

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL
CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI
MONDAY, DECEMBER 5, 2022**

INTRODUCTORY ITEMS:

The Regular Meeting of the City of Washington, Missouri, City Council was held on Monday, December 5, 2022, at 7:05 p.m. in the Council Chamber. Mayor Doug Hagedorn opened the meeting with roll call and Pledge of Allegiance.

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

Also Present:	City Attorney	Mark Piontek
	City Administrator	Darren Lamb
	City Clerk	Sherri Klekamp
	Economic Development Director	Sal Maniaci
	Human Resources Manager	Shauna Pfitzinger
	Police Chief	Jim Armstrong
	Fire Chief	Tim Frankenberg
	Emergency Management Director	Mark Skornia
	Communications Director	Jennifer Brune
	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 21, 2022 Council Meeting

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

Approval and Adjustment of Agenda including Consent Agenda:

- * Collector's Report Summary – August 2022
- * Investment Report Summary – August 2022
- * Liquor License Approval; Williams Brothers Meat Market

* Taxicab Business License Renewal; Franklin County Transport LLC

* Final Payment Request – Ronsick Turf Infield

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

PRIORITY ITEMS:

* Tourism Commission Reappointments

December 5, 2022

Honorable Mayor and City Council

City of Washington

405 Jefferson Street

Washington, MO 63090

Dear Mayor and Council Members:

The Washington Tourism Commission hereby submits for your approval the reappointments of Michelle Hoerstkamp and Robert Vossbrink Jr. to serve on the Washington Tourism Commission. Their commissions will expire December 2025.

Respectfully submitted,

Darren Lamb

Secretary

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

Mayor’s Presentations, Appointments & Reappointments:

* Police Department Appointments

November 29, 2022

To The City Council

City of Washington

Washington, Missouri

Dear Council Members:

I herewith submit for your approval the following for appointment to the Police Department for a six-month probationary term:

<i>NAME</i>	<i>TERM BEGINS</i>	<i>TERM ENDS</i>
<i>Zachary T. Chadwick</i>	<i>December 6, 2022</i>	<i>June 6, 2023</i> <i>(1st 6 months)</i>
<i>Robert A. Kelley</i>	<i>December 6, 2022</i>	<i>June 6, 2023</i> <i>(1st 6 months)</i>

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

* Police Department Reappointment

November 29, 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	TERM BEGINS	TERM ENDS
Zachary Yawitz Police Officer	December 19, 2022	December 19, 2023

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

PUBLIC HEARINGS

* Washington Avenue – Planned Development Residential

November 16, 2022

Mayor & City Council

City of Washington

Washington, MO 63090

RE: File No. 22-1001-Washington Avenue-Planned Development Residential

Mayor & City Council,

At the regular meeting of the Planning & Zoning Commission held on Wednesday, November 16, 2022 the above mentioned Preliminary Development Plan was unanimously approved.

Sincerely,

Thomas R. Holdmeier

Chairman

Planning & Zoning Commission

Maniaci: All right, Good Evening Council. So I'm going to do a little bit of history on this because this has gone through a number of meetings with Planning and Zoning and staff, and so my apologies, Mark, you're going have to listen to all this for the fourth time. But so this is a request for a planned residential approval for the Preliminary Development Plan and approval for the rezoning.

So the way this process works for a planned residential, they have to have a sketch plan, meeting with staff first. Then that sketch plan is brought to Planning and Zoning Commission with a notice to the public, everyone within 185 feet, every property owner that gives the opportunity for the neighborhood, staff, the Commission to give comments, concerns, kind of give some recommendations. There's less items that are required on the sketch plan than there are in the preliminary.

They went through both of those with staff and Planning and Zoning, and then last month they brought their Preliminary Development Plan to Planning and Zoning, and now the next step is for you all to review that Preliminary Development Plan. There's a resolution for approval of that plan tonight and then an ordinance approving the rezoning, and then it would come back to you a second time for the Final Development Plan. The reason for that is if there's any recommendations tonight for changes in landscaping, screening, whatever, anything that doesn't you guys don't require them to send back to P and Z, they can come back. They have two years actually to get the final plans together and come back with that Final Development Plan.

So just kind of diving into it here, the subject property is the property located just behind American Legion on Washington Avenue, technically has two addresses there. It's in the packet as 15 and 17 Washington Avenue. It is an entire block of the original town of Bassora. You can see there is an original alley there right-away that goes from Washington Avenue to Madison Avenue. But that obviously that does not exist. There's no improvements in there. As we'll get into you see the topography does not really allow for that block to be developed as it was platted, you know, over 100 years ago. It's got very long narrow lots right now, it currently has, well I'll show a plat, but the current zoning is R-1B Single-Family Residential and so that does allow for 6,000 square foot lots. Given the size of that, that block could hold 24 homes today if they were to completely grade it out and do some very significant and really unfeasible topographical changes to that site.

You can see there is residential zoning all around it in the Single-Family Residential, again that R-1B, the Legion is zoned for residential, but obviously it's not residential in nature and then you can see as you kind of transition into C-1 which is our neighborhood commercial for all the medical uses there as well as the dispensary and some offices along Highway 47.

So I'm going to go through kind of almost two presentations here because I want to get everyone caught up. The first here, this is the sketch plan. So I'm going to go through the contents of the sketch plan, what was originally proposed. This is as I get through these slides, you realize it's not the final what's in your packet for approval tonight, but I want to get everyone on the same page of how we got to what they're actually asking for tonight.

So this was the original sketch plan that staff reviewed and then Planning and Zoning reviewed and they came back the following month for full review. It originally had 26 units, all of them 13 duplexes. You can see there on this aerial, this was the original plan, 13 duplexes. Each one of these buildings has had two units, and you can see they have this internal drive lane come in here and they did have the engineer draw out to make sure it meets the radii, turning radii for fire trucks, trash trucks and whatnot. It does have one unit that accesses Madison Avenue.

You can see they did submit a Preliminary Landscape Plan at that point as well to kind of show this buffer. There was a lot of concerns here from the neighborhood and frankly, from Planning and Zoning about the density and its compatibility with the surrounding properties. Planning and Zoning, after hearing comments and reviewing it themselves, the Commission kind of had some comments back to the applicant saying, you know, maybe we should talk about removing some units, increasing that buffer along Washington Avenue. Obviously, with this coming in, this was kind of the front of the unit, so the back of these units faced Washington Avenue which obviously the existing homes and traditional you have single-family homes facing the street. There is a lot of concern about it not being compatible with the style of how Washington Avenue and First Street looks in this location.

Again, here was the contents of the sketch plan, kind of getting into the site plan with the improvements to the utilities. Right now, there is a sewer line that runs down that alleyway. They are proposing to remove that, replace the waterline and actually loop it. So they've talked to our Water Department that would actually be an improvement for our water system, having a looped water line and then pulling sewer off of First Street and extending that as well and pulling out the existing ones. So that just shows kind of the in-depth plans that they reviewed at that

point. Again here, that kind of gets into some of the details of that. You can see they do have some proposed storm detention basin here as needed. You see the storm pipes getting to that area.

Here is the proposed layout of the duplexes. I'll show you on the architectural renderings, these are kind of a different style of what we traditionally see as a duplex, where you just have a shared wall down the middle, these kind of are three stair stepped up. What you see in red is one unit. On the ground floor, they kind of have most of the building, two thirds of the building, and on the second floor they have just one section. The other unit is a kind of a tall, skinny building with three floors. So you have one, two, three, they just go straight up. You'll be able to see that here, how they kind of stair step up so you'd have one unit here and then this is the other unit of the duplex. That just kind of shows you the style of what they are proposing.

Here's another view. You can see the one unit with the garages coming off of Madison Avenue. This shows you the topography of how much lower this is compared to the ones on top of the hill. Just another view. So you can kind of see how that was proposed to come in. And then another view, I'm going to kind of click through here because again, we have to get to the actually Preliminary Development Plan.

Some of the design references so they have, you know, they have these brick buildings. The color of it kind of matches the hospital brick that you see just blocks south. There was some discussion about the style of the brick color because in a planned residential, we don't have architectural guidelines. But in a planned residential, P and Z and the City Council has the ability to add architectural requirements into the approval. And so that was one of the requirements in our code is for them to show some examples of what it would look like.

So when they came back a month later with the preliminary plans submittal, they heard not only from the neighborhood but from the Commission. You know, the Commission at the sketch plan process voted unanimously to approve the sketch plan, but with the comments that, yes, you've met the minimum requirements, we approve the sketch plan, but come back with some adjustments from those comments.

They came back last month and they removed three units. They went from 26 down to 23. So it's actually one less than what the current zoning would even allow. They created three single-family units along Washington Avenue, which I'll show you to kind of have that transition zoning that we talk about a lot in between the existing single-family. Now they're proposing a family and then the duplexes to the rear.

They have changed the brick color of those homes, the specifically those three homes to kind of have that red brick that fits into more of the Washington style of our German red brick. And then they changed the orientation to the match the neighborhood. One thing I didn't point out was with that road kind of snaking through there, some of those duplexes weren't necessarily lined up exactly with the grid style, I guess you could put it, even though the grid doesn't complete in that block for the grid style of Washington first so they changed orientation to kind of match that grid and then they increased the buffer on Washington Avenue as well.

So this is what they came back with to Planning and Zoning last month. You can see here kind of highlighted in green, these are now single-family homes. So they have three single-family homes instead of duplexes along Washington Avenue. Each of these oriented towards Washington Avenue, kind of in that grid style on Washington and have front yards and

backyards here, though, the applicant will be able to, I think, explain a little bit better the topography here. But some of these garages do kind of slope down into it.

You can see they still have the turn around here that meets the fire lane requirements as well the ability to have trash trucks in there as well. One thing that did get brought up at both meetings was, are they going to have a dumpster? Are they going to have all the trash brought to Washington Avenue? Each unit in their way requirements will have to have just like a normal single-family home, bring out your trash and a trash truck will be able to come in and pick up the trash here.

They did increase this buffer here and then got a little bit more specific on the types of landscaping. So you can see the actual style of trees. They do have some oaks here that will be able to obviously eventually grow up and have kind of a more of a barrier, and then you can see a style of trees here as well with that buffer.

Wessels: Before you leave there, is that a second egress into that cul de sac?

Maniaci: Yes. So they're going to have, it pulls in here and then this is kind of one...

Wessels: Yeah.

Maniaci: Egress one here. This isn't necessarily considered a fire lane because you only need the 26 feet around here. But obviously, the general population will be able to drive through here as well.

This just shows the change in floor plan for the single-family home. This floor plan for the duplexes remain the same and the preliminary plan, but then they show here in the single-family home. So there's you know, they're not all exactly the same. They kind of vary in size. But this gives you the general layout as you can see and then again on the duplexes, those remain the same.

This gives you the architectural renderings of what it would look like on Washington Avenue. To kind of show you that single-family home, they have that red brick, kind of not all of the exact same. This one has a little bit different material. This one has brick, but you can just kind of see the style of it with that front porch covered front porch there, which was discussed and is discussed with staff and P and Z. We do feel that this kind of matches the architectural style of Washington a little bit better, kind of transitioning into that more modern duplex in the rear, kind of having a mix of the two. You know, if you drive down Third Street, there's a lot of homes that kind of have that covered porch in that style. Just some more views here, more of a street level so you can kind of see what it look like directly across the street. Just another view looking north on Washington Avenue towards the river, you can kind of see is being able to see the duplexes. Obviously, these in white are those duplexes in the back, but they are behind that drive lane and then the single-family is what is closest to the street. Here another view of that. You see how these garages, those actually slope down so you slope down into there, again with the front view overhead.

So again, they maintain their fire lane throughout here and it does, having that fire lane here does increase that buffer on this side as well.

You can kind of see the green space they've added in the preliminary plan. Here is just a cross section.

You can see the topographic change between the two and again, the revised site plans showing the utilities and infrastructure changes, as well as showing that they still have the radius

and traffic control here as well. They do show some and I don't think I pointed out they have some amenities here. There's a pickle ball court and then they maintain an open space in between here. They put in their commentary, they plan to trim back some of that and clean it up but keep many of the trees there in place.

We just wanted to point out, this is the original town of Bassora. This is what the blocks look like today. So you can see how long and skinny these lots are. This is what was platted originally and you can see the topographic change here. So it's really not it's not feasible to have that be developed as it was platted originally, and that what's going to get into the next few slides that really shapes the reasoning for asking for a planned residential.

We have some language in our code that says when a planned residential is inappropriate and one of them is whenever there's something unique and peculiar about the site or some type of hardship topographic that keeps them from using traditional zoning and obviously here you can see the topography and the current lot layout did not allow it to be developed as platted.

So with our recommendation again, staff feels this is an excellent application of our Planned Residential Zoning Code. I think there is a question a lot, if as a developer asking for planned residential strictly to get a little bit more out of the development, trying to squeeze more lots out of it or trying to just we don't want the setbacks. This is actually looking at the existing condition of the property and saying we can't use traditional zoning here and we think it fits into that application of our Planned Residential Code very well.

In section 400.115 of the purpose of Planned Development Districts, it says it provides a mean of achieving greater flexibility in development of land in a manner not always possible in conventional zoning districts; is to encourage more imaginative and innovative design of land development; and to promote a more desirable community environment and has site planning that better adapt to the site conditions and its relations to surrounding properties that would again not otherwise be possible under conventional zoning.

So we think, you know, looking at those three objectives of planned residential, this proposal meets all of those. The process is meant to allow for feedback and adjustments. That's why we require, it's a higher risk on the developer, but they have to pay for the plans upfront. It's a risk on them, if it doesn't go through it those plans are, you know, they paid for them and that's the risk they take for going this process, but the point of that is to allow for input and feedback and adjustments throughout this whole process which I think is what we've seen not only from comments from staff, from P and Z, but from the neighborhood as well.

So again, the topographic nature of the property does not allow the property to possibly developed under conventional single-family zoning. It again, the current zoning allows for 24 homes and the way that slopes down, it just wouldn't be possible for them to be able to fit that current plat as it sits today.

The proposed plan, we think, uses innovative design to achieve a similar amount of units, actually one less on the more developed portion of the property. They're kind of putting it on the portion that is developable and that's why they're asking for duplexes instead of single-family and also uses imaginative architectural styles to buffer single-family from the portion of land that is most dense. So they have that single-family style that has that red German brick, but also kind of mixes in that architectural style of the more modern duplexes to the rear and transitions that back.

The plan meets the requirements set forth of that section as it was intended to be written in June of 2022. So if you remember, we changed that code for planned residential in June of 2022 with the intention of it being to, I emailed all of you when that when we went through the sketch plan process, but the intention of that was to allow for these to be approved on a case by case basis to say, okay, what is the actual what are they actually proposing here and how is it fit into the neighborhood. So when you look at the requirements set forth there, they do meet that.

That is all I have. Planning and Zoning again did review this last month and they did vote unanimously to approve the Preliminary Development Plan and the rezoning.

Holtmeier: Is the duplex going to be red brick, too, or they're going to stick with the...

Maniaci: That is I believe they're going to stick with the white on those are the beige but that would be...

Steve Hoard: That's not true Sal.

Maniaci: Okay, yeah, we'll let them answer.

Holtmeier: Okay.

Wessels: On your second presentation to P and Z, correct?

Maniaci: Yes.

Wessels: Did you get any feedback then from neighbors?

Maniaci: Yes, we still got some feedback. I think they, we heard some feedback that the neighbors were appreciative of the change but I'm sure we'll hear some more tonight that they would prefer just to be totally single-family. We feel that it does show a good transition. You don't have 100% single-family in that area. You have the American Legion, which is a non-conforming use and we feel going from single-family to two-family is not too intrusive of an up zoning for this this area. Because if you remember, this application first came in strictly just as our R-3 Multi-Family and that was we actually encouraged the developer, hey, let's withdraw that and come back and planned residential given the nature of this because I mean, this would not be an appropriate area for just a traditional multi-family apartment complex. We think this is a good compatible use and a good compromise to a lot of the comments we heard.

Mayor Hagedorn: I'll take a motion to...

Maniaci: It's a Public Hearing.

Lamb: It's a Public Hearing, you've got to take comments.

Mayor Hagedorn: Okay.

Maniaci: The applicant is here.

Lamb: Let the applicant...

Steve Hoard: Good Evening Council.

Klekamp: I'm sorry can you state your name and address please?

Steve Hoard: Yes, I'm Steve Hoard. I live at 1125 Dunwoody in St Louis. I'm the architect, I'm a Missouri Licensed Architect, 25 years' experience doing these kinds of projects. I've just prepared a bit of a response of how the project resonates with the PD, with the Planned District Development process.

So just to start, we wanted to just thank a few of the people, the neighbors that have come and commented. It's been a very good dialog. We've had and we've made changes that improve the project because of it. We're grateful to have Rick and Mark from BFA Civil Engineering here in town working on the project, Terri Kile of Dolan Realtors here from Union and then Planning

and Zoning. Sal's been very, very helpful. In the first sketch plan meeting we had, Department Heads from Fire, Water, Public Works and they were extremely helpful in crafting a lot of the ideas for utility resolutions on this idea of the loop that he mentioned for water, improving the water, the whole neighborhood, and we'll talk about that.

So I'm just going to go through a few of the things. To clarify just really quickly from Sal's comment, the plans you see in front of you with the white duplexes, that's a matter of time. The project is intended to be a cohesive materiality across the project. So a mix of brick and hardie board, batten board and other in the white, the gray and the red brick across the board, the whole thing. So it won't look like that. It'll look like what you see in the color down there. So that's the point. It's just a matter of preparing an entire to render the whole site is a lot more money for the developer before we get further down the line.

So the project goals and just an introduction to the project. So the project is an investment by Florin Boicu in his beloved hometown. Florin was here as a young man and he came to Washington at the age of 12. His family relocated to the Pacific Northwest, but much of his extended family stayed in Washington. And he came back quite often over the years and now again recently has made Washington his permanent home. He's currently building a house here in Washington and is here for the long haul and is looking to be the visionary of legacy projects in town. He's looking to create a reputation and quality projects for the rest of his time here in Washington. He's permanent now.

As far as the adherence in residence with the planned district regulations, I've got a bit of a list here, and so these are how the project responds and how we design the project to the PD and the municipal code intent and purpose.

So the purpose of the PD to provide greater flexibility and development and encourage imaginative, innovative design. The way we approach this project, given that it's hillside and it's basically one of the last large pieces along the river, is how to create a low density, multi-residential project that respects the neighborhood and that takes advantage of all of the views of the river as much as possible.

So if you notice, like the first look at the project, it's like wow those buildings are a little strange, you've got one, two and three stories together. And the reason for that, if you follow along, is this are, here we go. If you follow along, they stack down and back up, and then if you notice the units behind which are basically about 10 feet above the units below them, they're shifted 18 feet to the west. By doing that, you have a view over the top of this guy and a view over top of that guy and a view over the top of the or through the middle of the two. So everybody in this zone has the same equal, full view of the river, including the shoreline and the river trail. So you don't compromise view there by having those units stacked behind each other, and we'll talk about that.

So the building footprints, the idea of the building footprints being small and compartmentalized like this is so that we don't have to do a ton of grading. Other projects might come in here and do a ton of grading and fill it in. It's possible. But by keeping the native and the original topography, we're using small footprint so we don't have a lot of grade change across the building and therefore we have the same drainage patterns and we have the same wildlife pathways.

We also created window openings in strategic facades on these buildings. So you'll notice most of the buildings are similar, but the backs of the buildings or the buildings not on the riverside have smaller punched openings. The front of the buildings, so the buildings, the side of the building that faces the river are large expanses of glass so the people in these spaces have a much more privacy from this side, but much more view from that side. They also have windows, you'll notice, on the inside face of the stories as they go up. So when you turn the building sideways, such as this one for an economy of scale, building the same buildings across a site, you still have views of the river, even though you have large expanses of glass facing the nature section of the property.

So we spent quite a bit of time looking at how we don't do a lot of grading, how we minimize large retaining walls and how we keep the existing topography and that's how the building was created, the massing of the building and the design of the project.

So this is kind of how we're saying we're responding to this idea of innovative because it's just not like any other project. The overall effect of the siding of the buildings and the single-family buffer along Washington promote a more desirable community environment. As you walk up Washington or drive up Washington, really, we're not talking about this as a buffer. These three buildings are not a buffer. They are a part of the community. They become a buffer for the duplex projects behind them. And so since these are all interior, if you're walking along the street here now, the tree line starts right about the middle of these houses. This is all open space now. That is one of the things we're doing is preserving much of the trees and much of the wildlife on this side by using the existing open space that's there.

So number two, how does The Bluffs at Bassora Place Project respond and respect the Planned Development District objectives? Site planning that better adapts to site conditions in relation to the surrounding properties. The proposed plan in front of you makes sense out of the natural topography and mitigates the need for major changes to the topography. We talked about that. The current zoning and parcel map, the plot that's there now from the original old Bassora town has very narrow lots, as Sal pointed out, and 25 over 25% gradients. So more than three quarters of those lots starting here and going all the way over to Madison were completely unbuildable. There is really no feasibility to just build what was on the plot. That's why the PD makes so much sense for us.

The project relationship to the surrounding properties works seamlessly with a single-family vernacularly designed rows of homes spaced out on Washington and that with backyards and porches just above the street in a traditional urban planning model. In addition to the zoning buffer to the duplex residential units, inboard in the projects, the garages for the homes on Washington are down and away and on the side from the street and none face out to the public street. So you're not looking at a house with a garage. We don't have to mitigate a certain percentage of the facade to be another material because the garages are not in view.

Letter B from the Code Functional and beneficial uses of open space. The site layouts not meant to not only maximize personal privacy among the units, but to locate building footprints in areas away from existing wooded and natural landscapes to preserve these areas and create a three acre on property walking path along the trees with river views. In addition to the walking path, the public gathering area with barbecue seating and pickle ball and sports courts is provided on the south side of the site. So that's in this location here. Hard to see here. Sal can maybe teach

me how to move back with this guy in a minute. But there's pickle ball court, barbecue, hangout, public space here that attaches down to a nature path that runs all the way around on the property. It stays on the property and comes back around, and the nature path will have views of the river, and it's beneficial for everybody to walk with their dogs or this type of thing.

So we're not taking huge swaths of trees out because there are basically no trees in the location we're talking about. There's a big, huge pine tree here that potentially we'll have to go and there's a couple other oaks that are in the way of buildings. But we're talking about a very, very small percentage of trees that we're taking out to do this development.

Letter D Creation of a safe and desirable living environment for residential areas characterized by unified building and site development program. So to answer your question, Joe, I think you asked, are these buildings white? No, they're not. The idea the building program and site development programs proposes one that's unified in building massing and material types. So even though the single-family that you see out here has porches, it's faced out to the street, it has a similar massing and building tectonics to the rest of the project. So you're not going to see a huge contrast between the two units. These don't have third stories from the street. This has a basement garage that you come down to, but it's a two story building from the street. These are up to three stories in the back. The idea the village feel of it and the overall cohesiveness is a palette of materials that's red brick, gray or white hardie board and the dark gray roof.

So the characters purposely designed to allow living space on all four sides of the building as well. So oftentimes that you get multi-family projects, there's a back of house. The idea of this project is that even the garage side of the buildings has a beautiful inset windows pushed back more than six inches, just not right on the face. The garage doors are of a higher quality material and you have brick on the buildings. So the idea of no back of house designing all four sides of the building to be where you're walking and living in the project.

Letter E Rational and economical in relation to public utilities and service. So as we explained in our first meeting with Sal and the Public Utilities, we had lots of good info and worked with BFA and here in town to locate a new sewer, a new sewer loop, new water loop. The intent of the rest of the utilities that aren't the large utilities like that are designed to be undergrounded telecom, cable, that type of thing. So at the suggestion of the City Public Works Department, Mr. Kevin Quaethem was here. You guys know who he is, Superintendent. He suggested that if we take the six inch main from the corner of first in Washington and we loop it through our project and then continue on into the City loop over on the west side of the property, that they would that we would improve the water quality of the entire neighborhood because we have a constant flow of water and we're not dead ending into a clean out. So that's pretty cool. It doesn't change the constructability of our site. It's the same way, we don't just the point is we don't dead end into our site. We use the main road, the vehicular road as a loop.

Number F was the Efficient and effective travel circulation both within and adjacent to the development site. So currently, our project in Washington is a dead end cul de sac. This forces trash delivery, as pointed out by one of the neighbors in the last meeting to back, to go on, to come along first and back all the way up on Washington to pick up the cans on the at Washington so they can drive out, so you don't have to turn around in that small cul de sac.

With the creation of our 26 inch wide or 26-foot wide minimum fire lane and shared vehicular access road through our property, can we go back to the site plan? Right now, a fire apparatus goes down there. They're going to have to do a three point turn, especially the big truck and trash trucks as well. So now what they can do is they can, even though it's a private road, fire apparatus can legally come on the site and so can trash and other larger vehicles. It can come straight through, it can drive up the street, come around and come back out and they won't have to turn around. It actually improves the vehicular circulation in the neighborhood.

So that's kind of the key points. I think the main thing we wanted to get across is that the project is designed to be a quality legacy project for Florin and for the developer here.

Through the process, we have been able to really openly and actively work and kind of a workshop fashion with the City and the neighbors. We think it's become a much better project now that it has single-family along Washington.

So the project was always one that was designed to adhere to the code, respect the code, respect the neighbors, and do something that everybody has gone that's on board with and loves. So that's kind of the summary. So if anybody has questions, I'm happy to answer.

Patke: Great job.

Reed: Do any of these units have basements?

Steve Hoard: That's a good question. So the single-family this single family has a basement, has approximately 800 square feet of unfinished basement, tentatively right now. It has a walk out on this side, and so does this one. The topography starts ramping up here. So these guys can actually have a private patio or parking. These guys could have a basement and a small patio. So we have a garage basement combo. This house does not have a basement. But all of these along this side where we're right up against the hillside and we're starting to get into that larger percentage of slope, 17% and higher slope, require us to have all an over 10 foot high basement wall down there, which means that we could easily have basements here. The way that the plans work is that they're stacked on top of each other. So it is a matter of us just designing in the basements. These three for sure will probably have a basement, this one will probably have a basement and these three will probably have a basement and the rest will not. It can work either way, not counted in the square footage as though in the moment.

Mayor Hagedorn: Any other questions you guys?

Steve Hoard: Thank you very much.

Mayor Hagedorn: Thanks Steve. Okay, anyone else like to address?

Jo Ann Radetic: I live at Number 2 River Pilot Point and my driveway on that picture comes off of the right side, right into the cul de sac. This development is what I will look at out of my kitchen window every day. I can see the whole property from my kitchen window, but that's all I'm going to say about that part of it.

Right now, I feel like, you know, it's going to probably get past like you see it. So I'd like to address traffic. There's a sight distance problem at the intersection of Third Street and Washington Avenue. I generally drive or walk across that intersection every time I leave my house. This Bassora Place Project will cause a major increase in traffic volume at that intersection since all of the traffic from the densest part of this development will be on Washington Avenue. I'd like to request that the City eliminate at least three on-street parking spaces on Third Street that are immediately east and west of the intersection with Washington

Avenue, especially on Third Street, that's just west of this intersection. I think that will improve the safety of our neighborhood and of people coming in and out. Right now I counted, there's probably at least seven property owners maybe that use Washington Avenue and come out onto Third Street at this time. But the development, once it's completed, will probably add, you know, 20, 24 more families not counting the one down on Madison Avenue. So that's going to be a lot more people that are coming out of Washington Avenue and trying to get across Third Street because most people aren't going to go down First Street and go up to Fulton, where you've got better sight distance. That's just going two blocks out of your way to save your life.

So anyway, I'd like to thank you for your consideration of my request to improve the safety of our neighborhood. And that's pretty much all I've got to say. I'm like I said, I'm we're going to have to get well, I'm going to have to get used to having 20 more people pulling out into the cul de sac to when I want to leave my house. But that's pretty much all I've got to say. Does anybody have any questions of me? No, thank you very much.

Mayor Hagedorn: Thank you Jo Ann. Anyone else?

Ron Williams: Good Evening. Ron Williams, live at 1115 East First Street. That is two houses up to the east from this development. I'm about 25 feet higher than Washington Avenue. So my patio, I'll be looking at this development and it looks like it's steamrolling toward its approval. I just want one quick comment. I'm going to wish the developer good luck and Godspeed to get it done because I worked in government for quite a long time and work with PD Districts and developments and things change over time. Quicker you get it done, the better it's going to be for everybody concerned. So I hopefully he's ready to go and he's going to have a nice clean development and won't get any mud on the street.

I will echo Jo Ann's concern. It's always been a problem up there because very honestly, the hospital people park there because they want to use their parking lot down there and all it's going to take is to take off another parking space in every direction on Washington. And while you're at it, look at Fifth Street too because that needs to be done there. You have to literally pull out into the street to do it. I avoid Third and Washington. I'll go out to Fulton very honestly. Thank you for your time.

Wessels: Ron, is that are you talking about, I guess it's the corner where the American Legion, is that corner?

Ron Williams: Yes.

Mayor Hagedorn: Where the cannon is.

Ron Williams: Yes, they park, parking's allowed on every corner on that intersection.

Wessels: Okay.

Ron Williams: It's particularly worse on the west side of that intersection and very honestly it's because the hospital people park there and they have a lot down below. There you see it there and you can see how full it is. Nobody wants to park that far away and walk up the hill what the problem is. There's one spot on Fifth Street, which is on the north side west there that needs to be taken off at least one, maybe two. If they got the parking that they facilitated to have there, then they ought to, you know, park down there.

Reed: We need a gallon of yellow paint?

Ron Williams: I might have some left over, but no, I won't do that sort of stuff. That's supposed to be the City's and maybe they and they should ordinance and sign it to. So thank you.

Patke: Thanks Ron.

Mayor Hagedorn: Thank you Ron.

Holtmeier: Can we send this on to Traffic for study?

Wessels: There you go.

Lamb: Certainly. I think that's the best place to go.

Maniaci: Yeah. I mean...

Lamb: *Inaudible*...correspondence.

Maniaci: I would, I mean it's obviously up to you all, but if you feel this needs to be tied together and we could but that if it's an existing issue, Traffic Committee can review it with or without tabling or approving this.

Holtmeier: Well, that's what I'm saying.

Maniaci: Yeah.

Lamb: I think it's better suited there.

Maniaci: If it's an existing issue then. If it's not just parking, if there's some landscaping or something, then that can be taken care of as well.

Holtmeier: We're good.

Mayor Hagedorn: Any other comments, folks? Okay, Sherri.

Klekamp: Need a motion to accept it into the minutes.

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

Resolution No. 22-13664, a resolution approving the preliminary development plan for The Bluffs at Bassora Place on property located at 15 and 17 Washington Avenue, Washington, Missouri.

The resolution was introduced by Councilmember Behr, seconded by Councilmember Coulter. With no further discussion, the resolution passed without dissent.

Bill No. 22-12703, Ordinance No. 22-13665, an ordinance rezoning 15 and 17 Washington Avenue from R-1B Single Family Residential to PDR Planned Residential in the City of Washington, Franklin County, Missouri.

The ordinance was introduced by Councilmember Holtmeier.

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

CITIZENS COMMENTS

* None

UNFINISHED BUSINESS

* None

REPORT OF DEPARTMENT HEADS

* **Health Benefits Recommendation**

November 30, 2022

Honorable Mayor and City Council

City of Washington

Washington, Missouri 63090

RE: Employee Insurance Renewal

Dear Mayor and Council Members:

We recently met with Scott Schroepfer and Wanda Gilbert, with Schroepfer Insurance, where they presented recommendations for our 2023 employee insurance renewals. Schroepfer Insurance has consistently provided the City with efficient, professional, and valuable assistance in being able to offer our employees high-quality healthcare coverage at an affordable price.

It is the recommendation of staff to accept Schroepfer Insurance's suggestion to keep the medical insurance with Anthem with no increase in premium! We also recommend keeping the dental, vision, basic group life insurance, and voluntary supplemental life insurance with Equitable. This will come with a slight increase in dental premium, but no increase to the other lines of coverage with Equitable.

We will be moving the Worksite Benefits coverage from Guardian to Hartford with better coverages and savings for most lines. Finally, we are recommending staying with iSolved Benefits for the flexible spending account.

With your approval, staff will proceed with the recommendation.

Respectfully submitted,

Shauna Pfitzinger

Human Resources Manager

After a brief discussion, a motion to approve the recommendation made by Councilmember Briggs, seconded by Councilmember Hidritch, passed without dissent.

* **Highway 100 Median Request**

December 5, 2022

Honorable Mayor and City Council

City of Washington

405 Jefferson Street

Washington, MO 63090

RE: Request to put out to bid – Highway 100 Median Landscape Bed Services

Honorable Mayor and City Council,

At the November 21 City Council meeting, John Nilges and I presented four potential solutions for maintenance of the Highway 100 median landscape beds. See attachment for those solutions. At this time, City staff and the Highway 100 Median Committee believe the best and most economical decision (Solution #1) is to go out to bid again for an annual maintenance contract. This solution will allow an outside source to spruce up the medians to a higher level than they are being maintained now. After a year of maintaining the existing plants, if the desired outcome is not what you had envisioned then we can look at options, per

MODOT's guidelines, for new plantings, additional plantings or other options to improve the median beds. Please keep in mind the DNR MS4 staff that presented at the November 21 City Council meeting, also supported the Highway 100 medians, as they complement the MS4 program and help with compliance.

Accordingly, the Highway 100 Medians Committee and staff recommends that Council consider putting the Highway 100 median landscape beds out to bid for an annual maintenance contract.

As always, if you have any questions or would like additional information, please see me before the Council meeting.

Respectfully,

Wayne Dunker, MA, CPRP

Director of Parks and Recreation

POTENTIAL SOLUTIONS

• SOLUTION 1

- Keep what is in place – improve visual appearance & maintenance via contractor
- Eliminates City staff accident risk & allows staff to maintain other areas of City
- \$30,000 budgeted in FY 21-22 in Stormwater Fund for this project
- Winning bid - **\$20,800/yr.** (5 year contract)
- May 2, 2022 Project TABLED by Council – HWY 100 Medians Committee to be formed

• SOLUTION 2

- Pour in concrete
- Cost - \$250k + \$500k (potential Federal payback)

• SOLUTION 3

- Combination pervious pavers with natives
- Cost - \$250k + \$10k/yr.

• SOLUTION 4

- Turf grass + non-natives
- Cost - \$200k + \$40k/yr.

After discussion, a motion to approve Solution 1 made by Councilmember Wessels, seconded by Councilmember Patke, with Councilmember Hidritch voting nay.

* Missouri Health & Wellness Dispensary

Economic Development Director Sal Maniaci briefly discussed the accident at the Missouri Health & Wellness Dispensary, which caused substantial damage to the building. City staff have been working with their engineer, contractor and owners to help issue a permanent structure permit. The dispensary owns the gravel lot to the north and will be leasing a trailer on the lot to continue business during the rebuilding process. This does meet the setback requirements; however, there is a property next door that is zoned residential. The code

requires a 20 foot buffer or for Council to approve a fence in lieu of a buffer. After discussion, a motion to put in a fence in lieu of a buffer made by Councilmember Patke, seconded by Coulter, passed without dissent.

ORDINANCES/RESOLUTIONS

Bill No. 22-12704, Ordinance No. 22-13666, an ordinance accepting the proposal from Rolwes Electric, Wentzville, Missouri and to approve the purchase and installation of a 100kW Generator and Transfer Switch for the Communications Division at the Public Safety Building.

The ordinance was introduced by Councilmember Patke.

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

Bill No. 22-12705, Ordinance No. 22-13667, an ordinance authorizing and directing the execution of Amendment No. 1 State Block Grant Agreement by and between the City of Washington, Missouri and the Missouri Highways and Transportation Commission.

The ordinance was introduced by Councilmember Patke.

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

Bill No. 22-12706, Ordinance No. 22-13668, an ordinance amending the 2022 Budget for the period of October 1, 2021 through September 30, 2022 for the City of Washington, Missouri.

The ordinance was introduced by Councilmember Holtmeier.

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

Bill No. 22-12707, Ordinance No. 22-13669, an ordinance amending the 2023 Budget for the period of October 1, 2022 through September 30, 2023 for the City of Washington, 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; Reed-aye, Patke-aye, Coulter-aye, Behr-aye, Wessels-aye, Hidritch-aye, Holtmeier-aye, Briggs-aye.

Bill No. 22-12708, Ordinance No. 22-13670, an ordinance accepting the quote from Fry and Associates, Inc. and to approve the purchase of two mini shelters at Southpoint Bark Park.

The ordinance was introduced by Councilmember Hidritch.

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

Bill No. 22-12709, Ordinance No. 22-13671, an ordinance authorizing and directing the execution of a Franklin County Narcotics and Violent Crime Enforcement Unit Joint Contract.

The ordinance was introduced by Councilmember Patke.

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

COMMISSION, COMMITTEE AND BOARD REPORTS

* **Washington Historic Preservation Commission Annual Report**

The Certified Local Government (CLG) Annual Report was briefly discussed. A motion to approve this item made by Councilmember Patke, seconded by Councilmember Hidritch, passed without dissent.

MAYOR'S REPORT

* Merry Christmas.

CITY ADMINISTRATOR'S REPORT

- * Declaration of Candidacy for the April 4, 2023 begins tomorrow.
- * Community Wide Comprehensive Meeting is next week Wednesday, December 14, 2022 from 6 p.m. to 8 p.m. at the City Auditorium.
- * Connect Washington Presentation is this Wednesday, December 7, 2022 at 4 p.m. in the Council Chambers.

COUNCIL COMMENTS

- * Discussion on options for a Panhandling Ordinance.
- * Brief discussion on having one Council Meeting in the month of December. A motion to have one Council Meeting in the month of December made by Councilmember Hidritch, motion died.

CITY ATTORNEY'S REPORT

Public vote on whether or not to hold a closed meeting to discuss personnel, legal and real estate matters pursuant to Section 610.021 RSMo (2000) passed at 8:35 p.m. on the following roll call vote; Reed-aye, Patke-aye, Coulter-aye, Behr-aye, Wessels-aye, Hidritch-nay, Holtmeier-aye, Briggs-aye.

The regular session reconvened at 10:26 p.m.

ADJOURNMENT

With no further business to discuss, a motion to adjourn made at 10:26 p.m. by Councilmember Holtmeier, seconded by Councilmember Behr passed without dissent.

Adopted: _____

Attest: _____
City Clerk

President of City Council

Passed: _____

Attest: _____
City Clerk

Mayor of Washington, Missouri