet and she has

encouraged everybody. It's a corner lot to park either in her driveway or on Burnside or Sixth Street to keep everybody in that area. I have a disabled husband. I try to keep my front sidewalk open so that when I have him come and go, I don't have to call the police to move cars or go beg neighbors to move cars.

The problem I have with this particular house is that the owner lives in Saint Louis and I don't know if he's going to be monitoring what's going on. I'm not concerned about people being there. I'm just like the previous couple, a little bit concerned about the number of cars that are going to be there. It's a good sized house. Irene, how many bedrooms? Three bedrooms? They're remodeling it right now and I think there's three bedrooms, the two-story house, a big two-story house, a fairly good sized house and so there potentially could be a number of people there with multiple cars. I do have a neighbor...Police Sir, who has a car that's been sitting in this street for more than a year, has never moved and does not have any plates on it. If we can get that car out of the way, it might help. In the house that lives that's in between my house and this house sometimes, Sir, has four and five and six cars there. They do seem to come and go. So I don't think that's an overall problem. But it's just once again, where are all these people going to park, if there are a lot of people that are coming in? I know it's a City street and people can park up and down the street, but I do hope that the owners will request to respect the or the owner of that property, to respect the people that actually own their house and where people are parking. So that's it, thank you.

**Hidritch:** Please give Chief that information about that vehicle before you leave.

**Diane Sluyter:** I would love to.

**Armonstrong:** Absolutely. Just give our office a call.

**Diane Sluyter:** It was ticketed a year ago and the young man pulled the ticket off and the car is still sitting there. I would love to get that car moved.

**Armstrong:** Okay.

**Hidritch:** And, you know, you can call your Councilman any time you have situations like that. I'm not your Councilman, but, you know.

**Diane Sluyter:** Which one of you are my Councilman?

**Wessels:** You can call both of them.

**Diane Sluyter:** I'll just call the Mayor. I know the Mayor.

**Behr:** Both of us.

**Hagedorn:** Come on up Zach.

**Zachary Smith:** Zachary Smith, I live in Kirkwood, Missouri. So I'm the owner of the house, so I don't know what information would be helpful from me right now. I just I guess to give a brief plan like the other applicant did. We live in Saint Louis, as she was mentioning, or outside in Kirkwood. We come here periodically just because we like Washington. That's how we got the idea to get it. So we'll plan to spend some of the weekends here with we've got three daughters, my wife and I. But then the thought was basically so we didn't have a second mortgage to just also do a short-term rentals. We could do it periodically. We have no intentions of party house, no intentions of disrupting the neighborhood or anything else. Anybody that's going to destroy our house is obviously in our worst interest as well.

So I think I've only met these two, I have not met other people on the street, but that's also because our house is now going on like seven months of renovating. I mean, it was taken down to like every nail in the house so it is taken much longer as we're coming out there now than to start decorating and stuff. We were going to kind of go around the neighborhood. I'm happy to take basically any policy we can say driveway only and nothing else. I mean, it doesn't really make whatever the neighborhood kind of prefers, you know, where we can give out. We can find the streets that work for everybody for parking.

It's three bedrooms, plan would be for six up to six guests. There's one corner that we're toying around with, probably putting a futon in. So you could say theoretically you could sleep up to eight. I don't think two adults would want to sleep there, but I guess to each their own, you know, so I think that it would not be a 12 person house. I think it's more likely going to be two couples, three couples is probably our target audience.

As far as screening, which I guess they're gone, there are a number of ways that you can screen the applicants. You know, are we going to pull a you know, have the police in and private investigators do a test on every single applicant? Probably not. I mean, it is doable, but it's not really realistic. But there are a number of policies that you can do through Airbnb and Vrbo that we plan to do. So, I mean, there are a number of ways of saying anybody with no reviews we will not accept. You can have policies like that yourself so that you don't take any first time rent, you know, short-term rental users. So we plan to do that.

Our goals are to basically protect our investment as much as possible, protect the neighborhood as much as possible. Our fallback plan, if it ends up being more of a headache or there are more headaches than expected, we were you know, it's down the street. My wife and I are both physicians at Barnes. Our plan was to then just do a mid-term rental for traveling nurses at Mercy Washington. So I think that would be if this ended up not working out for any reason or if they thought it was not working out, then we're pretty much open to doing something like that and transitioning it from short-term rental to mid-term rental or even long-term rental. That's I guess a little background.

**Reed:** Something to think about, we've heard this a couple of times already, everybody worried about parking. Would it be out of line for the last couple and you guys to maybe put a little note on the inside of the door as you as they check in and stuff like that? Please do not park in front of 608 or 610, my husband's handicapped. We need to room, you know, be courteous. I don't think it's a big deal. I mean, I get this common, you know, common practice of, please don't park to neighbors and please don't do this because they don't know they're coming in from out of town probably anyhow. So it's something that could be easily done I think.

**Zachary Smith:** For sure. I'd say we'd go even one step further than that. I mean, most of these anybody that's using Airbnb or Vrbo are people that are usually using it from the app or from the website, it's all done via email. They all have basically they receive everything ahead of time with all the rules and regulations. So I mean, they will know where they're allowed to park and where they're not allowed to park and then there's a welcome guide that's basically in the house also that has all the information about that. But I mean, parking from last week and this week seems to be number one, number two and number three concern of everybody. So, I mean, I think it's very easy to put that is top of the list. This is the parking situation. It has a one car garage. It has a driveway that can park two to three, depending on the sides. So I mean, if we're

literally having people that are having more than four cars, I guess there's a possibility they would need street parking. Our expectation be hopefully no one ever needs to park on the street, but if so, we can certainly do we can say the streets that are allowed and certainly make that. Yeah.

**Diane Sluyter:** Zach, Denise across the street has a poster...

**Klekamp:** Diane, can you come up to the podium?

**Diane Sluyter:** She has a poster in the dining room, posted a chalkboard and says kind of what the rules are about the parking, about what trash day is, when recycle day is, when this is and when that is. And I think that's helped tremendously because you're right, guests are from out of town, out-of-state. They don't know what we do. We still haven't figured out what we do about recycle, but it does help to have something like that poster. You know, it's right there. People see it and they know what's going on.

**Zachary Smith:** Yeah, we can do all that. I mean, this is all this is easy stuff. I mean, it's I'm now in over my head in renovations. It's like the movie *The Money Pit*. So I'm just waiting for something else to happen. So I mean, science is easy. That's the easiest thing I did all year. So we can do any of that that we're totally happy to do that. And I think that, you know, we'll basically we're very much we want less headaches than they even want. So, I mean, we'll we're definitely going to canvass the neighborhood for opinions, you know, on best ways of doing it.

**Patke:** I think it's quite enlightening the lady before yourself, Zach, too, that you guys are live you know, you're only 30 miles away, 40 miles away. But you want to come to Washington because you enjoy it here. Just like everything else we hear up here, it's a little bit of good news. You want to be here part time, you want to be here, whether it's vacation here, spend weekends here or whatever. And this is just to fill the gap on the house as far as that goes. So to me, that sounds promising, too. That's kind of what I see ideally for short-term rental here, because you want to come spend time one weekend, rent it out the next weekend, be courteous to the neighbors. So what could be opposition, what could be a problem I think is turned into a good in both situations tonight. Thank you.

**Zachary Smith:** I think *inaudible* spend more time in the house than I have.

**Patke:** So yeah, thank you.

**Zachary Smith:** I mean, we're trying to do it as you know, again and we're not we're not invasion of the outsiders trying to steal the small town. I mean, you know, I think that I mean, I'm from Sikeston. So, you know, originally I'm not from Saint Louis, but yeah, we just enjoy our time out here. We I was at Olivino you know earlier just talking to the owner there about doing little bottles of olive oil from there as a gift for welcome gift for people because it's at least something local, that type of thing or doing a bottle of wine from Triple 3 or something. So I mean, we'll try to do our best to be good neighbors, just like we are in our own neighborhood. So we were the bad candy neighborhood is what my daughters told me for Halloween, but besides that we're pretty good neighbors.

**Unknown:** *Inaudible*.

**Zachary Smith:** Yeah, no, I know. I tried to find the balance between not being the person that gives out a toothbrush, but also not being the full sized candy bar instead of, you know, healthy candy and it was not it.

**Unknown:** *Inaudible*.

**Reed:** Thank you, I think it's going to work.

**Hagedorn:** Thank you Zach. Other comments you guys?

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

**Bill No. 22-12692, Ordinance No. 22-13653, an ordinance granting a Special Use Permit to utilize 518 East Sixth Street as a Vacation Rental in the City of Washington, Franklin County, Missouri.**

The ordinance was introduced by Councilmember Behr.

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

### **CITIZENS COMMENTS**

- \* Ken Washburn 2784 Stone Crest Drive addressed the Council regarding signage at South Point Road.

### **UNFINISHED BUSINESS**

- \* None

### **REPORT OF DEPARTMENT HEADS**

- \* Franklin County Narcotics Enforcement Unit Joint Contract

*DATE: November 16, 2022*

*TO: Mayor and City Council*

*SUBJECT: Drug Task Force Agreement*

*Honorable Mayor and City Council,*

*Honorable Mayor and City Council,*

*Enclosed is a copy of a cooperative agreement for the Franklin County Narcotics Enforcement Unit for you to review. It was composed by Mr. Piontek and I'm sure he would do a much better job explaining but I'll give it a shot. Long story short, the task force has always operated under a MOU between participating agencies. Recently, it came to light that the task force did not have liability insurance covering both the officers on the task force and the board of directors (Chiefs, prosecuting attorney and Sheriff). That liability was solely on the backs of each individual agencies insurance coverage.*

*The insurance carrier for the cities of Union, Pacific, and St. Clair, advised they would not cover any liability under the current agreement (MOU). It was determined that a cooperative agreement would suffice to meet that requirement and to obtain liability insurance specifically for the task force. Once the agreement is signed by the participating agencies, the task force is planning to obtain insurance coverage for the board and officers on the task force. According to the City of Washington's carrier, they will continue to cover our own officer's exposure as a participant in the task force. Any coverage obtained by the task force will be another layer of liability protection for all members of the task force including the board. There will be no cost increase for the City of Washington,*



*Should you have specific questions regarding the agreement or our involvement in the task force, feel free to reach out to me.*

*Respectfully,*

*Chief Jim Armstrong*

After discussion, a motion accept the agreement made by Councilmember Holtmeier, seconded by Councilmember Patke, passed without dissent.

### **ORDINANCES/RESOLUTIONS**

**Bill No. 22-12693, Ordinance No. 22-13654, an ordinance accepting the quote from Alex Air Apparatus and to approve the purchase of a Battery Operated Extrication Tool.**

The ordinance was introduced by Councilmember Hidritch.

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

**Bill No. 22-12694, Ordinance No. 22-13655, an ordinance authorizing and directing the acceptance of a quote from Dry Fork Steel & Supply, LLC for the purchase of an Aluminum Three-Rail Perimeter Fence for Phoenix Park Playground.**

The ordinance was introduced by Councilmember Hidritch.

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

**Bill No. 22-12695, Ordinance No. 22-13656, an ordinance authorizing and directing the City of Washington, Missouri to enter into a sales contract with Clark Equipment Company dba Bobcat Company, West Fargo, North Dakota, for the purchase of a T770 T4 Bobcat Compact Track Loader with 18” Planer/Miller.**

The ordinance was introduced by Councilmember Holtmeier.

After discussion on the purchase of the track loader and snow plow blade/pusher, the ordinance was read a second time and approved on the following vote; Patke-aye, Hidritch-aye, Briggs-aye, Reed-aye, Behr-aye, Coulter-aye, Wessels-aye, Holtmeier-aye.

**Bill No. 22-12696, Ordinance No. 22-13657, an ordinance authorizing and directing the City of Washington, Missouri to enter into a sales contact with Bobcat of St. Louis, Valley Park, Missouri, for the purchase of a VIRNIG V60 HSBP144 Snow Plow Blade/Pusher.**

The ordinance was introduced by Councilmember Holtmeier.

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

**Bill No. 22-12697, Ordinance No. 22-13658, an ordinance authorizing and directing the City of Washington, Missouri to accept the maintenance services agreement from RCC Inc. dba Radio Comm Company for the Preventative Maintenance of Washington's Radio Fleet, Tower Repeater and Base Stations.**

The ordinance was introduced by Councilmember Holtmeier.

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

**Bill No. 22-12698, Ordinance No. 22-13659, an ordinance authorizing and directing the City of Washington, Missouri to accept the preventative maintenance agreement from Vandevanter Engineering for the Maintenance of Washington's Wastewater Collection Lift Stations.**

The ordinance was introduced by Councilmember Patke.

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

**Bill No. 22-12699, Ordinance No. 22-13660, an ordinance authorizing and directing the acceptance of a proposal by and between the City of Washington, Missouri and SCS Engineers for the Semi-Annual Groundwater Monitoring Program at the Struckhoff Sanitary Landfill.**

The ordinance was introduced by Councilmember Patke.

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

**Bill No. 22-12700, Ordinance No. 22-13661, an ordinance authorizing and directing the execution of a lease agreement by and between the City of Washington, Missouri and Gateway Fiber, LLC.**

The ordinance was introduced by Councilmember Patke.

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

**Bill No. 22-12701, Ordinance No. 22-13662, an ordinance repealing Ordinance No. 22-13507 and enacting in lieu thereof of an ordinance authorizing and directing the execution of a development agreement by and between the City of Washington, Missouri and Big Elm, LLC and amend the 2023 Budget.**

The ordinance was introduced by Councilmember Holtmeier.

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

**Bill No. 22-12702, Ordinance No. 22-13663, an ordinance establishing the rate of compensation of the City Counselor 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; Patke-aye, Hidritch-aye, Briggs-aye, Reed-aye, Behr-aye, Coulter-aye, Wessels-aye, Holtmeier-aye.

**COMMISSION, COMMITTEE AND BOARD REPORTS**

- \* None

**MAYOR'S REPORT**

- \* Congratulations to the St. Francis Borgia Boys Soccer Team for winning the State Championship.
- \* Congratulations to the Washington High School Softball Team for placing third at the State Championship.

**CITY ADMINISTRATOR'S REPORT**

- \* None

**COUNCIL COMMENTS**

- \* Happy Thanksgiving.
- \* Great job on leaf pickup.

**ADJOURNMENT**

With no further business to discuss, a motion to adjourn made at 8:38 p.m. by Councilmember Wessels, seconded by Councilmember Coulter passed without dissent.

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

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

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

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

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

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