

**REGULAR MEETING OF WASHINGTON, MISSOURI CITY COUNCIL  
 MONDAY, DECEMBER 5, 2022 - 7:00 P.M.  
 COUNCIL CHAMBER, 405 JEFFERSON STREET, WASHINGTON, MISSOURI**

<b><u>1. INTRODUCTORY ITEMS:</u></b>	<b><u>SUGGESTED</u></b>	<b><u>COUNCIL ACTION</u></b>
Roll Call / Pledge of Allegiance		
Approval of the Minutes from the November 21, 2022 Council Meeting	Need Motion/Mayor	Memo
<u>Approval and Adjustment of Agenda including Consent Agenda</u>	Need Motion/Mayor	Memo
a. Collector’s Report Summary – August 2022		
b. Investment Report Summary – August 2022		
c. Liquor License Approval – Williams Brothers Meat Market		
d. Taxicab Business License Renewal – Franklin County Transport LLC		
e. Final Payment Request – Ronsick Turf Infield		
<b><u>2. PRIORITY ITEMS:</u></b>		
a. Tourism Commission Reappointments	Accept Into Minutes	Memo
<b><u>Mayor’s Presentations, Appointments &amp; Reappointments</u></b>		
b. Police Department Appointments	Approve/Mayor	Memo
c. Police Department Reappointment	Approve/Mayor	Memo
<b><u>3. PUBLIC HEARINGS:</u></b>		
a. Washington Avenue – Planned Development Residential	Accept Into Minutes	Memo
b. A resolution approving the preliminary development plan for The Bluffs at Bassora Place on property located at 15 and 17 Washington Avenue, Washington, Missouri.	Read/Second/Vote/Mayor	
c. 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.	Read & Int/Read/Vote/Mayor	
<b><u>4. CITIZENS COMMENTS:</u></b>		
<b><u>5. UNFINISHED BUSINESS:</u></b>		
<b><u>6. REPORT OF DEPARTMENT HEADS:</u></b>		
a. Health Benefits Recommendation	Approve/Mayor	Memo
b. Highway 100 Median Request	Approve/Mayor	Memo

**7. ORDINANCES/RESOLUTIONS:**

- a. 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. Read & Int/Read/Vote/Mayor Memo
- b. 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. Read & Int/Read/Vote/Mayor Memo
- c. An ordinance amending the 2022 Budget for the period of October 1, 2021 through September 30, 2022 for the City of Washington, Missouri. Read & Int/Read/Vote/Mayor Memo
- d. An ordinance amending the 2023 Budget for the period of October 1, 2022 through September 30, 2023 for the City of Washington, Missouri. Read & Int/Read/Vote/Mayor Memo
- e. An ordinance accepting the quote from Fry and Associates, Inc. and to approve the purchase of two mini shelters at Southpoint Bark Park. Read & Int/Read/Vote/Mayor Memo
- f. An ordinance authorizing and directing the execution of a Franklin County Narcotics and Violent Crime Enforcement Unit Joint Contract. Read & Int/Read/Vote/Mayor Memo

**8. COMMISSION, COMMITTEE AND BOARD REPORTS:**

- a. Washington Historic Preservation Commission Annual Report Motion to Approve/Mayor

**9. MAYOR'S REPORT:**

**10. CITY ADMINISTRATOR'S REPORT:**

**11. COUNCIL COMMENTS:**

**12. 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).

Roll Call Vote

**13. INFORMATION:**

- a. General Sales Tax Report
- b. Capital Improvement Sales Tax Report
- c. Transportation Sales Tax Report
- d. Local Option Use Tax Report
- e. Budget Report
- f. 2023 City Services Pamphlet
- g. 2023 Curbside Recycling & Bulk Item Schedule
- h. 2023 Landfill Holiday Schedule
- i. 2023 Recycling Center Holiday Schedule
- j. 2023 Waste Connections Pamphlet



**14. ADJOURNMENT:**

NOTICE: COPIES OF THE PROPOSED ORDINANCES ON THIS AGENDA ARE AVAILABLE FOR PUBLIC INSPECTION  
PRIOR TO THE TIME THE BILL IS UNDER CONSIDERATION BY THE CITY COUNCIL.

POSTED BY SHERRI KLEKAMP, CITY CLERK, DECEMBER 1, 2022

A COPY OF THIS NOTICE IS ALSO AVAILABLE ONLINE AT [www.washmo.gov](http://www.washmo.gov)

**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:</b>		
<b>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 Sergeant	November 22, 2022	November 22, 2023
Michael Wissbaum Police Officer	December 01, 2022	December 01, 2023

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 in 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 VERNIG 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

CITY OF WASHINGTON  
 CITY COLLECTOR'S/TREASURER'S REPORT SUMMARY  
 AUGUST 2022

	City Collector's Report				Adjusted Cash Position					
	CASH BALANCE AS OF 8/1/2022	RECEIPTS	DISBURSEMENTS	CASH BALANCE AS OF 8/31/2022	LESS RESTRICTED CASH	LESS RESERVED CASH	CASH UNRESTRICTED	INVESTMENTS AS OF 8/31/2022	① LESS 15% / 25% DESIGNATED	OVER (UNDER) FUNDED
<b>CASH FUNDS:</b>										
GENERAL FUND ②	570,310.20	2,644,861.98	(1,210,279.18)	2,004,893.00	(63,671.62)	(9,186.92)	1,932,034.46	1,974,678.61	(1,665,393.30)	2,241,319.77
LIBRARY FUND ②	337,125.74	20,852.11	(71,911.79)	286,066.06	(201,281.15)	(50,642.92)	34,141.99	0.00	0.00	34,141.99
VOLUNTEER FIRE FUND	1,939,974.97	4,906.61	(33,222.34)	1,911,659.24	0.00	(24,855.78)	1,886,803.46	0.00	0.00	1,886,803.46
VEHICLE & EQUIPMENT REPLACEMENT FUND ②	946,138.74	50,426.15	(152,820.00)	843,744.89	0.00	0.00	843,744.89	0.00	0.00	843,744.89
STORM WATER IMPROVEMENT FUND	2,557,986.70	1,651,995.09	(1,511,306.92)	2,698,674.87	0.00	0.00	2,698,674.87	1,853,676.00	0.00	4,552,350.87
CAPITAL IMPROVEMENT SALES TAX FUND	1,669,521.99	276,971.93	(371,049.83)	1,575,444.09	0.00	0.00	1,575,444.09	0.00	0.00	1,575,444.09
TRANSPORTATION SALES TAX FUND ②	1,253,153.94	335,428.62	(244,759.96)	1,343,822.60	0.00	0.00	1,343,822.60	0.00	0.00	1,343,822.60
DEBT SERVICE C.O.P. FUND	2,160,278.75	4,854.54	(429,000.00)	1,736,133.29	(1,643,338.39)	0.00	92,794.90	0.00	0.00	92,794.90
DOWNTOWN TIF RPA-1 FUND	1,076,819.48	2,426.63	(114,110.00)	965,136.11	0.00	0.00	965,136.11	0.00	0.00	965,136.11
FRONT & MAIN TIF RPA-3 FUND	24,990.49	33.89	0.00	25,024.38	0.00	0.00	25,024.38	0.00	0.00	25,024.38
RHINE RIVER TIF RPA-2 FUND	467.63	0.63	0.00	468.26	0.00	0.00	468.26	0.00	0.00	468.26
WATER FUND	897,680.83	256,453.47	(169,905.20)	984,229.10	0.00	0.00	984,229.10	0.00	(397,743.50)	586,485.60
SEWAGE TREATMENT FUND	97,198.77	255,274.63	(236,245.31)	116,228.09	0.00	0.00	116,228.09	0.00	(581,544.75)	(465,316.66)
SOLID WASTE FUND	3,949,380.94	241,398.54	(299,645.50)	3,891,133.98	(6,893,120.48)	0.00	(3,001,986.50)	0.00	(796,010.75)	(3,797,997.25)
PHOENIX CENTER II CID FUND	4,214.35	56,715.26	(56,110.80)	4,818.81	0.00	0.00	4,818.81	0.00	0.00	4,818.81
<b>TOTALS</b>	<b>\$ 17,485,243.52</b>	<b>\$ 5,802,600.08</b>	<b>\$ (4,900,366.83)</b>	<b>\$ 18,387,476.77</b>	<b>\$ (8,801,411.64)</b>	<b>\$ (84,685.62)</b>	<b>\$ 9,501,379.51</b>	<b>\$ 3,828,354.61</b>	<b>\$(3,440,692.30)</b>	<b>\$ 9,889,041.82</b>

DELINQUENT CITY RE & PP TAXES COLLECTED THIS MONTH: \$ 5,826.82

  
 DARREN J. LAMB, CITY ADMINISTRATOR/DEPUTY CITY TREASURER

11/15/22  
 DATE

  
 MARY J. SPRUNG, CPA FINANCE DIRECTOR/CITY COLLECTOR/CITY TREASURER


11/14/2022  
 DATE

① = Resolution No. 11-108880 15% = Fund Balance Reserved For General Operating Fund  
 25% - Fund Balance Reserve For Enterprise Funds (Water, Sewer, and Solid Waste)

② = Annually in October, Transfers for debt service and subsidy allocations are done which may result in a negative cash balances until tax revenues come in at calendar year end.




**CITY OF WASHINGTON MONTHLY INVESTMENT REPORT**

 AUGUST 2022	INVESTMENT DATE	INTEREST PERCENT	MATURITY DATE	BEGINNING ADJUSTED COST	ADJUSTED GAIN(LOSS)	INVESTMENT INCOME	EXPENSE	SOLD/REINVESTED 10/01/21 - 09/30/22	ENDING ADJUSTED COST
	<b>GOVERNMENT BONDS:</b>								
US TRASURY BILL	8/11/2022	0.000%	7/13/2023	\$ -	(632.51)	-	-	470,746.55	\$ 470,114.04
US TREASURY NOTE	7/27/2022	1.250%	7/31/2023	\$ 1,014,744.96	(2,812.80)	6,450.00	-	-	\$ 1,011,597.36
FEDERAL HOME LOAN BANK BONDS/SOLD	6/8/2021	2.125%	9/14/2029	\$ 217,787.00	(1,482.09)	-	-	(216,639.71)	\$ -
FEDERAL HOME LOAN BANK BONDS	11/15/2019	2.250%	12/8/2023	\$ 475,027.20	(2,812.80)	-	-	-	\$ 472,214.40
<b>IBN: BOND TOTALS:</b>				<b>\$ 1,707,559.16</b>	<b>\$ (7,740.20)</b>	<b>\$ 6,450.00</b>			<b>\$ 1,953,925.80</b>
<b>CERTIFICATES OF DEPOSITS:</b>									
SYNCHRONY BANK DRAPER UT CD	7/27/2022	3.400%	7/29/2025	\$ 244,652.43	58.47	-	-	-	\$ 244,710.90
ALLY BANK MIDVALE UT CD	7/27/2022	3.300%	8/5/2024	\$ 244,735.67	(73.77)	-	-	-	\$ 244,661.90
KS STATE BANK CD	2/9/2018	2.450%	2/9/2023	\$ 51,950.22	(26.66)	108.20	-	-	\$ 51,923.56
ENERBANK USA CD	9/27/2019	1.950%	3/27/2023	\$ 113,422.45	(34.63)	188.80	-	-	\$ 113,387.82
STATE BANK OF INDIA CD	2/25/2019	3.050%	2/28/2024	\$ 239,323.20	(93.60)	3,629.92	-	-	\$ 239,229.60
BMW BANK OF NORTH AMERICA CD	2/25/2022	1.700%	9/4/2024	\$ 240,670.30	212.30	-	-	-	\$ 240,882.60
<b>IBN: CERTIFICATE OF DEPOSIT TOTAL:</b>				<b>\$ 1,134,754.27</b>	<b>42.11</b>	<b>3,926.92</b>		<b>0.00</b>	<b>\$ 1,134,796.38</b>
FIRST INTERNET BANK INDIANA CD	2/1/2021	0.650%	8/2/2022	\$ 245,000.00	2,400.00	0.0	-	(247,400.00)	\$ -
FIVE POINTS BANK CD	2/1/2021	1.000%	2/2/2025	\$ 245,000.00	-	-	-	-	\$ 245,000.00
MIDLAND STATES BANK CD	2/1/2021	0.750%	2/2/2024	\$ 245,000.00	-	-	-	-	\$ 245,000.00
VISION BANK CD	6/30/2021	0.750%	6/23/2023	\$ 245,000.00	-	-	-	-	\$ 245,000.00
<b>AMERICAN: CERTIFICATE OF DEPOSIT TOTAL:</b>				<b>\$ 980,000.00</b>	<b>2,400.00</b>	<b>0.00</b>			<b>\$ 735,000.00</b>
<b>CERTIFICATE OF DEPOSITS TOTALS:</b>				<b>\$ 2,114,754.27</b>	<b>\$ 2,442.11</b>	<b>\$ 3,926.92</b>	<b>\$ -</b>	<b>\$ (6,706.84)</b>	<b>\$ 1,869,796.38</b>
<b>MONEY MARKETS:</b>									
<b>IBN: MONEY MARKET</b>				<b>\$ 894.45</b>		<b>51.43</b>		<b>3,670.08</b>	<b>\$ 4,615.96</b>
<b>AMERICAN: MONEY MARKET</b>				<b>\$ 23.27</b>	<b>(6.80)</b>	<b>0.00</b>		<b>0.00</b>	<b>\$ 16.47</b>
<b>MONEY MARKET TOTALS:</b>				<b>\$ 917.72</b>					<b>\$ 4,632.43</b>
<b>GRAND TOTALS:</b>				<b>\$ 3,823,231.15</b>	<b>\$ (5,304.89)</b>	<b>\$ 10,428.35</b>			<b>\$ 3,828,354.61</b>

ALLOCATIONS OF FUNDS:

PRINCIPAL - GENERAL FUND ACCT.- 001-103000	1,500,000.00	
INVESTMENT GENERAL FUND- GAIN(LOSS)	474,678.61	
YEAR END MARKET VALUE ADJUSTMENT-SEPT	-	
<b>TOTAL GENERAL FUND:</b>		<b>\$ 1,974,678.61</b>
PRINCIPAL - STORMWATER FUND ACCT.- 250-103000	1,853,676.00	
<b>TOTAL STORMWATER FUND:</b>		<b>\$ 1,853,676.00</b>
<b>TOTAL MARKET VALUE OF INVESTMENTS:</b>		<b>\$ 3,828,354.61</b>

NOTE: Market Value Adjustment done with annual audit adjustments in September.

  
 DARREN J. LAMB, CITY ADMINISTRATOR/DEPUTY CITY TREASURER

11/15/22  
 DATE

  
 MARY J. SPRUNG, CPA FINANCE DIRECTOR/CITY TREASURER

11/14/2022  
 DATE



November 16, 2022

Re: Liquor License

Mrs. Sherri Klekamp, City Clerk  
City of Washington  
405 Jefferson Street  
Washington, MO 63090

Dear Sherri,

Stephen C Williams has submitted an alcohol license application for the privilege of selling liquor of all kinds by the original package at retail. He will sell Monday through Saturday. Mr. Stephen C Williams business is named Williams Brothers Meat Market and is located at 607 W Fifth St.

Mr. Stephen C Williams has submitted all required paperwork and has paid the \$66.67 fees.

Mr. Stephen C Williams has asked that his application go before the City Council on December 5, 2022.

Sincerely,

*Heather Parker*

Heather M Parker, Clerk  
City of Washington



November 23, 2022

RE: Taxicab Business License Renewal

Sherri Klekamp, City Clerk  
City of Washington  
405 Jefferson Street  
Washington, MO 63090

Dear Sherri,

Ivan Munoz, the owner of "Franklin County Transport LLC" has submitted the necessary paperwork to the City Collector's office and made the requisite payment for a 2022/2023 Taxicab License Renewal.

Mr. Munoz has asked that this application go before the city council meeting on December 5, 2022.

Sincerely,

A handwritten signature in black ink that reads "Heather Parker".

Heather Parker  
Accounts Specialist I  
City of Washington





December 5, 2022

Honorable Mayor and City Council  
City of Washington  
405 Jefferson St.  
Washington, MO 63090

RE: Final Payment Request – Byrne & Jones Construction

Honorable Mayor and City Council:

The Parks and Recreation Department is asking for final payment for the Ronsick Turf Infield renovation project. The project was completed per the specifications and documents, and as such, I am asking that you consider granting Byrne & Jones request for final payment in the amount of \$17,500.00.

As always, if you have any questions, concerns or need additional information, please advise.

Respectfully submitted,

*Wayne Dunker*

Wayne Dunker MA, CPRP  
Director of Parks & Recreation

Attachment - 1



## FINAL PAYMENT REQUEST

**TO:** City Council  
**NAME OF PROJECT:** Ronsick Turf Infield  
**OWNER:** CITY OF WASHINGTON  
**CONTRACTOR:** Byrne & Jones Construction

**THE FOLLOWING FINAL PAYMENT IS HEREBY REQUESTED TO BE MADE TO THE CONTRACTOR:**

---

Original Contract Price.....	\$350,000.00
Contingency.....	\$0.00
New Contract Amount.....	\$0.00
Previous Payments.....	\$332,500.00
Final Payment.....	\$17,500.00

---

**Approval:**

Date: \_\_\_\_\_

City of Washington, Missouri

By: \_\_\_\_\_

Title: \_\_\_\_\_

**APPLICATION AND CERTIFICATE FOR PAYMENT**

To Owner City of Washington, MO  
211 High Street  
Washington, MO 63090

Project: Ronsick Baseball Field

Application Number: 17019-R  
Period To: 8/31/2022  
Project Number: S17019RLW  
PO #:  
Contract Date: 10/12/2021

Byrne & Jones Construction  
13940 St. Charles Rock Rd.  
St. Louis, MO 63044

**CONTRACTOR'S APPLICATION FOR PAYMENT:**

1. Original contract Sum: (See contract)	\$	350,000.00
2. Net Change by Change Orders: (from breakdown below)	\$	-
3. Contract Sum to Date: (Line 1 +/- 2)	\$	350,000.00
4. Total Complete/Stored to date: (from attached form)	\$	350,000.00
<b>5. Retainage:</b>		
0 % of Completed work:	\$	-
% of Stored Material:	\$	-
Total Retainage:	\$	-
6. Total earned Less Retained: (Line 4 less line 5)	\$	350,000.00
7. Less Previous Payment: (Line 6 from previous)	\$	332,500.00
8. Current Payment Due: (Line 6 less 7)	\$	17,500.00
9. Balance to Finish, Includes Retained (Line 3 less Line 6)	\$	-

Byrne & Jones will never change banking instructions via electronic means.

**CHANGE ORDERS**

	Additions	Deductions	
Prior	\$0.00	\$0.00	Approved Prior
Current	\$0.00	\$0.00	Approved Now
Total(s)	\$0.00	\$0.00	

The undersigned contractor certifies that to the best of Contractor's knowledge, information, and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents.

Contractor: Byrne & Jones Construction  
By: Willie Pausly Date: 8/22/2022

State of: Missouri  
County of: St. Louis  
Subscribed and sworn before me this 22 day of Aug. 2022

SARAH THOMAS  
NOTARY PUBLIC - NOTARY SEAL  
STATE OF MISSOURI  
MY COMMISSION EXPIRES AUGUST 23, 2025  
ST. LOUIS COUNTY  
COMMISSION #17088113

Notary Public: Sarah Thomas  
Commission Expires: \_\_\_\_\_

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the owner that to the best of the Architect's knowledge, work has progressed as indicated above.

ARCHITECT: \_\_\_\_\_  
By: \_\_\_\_\_ Date: \_\_\_\_\_

This certificate is not negotiable. The amount certified is payable only to "Contractor" named herein.

Notice to Owner: Failure of this contractor to pay these persons supplying material or service to complete this contract can result in the filing of a mechanic's lien on the property which is the subject of this contract pursuant to chapter 429, RSMo. To avoid material or service for the work described in this contract. Failure to secure lien waivers may result in your paying for labor and material twice.

**SCHEDULE OF VALUES (CONTINUATION SHEET)**

Application Nr.: 17019-R

Application and Certificate for Payment, containing Contractor's signed Certification, is attached. In tabulations below, amounts are stated to the nearest dollar. Use Column I on Contracts where variable retainage for line items may apply.

Application Date:

Period To: 8/31/2022

Owner's Project Nr.:

Owner's P.O. Nr.:

A Item	B Description of Work	C Scheduled Value	D Work Completed Previous Applic.	E This Period	F Materials Presently Stored (Not In D or E)	G Total Completed and Stored To Date (D+E+F)	H % Comp G/C	I Balance to Finish	Retainage
1	General Conditions	\$15,000.00	\$15,000.00			\$15,000.00	100%	\$0.00	\$0.00
2	Excavation	\$48,520.00	\$48,520.00			\$48,520.00	100%	\$0.00	\$0.00
3	Base Work	\$51,480.00	\$51,480.00			\$51,480.00	100%	\$0.00	\$0.00
4	Synthetic Turf Material	\$150,000.00	\$150,000.00			\$150,000.00	100%	\$0.00	\$0.00
5	Synthetic Turf Installation	\$85,000.00	\$85,000.00			\$85,000.00	100%	\$0.00	\$0.00
		\$350,000.00	\$350,000.00	\$0.00	\$0.00	\$350,000.00		\$0.00	\$0.00



Byrne and Jones Construction  
13940 St. Charles Rock Road  
Bridgeton, MO 63044  
Telephone: (314) 567-7997  
Fax: (314) 567-8928

## CONDITIONAL LIEN WAIVER

**THIS LIEN WAIVER IS NOT VALID  
UNTIL PAYMENT IS RECEIVED  
BY THE UNDERSIGNED**

St. Louis, Missouri

August 22, 2022

To Whom It May Concern:

The undersigned has furnished work, labor, materials and/or equipment for the real property and improvements known as RONICK BASEBALL FIELD located at 211 HIGH STREET IN WASHINGTON, MO 63090.

The undersigned performed this work pursuant to contract with CITY OF WASHINGTON, MO.

The undersigned, for and in consideration of the payment of SEVENTEEN THOUSAND FIVE HUNDRED DOLLARS AND 00/100 (\$17,500.00) does hereby waive and release, to the extent of the amount paid as shown above on, any mechanic's lien or claim or right of labor, materials and/or equipment furnished by the undersigned.

It is understood that this affidavit is submitted to induce payment of the above sum and for use by Byrne and Jones Construction to satisfy itself that all liens and claims relating to the services and materials furnished by the undersigned have been paid.

State of: MO

County of: St. Louis

Byrne and Jones Construction

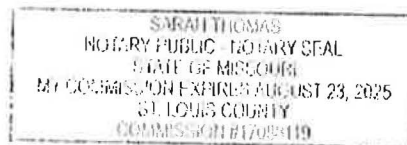
By: [Signature]

Title: Controller

Subscribed and sworn to before me this  
22 day of August, 2022.

NOTARY PUBLIC

Signed: [Signature]



Project #: S17019-RLW  
Inv. # 3



City of Washington  
Tourism Commission  
405 Jefferson Street  
Washington, MO 63090

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



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:

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

Respectfully submitted,

James D. Hagedorn  
Mayor



**POLICE**  
CITY OF WASHINGTON

**Washington Police Department**  
**Chief Jim Armstrong DSN 256**

301 Jefferson Street  
Washington, MO 63090  
Administration: (636)390-1055  
Dispatch: (636)390-1050  
Fax: (636)390-2455

DATE: November 28, 2022  
TO: Mayor Doug Hagedorn  
FROM: Chief Jim Armstrong  
SUBJECT: Full Time Police Officers

Honorable Mayor,

I respectfully request that the following individuals be presented to City Council for appointment to the City of Washington Police Department as full time Police Officers. Both will serve a six (6) month probation period and will be up for reappointment on June 6, 2023.

NAME	TERM BEGINS	TERM ENDS
Zachary T. Chadwick	December 6, 2022	June 6, 2023 (first six months)
Robert A. Kelley	December 6, 2022	June 6, 2023 (first six months)

Chadwick applied for a position as a police officer with the Washington Police Department in early November 2022. He has been employed by the City of Overland Missouri as a police officer for over three years. He also worked as a police officer with the cities of St. Ann and Bel Ridge. Chadwick is a 2014 graduate of Eastern Missouri Police Academy. He has a valid Class A peace officer license through the Missouri Peace Officer Standards and Training.

Kelley applied for a position as a police officer with the Washington Police Department in mid-October 2022. He recently graduated from the Eastern Missouri Police Academy with a Class A peace officer license. He has experience as a corrections officer with the Tulsa County Sheriff's Office. Kelley is an Army veteran and has an associate's degree from ITT Technical Institute.

Written testing, physical standards testing, extensive background investigations and interviews by command staff and city staff were held, all with excellent results. I am confident in presenting Chadwick and Kelley for approval as police officers with the Washington Police Department.

Respectfully,  
  
Chief Jim Armstrong





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:

<u>NAME</u>	<u>DATE EFFECTIVE</u>	<u>DATE EXPIRES</u>
Zachary Yawitz Police Officer	December 19, 2022	December 19, 2023

Respectfully submitted,

James D. Hagedorn  
Mayor



**POLICE**  
CITY OF WASHINGTON

**Washington Police Department**  
Chief Jim Armstrong DSN 256

301 Jefferson Street  
Washington, MO 63090  
Police Dispatch: 636 390-1050  
Direct Line: 636 390-1207  
Fax: 636 390-2455

DATE: November 28, 2022  
TO: Mayor Doug Hagedorn  
SUBJECT: Reappointment of Police Officer

Honorable Mayor,

I respectfully request the following officer be presented to the City Council for reappointment with the Washington Police Department for a one-year term. The following officer continues to provide exceptional service to the citizens, City and police department.

NAME	DATE EFFECTIVE	DATE EXPIRES
<b>Officer Zachary Yawitz</b>	<b>December 19, 2022</b>	<b>December 19, 2023</b>

Thank you for your consideration.

Respectfully,

Jim Armstrong  
Chief of Police



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/br*

Thomas R. Holdmeier  
Chairman  
Planning & Zoning Commission

To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: November, 16 2022

Re: File # 22-1001

Synopsis: The applicant is requesting review of a preliminary development plan for The Bluffs at Bassora Place – a proposed Planned Residential Development

<b>Adjacent Land Use /Zoning Matrix</b>		
	<b>Existing Land Use</b>	<b>Existing Zoning</b>
North	Missouri River	N/A
South	American Legion	R-1B
East	Single Family	R-1B
West	Commercial, Single Family	C-1, R-1B

**Analysis:**

The applicant is requesting to rezone 3.3 acres of land from R-1B Single Family Residential to PDR- Planned Residential. This process requires the following steps.

1. Sketch Plan Review by City Staff
2. Sketch Plan Review by Planning and Zoning
3. Preliminary Plan Review by Planning and Zoning
4. Preliminary Plan Review by City Council
5. Final Plan Submittal and Review by City Council.

They are currently on step three, requesting P&Z to review the attached plan. See staff’s analysis on proposed changes below;

Full Preliminary Development Plan Attached.

**Summary of Changes**

The applicant has submitted a new preliminary development plan based on comments from the neighborhood, City Staff, and the Commission on the October 10<sup>th</sup>, 2022 public hearing. Many of the concerns had to do with number of units, the buffer to the east, and the compatibility with the surrounding properties. The applicant has made the following changes:

1. Reduced the proposed number of units from 26 units to 23.
2. Changed the three buildings that face Washington Avenue to single family units.
3. Created a 20 ft. front yard on all three single family units allowing for a larger buffer from the existing single family to the east.

## **Staff Comments**

The revised development plan takes in to account many of the concerns that were brought up at the previous meeting. The new plan reduces the number of units to 23, which is one less than is currently allowed in the R-1B Single Family Zoning. The plan also proposes three new single family homes along Washington Avenue with a more traditional brick color and style. In staff's opinion this achieves multiple things;

1. Creates a buffer between the duplexes and the existing single family with 20 ft. front yards along Washington Ave.
2. Creates a transition zone between the existing single family and the proposed higher density development in the remainder of the proposal.
3. Allows the neighborhood to keep a single family residential design from what is viewed on Washington Avenue.

The plan also shows the appropriate cross sections and landscape plans that are required for the preliminary development plan process as well as detailed architectural renderings.

The intent of the planned development zoning district is to allow for input from staff, the Commission, and the neighborhood. These proposed changes take into account many of the concerns brought up by the neighborhood and, in staff's opinion, shows a good faith effort to bring a compatible development to the area. The subject property has topographic restraints and the proposed development takes those in the account to bring an infill development that utilizes the property to the best of its ability.

Staff feels this is an excellent application of the Planned Residential Zoning Code. Section 400.115 states that the purpose of a planned development district is to provide a means of achieving greater flexibility in development of land in a manner not always possible in conventional zoning district, to encourage more *imaginative and innovative design* of land development and to promote a more desirable community environment. It also states that one of the objectives that it is meant to achieve is Site Planning that better adapts to site conditions and its relations to surrounding properties that would not otherwise be possible. The topographic nature of the property does not allow the property to possibly be developed under conventional single family zoning. The proposed plan uses an innovative design to achieve a similar amount of units on the more developable portion of the property. It is also using imaginative architectural styles to buffer single family from the portion of the land that is most dense.

The plan meets the requirements set forth in Section 400.115 of the City Code, as it was intended to be written in June of 2022, and recommends approval of the preliminary development plan.

## **Sketch Plan Staff Report from October 10<sup>th</sup> Planning and Zoning:**

In the attached sketch plan they are proposing to create a new residential development consisting of 13 duplexes, 12 of which will access a private drive from Washington Ave, 1 of which will access Madison Avenue. Each unit will have two parking spaces as well as proposed guest parking. With 3.3 acres they are actually well below the density allowance for multi-family zoning. If they were to be zoned R-3 Multi Family, they could propose 72 units. Even at the current zoning, the max they could propose is 24 units. Only 26 are proposed. The property has some significant topographic concerns with Washington Avenue sitting well above Madison Avenue, given the reasoning for the Planned Residential Request.

They are requesting a minimum 10 ft. setback from Washington Ave, with building 12 being the closest. Building 13 has a proposed setback of 11 ft. from Madison Avenue. The plan proposes an adequate fire lane through the development giving all 13 buildings fire access. A landscape plan has been submitted showing a proposed buffer between the proposed development and the closest single family to the west.

The plan does propose to vacate existing right-of-way between Washington Ave. and Madison Ave. There are currently no improvements in the ROW and the topography of the site would not allow for a road to connect through the block while also meeting grade requirements. Staff sees no issue with the request to vacate. A new water line will need to be extended from First Street to the site to properly serve the development. Sewer and Water will need to be relocated on the site as well. Both improvements are shown in the proposals utility plan. An area for stormwater has also been designated off of Madison Avenue.

Traffic counts along Madison Avenue and Washington Avenue are low in this location with less than 200 cars per day turning north from 3<sup>rd</sup> Street onto either. There is no reason to believe that the proposed 26 units will create any traffic concerns in the area.

### **Recommendation:**

The submitted sketch plan meets the requirements of the Planned Residential Code and staff recommends approval for the review to move to preliminary development plan review. The proposed density is not out of character for the area, only requesting two more units than would be allowed on the property today. Given its proximity to both commercial and single family uses, staff feels that the proposed Planned Residential two-family development is actually fairly appropriate for the site.



# NEW SINGLE FAMILY-DUPLEX RESIDENTIAL DEVELOPMENT - THE BLUFFS AT BASSORA PLACE

## PROJECT TEAM

**OWNER**  
 FLORIN BOICU AND PARTNERS  
 2277 BELLARS LN  
 WASHINGTON MO 63090  
 PHONE: 636-759-6144  
 EMAIL: carmin.ro@gmail.com

**ARCHITECT**  
 HOUSE OF HOARD ARCHITECTURE  
 1125 DUNWOODY DR  
 SAINT LOUIS MO 63122  
 PHONE: 619-723-2147  
 EMAIL: shawn@houseofhoard.com  
 CONTACT: STEVE HOARD

**CIVIL ENGINEER**  
 IBE  
 100 ELM STREET  
 WASHINGTON MO 63090  
 PHONE: 636-231-4325  
 EMAIL: molly@ibeng.com  
 CONTACT: MICK ROEHLING

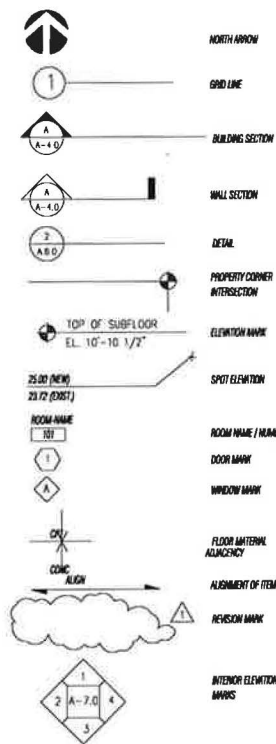
**STRUCTURAL ENGINEER**  
 TBD NEXT PHASE

**GENERAL CONTRACTOR**  
 TBD NEXT PHASE

**ELECTRICAL**  
 TBD NEXT PHASE

**MECHANICAL**  
 TBD NEXT PHASE

## SYMBOLS



## PROJECT DATA

**PROPERTY INFORMATION**  
 PROPERTY ADDRESS: 15 WASHINGTON WASHINGTON MO  
 BUILDING CODE: 2015 IBC, 2015 IRC  
 FIRE SPRINKLERS: NFPA 130, SHARED WATER SOURCE  
 CENTRAL FIRE ALARM: NO

**PARCEL PIN**  
 10-4-210-2-001-000.000

**LEGAL DESCRIPTION**  
 LOT: 1-10A16-20 BLK 1 BASSORA

**PARKING PROPOSED**  
 PARKING INSIDE GARAGE WITH DIRECT UNIT ACCESS: 30 FULL SIZE SPACES  
 PARKING OUTSIDE ADJACENT TO UNITS: 12 FULL SIZE SPACES  
 GUEST PARKING ONSTREET OFF STREET OPEN: 4 SPACES

### BUILDING AND CODE DATA

PURPOSED CONSTRUCTION TYPE: WOOD-FRAMED TYPE V  
 OCCUPANCY: R3  
 SPRINKLERED AS CONSTRUCTION TYPE ALLOWS PER NFPA 101  
 1, 2, AND 3 STORY BUILDINGS WITH HP ROOFS, NO OCCUPIED SPACE ON ROOF

### SQUARE FOOTAGE SUMMARY

TOTAL LOT SQUARE FOOTAGE: 145,915 S.F.  
 AREA COVERED BY BUILDINGS, STRUCTURES, DRIVES AND PARKING: 29,255 S.F.  
 LOT COVERAGE PERCENTAGE: 20%

### CURRENT ZONING OVERLY

SINGLE FAMILY RESIDENTIAL - 24 TOTAL UNITS CAN BE LOCATED ON THIS PARCEL UNDER CURRENT ZONING

### PROPOSED ZONING OVERLY

PD-R SINGLE FAMILY AND DUPLEX RESIDENTIAL WITH HOMEOWNERS ASSOCIATION

### PROPOSED BUILDING SETBACKS FOR PD-R

DRAFT SETBACKS FOR SKETCH PLAN PROCESS:

FRONT ALONG WASHINGTON AVE - EAST PL 20, 50'-0", PARALLEL TO PL INTERIOR PROPERTY LINE ADJACENT SIDE PARALLEL TO WASHINGTON STREET - EAST PL 22'-0"  
 FRONT ALONG HANSON ST: 11'-3"  
 REAR ALONG HANSON TRUCKS: 30'  
 SIDE ALONG INTERIOR PROPERTY LINE AT AMERICAN LEGIONS PROPERTY: 10'-0", AND 10'

### PROPOSED BUILDING HEIGHT FOR PD-R

OVERALL HEIGHT: 45 PROPOSED, 36-39 SHOWN TO RIDGE

### PLANNED FUTURE SUBMITTALS

1. FULL PD-R PACKAGE PER CITY PLANNING REQUIREMENTS

### SEPARATE PERMITS

1. SITE GRADING - FUTURE AFTER APPROVAL OF PD-R ZONE CHANGE  
 2. CONSTRUCTION DRAWINGS WITH LANDSCAPE AND FULL ENGINEERING PER THE CITY OF WASHINGTON SUBMITTAL REQUIREMENTS

## PROJECT BASIS OF DESIGN:

- UNIT SIGNAGE FOR ADDRESSING WOULD BE ON BUILDINGS
- NO PLANNED LOADING AREAS IN THIS PROJECT
- SEWER RAINS THROUGH THE CENTER OF THE SITE AND WILL NOT REQUIRE A LIFT STATO. SEWER LINE WILL BE REROUTED FROM UNDER PROPOSED BUILDING FOOTPRINT
- DOMESTIC WATER WOULD BE BROUGHT FROM 8" MAIN ON E 1ST STREET WITH FULL LOOP IN AND OUT OF SITE
- NO SEPARATE FIRE WATER MAIN OR NEW HYDRANT PLANNED FOR PROJECT
- PROJECT IS PLANNED FOR A NFPA 13.0 RESIDENTIAL SPRINKLER SYSTEMS - NO UNITS ARE STACKED AND CONFIGURED AS DUPLEXES.
- SITE LIGHTING WOULD BE FROM BUILDINGS, NOT STANIONS OR POLES, IN A MINIMAL WALL NOT TO BE PROMINENT AS A FEATURE AND WOULD BE MASKED FROM ALL NEIGHBORS - TO BE SHOWN ON NEXT ITERATION
- EACH UNIT WILL BE METERED SEPARATELY
- FIRE-RESISTANT SEPARATIONS WILL BE PROVIDED AS REQUIRED PER 2015IBC AND OR APPLICABLE BUILDING CODE
- NO PUBLIC DUMPSTER OR TRASH ENCLOSURES ARE PLANNING FOR THE PROJECT. ALL TRASH AND RECYCLE BINS WILL BE INSIDE GARAGES AND WILL BE CONVENTIONED IN THE HOA COVENANTS TO BE KEPT INSIDE ON DAYS OTHER THAN PICK UP DAY



## DRAFT SITE MODEL IMAGE

## DRAFT DESIGN LANGUAGE AND MATERIALS

THE PROJECT IS ENVISIONED TO HAVE A MODERN, SOPHISTICATED DESIGN LANGUAGE THAT BLENDS THE HISTORIC QUALITY MATERIALS SUCH AS BRICK AND STONE WITH A THOUGHTFUL STYLE THAT REFLECTS TODAY'S LIFESTYLE.

MATERIALS ARE PLANNED TO BE BRICK VENEER WITH TALL LARGE WINDOWS AND STEEL ROOFS.

## DESIGN REFERENCE IMAGES

EXTERIOR MATERIALITY IS PLANNED/PROPOSED TO BE COLORED BRICK VENEER WITH BOARD-FORMED CONCRETE OR STONE VENEER BASEMENT WALLS AND HARDIE SIDING SECOND FLOORS

TALL OPENINGS REFERENCING EARLY ARCHITECTURE OF WASHINGTON SIMPLIFIED IN MODERN WAY WITH BRICK VENEER



## DRAFT PROJECT NARRATIVE

THIS PROJECT IS THE CREATION OF A QUALITY INFILL HOUSING DEVELOPMENT THAT FITS WITHIN THE CONTEXT OF THE NEIGHBORHOOD, TAKES AS MUCH ADVANTAGE OF THE HILLSIDE RIVERFRONT SITE, AND STRIKES A BALANCE OF TOTAL NUMBER OF UNITS, QUALITY OF LIFE FOR THE RESIDENTS UTILIZING SINGLE FAMILY HOUSES ALL ALONG WASHINGTON STREET.

THIS PROJECT IS THE FIRST OF ITS KIND BY THE DEVELOPER IN WASHINGTON MISSOURI AND IS AN OPPORTUNITY TO START HIS LEGACY OF CARE OF THE REPUTATION OF HIS BRAND AND THE NEIGHBORHOOD.

## DEMOGRAPHICS - LIFESTYLE TARGETS

THE HOUSING TYPOLOGY THAT IS ENVISIONED IS PRIMARILY TARGETED FOR FAMILIES AND PROFESSIONALS SEEKING A HIGH-QUALITY HOUSE IN A NATURAL ENVIRONMENT AT THE RIVER.

## DRAFT UNIT TYPE PROGRAM STATEMENT

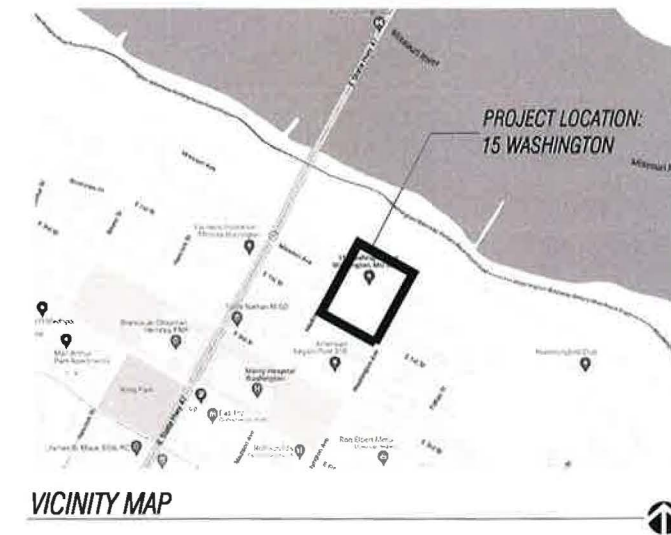
THE UNIT TYPES PLANNED ARE GENEROUS SQUARE FOOTAGES WITH MODERN AMENITIES AND VIEWS OF THE RIVER. OUR FINAL DEVELOPMENT SCENARIO IS A SITE WITH A SINGLE FAMILY BUFFER ALL ALONG THE WASHINGTON STREET FRONTAGE AND DUPLEXES FOR THE REMAINDER OF THE SITE. THERE IS A TOTAL OF 23 UNITS PROPOSED WHICH IS ONE LESS UNIT THAT THE EXISTING RESIDENTIAL ZONE OVERLAY ALLOWS. THIS DOCUMENT IS A RESUBMITTAL OF THE SKETCH PLAN REZONE TO PD-R WITH AN HOA. 18 OF THE 23 UNITS WILL HAVE A RIVER VIEW.

## PROJECT GOAL

CREATE A CONTEXTUAL COMMUNITY THAT IS A QUALITY, RELAXING PLACE TO CALL HOME.

## PROPOSED SCOPE OF WORK

- REZONE FROM EXISTING SINGLE FAMILY RESIDENTIAL TO RESIDENTIAL SINGLE-FAMILY AND DUPLEX PD-R
- DEMOLITION OF EXISTING RESIDENCE THAT HAS BEEN DETERMINED TO NOT BE A LOCAL OR NATIONAL HISTORIC RESOURCE
- SITE PREPARATION, MINIMAL GRADING AND FILLING PER CIVIL DESIGN - DRAWINGS TO BE DEVELOPED UNDER FUTURE SEPARATE PERMIT, MINIMAL RETAINING WALLS PER PLAN
- CONSTRUCTION OF 10 NEW, TWO-UNIT DUPLEX BUILDINGS CONTAINING 20 UNITS TOTAL, WITH ONE AND TWO-CAR GARAGES, PARKING FOR TWO-CARS PER UNIT + SITE GUEST PARKING AND THREE, SINGLE-FAMILY HOUSES WITH TWO GARAGE PARKING EA
- LANDSCAPE DEVELOPMENT AS A NATIVE PRAIRIE HABITAT WITH LARGE STREET TREES ON WASHINGTON AVE AND EXISTING SINGLE FAMILY
- CONSTRUCTION OF SITEWORK, RETAINING WALLS, STREETS WITH FIRE APPARATUS ACCESS, NATURAL ROLLED CURB AND GUTTER, NATURAL FENCES OR ROCK WALLS AND SITE FEATURES PER CIVIL AND ARCHITECTURAL DRAWINGS TO BE DEVELOPED AFTER SKETCH PLAN REVIEW PROCESS.
- CONSTRUCTION OF ON-SITE NATURE TRAIL LOOP AND PICKLE-BALL COURT WITH COMMUNITY BARBEQUE.



## VICINITY MAP

### DRAWING INDEX

A-0.0 COVER SHEET

### ARCHITECTURAL

A-1.0 SITE DEVELOPMENT PLAN 1:50 OVERALL AREA  
 A-1.1 SITE DEVELOPMENT PLAN 1:20 SITE DETAILS  
 A-1.2 LANDSCAPE SITE PLAN  
 A-1.3 UNIT PLANS DUPLEX  
 A-1.4 UNIT PLANS SINGLE FAMILY HOMES  
 A-2.0 SITE MASSING IMAGES  
 A-2.1 SITE MASSING IMAGES  
 A-3.0 SITE SECTIONS

### CIVIL

TS-1 TOPOGRAPHIC SURVEY  
 SP-1 SITE PLAN CIVIL  
 GP-1 SITE GRADING PLAN



HOUSE OF HOARD  
 ARCHITECTURE

1125 DUNWOODY DRIVE  
 SAINT LOUIS MO 63122  
 619-723-2147



EXP: 12/31/2023

PROJECT NAME:

'THE BLUFFS AT BASSORA PLACE  
 15 WASHINGTON AVE  
 WASHINGTON MO 63090

PROJECT OWNER:

FLORIN BOICU  
 2277 BELLARS LN  
 WASHINGTON MO 63090

ISSUANCE:

09/26/22 SKETCH PLAN DRAFT  
 PLANNING SUBMITTAL

10/01/22 SKETCH PLAN PLANNING AND  
 ZONING SUBMITTAL

10/31/22 SKETCH PLAN PLANNING AND  
 ZONING RESUBMITTAL

SHEET TITLE:

## PROJECT INFORMATION

PROJECT ARCHITECT: STEVE HOARD  
 DRAWN BY: SH  
 CHECKED BY: SH

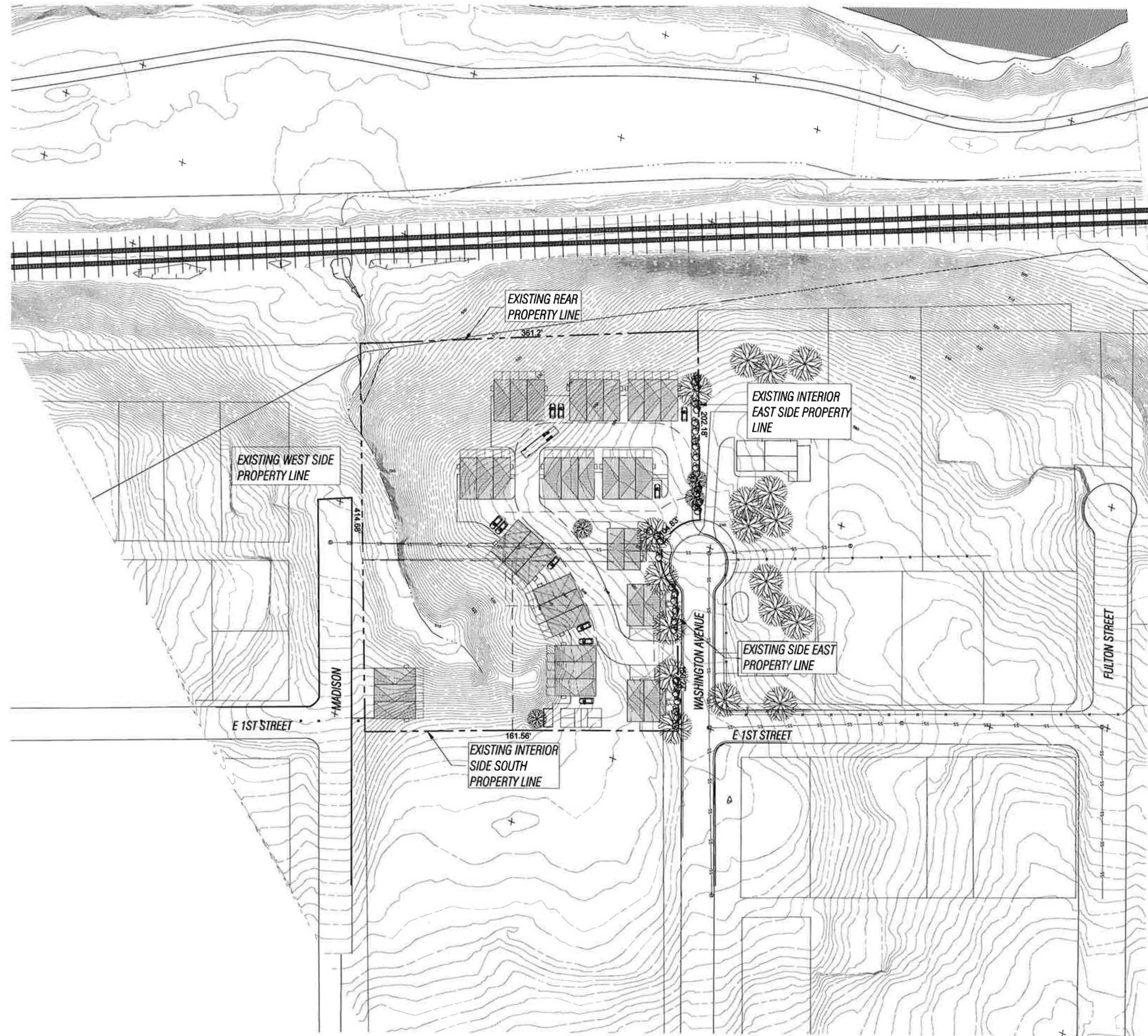
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SITE DEVELOPMENT PLAN OVERALL

1/8"=1'-0" 



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2277 BELLARS LN  
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10/31/22	SKETCH PLAN PLANNING AND ZONING RESUBMITTAL

SHEET TITLE:

SITE  
DEVELOPMENT  
PLAN 1:50

PROJECT ARCHITECT: STEVE HOARD  
DRAWN BY: SH  
CHECKED BY: SH

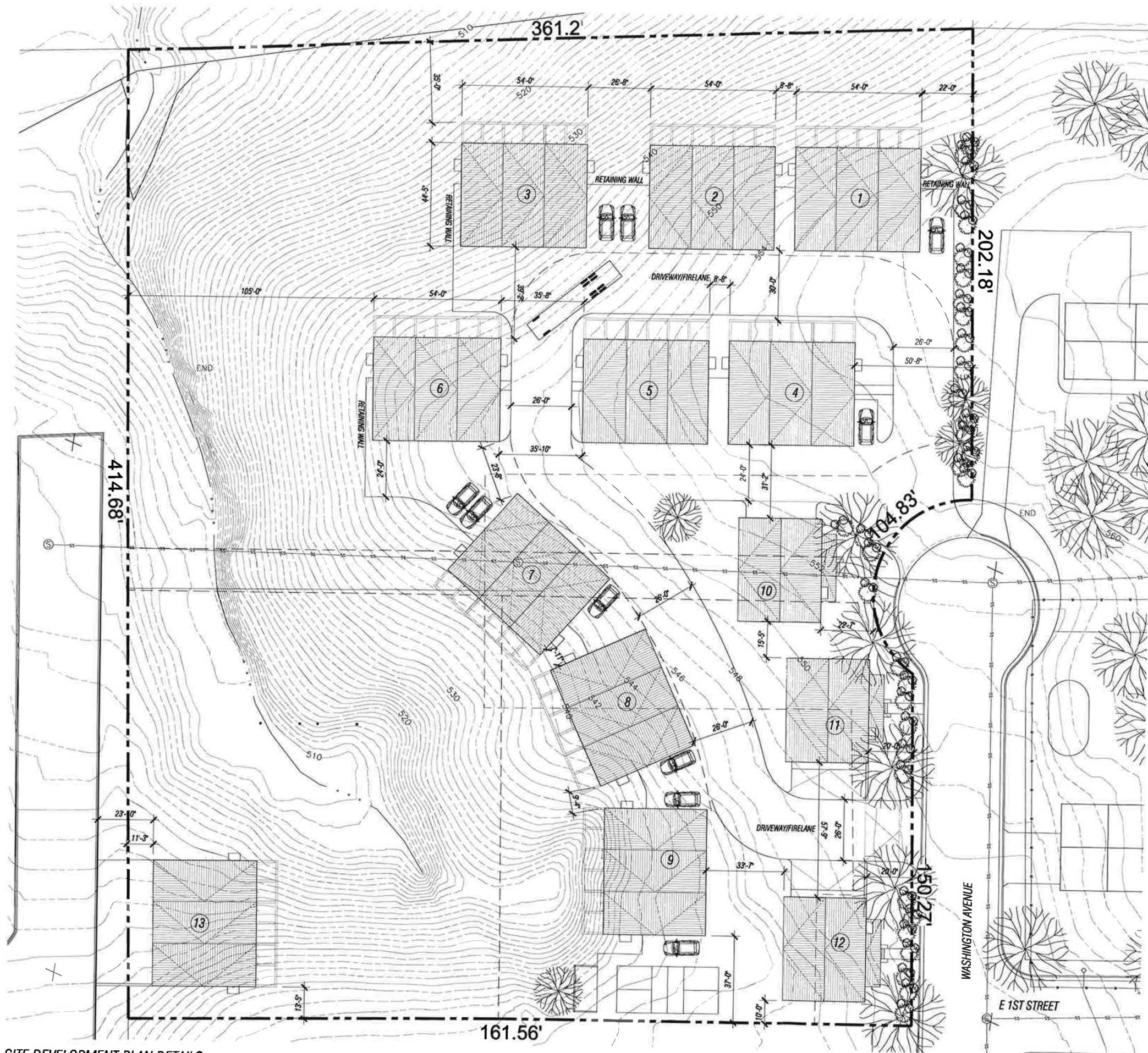
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SITE DEVELOPMENT PLAN DETAILS

1/8"=1'-0"



**SITE PLAN NOTES**

1. BUILDINGS 1-9, AND 13 ARE DUPLEXES AND CONSIST OF 2BD/2BA + OFFICE WITH ONE AND TWO CAR GARAGES, 1700SF AND 1900SF.

2. UNITS 10-12 ARE SINGLE FAMILY AS FOLLOWS:

BUILDING 12: 4 BED, 3.5 BA 2400SF WITH 800 SF CONDITIONED BASEMENT AND 930SF TWO CAR GARAGE

BUILDING 11: 4 BED, 3.5 BA 2400SF WITH 800 SF CONDITIONED BASEMENT AND 930SF TWO CAR GARAGE

BUILDING 10: 3 BED, 2.5 BA 1700SF WITH SLAB ON GRADE, 930SF TWO CAR GARAGE

3. ALL HOUSES FACING OUT TO WASHINGTON FOLLOW THE CITY GRID

4. ALL OF THE HOUSES ON WASHINGTON ARE SINGLE STORY AT THE THE STREET WITH A TWO-STORY STEP AT THE BACK WITH A GARAGE ON THE BASEMENT BELOW GRADE LEVEL

5. THE FRONT SETBACK FOR THE SINGLE-FAMILY HOUSES ON WASHINGTON IS 20' TO THE FACE OF THE SINGLE STORY VOLUME. THE PORCH ENCROACHES INTO THIS 20' FOR CONNECTION TO THE STREET AND NEIGHBORS



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ZONING SUBMITTAL

10/31/22 SKETCH PLAN PLANNING AND  
ZONING RESUBMITTAL

SHEET TITLE:

**SITE  
DEVELOPMENT  
TECHNICAL  
PLAN 1:20**

PROJECT ARCHITECT: STEVE HOARD  
DRAWN BY: SH  
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- PROPOSED PLANT CHARACTER:
1. WHITE OAK INFILL - 2
  2. ACE OF HEARTS REDBUD - 10-12
  3. LEATHERLEAF VIBURNUM - 20
  4. DWARF LILYTURF-MONDO GRASS
  5. FROST ASTER GROUNDCOVER



WHITE OAK TREE: ONE INSIDE PROJECT AND ONE ALONG EAST PROPERTY LINE, 20-30' HIGH



ACE OF HEARTS RED BUD, 10-15' HIGH ALONG WASHINGTON AND THROUGHOUT THE SITE IN WIDE BEDS FOR COLOR - MISSOURI NATIVE



FLOWERING LEATHERLEAF VIBURNUM - INFILL BETWEEN REDBUIDS ALONG WASHINGTON STREET FOR SCREENING AND PRIVACY



DWARF LILYTURF, LOW HEARTY NATIVE GROUND COVER GRASS, PRAIRIE HABITAT FOR BUGS AND BIRDS, PREVENTS EROSION



FROST ASTER, 3' HIGH GROUNDCOVER - NATIVE INFILL BEDS AND AROUND BUILDINGS ON DEVELOPED SITE



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SHEET TITLE:  
**SITE LANDSCAPE  
 COLOR  
 PLAN 1:20**

PROJECT ARCHITECT: STEVE HOARD  
 DRAWN BY: SH  
 CHECKED BY: SH

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10/31/22 SKETCH PLAN PLANNING AND  
ZONING RESUBMITTAL

SHEET TITLE:

TYPICAL UNIT  
PLANS DUPLEX

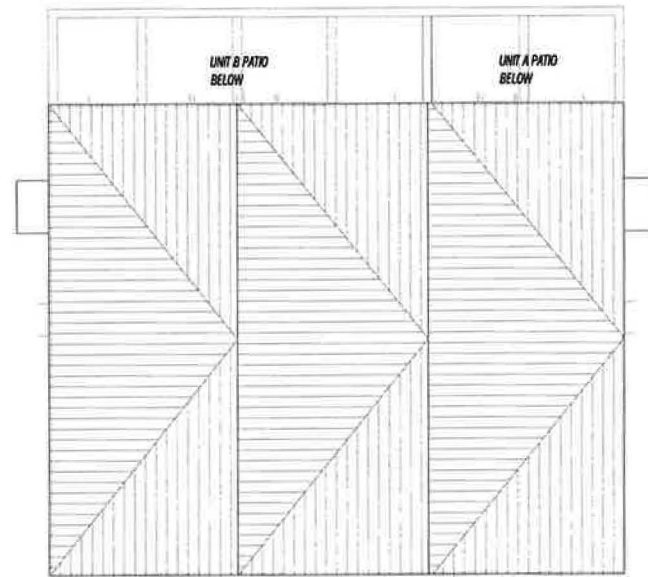
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10/31/22

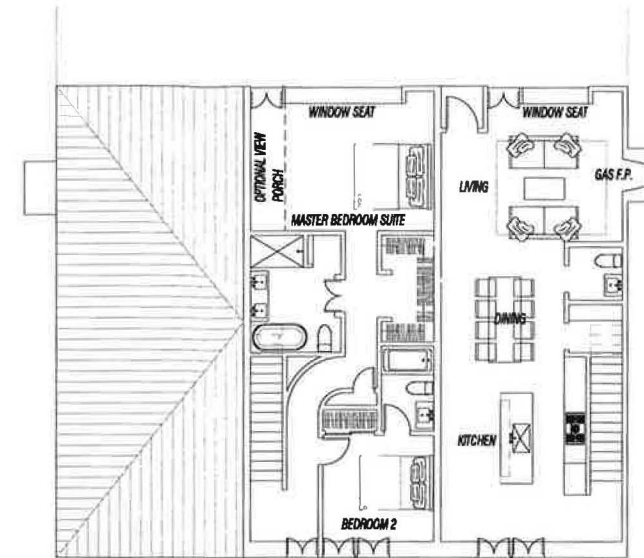
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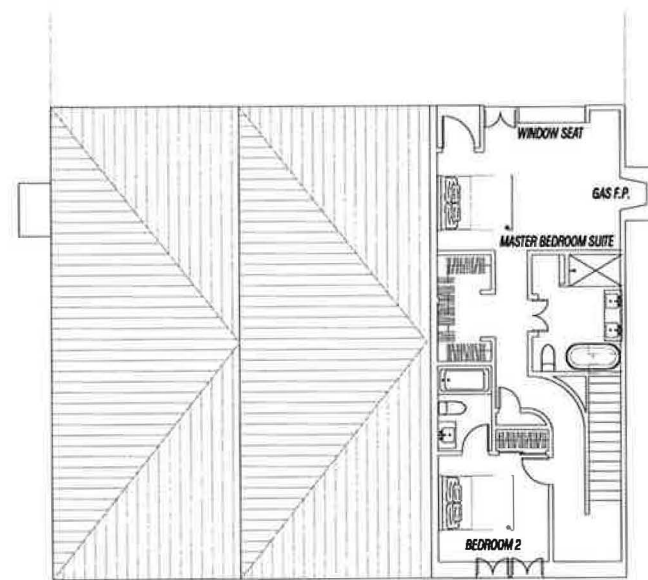
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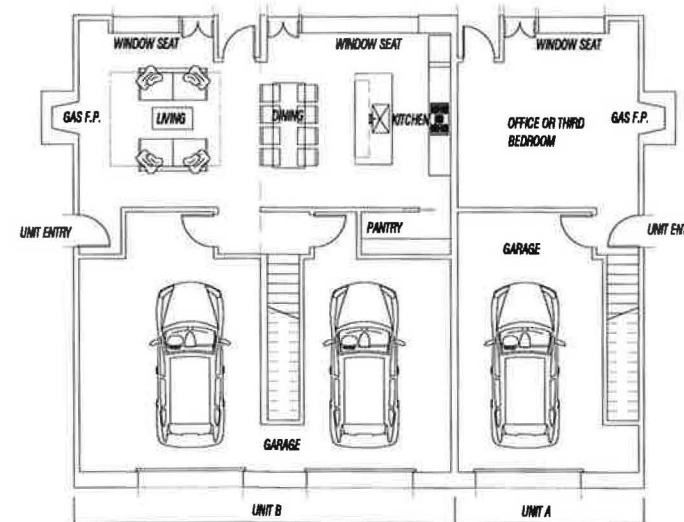
4 ROOF PLAN



2 SECOND FLOOR PLAN



3 THIRD FLOOR PLAN



1 GROUND FLOOR PLAN



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ZONING SUBMITTAL

10/31/22 SKETCH PLAN PLANNING AND  
ZONING RESUBMITTAL

SHEET TITLE:

### TYPICAL UNIT PLANS SINGLE FAMILY

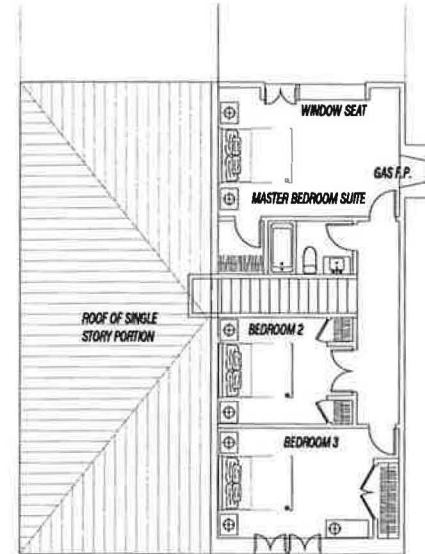
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CHECKED BY: SH  
1/4" = 1'-0"

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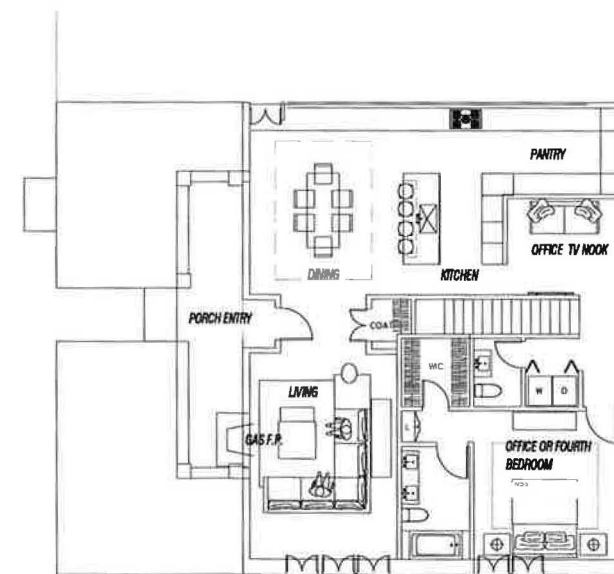
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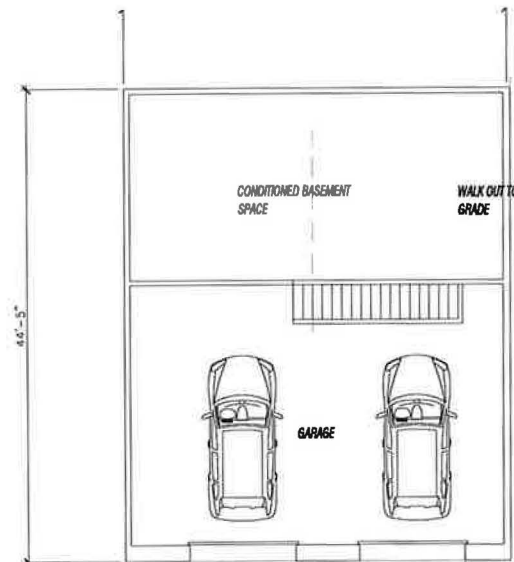
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2 SECOND FLOOR PLAN



1 GROUND FLOOR PLAN



3 GARAGE BASEMENT PLAN





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**SHEET TITLE:**

## SITE DEVELOPMENT MASSING IMAGES

PROJECT ARCHITECT: STEVE HOARD  
DRAWN BY: SH  
CHECKED BY: SH

10/31/22

# A-2.0



*D. LOOKING WEST AT WASHINGTON AVE OVER PROJECT TO MADISON*



*B. LOOKING WEST ON WASHINGTON AVE*



*C. LOOKING WEST AT WASHINGTON AVE*



*A. LOOKING NORTH ON WASHINGTON AVE TOWARD RIVER*

*DUPLEX BUILDINGS IN BACKGROUND ARE SHOWN WITHOUT DETAIL OR MATERIALS YET AND WILL BE TREATED IN SAME WAY TO SINGLE FAMILY HOMES WITH SLIGHT VARIATION IN COLORS AND MATERIAL TREATMENTS*





L. LOOKING SOUTHWEST AT 3BD/2BA HOME



G. LOOKING SOUTH ON WASHINGTON AVE



K. LOOKING UP WASHINGTON



F. LOOKING SOUTH AT SINGLE FAMILY HOMES ON WASHINGTON AVE



H. LOOKING WEST AT FIRST HOUSE ON WASHINGTON AVE



E. WEST LOOKING AERIAL



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DP: 12/31/2023

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2277 BELLARS LN  
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ISSUANCE:

09/26/22	SKETCH PLAN DRAFT PLANNING SUBMITTAL
10/01/22	SKETCH PLAN PLANNING AND ZONING SUBMITTAL
10/31/22	SKETCH PLAN PLANNING AND ZONING RESUBMITTAL

SHEET TITLE:

SITE  
DEVELOPMENT  
MASSING IMAGES

PROJECT ARCHITECT: STEVE HOARD  
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10/31/22 SKETCH PLAN PLANNING AND  
ZONING RESUBMITTAL

SHEET TITLE:

## SITE SECTIONS

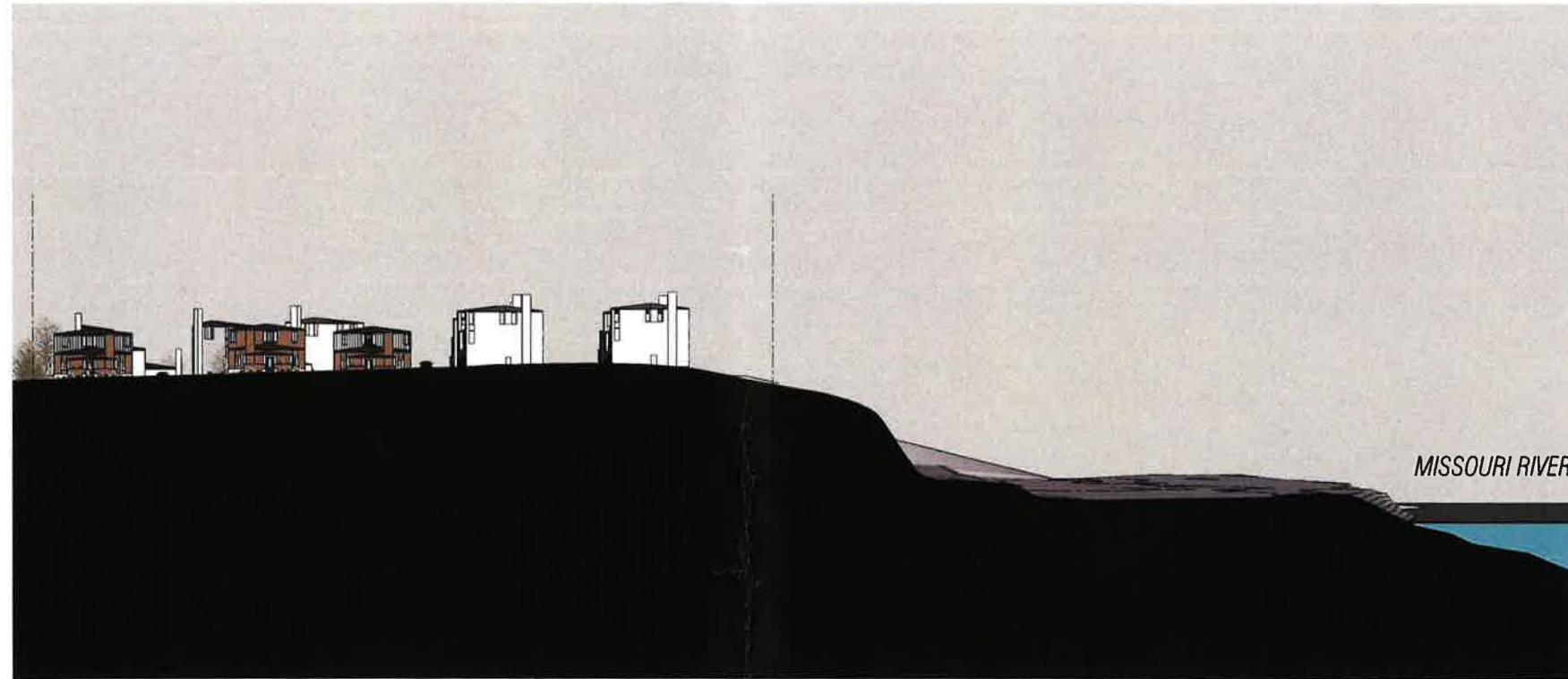
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10/31/22

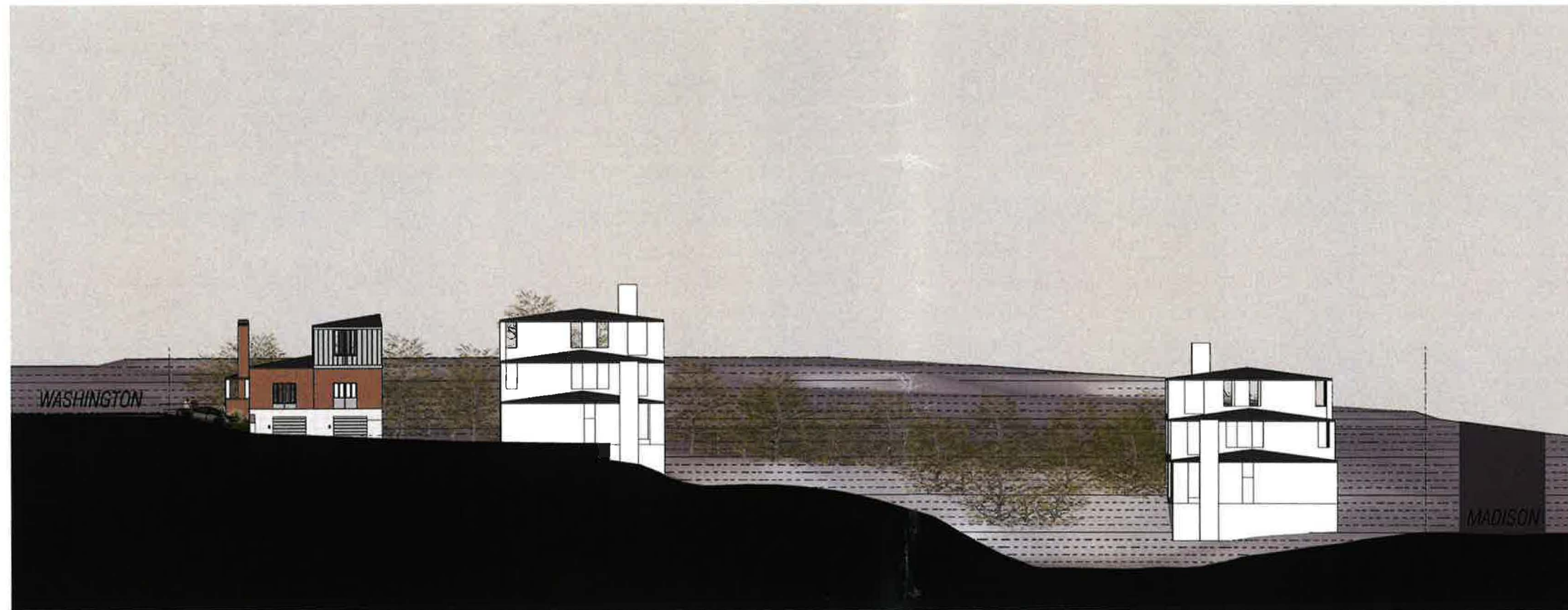
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2. NORTH SOUTH SITE SECTION LOOKING WEST



1. EAST-WEST SITE SECTION LOOKING SOUTH



# TOPOGRAPHIC SURVEY



SITE DATA	
SITE AREA	3.33 ACRES±
TOTAL AREA	3.33 ACRES±
LAND USE: RESIDENTIAL	
ZONING CLASSIFICATION: R-1B (SINGLE-FAMILY RESIDENCE DISTRICT)	
LOCAL JURISDICTION: CITY OF WASHINGTON, MISSOURI	

SITE PLAN LEGEND		
DESCRIPTION	PROPOSED	EXISTING
AERIAL ELECTRIC	— AE —	— AE —
UTILITY POLE	•	•
GUARD POST	•	•
SANITARY MANHOLE	•	•
CATCH BASIN	•	•
JUNCTION BOX	•	•
FLARED END SECTION	▢	▢
CLEANOUT	•	•
GRATED INLET	▢	▢
GUIDE RAIL	—	—
CHAINLINK FENCE	— X — X —	— X — X —
BAREWIRE FENCE	— X — X —	— X — X —
WATER VALVE	•	•
FIRE HYDRANT	•	•
EASEMENT	—	—
PROPERTY LINE	—	—

STRUCTURE ABBREVIATION LEGEND		
ABBREVIATION	DESCRIPTION	
BHGI	BEE-HIVE INLET	
CGI	CURB GRATED INLET	
FES	FLARED END SECTION	
GI	GRATED INLET	
JB	JUNCTION BOX	
SSMH	SANITARY MANHOLE	

PRELIMINARY DRAWING

FOR REVIEW PURPOSES ONLY  
NOT TO BE USED FOR CONSTRUCTION

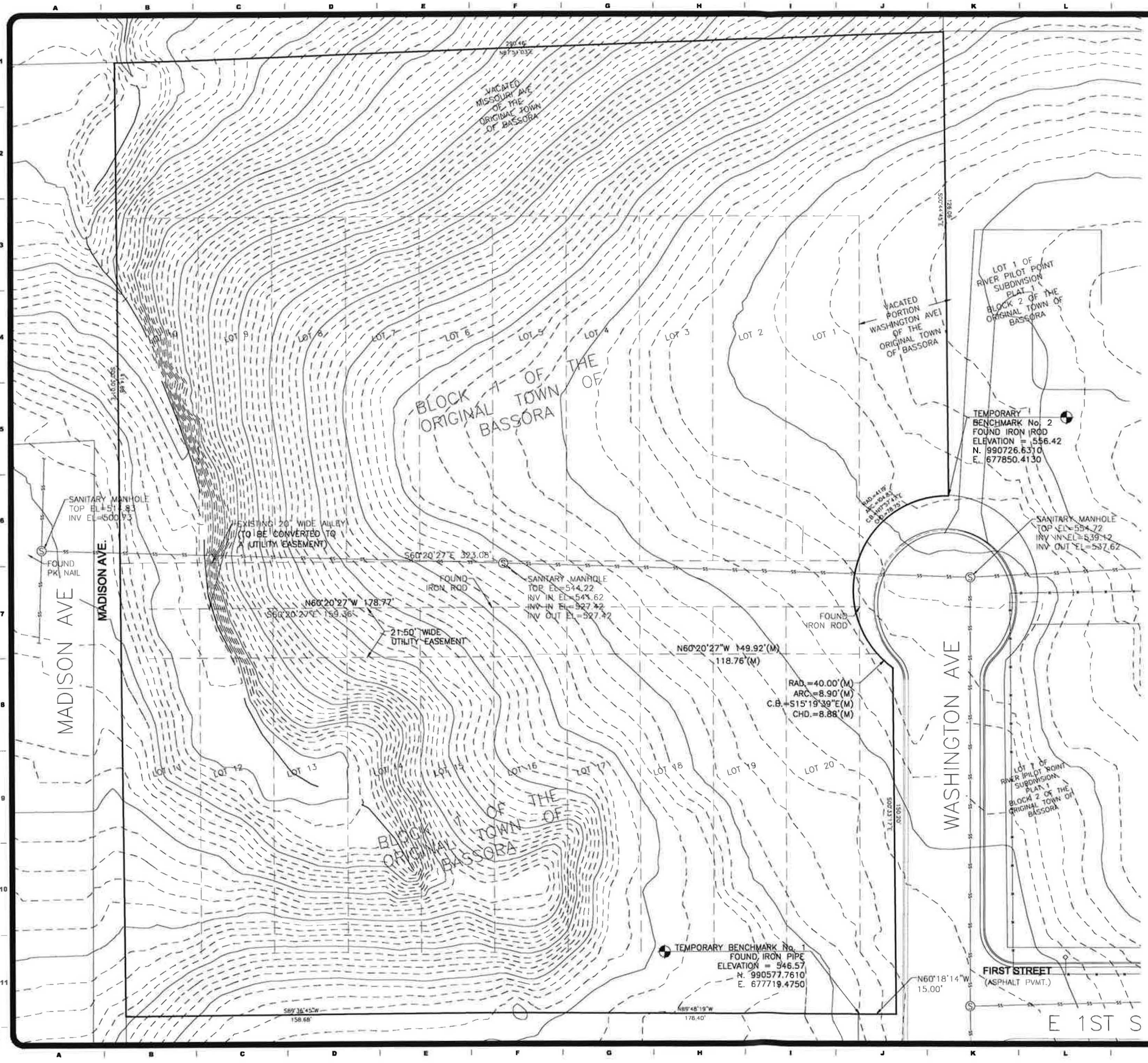
Washington Avenue Property  
City of Washington, Franklin County  
Missouri 63090

REVISIONS	
1	
2	
3	
4	

DRAWN	E.G.S.
CHECKED	R.G.R.
DATE	09/30/22
SCALE	1" = 20'
JOB No.	3142-H1
SHEET NAME	TOPOGRAPHIC SURVEY
	TS-1

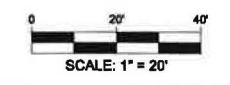
Three working days prior to the start of any excavation on this site the Contractor shall contact 1-800-DIG-RITE for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.



P:\Vaul\3142-H1-The Bluffs at Bassora Place\3142-H1 Plan Sheet\3142-H1 Topographic Survey.dwg  
10/1/2022 9:16 PM

# SITE PLAN

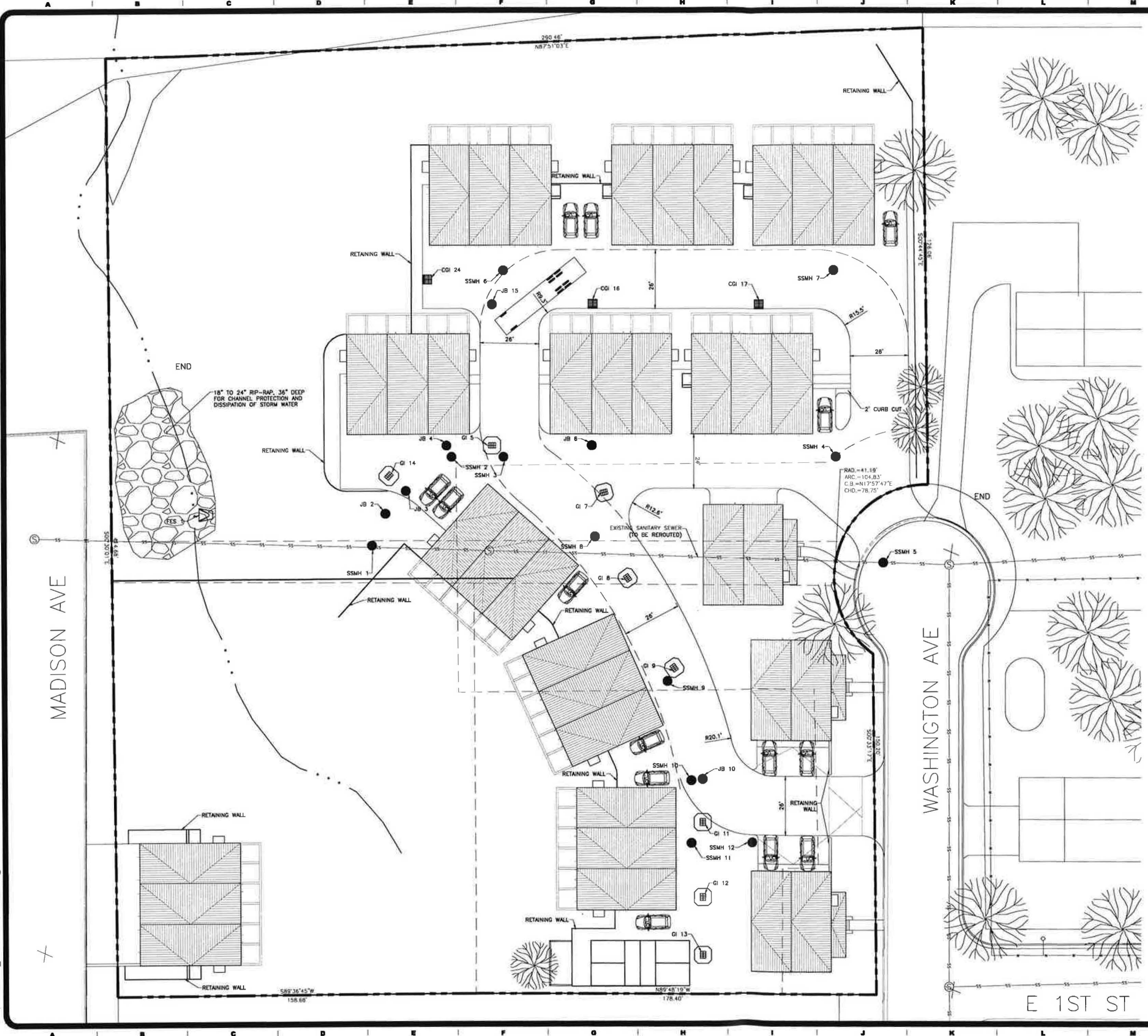


## SITE DATA

SITE AREA	3.33 ACRES±
TOTAL AREA	3.33 ACRES±
LAND USE: RESIDENTIAL	
ZONING CLASSIFICATION: R-1B (SINGLE-FAMILY RESIDENCE DISTRICT)	
LOCAL JURISDICTION: CITY OF WASHINGTON, MISSOURI	

SITE PLAN LEGEND		
DESCRIPTION	PROPOSED	EXISTING
AERIAL ELECTRIC	—AE—	—AE—
UTILITY POLE	•	•
GUARD POST	JP	JP
SANITARY MANHOLE	•	○
CATCH BASIN	■	■
JUNCTION BOX	•	○
FLARED END SECTION	▭	▭
CLEANOUT	•	•
GRADED INLET	■	■
GRADED CURB INLET	■	■
GUIDE RAIL	—	—
CHAINLINK FENCE	—X—X—X—	—X—X—X—
BARB WIRE FENCE	—X—X—X—	—X—X—X—
WATER VALVE	•	•
FIRE HYDRANT	•	•
EASEMENT	—	—
PROPERTY LINE	—	—

STRUCTURE ABBREVIATION LEGEND	
ABBREVIATION	DESCRIPTION
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GI	GRADED INLET
JB	JUNCTION BOX
SSMH	SANITARY MANHOLE



PRELIMINARY DRAWING

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NOT TO BE USED FOR CONSTRUCTION

Washington Avenue Property  
City of Washington, Franklin County  
Missouri 63090

REVISIONS	
1	
2	
3	
4	

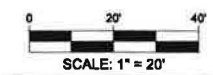
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DRAWN  
E.G.S.  
CHECKED  
R.G.R.  
DATE  
09/30/22  
SCALE  
1"=20'  
JOB No.  
3142-H1  
SHEET NAME  
SITE PLAN  
SP-1



# GRADING PLAN

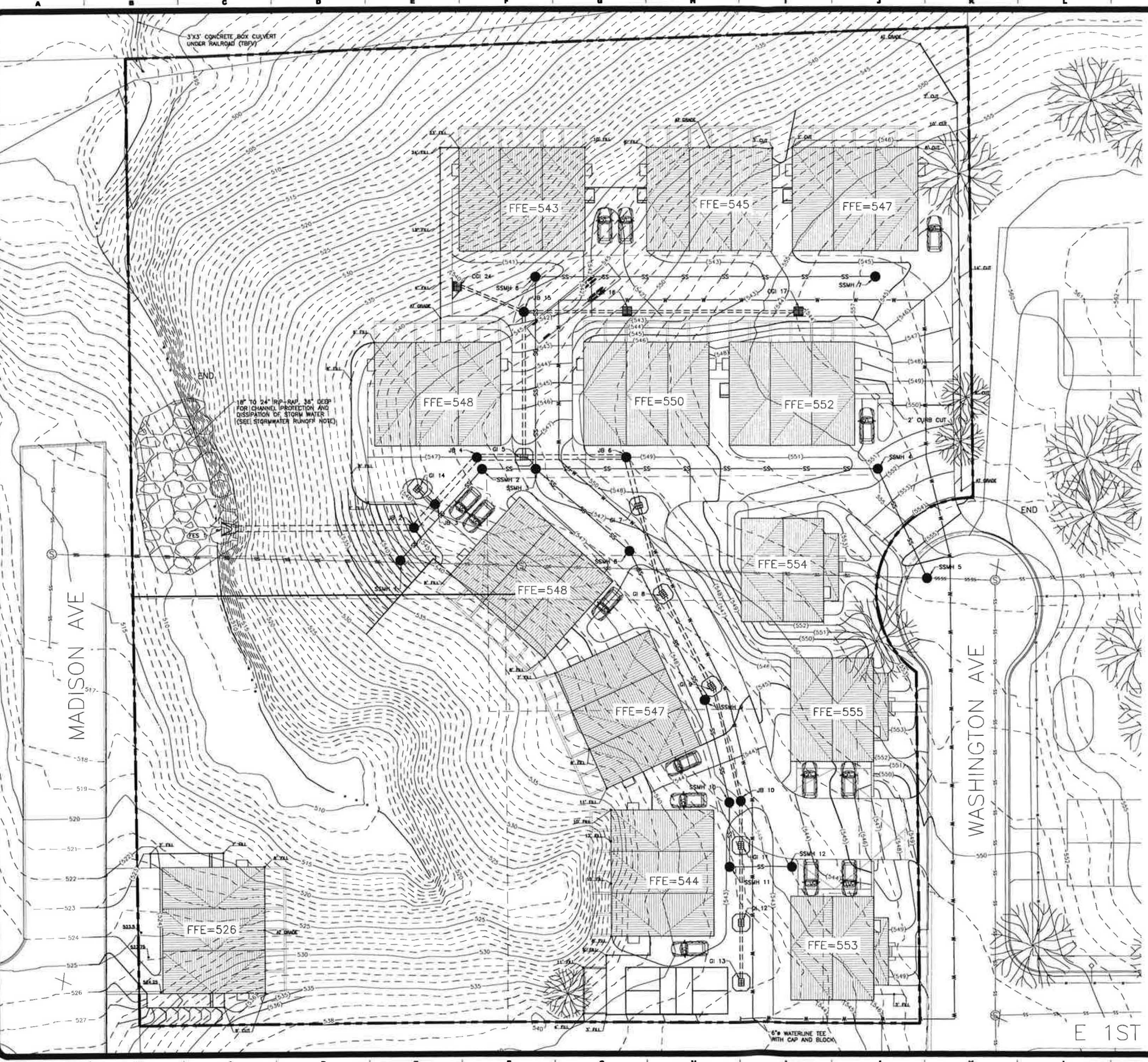


SITE DATA	
SITE AREA	3.33 ACRES±
TOTAL AREA	3.33 ACRES±
LAND USE: RESIDENTIAL	
ZONING CLASSIFICATION: R-1B (SINGLE-FAMILY RESIDENCE DISTRICT)	
LOCAL JURISDICTION: CITY OF WASHINGTON, MISSOURI	

UTILITY PLAN LEGEND		
DESCRIPTION	PROPOSED	EXISTING
AERIAL ELECTRIC	—AE—	—AE—
UNDERGROUND ELECTRIC	—UE—	—UE—
UTILITY POLE	•	•
GAS LINE	—G—	—G—
GUARD POST	GP	GP
SANITARY SEWER	—SS—	—SS—
SANITARY MANHOLE	•	•
STORM SEWER	—SSW—	—SSW—
CATCH BASIN	■	■
JUNCTION BOX	•	•
FLARED END SECTION	▭	▭
CLEANOUT	•	•
GRATED INLET	◻	◻
GUIDE RAIL	—GR—	—GR—
CHAINLINK FENCE	—CF—	—CF—
WATERLINE	—W—	—W—
WATER VALVE	•	•
FIRE HYDRANT	•	•
EASEMENT	—E—	—E—

STRUCTURE ABBREVIATION LEGEND	
ABBREVIATION	DESCRIPTION
BHGI	BEE-HIVE INLET
CGI	CURB GRATED INLET
FES	FLARED END SECTION
GI	GRATED INLET
JB	JUNCTION BOX
SSMH	SANITARY MANHOLE

**STORMWATER RUNOFF NOTE**  
 GIVEN THE PROXIMITY OF THE PROPOSED SITE DEVELOPMENT TO THE MISSOURI RIVER, ON PAST SIMILARLY LOCATED PROJECTS, THE CITY HAS ALLOWED THE DIRECT CONVEYANCE OF THE STORMWATER RUNOFF FROM THE SITE TO BE DISCHARGED WITHOUT DETENTION. THE RATIONALE FOR DIRECT RELEASE IS TO DISCHARGE THE STORMWATER FROM THIS SITE PRIOR TO UPSTREAM FLOWS REACHING THE SITE DISCHARGE POINT. THIS REDUCES THE OVERALL COMBINED AMOUNT OF PEAK DISCHARGE WITHIN THE WATERSHED. AS SUCH, WE PROPOSE TO DIRECT DISCHARGE THE STORMWATER FROM THE SITE TO THE TRIBUTARY ON THE WESTERN PORTION OF THE SITE. WE PROPOSE TO PLACE RIP-RAP TO DISSIPATE THE ENERGY OF THE STORMWATER FLOW FROM CONVEYANCE PIPES AND ALSO TO PROVIDE CHANNEL PROTECTION ALONG THE TRIBUTARY IN THE VICINITY OF THE PROPOSED STORM SEWER RELEASE POINT.



REVISIONS	
1	
2	
3	
4	

Three working days prior to the start of any excavation on the site the Contractor shall contact 1-800-DIG-WRITE for utility location information.  
 The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

**BFA**  
 CONSULTING ENGINEERS-SURVEYORS  
 www.bfaeng.com  
 TELEPHONE: (636) 239-4751  
 E-Mail: info@bfaeng.com  
 103 ELM STREET  
 WASHINGTON, MISSOURI 63090

**PRELIMINARY DRAWING**  
 FOR REVIEW PURPOSES ONLY  
 NOT TO BE USED FOR CONSTRUCTION

**Washington Avenue Property**  
 City of Washington, Franklin County  
 Missouri 63090

DRAWN: J.D.S., E.G.S.  
 CHECKED: R.G.R.  
 DATE: 09/30/22  
 SCALE: 1"=20'  
 JOB No.: 3142-H1  
 SHEET NAME: GRADING PLAN  
 GP-1

P:\Voult\3142-H1 The Bluffs at Bossara Place\3142-H1 Plan Sheets\3142-H1 Grading Plan.dwg  
 11/9/2022 10:28 AM

RESOLUTION NO. \_\_\_\_\_ INTRODUCED BY \_\_\_\_\_

A RESOLUTION APPROVING THE PRELIMINARY DEVELOPMENT PLAN FOR THE BLUFFS AT BASSORA PLACE ON PROPERTY LOCATED AT 15 AND 17 WASHINGTON AVENUE, WASHINGTON, MISSOURI

WHEREAS, Florin Boicu has submitted an application to rezone the property located at 15 and 17 Washington Avenue, Washington, Missouri from R-1B Single Family Residential to PDR, Planned Development-Residential; and

WHEREAS, in addition to the application for rezoning, Florin Boicu has submitted a Preliminary Development Plan as required by Section 400.115 of the Code of the City of Washington, Missouri; and

WHEREAS, the Preliminary Development Plan included all of the information required by Section 400.115(J)(2) and Section 400.115(k)(1) of the Code of the City of Washington, Missouri; and

WHEREAS, the Preliminary Development Plan was referred to the Planning and Zoning Commission for review and Public Hearing and said Commission voted on November 16, 2022 to recommend approval of said plan to the City Council; and

WHEREAS, the Preliminary Development Plan, together with the recommendation for approval from the Planning and Zoning Commission, were forwarded to the City Council of the City of Washington, Missouri.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Washington, Missouri as follows:

Section 1: The Preliminary Development Plan submitted by Florin Boicu and reviewed by the City Council of the City of Washington, Missouri on December 5, 2022 is hereby approved. All setbacks, buffer areas, subdivision density, and street layout is approved as submitted in the preliminary development plan.

Section 2: Prior to the commencement of construction the applicant shall prepare and submit a Final Development Plan to the Zoning Administrator for review and approval.

Section 3. The Final Development Plan shall also include:

a. the information required for the Preliminary Development Plan, except that it be in its final form;

b. the final landscape plan with specific location of all plant material, specifying size and species;

Section 4. The Final Development Plan shall be in substantial compliance with the approved Preliminary Development Plan. Modifications and refinements, resulting from the final design process, may be approved. In no event shall any modification of the development plan result in the following:

a. A change in the use or character of the development;

b. An increase in building or site coverage;

c. An increase in the intensity of use (e.g., number of dwelling units);

d. An increase in vehicular traffic generation or significant changes in traffic access and circulation;

e. A reduction in approved open space or required buffer areas.

Section 5. The Zoning Administrator shall review the Final Development Plan for compliance with the approved Preliminary Development Plan and any modifications and refinements that resulted from the final design process and provide a report to the City Council. If the Final Development Plan is in compliance with the approved Preliminary Development Plan and any approved modifications or refinement, the City Council shall introduce an ordinance approving the Final Development Plan.

Section 6. After the Final Development Plan (and subdivision plat, if applicable) and other associated documents have been approved by the City Council, the applicant shall

1355854.1



record the Final Development Plan in accordance with provisions of Section 410.040 of the Code of the City of Washington, Missouri.

Section 7. Minor changes in the location, siting and height of buildings and structures may be authorized by the Zoning Administrator if required by engineering or other circumstances not foreseen at the time the final plan was approved. No change authorized by this Section shall cause any of the following:

- a. A change in the use or character of the development;
- b. An increase in building or site coverage;
- c. An increase in the intensity of use (e.g., number of dwelling units);
- d. An increase in vehicular traffic generation or significant changes in traffic access and circulation;
- e. A reduction in approved open space or required buffer areas; or
- f. A change in the record plat.

Section 8. All proposed changes in use, or rearrangement of lots, blocks and building tracts, changes in the provision of common open spaces, and changes which would cause any of the situations listed under Section 400.115(Q)(1) shall be subject to approval by the City Council. In such event, the applicant shall file a revised development plan and be subject to the requirements of this Section as if it were an entirely new application.

Section 9. No approval of a Final Development Plan shall be valid for a period longer than two (2) years from the date of approval unless, within such period, a building permit is obtained and construction of a development's foundation is commenced. The City Council may grant a one-year extension upon written request of the original applicant if the application submitted is substantially the same as the initially approved application. At such time as the period of validity of an approved Final Development Plan lapses, the Final Development Plan and all uses, terms and conditions thereof may be declared null and void,

13555854.1



and the City Council may initiate proceedings to rezone the site to its original or other appropriate zoning district in accordance with the procedures and requirements of Article XII, Amendments, of the Code of the City of Washington, Missouri.

Adopted this 5<sup>th</sup> day of December, 2022 by the City Council of the City of Washington, Missouri.

(Seal)

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

ATTEST: \_\_\_\_\_

\_\_\_\_\_

President of City Council

Approved: \_\_\_\_\_

ATTEST: \_\_\_\_\_

\_\_\_\_\_

Mayor of Washington, Missouri

# NEW SINGLE FAMILY-DUPLEX RESIDENTIAL DEVELOPMENT - THE BLUFFS AT BASSORA PLACE

## PROJECT TEAM

**OWNER**  
 HOUSE OF HOARD  
 2777 BASSORA PLACE  
 ST. LOUIS, MO 63122  
 (314) 435-1111  
 HOARD@HOUSEOFHOARD.COM

**ARCHITECT**  
 HOUSE OF HOARD ARCHITECTURE  
 1125 OLIVE STREET  
 ST. LOUIS, MO 63101  
 (314) 435-1111  
 HOARD@HOUSEOFHOARD.COM

**CIVIL ENGINEER**  
 HOK  
 1100 MARKET STREET  
 ST. LOUIS, MO 63101  
 (314) 435-1111  
 CIVIL@HOK.COM

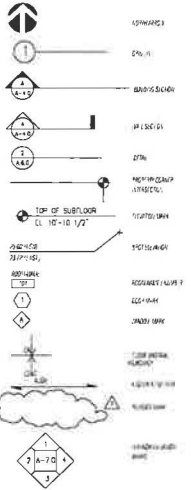
**STRUCTURAL ENGINEER**  
 HOK  
 1100 MARKET STREET  
 ST. LOUIS, MO 63101  
 (314) 435-1111  
 STRUCT@HOK.COM

**GENERAL CONTRACTOR**  
 HOK  
 1100 MARKET STREET  
 ST. LOUIS, MO 63101  
 (314) 435-1111  
 GC@HOK.COM

**ELECTRICAL**  
 HOK  
 1100 MARKET STREET  
 ST. LOUIS, MO 63101  
 (314) 435-1111  
 ELEC@HOK.COM

**MECHANICAL**  
 HOK  
 1100 MARKET STREET  
 ST. LOUIS, MO 63101  
 (314) 435-1111  
 MECH@HOK.COM

## SYMBOLS



## PROJECT DATA

### PROPERTY INFORMATION

**ADDRESS**  
 2777 BASSORA PLACE  
 ST. LOUIS, MO 63122

### PARCELS PIN

1125 OLIVE STREET

### LEGAL DESCRIPTION

LOT 10, BLOCK 10, SUBDIVISION 10

### PARKING PROPOSED

2 SPACES PER UNIT  
 4 SPACES PER DUPLEX  
 8 SPACES TOTAL

### BUILDING AND CODE DATA

UNITS: 4  
 TYPE: DUPLEX  
 HEIGHT: 12 FT  
 AREA: 10,000 SQ FT

### SCALE: 1/8" = 1'-0"

DATE: 10/15/2024  
 DRAWN BY: J. SMITH  
 CHECKED BY: M. JONES

### GENERAL CONTRACTOR

HOK



DRAFT SITE MODEL IMAGE

## DRAFT DESIGN LANGUAGE AND MATERIALS

THE PROJECT IS ENVISIONED TO HAVE A MODERN, SOPHISTICATED DESIGN LANGUAGE THAT BLENDS WITH HISTORIC QUALITY MATERIALS SUCH AS BRICK AND STONE WITH A THOUGHFUL STYLE THAT REFLECTS TODAY'S LIFESTYLE. MATERIALS ARE PLANNED TO BE BRICK VENEER WITH TALL LARGE WINDOWS AND STEEL ROOFS.

## DESIGN REFERENCE IMAGES



TALL OPENINGS REFERENCING EARLY ARCHITECTURE OF WASHINGTON SIMPLIFIED IN MODERN WAY WITH BRICK VENEER

## DRAFT PROJECT NARRATIVE

THIS PROJECT IS THE CREATION OF A QUALITY INFILL HOUSING DEVELOPMENT THAT FITS WITHIN THE CONTEXT OF THE NEIGHBORHOOD. TAKES FULL ADVANTAGE OF THE HISTORIC ARCHITECTURE AND STREETS OF THE NEIGHBORHOOD. NUMBER OF UNITS, QUALITY OF LIFE, FOR THE RESIDENTS LIVING SINGLE FAMILY HOUSES ALONG WASHINGTON STREET.

THIS PROJECT IS THE FIRST OF ITS KIND BY THE DEVELOPER IN WASHINGTON, MISSOURI AND IS AN OPPORTUNITY TO START HIS LEGACY OF CARE OF THE REPUTATION OF HIS BRAND AND THE NEIGHBORHOOD.

## DEMOGRAPHICS - LIFESTYLE TARGETS

THE HOUSING TYPOLOGY THAT IS ENVISIONED IS PRIMARILY TARGETED FOR FAMILIES AND PROFESSIONALS SEEKING A HIGH-QUALITY HOUSING IN A NATURAL ENVIRONMENT AT THE HOVER.

## DRAFT UNIT TYPE PROGRAM STATEMENT

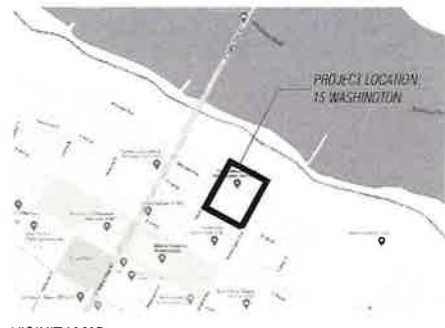
THE UNIT TYPES PLANNED ARE 2-LEVEL SQUARE FOOTAGES WITH MODERN AMENITIES AND USES OF THE HOVER. OUR FINAL DEVELOPMENT SCENARIO IS A SIX WITH A SINGLE FAMILY HOME REARER ALL ALONG THE WASHINGTON STREET FRONTAGE AND DUPLEX FOR THE REMAINDER OF THE SITE. THERE IS A TOTAL OF 23 UNITS PROPOSED WHICH IS ONE LESS UNIT THAN THE EXISTING RESIDENTIAL ZONE DISPLAY ALLOWS. THIS DOCUMENT IS A RESUBMITTAL OF THE SKETCH PLAN RESPONSE TO PD-R WITH AN AREA 18 OF THE 23 UNITS WILL HAVE A REAR YARD.

## PROJECT GOAL

CREATE A COMMUNITARIAN COMMUNITY THAT IS A QUALITY, RELAXING PLACE TO CALL HOME.

## PROPOSED SCOPE OF WORK

1. REMOVE EXISTING SINGLE-FAMILY RESIDENTIAL TO RESIDENTIAL SINGLE-FAMILY AND DUPLEX PD-R
2. DEMOLITION OF EXISTING RESIDENCE THAT HAS BEEN DETERMINED TO NOT BE A LOCAL OR NATIONAL HISTORIC RESOURCE
3. SOIL PREPARATION, MINIMAL GRADING AND FINISH PAVING CIVIL DESIGN - DRAWINGS TO BE DEVELOPED UNDER FUTURE SEPARATE PERMIT, MINIMAL RETAINING WALLS PER PLAN
4. CONSTRUCTION OF 10 NEW TWO-UNIT DUPLEX BUILDINGS CONTAINING 20 UNITS TOTAL WITH ONE AND TWO-CAR GARAGES, PARKING FOR TWO CARS PER UNIT - SIX OFF-STREET PARKING AND THREE SINGLE-FAMILY HOUSES WITH TWO GARAGE PARKING EA
5. LANDSCAPE DEVELOPMENT AS A NATIVE PRAIRIE HABITAT WITH LARGE STREET TREES ON WASHINGTON AVE AND EXISTING SINGLE-FAMILY
6. CONSTRUCTION OF SITEWORK, RETAINING WALLS, STREETS WITH TIRE APPARATUS ACCESS, NATURAL ROLLED CURB AND GUTTER, NATURAL FENCES OR ROCK WALLS AND SITE FEATURES PER CIVIL AND ARCHITECTURAL DRAWINGS TO BE DEVELOPED AFTER SKETCH PLAN REVIEW PROCESS.
7. CONSTRUCTION OF ON-SITE NATURE TRAIL LOOP AND PICKLE-BALL COURT WITH COMMUNITY BARBED WIRE.



VICINITY MAP

## DRAWING INDEX

- 100 ARCHITECTURAL
- 101 SITE PLAN
- 102 CIVIL
- 103 ELECTRICAL
- 104 MECHANICAL
- 105 PLUMBING
- 106 LANDSCAPE
- 107 CONSTRUCTION

## CIVIL

- 101 SITE PLAN
- 102 CIVIL
- 103 ELECTRICAL
- 104 MECHANICAL
- 105 PLUMBING
- 106 LANDSCAPE
- 107 CONSTRUCTION



HOUSE OF HOARD

1125 OLIVE STREET  
 ST. LOUIS, MO 63101  
 (314) 435-1111



SEP 15 2024

PROJECT NAME  
 THE BLUFFS AT BASSORA PLACE  
 15 WASHINGTON AVE  
 WASHINGTON MO 63102

PROJECT OWNER  
 HOUSE OF HOARD  
 2777 BASSORA PLACE  
 WASHINGTON MO 63102

## REVISIONS

DATE	DESCRIPTION
08/26/24	SKETCH PLAN PERMIT PLANNING SUBMITTAL
10/01/24	SKETCH PLAN PLANNING AND ZONING SUBMITTAL
10/13/24	SKETCH PLAN PLANNING AND ZONING RESUBMITTAL

## PROJECT INFORMATION

PROJECT ARCHITECT: HOUSE OF HOARD  
 DRAWN BY: SH  
 CHECKED BY: SH

10/15/24

A-0.0



SITE DEVELOPMENT PLAN OVERALL

1/8"=1'-0"



HOUSE OF HOARD  
 Architecture and Interior Design  
 1126 DUMMODY DRIVE  
 SAINT LOUIS MO 63122  
 616-723-2147



PROJECT NAME  
 THE BLUES AT BASSORA PLACE  
 75 WASHINGTON AVE  
 WASHINGTON MD 20790

PROJECT OWNER  
 FLOREN BOCKY  
 2277 BELLAIR LN  
 WASHINGTON MD 20780

DATE	DESCRIPTION
09/06/22	SKETCH PLAN DRAFT PLANNING SUBMITTAL
10/01/22	SKETCH PLAN PLANNING AND ZONING SUBMITTAL
10/31/22	SKETCH PLAN PLANNING AND ZONING RESUBMITTAL

SHEET NO.

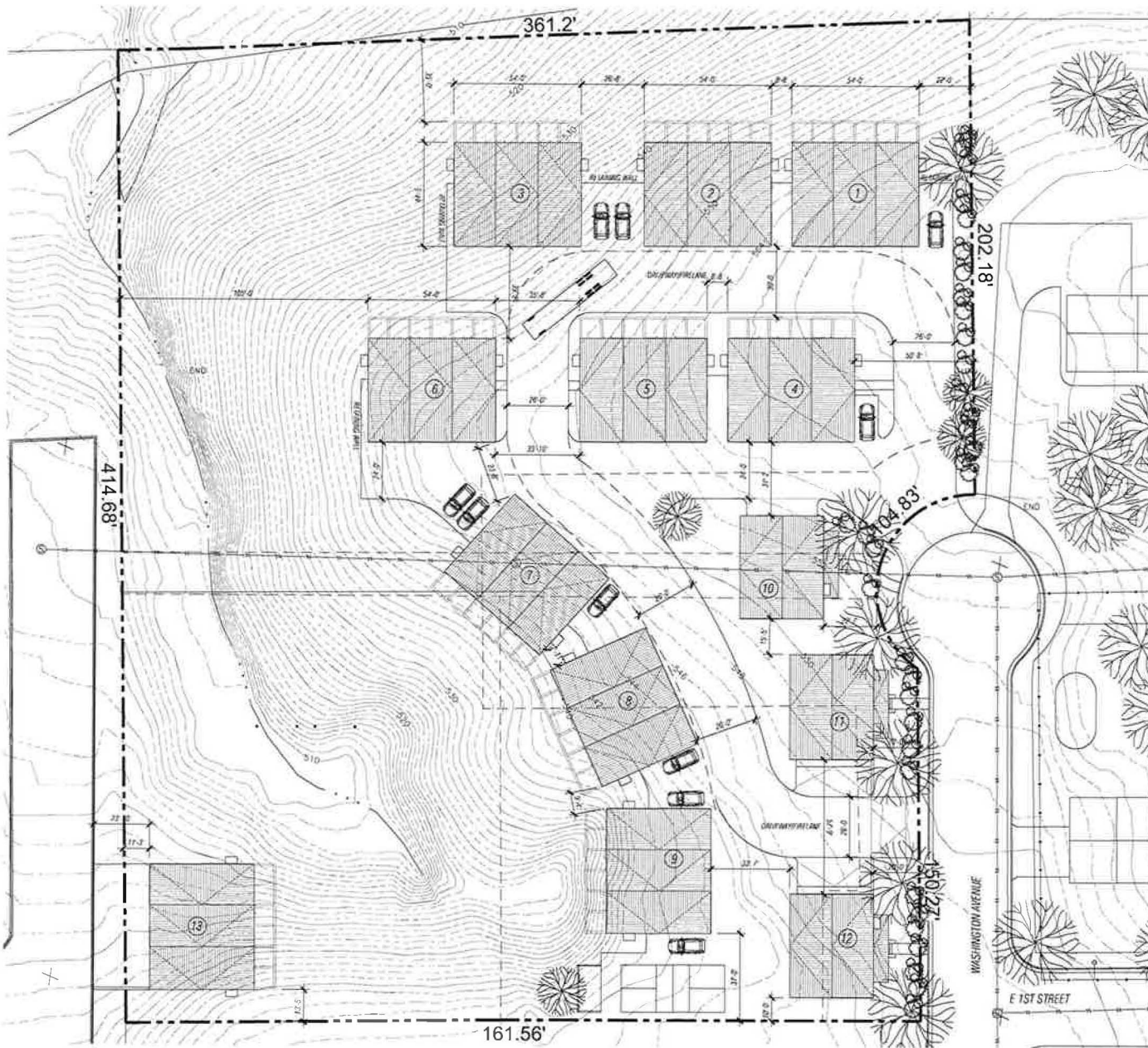
SITE DEVELOPMENT PLAN 1:50

PROJECT MICHAEL BINK -346  
 DRAWN BY SF  
 CHECKED BY SF

10/31/22

A-1.0

DATE PLOTTED: 10/31/22 10:58 AM



SITE DEVELOPMENT PLAN DETAILS

1/8"=1'-0"

**SITE PLAN NOTES**

1. BUILDINGS 1-9, AND 13 ARE DUPLEXES AND CONSIST OF 2BD/2BA + OFFICE WITH ONE AND TWO CAR GARAGES, 1700SF AND 1900SF.
2. UNITS 10-12 ARE SINGLE FAMILY AS FOLLOWS:
  - BUILDING 12: 4 BED, 3.5 BA 2400SF WITH 800 SF CONDITIONED BASEMENT AND 930SF TWO CAR GARAGE
  - BUILDING 11: 4 BED, 3.5 BA 2400SF WITH 800 SF CONDITIONED BASEMENT AND 930SF TWO CAR GARAGE
  - BUILDING 10: 3 BED, 2.5 BA 1700SF WITH SLAB ON GRADE, 930SF TWO CAR GARAGE
3. ALL HOUSES FACING OUT TO WASHINGTON FOLLOW THE CITY GRID
4. ALL OF THE HOUSES ON WASHINGTON ARE SINGLE STORY AT THE THE STREET WITH A TWO-STORY STEP AT THE BACK WITH A GARAGE ON THE BASEMENT BELOW GRADE LEVEL
5. THE FRONT SETBACK FOR THE SINGLE-FAMILY HOUSES ON WASHINGTON IS 20' TO THE FACE OF THE SINGLE STORY VOLUME. THE PORCH ENDOACHES INTO THIS 20' FOR CONNECTION TO THE STREET AND NEIGHBORS



**HOUSE OF HOARD**  
 Architecture and Interior Design  
 1125 DIAMONDWAY DRIVE  
 SAINT LOUIS MO 63122  
 619-723-2147



PROJECT NAME:  
 "THE HOUSES AT BALSOM PLACE"  
 15 WASHINGTON AVE  
 WASHINGTON MO 63090

PROJECT OWNER:  
 FLORIN BOICU  
 2217 BELLAIR LN  
 WASHINGTON MO 63090

ISSUE:	DESCRIPTION:
202402	SKETCH PLAN DRAFT PLANNING SUBMITTAL
10/01/22	SKETCH PLAN PLANNING AND ZONING SUBMITTAL
10/31/22	SKETCH PLAN PLANNING AND ZONING RESUBMITTAL

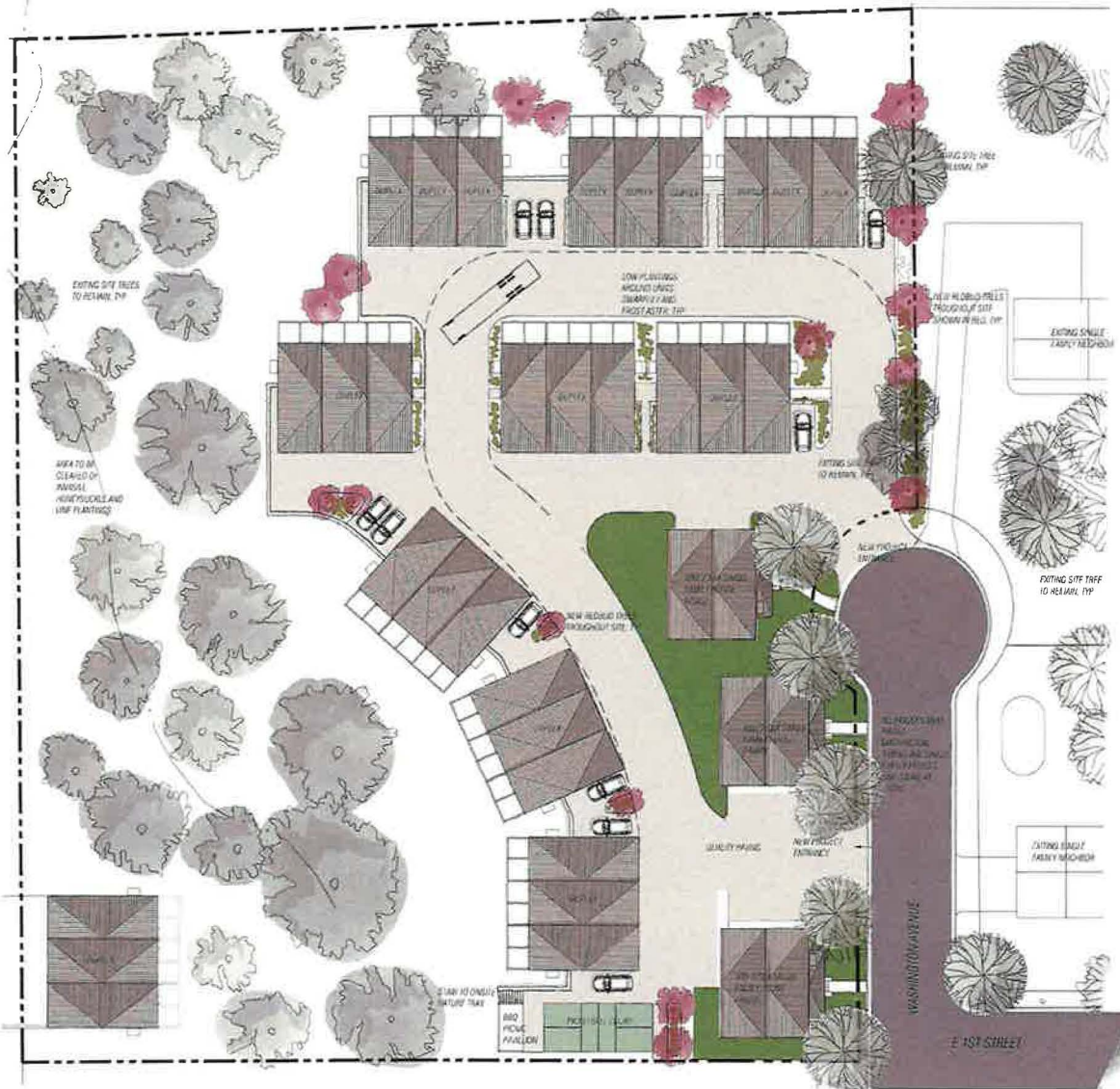
**SITE DEVELOPMENT TECHNICAL PLAN 1:20**

PROJECT ARCHITECT: SITE: HOH  
 DRAWN BY: SA  
 CHECKED BY: DJ

10/31/22

A-1.1





PROPOSED PLANT CHARACTER

- 1 WHITE OAK 8-11' - 7'
- 2 ACE OF HEARTS RED BUD - 10-12'
- 3 LEAFY LILYPUR - 20'
- 4 DWARF LILYPUR - MOUND GRASS
- 5 FROST ASTER GROUNDCOVER



WHITE OAK TREE: ONE INSIDE PROPERTY AND ONE ALONG EAST PROPERTY LINE, 20-30' HIGH



ACE OF HEARTS RED BUD: 10-15' HIGH ALONG WASHINGTON AND THROUGHOUT THE SITE IN VARIETY BEDS / OR COLOR MISSOURI NATIVE



FLOWERING LEAFY LILYPUR - ONE BETWEEN PROPOSED ALONG WASHINGTON STREET FOR SCREENING AND PRIVACY



DWARF LILYPUR: LOW HEARTY NATIVE GROUND COVER GRASS, PRAIRIE HABITAT FOR BUGS AND BIRDS, PREVIOUS LOSSION



FROST ASTER: HIGH GROUNDCOVER - NATIVE INFILL BEDS AND AROUND BUILDINGS ON DEVELOPED SITE



HOUSE OF HOARD  
Architecture and Interior Design

1125 DUNDODDY DRIVE  
SAINT LOUIS MO 63122  
616-723-2147



PROJECT NAME

1544 BELLAIR AT BASSORA PLACE  
15 WASHINGTON AVE  
WASHINGTON MO 63090

PROJECT OWNER

FLOREN RODU  
2277 BELLAIR LN  
WASHINGTON MO 63090

ISSUES:

08/26/22 SKETCH PLAN (DRAFT) PLANNING SUBMITTAL

10/01/22 SKETCH PLAN PLANNING AND ZONING SUBMITTAL

10/23/22 SKETCH PLAN PLANNING AND ZONING SUBMITTAL

Sheet 11/22

SITE LANDSCAPE  
COLOR  
PLAN 1:20

PROJECT ARCHITECT: STEVE HARRIS  
DRAWN BY: SH  
CHECKED BY: SH

REVISION

A-1.2

COMPILED BY: SH

36







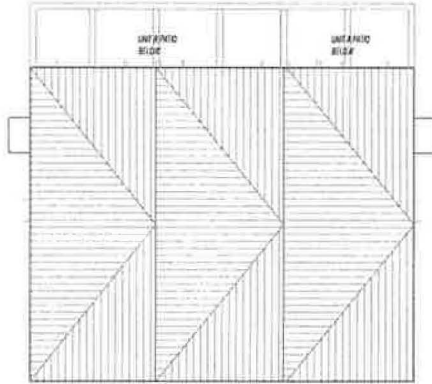
HOUSE OF HOARD  
 Architecture and Interior Design  
 1125 DUMMOCKY DRIVE  
 SAINT LOUIS MO 63122  
 618-723-2147



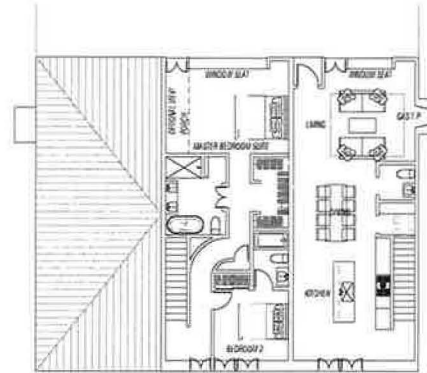
LAP 10000000

PROJECT NAME:  
 "THE BLUFFS AT BASSORA PLACE"  
 15 WASHINGTON AVE.  
 WASHINGTON MD 20780

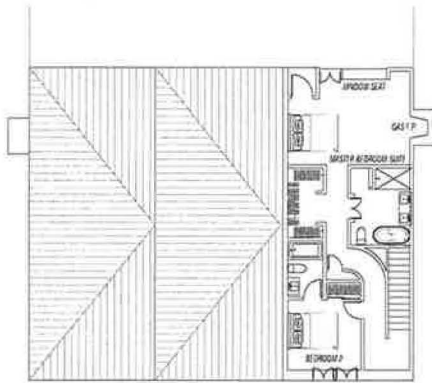
PROJECT OWNER:  
 FLOREN ROCCI  
 2277 BELLAIR LN  
 WASHINGTON MD 20780



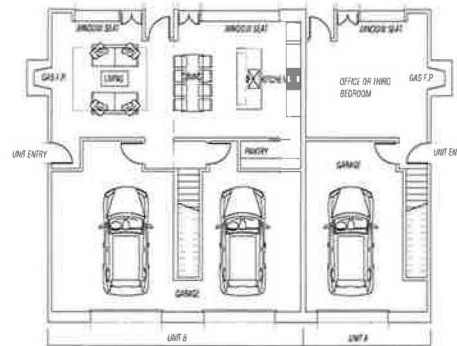
4 ROOF PLAN



2 SECOND FLOOR PLAN



3 THIRD FLOOR PLAN



1 GROUND FLOOR PLAN

09/26/22	SKETCH PLAN DRAWING PLUMBING SUBMITTAL
10/07/22	SKETCHED PLAN PLANNING AND ZONING SUBMITTAL
10/01/22	SKETCH PLAN PLANNING AND ZONING RESUBMITTAL

5'-0" = 1" N.E.

TYPICAL UNIT  
 PLANS DUPLEX

PROJECT ARCHITECT: ERIC WARD  
 DRAWN BY: SH  
 CHECKED BY: SP  
 1/4" = 1' 0"

10/01/22

A-1.3

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3b



HOUSE OF HOARD  
Architecture and Interior Design

1125 DUNWOODY DRIVE  
SAINT LOUIS MO 63122  
619-723-2147



1/8" = 1'-0"

PROJECT NAME:

"THE BELLEFLEAT BASSON PLACE"  
15 WASHINGTON AVE  
WASHINGTON MO 63090

PROJECT OWNER:

FLOREN BOICU  
2277 BELLARS LN  
WASHINGTON MO 63090

ISSUANCE:

05/26/22 SKETCH PLAN D-99-1  
PLANNING SUBMITTAL

10/01/22 SKETCH PLAN PLANNING AND  
ZONING SUBMITTAL

10/01/22 SKETCH PLAN PLANNING AND  
ZONING RESUBMITTAL

SHEET NO.:

TYPICAL UNIT  
PLANS SINGLE  
FAMILY

PROJECT ARCHITECT: STEVEN LEONARD

DRAWN BY: SH

CHECKED BY: SH

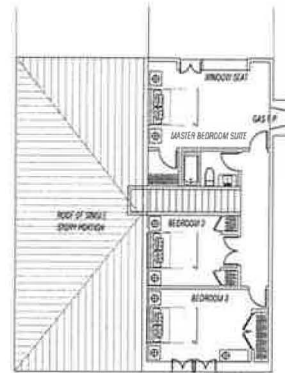
1/8" = 1'-0"

10/01/22

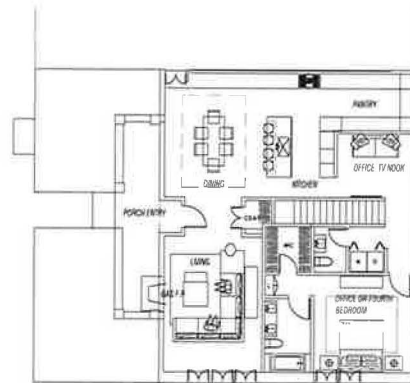
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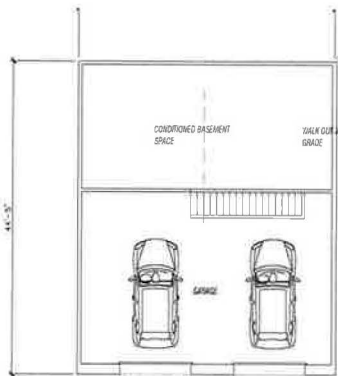
3b



2 SECOND FLOOR PLAN



1 GROUND FLOOR PLAN



3 GARAGE BASEMENT PLAN



HOUSE OF HOARD  
Architecture and Interior Design

1125 DUNWOODY DRIVE  
SAINT LOUIS MO 63122  
619-783-2147



1/16/2016

PROJECT NAME

THE BLUFFS AT BASSORA PLACE  
15 WASHINGTON AVE  
WASHINGTON MO 63090

PROJECT OWNER

FLOREN BOCU  
2277 BELAIR LN  
WASHINGTON MO 63090

ISSUES

- 0000001 SKETCH PLAN ZONING / PLANNING SUBMITTAL
- 1001000 SKETCH PLAN PLANNING AND ZONING SUBMITTAL
- 1002100 SKETCH PLAN PLANNING AND ZONING RECOMMENDATION

SHEET TITLE

SITE  
DEVELOPMENT  
MASSING IMAGES

PROJECT ARCHITECT: HOARD  
DRAWN BY: SH  
CHECKED BY: SH

REVISED

A-2.0

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36



D. LOOKING WEST AT WASHINGTON AVE OVER PROJECT TO MADISON



B. LOOKING WEST ON WASHINGTON AVE



C. LOOKING WEST AT WASHINGTON AVE



A. LOOKING NORTH ON WASHINGTON AVE TOWARD RIVER

DUPLEX BUILDINGS IN BACKGROUND ARE SHOWN WITHOUT DETAIL OR MATERIALS YET AND WILL BE TREATED IN SAME WAY TO SINGLE FAMILY HOMES WITH SLIGHT VARIATION IN COLORS AND MATERIAL TREATMENTS





L. LOOKING SOUTHWEST AT 3BD/2BA HOME



K. LOOKING UP WASHINGTON



H. LOOKING WEST AT FIRST HOUSE ON WASHINGTON AVE



G. LOOKING SOUTH ON WASHINGTON AVE



F. LOOKING SOUTH AT SINGLE FAMILY HOMES ON WASHINGTON AVE



E. WEST LOOKING AERIAL

**HOH**  
 HOUSE OF HOARD  
 Architecture and Interior Design  
 1125 DUNWOODY DRIVE  
 SAINT LOUIS MO 63122  
 616-723-2147



PROJECT NAME  
 THE BRUFFS AT BASSORA PLACE  
 15 WASHINGTON AVE  
 WASHINGTON MO 63090

PROJECT OWNER  
 FLOREN BOICU  
 2277 BELLARS LN  
 WASHINGTON MO 63090

ISSUES  
 08/26/22 SKETCH PLAN DRAFT PLANNING SUBMITTAL  
 10/01/22 SKETCH PLAN PLANNING AND ZONING SUBMITTAL  
 10/03/22 SKETCH PLAN PLANNING AND ZONING RESUBMITTAL

Scale 1/8"=1'-0"

SITE  
 DEVELOPMENT  
 MASSING IMAGES

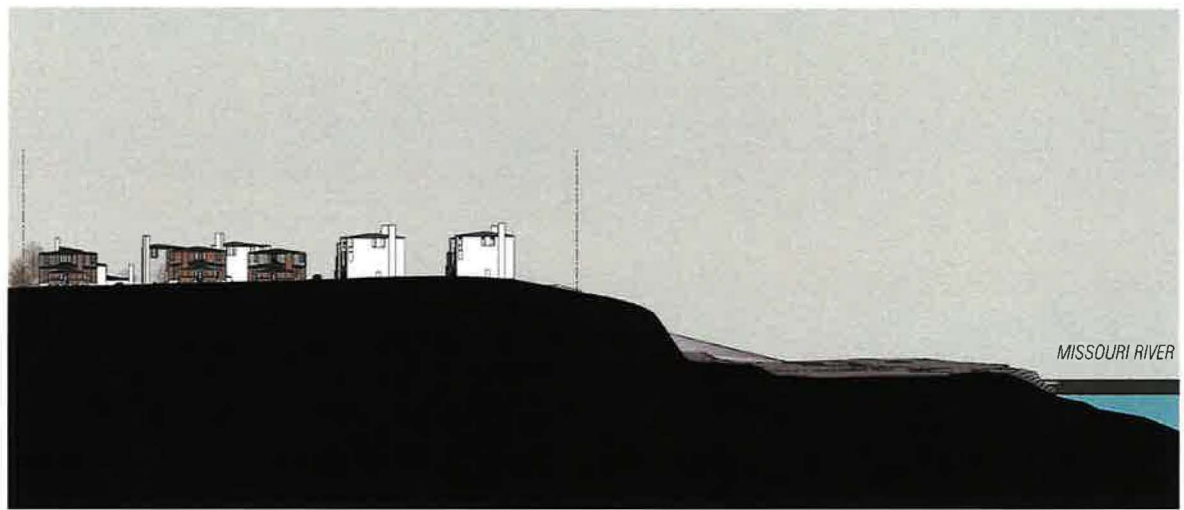
PROJECT ARCHITECT SITE-IMAGE  
 DRAWN BY SH  
 CHECKED BY SH

10/01/22

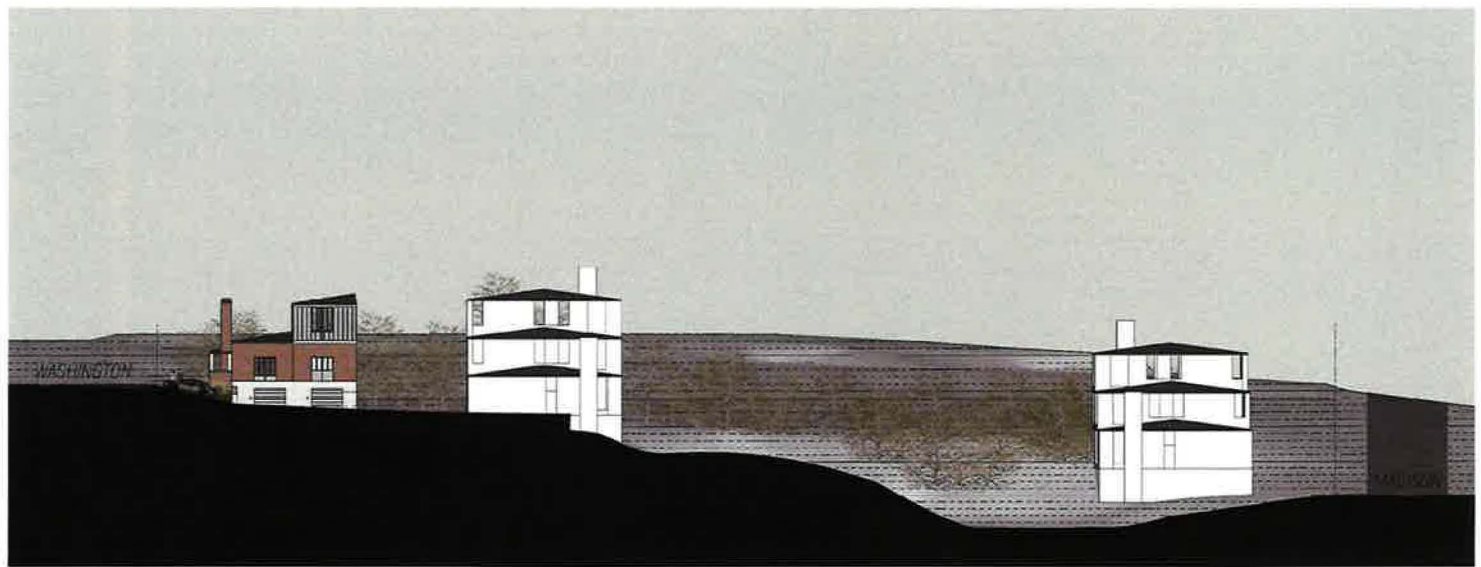
A-2.1

COPYRIGHT 2023 HOUSE OF HOARD

3b



2. NORTH SOUTH SITE SECTION LOOKING WEST



1. EAST-WEST SITE SECTION LOOKING SOUTH



HOUSE OF HOARD

Architecture + Interiors + Design

1125 DUNWOODY DRIVE  
SAINT LOUIS MO 63122  
619.728.2147



10/10/2022

PROJECT NAME:

"THE BUUFFS AT BASSORA PLACE"  
15 WASHINGTON AVE  
WASHINGTON MO 63090

PROJECT OWNER:

FLORIN BOCIU  
2277 BELLAIR LN  
WASHINGTON MO 63090

ISSUANCE:

09/06/22 SKETCH PLAN DRAW-1  
PLANNING SUBMITTAL

10/01/22 SKETCH PLAN PLANNING AND  
ZONING SUBMITTAL

10/01/22 SKETCH PLAN PLANNING AND  
ZONING RE-SUBMITTAL

SHEET TITLE:

SITE SECTIONS

PROJECT ARCHITECT: STEVE HEARD  
DRAWN BY: SH  
CHECKED BY: SH

10/31/22

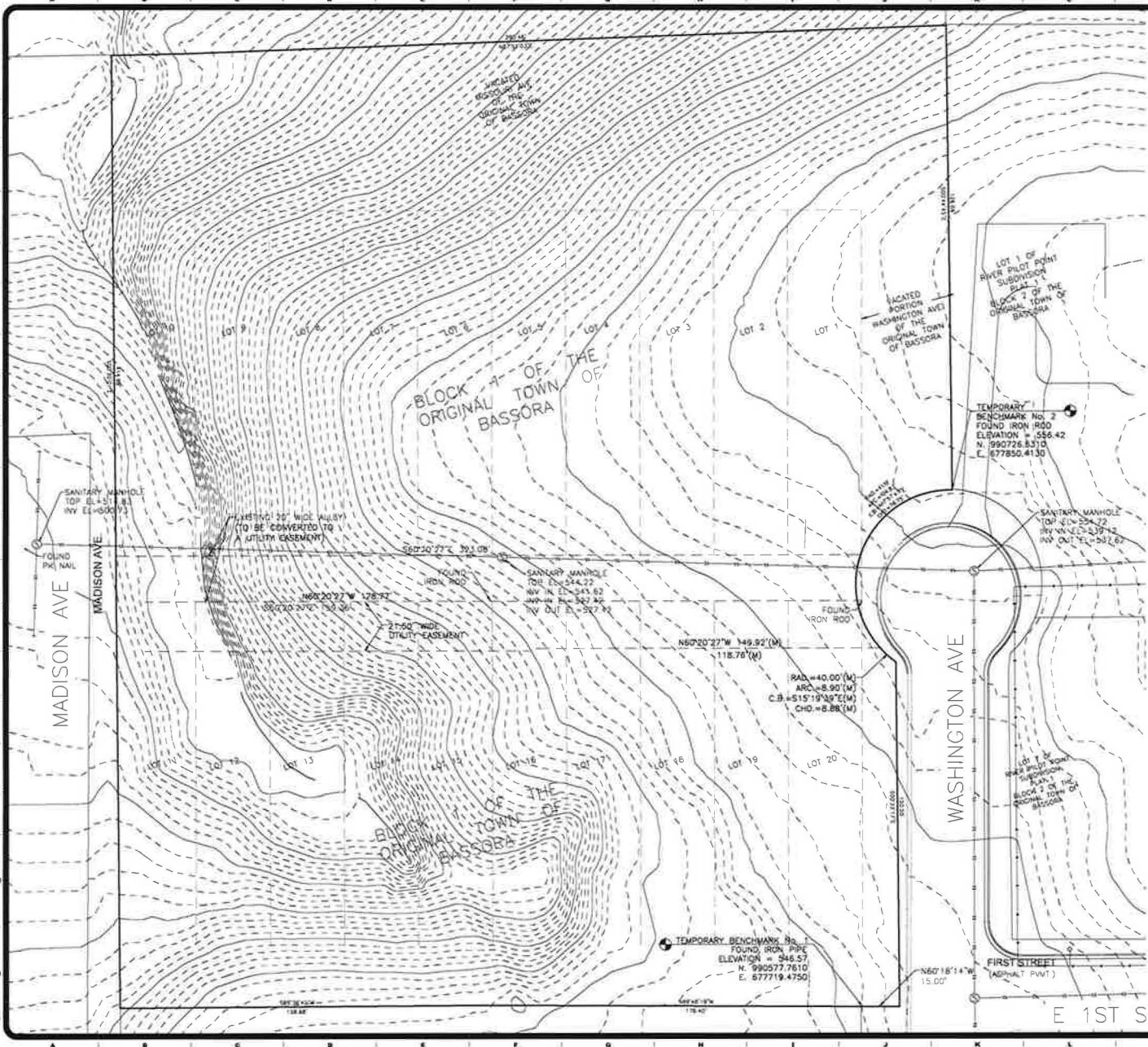
A-3.0

DATE PLOTTED: 10/31/22 10:00 AM

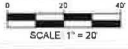
36



Prepared by the City of Bassora, Project 3101-1st Street from 10/10/2010 to 10/10/2010.



# TOPOGRAPHIC SURVEY



## SITE DATA

SITE AREA	3.33 ACRES±
TOTAL AREA	3.33 ACRES±
LAND USE: RESIDENTIAL	
ZONING CLASSIFICATION: R-1B	
(SINGLE-FAMILY RESIDENCE DISTRICT)	
LOCAL JURISDICTION: CITY OF WASHINGTON, MISSOURI	

DESCRIPTION	SITE	PLAN LEGEND	SYMBOL	DESCRIPTION
AERIAL ELECTRIC	-	AE	—	AE
UTILITY POLE	-	U	•	U
UTILITY POLE	-	U	•	U
UTILITY POLE	-	U	•	U
SANITARY MANHOLE	-	SM	⊙	SM
GAS MANHOLE	-	GM	⊙	GM
JUNCTION BOX	-	JB	⊙	JB
PLUMBED END SECTION	-	ES	⊙	ES
ELEVATION	-	E	•	E
UNITED INLET	-	UI	⊙	UI
GLUE RAIL	-	GR	—	GR
CHAINLINK FENCE	-	CF	—	CF
BARBED WIRE FENCE	-	BWF	—	BWF
WATER MARK	-	WM	•	WM
FIRE HYDRANT	-	FH	•	FH
SAWTOOTH	-	ST	—	ST
PROPERTY LINE	-	PL	—	PL

ABBREVIATION	DESCRIPTION
SMH	SMH - MANHOLE
UI	UI - UNITED INLET
ES	ES - PLUMBED END SECTION
JB	JB - JUNCTION BOX
SMH	SMH - SANITARY MANHOLE

Three working days prior to the start of any excavation, the contractor shall notify the City of Washington, Missouri, of the location and depth of any existing utilities.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved safety practices, standards for the type of construction required by these plans.

REVISIONS	
1	Issue
2	Issue
3	Issue
4	Issue
5	Issue

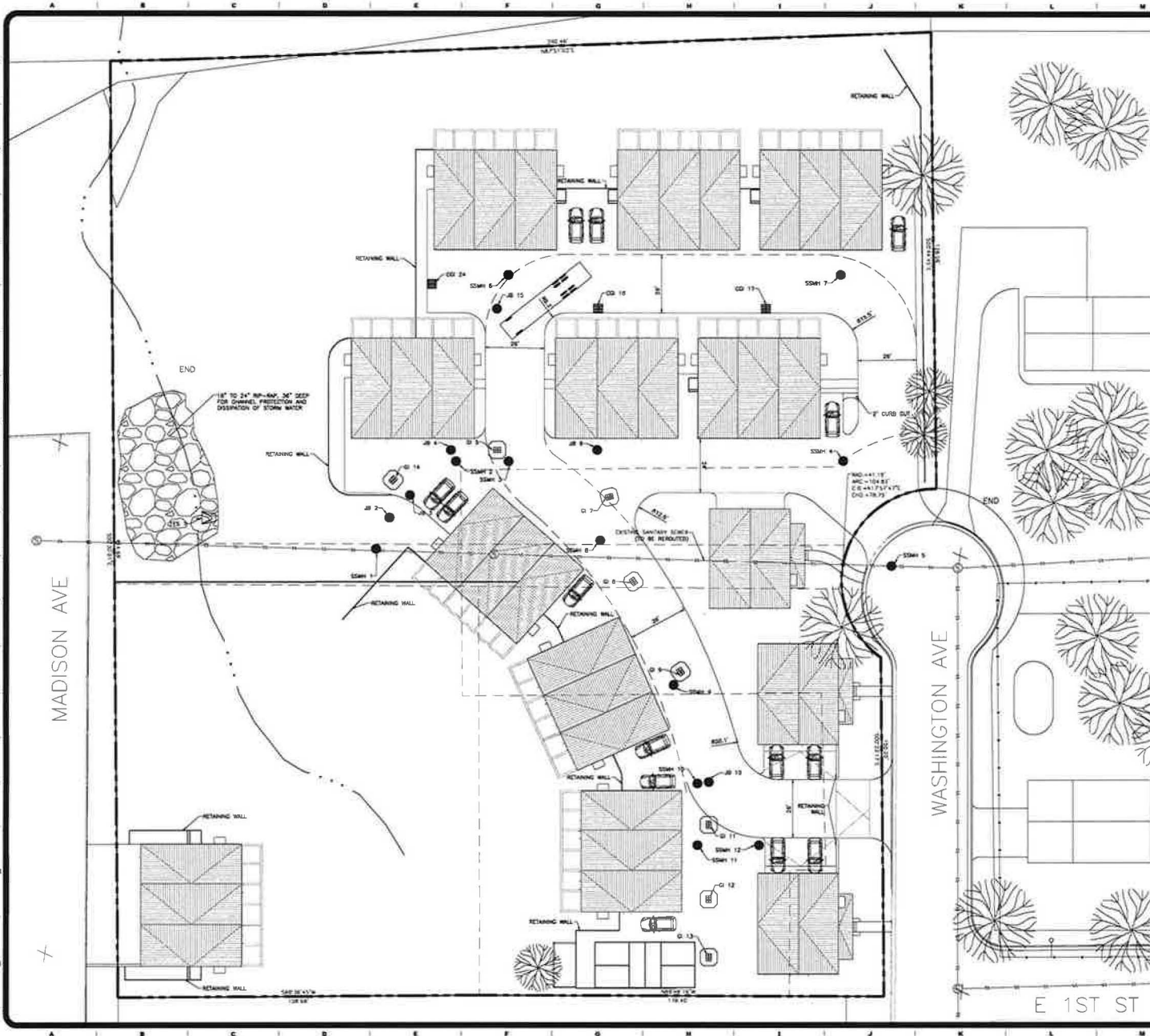
BFA  
 CIVIL AND SURVEYING  
 1001 EAST STREET  
 WASHINGTON, MISSOURI 63090

**PRELIMINARY DRAWING**  
 FOR REVIEW PURPOSES ONLY  
 NOT TO BE USED FOR CONSTRUCTION

Washington Avenue Property  
 City of Washington, Franklin County  
 Missouri 63090

DRAWN: E.C.S.  
 CHECKED: M.E.R.  
 DATE: 09/24/22  
 SCALE: 1"=20'  
 JOB No: 2142-111  
 SHEET NAME: TOPOGRAPHIC SURVEY  
 TS-1

DIMENSIONS TO THE CENTER OF WALLS UNLESS OTHERWISE NOTED  
 DIMENSIONS TO FACE UNLESS OTHERWISE NOTED



### SITE PLAN



#### SITE DATA

SITE AREA 3.33 ACRES±  
 TOTAL AREA 3.33 ACRES±  
 LAND USE: RESIDENTIAL  
 ZONING CLASSIFICATION: R-1B  
 (SINGLE-FAMILY RESIDENCE DISTRICT)  
 LOCAL JURISDICTION: CITY OF WASHINGTON, MISSOURI

SITE PLAN LEGEND		
DESCRIPTION	SYMBOL	SYMBOL
AREA ELECTRIC	AE	AC
LITTLE POLE	*	*
GUARD POST	GP	GP
SAINTARY MANHOLE	SM	SM
CATCH BASIN	CB	CB
JUNCTION BOX	JB	JB
FLAMED END SECTION	FE	FE
CLEANOUT	C	C
GRADED INLET	GI	GI
GRADED CURB INLET	GCI	GCI
DUCK WALK	DW	DW
CHAINLINK FENCE	CF	CF
BARBERIE FENCE	BF	BF
WATER VALVE	WV	WV
FIRE HYDRANT	FH	FH
EASEMENT	E	E
PROPERTY LINE	PL	PL

STRUCTURE ABBREVIATION LEGEND	
ABBREVIATION	DESCRIPTION
SHD	SHED
GGI	GRADED CURB INLET
FE	FLAMED END SECTION
GI	GRADED INLET
JB	JUNCTION BOX
SM	SAINTARY MANHOLE

These markings shall be placed on the site prior to the start of any construction and shall be the responsibility of the contractor. See section 1-800-00-000 for utility location information.  
 The contractor shall verify and improve all the existing (shown) utilities and health department (SDH) and/or OSHA approved plan-protection regulations established for the type of construction required by these plans.

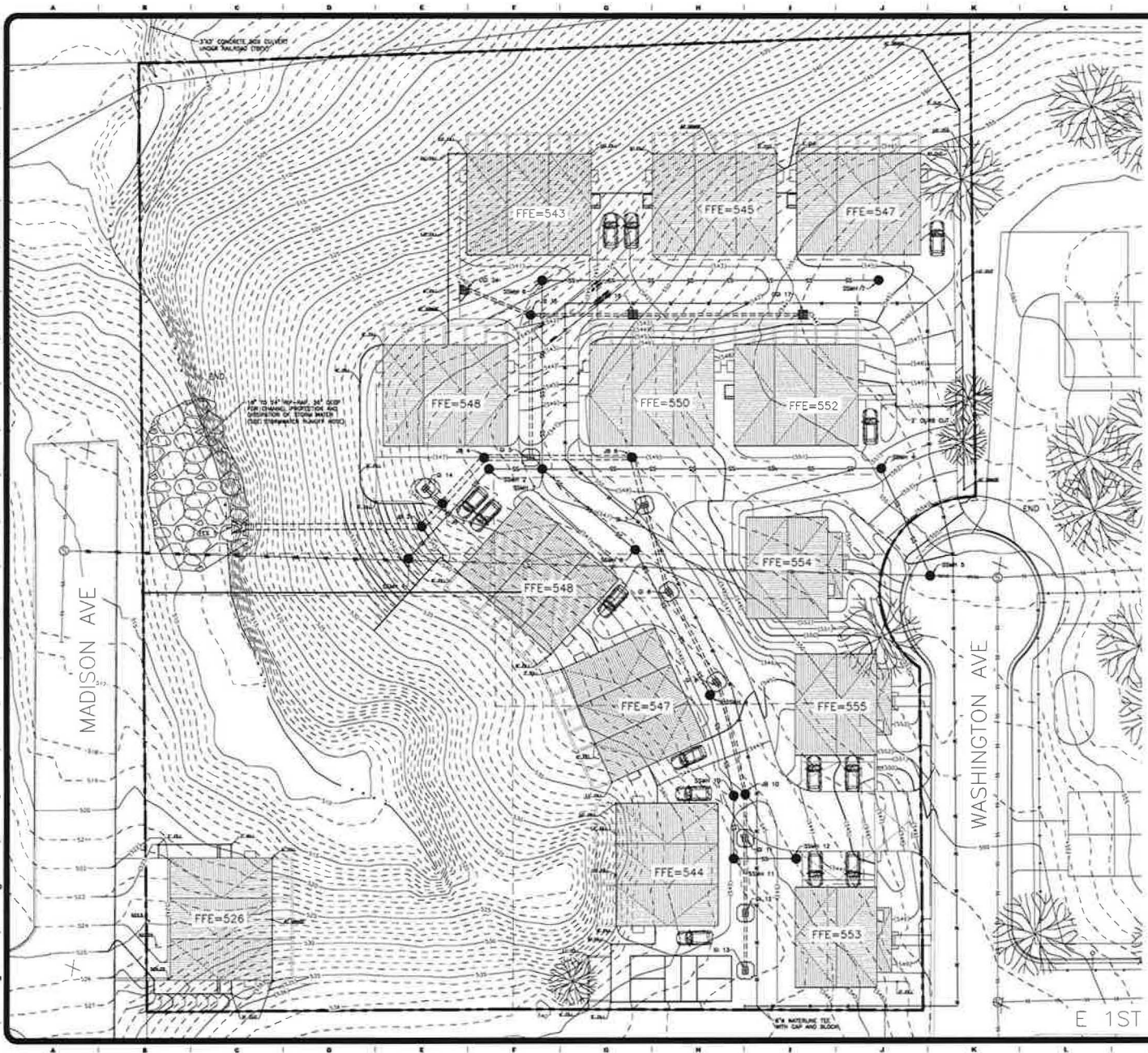
REVISIONS	
NO.	DESCRIPTION
1	
2	
3	
4	
5	

BFA  
 CIVIL/ANALYSIS/SURVEYING  
 www.bfa.com  
 4840 S. WASHINGTON, SUITE 1000  
 WASHINGTON, MISSOURI 63090

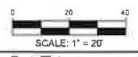
PRELIMINARY DRAWING  
 FOR REVIEW PURPOSES ONLY  
 NOT TO BE USED FOR CONSTRUCTION

Washington Avenue Property  
 City of Washington, Franklin County  
 Missouri 63090

DRAWN: J.P.S.  
 CHECKED: B.G.R.  
 DATE: 09/29/22  
 SCALE: 1"=20'  
 JOB NO: 3142-111  
 SHEET NAME: SITE PLAN  
 SHEET NO: SP-1



# GRADING PLAN



SITE DATA	
SITE AREA	3.33 ACRES±
TOTAL AREA	3.33 ACRES±
LAND USE: RESIDENTIAL	
ZONING CLASSIFICATION: R-1B	
(SINGLE-FAMILY RESIDENCE DISTRICT)	
LOCAL JURISDICTION: CITY OF WASHINGTON, MISSOURI	

UTILITY PLAN LEGEND		
DESCRIPTION	PROPOSED	EXISTING
AERIAL ELECTRIC	-AE-	-AE-
UNDERGROUND ELECTRIC	-UE-	-UE-
UTILITY POLE	•	•
Gas LINE	-G-	-G-
ISLAND POST	IP	IP
SEWARIY SENEER	-SS-	-SS-
SEWARIY MANHOLE	•	•
STORM SEWER	-SS-	-SS-
CATCH BASIN	•	•
JUNCTION BOX	•	•
FLARED END SECTION	•	•
CLEANOUT	•	•
GRAVED INLET	•	•
GUIDE RAIL	•	•
CHAINLINK FENCE	•	•
WATERLINE	•	•
WATER VALVE	•	•
FIRE HYDRANT	•	•
EASEMENT	•	•

STRUCTURE ABBREVIATION LEGEND	
BNH	BOX-HIVE INLET
CU	CURB GRATED INLET
FES	FLARED END SECTION
GI	GRAVED INLET
JB	JUNCTION BOX
SMH	SEWARIY MANHOLE

**STORMWATER RUNOFF NOTE**  
 SINCE THE PROXIMITY OF THE PROPOSED SITE DEVELOPMENT TO THE MISSOURI RIVER OR WEST SWANSEA LOCATED PROJECTS, THE CITY HAS ALLOWED THE DIRECT CONVEYANCE OF THE STORMWATER RUNOFF FROM THE SITE TO BE DISCHARGED WITHOUT DETENTION. THE INTENTION FOR DIRECT RELEASE IS TO DISCHARGE THE STORMWATER FROM THE SITE PRIOR TO UPSTREAM FLOODING NEARBY THE SITE DISCHARGE POINT. THIS REDUCES THE OVERALL CUMULATIVE AMOUNT OF FLOOD DISCHARGE WITHIN THE WATERSHED. AS SUCH, WE PROPOSE TO DIRECT DISCHARGE THE STORMWATER FROM THE SITE TO THE TRIBUTARY ON THE WESTERN PORTION OF THE SITE. WE PROPOSE TO PLACE RPP-RAP TO DISPERSE THE ENERGY OF THE STORMWATER FLOW FROM CONDUIT PIPES AND ALSO TO PROVIDE CHANNEL PROTECTION ALONG THE TRIBUTARY IN THE VICINITY OF THE PROPOSED STORM SENEER RELEASE POINT.

REVISIONS	
1	Rev
2	Rev
3	Rev
4	Rev
5	Rev

Three working drawings prior to the start of site construction on the plan the Contractor shall submit 1-800-OO-WTE for utility location information.

The contractor shall verify and implement all the relevant Federal Occupational Safety and Health Administration (OSHA) and/or state approved state-plan regulations established for the type of construction required by these plans.

**BFA**  
 CONSULTING ENGINEERS  
 1101 W. BIRCH ST.  
 ST. LOUIS, MISSOURI 63102  
 TEL: 314-241-1111  
 WWW.BFAENGINEERS.COM

**PRELIMINARY DRAWING**  
 FOR REVIEW PURPOSES ONLY  
 NOT TO BE USED FOR CONSTRUCTION

Washington Avenue Property  
 City of Washington, Franklin County  
 Missouri 63090

DRAWN: J.S.L. E.C.S.  
 CHECKED: B.C.H.  
 DATE: 08/30/22  
 SCALE: 1"=20'  
 JOB No. 3143-11  
 SHEET NAME: GRADING PLAN  
 GP-1

BILL NO. \_\_\_\_\_ INTRODUCED BY \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

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

WHEREAS, an application has been filed with the City of Washington to rezone 15 and 17 Washington Avenue, also known as Parcel Numbers 10-6-23.0-2-009.000 and 10-6-23.0-2-001-008.000 from R-1B Single Family Residential to PDR Planned Residential and also known as Lots 1-10 & 16-20 BLK 1 Bassora; and

WHEREAS, pursuant to the ordinances of the City of Washington, Missouri, a Public Hearing on such request was held in the City Council Chambers, 405 Jefferson Street, Washington, Missouri, on December 5, 2022, notice of said hearing having been duly published in the “Washington Missourian”; and

WHEREAS, a Preliminary Development Plan was approved by the City Council on December 5, 2022 by Resolution No. \_\_\_\_\_; and

WHEREAS, the City Council has determined that allowance of said request would be proper and in the best interests of the City.

NOW, THEREFORE, be it ordained by the Council of the City of Washington, Missouri, as follows:

SECTION 1: The above described property is hereby removed from the R-1B Single Family Residential and rezoned to PDR Planned Residential.

SECTION 2: The legal description of the development site is as follows: Lot: 1-10 & 16-20 BLK 1 Bassora.

SECTION 3: A Final Development Plan must be approved by City Council prior to issuance of building permits.



SECTION 4: The approved development plan shall include 20 two-unit duplexes and 3 Single Family Units.

SECTION 5: The building and structures shall be limited in height to 45 feet.

SECTION 6: The building setbacks shall be approximately 20 feet from Washington Avenue, 11 feet from Madison Avenue, 35 feet from the northern property line, and 10 feet from south property line. Exact building setbacks shall match those in attached preliminary development plan.

SECTION 7: There shall be a minimum of 46 off street parking spaces.

SECTION 8: All signage will be subject to Chapter 405 of the Code of the City of Washington, Missouri, Sign Regulations.

SECTION 9: There shall be at least 100,000 sq. ft. of open space, matching a minimum of what is proposed in the attached preliminary development plan.

SECTION 10: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 11: This ordinance shall be in full force and effect from and after its passage and approval.

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

ATTEST: \_\_\_\_\_

Approved: \_\_\_\_\_

ATTEST: \_\_\_\_\_

\_\_\_\_\_

President of City Council

\_\_\_\_\_

Mayor of Washington, Missouri



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

ba



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 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*

Wayne Dunker, MA, CPRP  
Director of Parks and Recreation

bb

---

# 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.





BILL NO. \_\_\_\_\_ INTRODUCED BY \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

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

Be It Ordained by the Council of the City of Washington, Missouri, as follows:

SECTION 1: The Mayor is hereby authorized and directed to accept the proposal with Rolwes Electric, Wentzville, Missouri in the amount totaling Sixty-Nine Thousand, Eight Hundred Seventy-Five Dollars and Zero Cents (\$69,875.00) for the purchase and installation of a new 100kW Generator and Transfer Switch for the Communications Division at the Public Safety Building. A copy of said proposal is attached hereto and marked as Exhibit A.

SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: This ordinance shall take effect and be in full force from and after its passage and approval.

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

ATTEST: \_\_\_\_\_

\_\_\_\_\_

President of City Council

Approved: \_\_\_\_\_

ATTEST: \_\_\_\_\_

\_\_\_\_\_

Mayor of Washington, Missouri

Exhibit A



City of Washington

Emergency Generator Proposal

405 Jefferson Street

Washington, MO 63090

ATTN: Sherri Klekamp, City Clerk

Date: 10/3/2022

Included In Quote

- Replacement of Existing 100kw 3P 480/277-volt dual fuel generator
  - Existing Generator will be removed on day of installation by crane
    - Generator disposal included
  - New Generator will be installed on roof by crane same day of generator removal
    - Replacement Generator will not require any additional alterations to the roof curb and mount system.
    - Reconnection of fuel lines and plumbing provided (licensed plumbing contractor)
    - New ATS Cabinet and Equipment
    - New Remote Annunciator
    - Wiring to existing omnimetrix system not included
      - During the initial site walk it was determined that this system is not needed
  - During Generator Change over the current ATS Will Be bypassed and the building will run off the regular power supplied by the utility company
    - Additional generators will not need to be provided
    - Power loss will be limited to no longer than 20 minutes while bypass takes place
- Labor And Installation Plan
  - 1 Day of Evaluation and Site Survey
    - Confirmation of sizes and equipment prior to ordering of Generator and materials
  - 1 Day of Preparation work before installation day
    - Disconnection of generator and ATS Cabinet
    - Disconnection of fuel lines and wiring to prepare for crane lift the following day
    - Power Bypass to be conducted at this time.
    - Areas of work on street will be established and blocked off to allow access and working area of crane and staging area of generator and materials
  - Installation Day
    - Removal of Existing generator to be done first
    - Installation and hookup of replacement generator
    - Installation of replacement ATS Cabinet

Mark Rolwes  
(314)-249-5563  
mark@rolweselectric.com

7a



- Installation of replacement annunciator
- Generator Start up, Testing, and Training Included

**Lead time of generator and equipment is 34-40 weeks after receipt of order. All project coordination will be completed by Rolwes electric included scheduling of work, delivery of materials, planned downtimes, scheduling of additional trades (crane operator, plumbing contractor), and project management.**

**The working days of replacing the generator will take place during two consecutive business days during normal business hours. To ensure that there are no power losses during this period, and to ensure a safe working environment for the crane. The generator replacement will need to be scheduled with optimum weather conditions present. This is to include night prior to replacement to ensure that there will be no loss of power.**

**Total: \$69,875**

Mark Rolwes  
(314)-249-5563  
mark@rolweselectric.com

7a



November 17, 2022

Mayor Doug Hagedorn

City Council Members

405 Jefferson St.

Washington, MO 63090

Dear Mayor and City Council Members,

Attached you will find an ordinance and two quotes for the purchase of a new 100kw generator for Communications at the Public Safety Building. This will replace the Communications generator that failed back in July of this year. We researched rebuilding the engine and replacing the switch. Due to the cost of rebuilding and the age of the generator, it was decided to send out RPFs for replacing the generator and transfer switch. Two quotes were received. Eckelkamp Electric quoted \$89,000.00 and Rolwes Electric quoted \$69,875.00. After review and comparison of both quotes it is my recommendation that we accept the bid from Rolwes Electric.

I will be available at the meeting on December 5, 2022 to answer any questions.

Sincerely,

A handwritten signature in blue ink that reads "Jennifer Brune".

Jennifer Brune,

Director of Communications



BILL NO. \_\_\_\_\_ INTRODUCED BY \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

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

BE IT ORDAINED by the Council of the City of Washington, Missouri, as follows:

SECTION 1: The Mayor is hereby authorized and directed to execute Amendment No. 1 State Block Grant Agreement by and between the City of Washington, Missouri and Missouri Highways and Transportation Commission, a copy of which is marked Exhibit A and is attached hereto and incorporated herein by reference, and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance, for and on behalf of and as the act and deed of the City. The City Clerk is hereby authorized and directed to attest to and affix the seal of the City to the said Amendment No. 1 and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

SECTION 2: The City shall, and the officials, agents and employees of the City are hereby authorized and directed to, take such further action, and execute and deliver such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval.

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

ATTEST: \_\_\_\_\_

\_\_\_\_\_

President of City Council

Approved: \_\_\_\_\_

ATTEST: \_\_\_\_\_

\_\_\_\_\_

Mayor of Washington, Missouri

Exhibit A

CCO Form: MO18  
Approved: 05/94 (MLH)  
Revised: 03/17 (MWH)  
Modified:

Sponsor: City of Washington  
Project No.: 20-054A-2

CFDA Number: CFDA #20.106  
CFDA Title: Airport Improvement Program  
Federal Agency: Federal Aviation Administration, Department of Transportation

**MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION  
AMENDMENT TO STATE BLOCK GRANT AGREEMENT**

**AMENDMENT #1**

THIS AGREEMENT AMENDMENT is entered into by the Missouri Highways and Transportation Commission (hereinafter, "Commission") and the City of Washington (hereinafter, "Sponsor").

WITNESSETH:

WHEREAS, the parties entered into an Agreement executed by the Sponsor on July 14, 2021, and executed by the Commission on July 19, 2021, (hereinafter, "Original Agreement") under which the Commission granted the sum not to exceed Fifty Eight Thousand Eighteen Dollars (\$58,018) to the Sponsor to assist with Design 12-Unit T-Hangar and Taxilanes; and

WHEREAS, the Commission previously approved funds for with Design 12-Unit T-Hangar and Taxilanes; and

WHEREAS, the level of funding originally approved is not sufficient to cover the costs associated with with Design 12-Unit T-Hangar and Taxilanes.

WHEREAS, the Commission has sufficient funds to increase the grant amount for with Design 12-Unit T-Hangar and Taxilanes.

NOW, THEREFORE, in consideration of the mutual covenants, promises and representations in this Agreement, the parties agree as follows:

(1) ADDITIONAL GRANT: The Commission grants to the Sponsor an additional sum not to exceed Five Hundred Ninety Eight Thousand Eight Hundred Forty Dollars (\$598,840) for Design and Construct 12-Unit T-Hangar and Taxilanes subject to the following conditions:

(A) The Sponsor shall provide matching funds of not less than Twenty Nine Thousand Five Hundred Dollars (\$29,500) toward the project in addition to those previously committed by the Sponsor in the Original Agreement.

(B) The project will be carried out in accordance with the assurances (Exhibit 1) given by the Sponsor to the Commission as specified in the Original Agreement.

(C) This Amendment shall expire and the Commission shall not be obligated to pay any part of the costs of the project unless this grant amendment has been executed by the Sponsor on or before January 15, 2023, or such subsequent date as may be prescribed in writing by the Commission.

(D) Based upon the revised project schedule, the original project time period of December 31, 2022, will be extended to October 31, 2024, to allow for completion of the work. Paragraph (2) of the Original Agreement is hereby amended accordingly.

(E) All other terms and conditions of the Original Agreement entered into between the parties shall remain in full force and effect.



IN WITNESS WHEREOF, the parties have entered into this Agreement on the date last written below:

Executed by the Sponsor this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Executed by the Commission this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**MISSOURI HIGHWAYS AND  
TRANSPORTATION COMMISSION**

**CITY OF WASHINGTON**

\_\_\_\_\_

By \_\_\_\_\_

Title \_\_\_\_\_

Title \_\_\_\_\_

\_\_\_\_\_  
Secretary to the Commission

By \_\_\_\_\_

Title \_\_\_\_\_

Approved as to Form:

Approved as to Form:

\_\_\_\_\_  
Commission Counsel

\_\_\_\_\_  
Title \_\_\_\_\_

Ordinance No. \_\_\_\_\_  
(if applicable)

**CERTIFICATE OF SPONSOR'S ATTORNEY**

I, \_\_\_\_\_, acting as attorney for the Sponsor do hereby certify that in my opinion the Sponsor is empowered to enter into the foregoing grant Agreement under the laws of the State of Missouri. Further, I have examined the foregoing grant Agreement and the actions taken by said Sponsor and Sponsor's official representative have been duly authorized and that the execution thereof is in all respects due and proper and in accordance with the laws of the said state and the Airport and Airway Improvement Act of 1982, as amended. In addition, for grants involving projects to be carried out on property not owned by the Sponsor, there are no legal impediments that will prevent full performance by the Sponsor. Further, it is my opinion that the said grant constitutes a legal and binding obligation of the Sponsor in accordance with the terms thereof.

**CITY OF WASHINGTON**

\_\_\_\_\_  
Name of Sponsor's Attorney (typed)

\_\_\_\_\_  
Signature of Sponsor's Attorney

Date \_\_\_\_\_



November 30, 2022

Honorable Mayor and City Council  
City of Washington  
Washington, MO 63090

RE: MoDOT Airport Block Grant – Airport Layout Plan (ALP) Amendment


Dear Mayor and City Council Members:

With the acceptance of the contract to construct the hangars at the airport, MoDOT is amending the block grant to provide us an additional \$598,840 towards the construction of the project.

In order to accept the money the City will need to commit \$29,500 of its own money towards the project. With acceptance of contract, these dollars have already been committed.

Staff recommends approval.

Respectfully submitted,

  
John Nilges, P.E.  
Public Works Director

BILL NO. \_\_\_\_\_ INTRODUCED BY \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING THE 2022 BUDGET FOR THE PERIOD OF OCTOBER 1, 2021 THROUGH SEPTEMBER 30, 2022 FOR THE CITY OF WASHINGTON, MISSOURI

BE IT ORDAINED BY the Council of the City of Washington, Franklin County, Missouri, as follows:

**SECTION 1.** That the budget for the fiscal year 2021-2022 of the City of Washington, Franklin County, Missouri is hereby amended to appropriate funds as follows:

FUND NAME	ORIGINAL/ AMENDED BUDGET	INCREASE/ (DECREASE)	AMENDED BUDGET
<b><u>General Fund – 001</u></b>			
TOTAL REVENUES	\$ 13,510,090	\$ (860,500)	\$ 12,649,590
TOTAL OTHER FINANCING SOURCES	1,976,700	-	1,976,700
TOTAL EXPENDITURES	14,435,015	523,300	14,958,315
Administration	575,920	1,800	577,720
Human Resources	140,165	600	140,765
Communications	927,895	4,800	932,695
Police	3,262,760	182,500	3,445,260
Finance	649,285	4,800	654,085
Economic Development & Planning	3,128,455	15,600	3,144,055
Engineering & Inspections	465,830	6,600	472,430
Streets	1,465,460	176,600	1,642,060
Building Maintenance	500,545	1,200	501,745
Information Technology	453,400	-	453,400
Parks	2,099,965	20,400	2,120,365
Aquatic Center	310,775	-	310,775
Emergency Management	91,370	1,200	92,570
Airport	363,190	107,200	470,390
TOTAL OTHER FINANCING USES	2,810,620	-	2,810,620
CHANGE IN FUND BALANCE	(1,758,845)	(1,383,800)	(3,142,645)
<b><u>Library Fund –003</u></b>			
TOTAL REVENUES	498,350	-	498,350
TOTAL OTHER FINANCING SOURCES	300,000	-	300,000
TOTAL EXPENDITURES	858,830	4,615	863,445
TOTAL OTHER FINANCING USES	-	-	-
CHANGE IN FUND BALANCE	(60,480)	(4,615)	(65,095)
<b><u>Volunteer Fire Fund – 004</u></b>			
TOTAL REVENUES	148,260	-	148,260
TOTAL OTHER FINANCING SOURCES	718,920	-	718,920
TOTAL EXPENDITURES	1,122,005	(3,250)	1,118,755
TOTAL OTHER FINANCING USES	20,000	-	20,000
CHANGE IN FUND BALANCE	(274,825)	3,250	(271,575)
<b><u>Vehicle Equipment Replacement Fund – 010</u></b>			
TOTAL REVENUES	10,000	-	10,000
TOTAL OTHER FINANCING SOURCES	612,000	-	612,000
TOTAL EXPENDITURES	1,554,255	-	1,554,255



TOTAL OTHER FINANCING USES	-	-	-
CHANGE IN FUND BALANCE	(932,255)	-	(932,255)
<b><u>Stormwater Improvement Fund - 250</u></b>			
TOTAL REVENUES	1,012,000	-	1,012,000
TOTAL OTHER FINANCING SOURCES	-	-	-
TOTAL EXPENDITURES	1,448,320	(3,600)	1,444,720
TOTAL OTHER FINANCING USES	500,000	-	500,000
CHANGE IN FUND BALANCE	(936,320)	3,600	(932,720)
<b><u>Capital Improvement Sales Tax Fund - 260</u></b>			
TOTAL REVENUES	3,574,875	-	3,574,875
TOTAL OTHER FINANCING SOURCES	-	-	-
TOTAL EXPENDITURES	4,954,900	-	4,954,900
TOTAL OTHER FINANCING USES	981,360	-	981,360
CHANGE IN FUND BALANCE	(2,361,385)	-	(2,361,385)
<b><u>Transportation Sales Tax Fund - 261</u></b>			
TOTAL REVENUES	4,002,875	1,283,515	5,286,390
TOTAL OTHER FINANCING SOURCES	-	-	-
TOTAL EXPENDITURES	3,131,680	41,485	3,173,165
TOTAL OTHER FINANCING USES	2,398,310	-	2,398,310
CHANGE IN FUND BALANCE	(1,527,115)	1,242,030	(285,085)
<b><u>COP Fund - 265</u></b>			
TOTAL REVENUES	-	-	-
TOTAL OTHER FINANCING SOURCES	3,169,670	-	3,169,670
TOTAL EXPENDITURES	2,046,000	-	2,046,000
CHANGE IN FUND BALANCE	1,123,670	-	1,123,670
<b><u>Downtown TIF Fund - 272</u></b>			
TOTAL REVENUES	295,000	-	295,000
TOTAL OTHER FINANCING SOURCES	-	-	-
TOTAL EXPENDITURES	539,200	-	539,200
CHANGE IN FUND BALANCE	(244,200)	-	(244,200)
<b><u>Front &amp; Main TIF Fund - 273</u></b>			
TOTAL REVENUES	60,500	4,500	65,000
TOTAL OTHER FINANCING SOURCES	-	-	-
TOTAL EXPENDITURES	60,600	60,600	121,200
CHANGE IN FUND BALANCE	(100)	(56,100)	(56,200)
<b><u>Rhine River TIF Fund - 274</u></b>			
TOTAL REVENUES	132,200	15,000	147,200
TOTAL OTHER FINANCING SOURCES	-	-	-
TOTAL EXPENDITURES	139,000	12,000	151,000

CHANGE IN FUND BALANCE	(6,800)	3,000	(3,800)
<b><u>Water Fund - 400</u></b>			
TOTAL REVENUES	1,976,965	-	1,976,965
TOTAL OTHER FINANCING SOURCES	-	-	-
TOTAL EXPENDITURES	4,027,025	(4,980)	4,022,045
TOTAL OTHER FINANCING USES	<u>20,000</u>	<u>-</u>	<u>20,000</u>
CHANGE IN FUND BALANCE	(2,070,060)	4,980	(2,065,080)
<b><u>Sewage Treatment Fund - 410</u></b>			
TOTAL REVENUES	2,950,000	-	2,950,000
TOTAL OTHER FINANCING SOURCES	-	-	-
TOTAL EXPENDITURES	5,696,535	7,910	5,704,445
TOTAL OTHER FINANCING USES	<u>20,000</u>	<u>-</u>	<u>20,000</u>
CHANGE IN FUND BALANCE	(2,766,535)	(7,910)	(2,774,445)
<b><u>Solid Waste Fund - 420</u></b>			
TOTAL REVENUES	3,036,400	-	3,036,400
TOTAL EXPENDITURES	3,028,660	207,660	3,236,320
Refuse Collection	1,229,860	-	1,229,860
Landfill	1,528,050	169,210	1,697,260
Recycling	<u>270,750</u>	<u>38,450</u>	<u>309,200</u>
TOTAL OTHER FINANCING USES	<u>15,000</u>	<u>-</u>	<u>15,000</u>
CHANGE IN FUND BALANCE	(7,260)	(207,660)	(214,920)

REASON FOR THE REQUEST:

**To adjust for revenues that were higher than anticipated, adjust for donation not received for industrial park, and road and bridge funds received from Franklin County. To record enterprise lease payments and adjust various expenses which were higher than anticipated. In addition, to correct various budget Ordinance G/L account errors and correction of items.**

SECTION 2 - All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3 - This ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
City Clerk

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

APPROVED: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor of Washington, MO

# Memo

**To:** Mayor and City Council  
**From:** Mary Sprung  
**Date:** December 5, 2022  
**Re:** Budget Amendment

---

Included in your packet for the City Council meeting later tonight, is a budget amendment for the 2021-2022 budget which is to adjust for revenues that were higher than anticipated, adjust for donation not received for industrial park, and road and bridge funds received from Franklin County. In addition, it includes recording the enterprise lease payments, adjusts for various expenses which were higher than anticipated and corrects various budget Ordinances G/L account errors and correction of budget items.

I will be available for any questions that you may have at the City Council Workshop meeting.

BILL NO. \_\_\_\_\_ INTRODUCED BY \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING THE 2023 BUDGET FOR THE PERIOD OF OCTOBER 1, 2022 THROUGH SEPTEMBER 30, 2023 FOR THE CITY OF WASHINGTON, MISSOURI

BE IT ORDAINED BY the Council of the City of Washington, Franklin County, Missouri, as follows:

**SECTION 1.** That the budget for the fiscal year 2022-2023 of the City of Washington, Franklin County, Missouri is hereby amended to appropriate funds as follows:

FUND NAME	ORIGINAL/ AMENDED BUDGET	INCREASE/ (DECREASE)	AMENDED BUDGET
<b><u>General Fund – 001</u></b>			
TOTAL REVENUES	\$ 13,281,740	\$ 9,175	\$ 13,290,915
TOTAL OTHER FINANCING SOURCES	2,312,100	-	2,312,100
TOTAL EXPENDITURES	12,778,890	14,575	12,793,465
Administration	651,390	-	651,390
Human Resources	136,380	-	136,380
Communications	896,750	-	896,750
Police	3,627,280	-	3,627,280
Finance	685,840	-	685,840
Economic Development & Planning	456,330	-	456,330
Engineering & Inspections	461,820	-	461,820
Streets	1,655,570	-	1,655,570
Building Maintenance	550,360	-	550,360
Information Technology	540,640	-	540,640
Parks	2,175,770	14,575	2,190,345
Aquatic Center	309,630	-	309,630
Emergency Management	97,660	-	97,660
Airport	533,470	-	533,470
TOTAL OTHER FINANCING USES	3,514,950	-	3,514,950
CHANGE IN FUND BALANCE	(700,000)	(5,400)	(705,400)
<b><u>Library Fund –003</u></b>			
TOTAL REVENUES	563,740	-	563,740
TOTAL OTHER FINANCING SOURCES	1,250,000	-	1,250,000
TOTAL EXPENDITURES	1,810,640	44,220	1,854,860
TOTAL OTHER FINANCING USES	-	-	-
CHANGE IN FUND BALANCE	3,100	(44,220)	(41,120)
<b><u>Volunteer Fire Fund – 004</u></b>			
TOTAL REVENUES	150,260	-	150,260
TOTAL OTHER FINANCING SOURCES	757,850	-	757,850
TOTAL EXPENDITURES	1,150,770	135,000	1,285,770
TOTAL OTHER FINANCING USES	-	-	-
CHANGE IN FUND BALANCE	(242,660)	(135,000)	(377,660)
<b><u>Vehicle Equipment Replacement Fund – 010</u></b>			
TOTAL REVENUES	10,000	-	10,000
TOTAL OTHER FINANCING SOURCES	285,000	-	285,000
TOTAL EXPENDITURES	1,049,970	117,000	1,166,970

7d



TOTAL OTHER FINANCING USES	-	-	-
CHANGE IN FUND BALANCE	(754,970)	(117,000)	(871,970)
<b><u>Stormwater Improvement Fund – 250</u></b>			
TOTAL REVENUES	1,646,000	-	1,646,000
TOTAL OTHER FINANCING SOURCES	-	-	-
TOTAL EXPENDITURES	2,550,430	-	2,550,430
TOTAL OTHER FINANCING USES	815,000	-	815,000
CHANGE IN FUND BALANCE	(1,719,430)	-	(1,719,430)
<b><u>Capital Improvement Sales Tax Fund - 260</u></b>			
TOTAL REVENUES	4,252,320	-	4,252,320
TOTAL OTHER FINANCING SOURCES	-	-	-
TOTAL EXPENDITURES	4,930,000	178,700	5,108,700
TOTAL OTHER FINANCING USES	-	-	-
CHANGE IN FUND BALANCE	(677,680)	(178,700)	(856,380)
<b><u>Transportation Sales Tax Fund - 261</u></b>			
TOTAL REVENUES	5,082,590	-	5,082,590
TOTAL OTHER FINANCING SOURCES	-	-	-
TOTAL EXPENDITURES	5,910,740	22,090	5,932,830
TOTAL OTHER FINANCING USES	2,105,400	-	2,105,400
CHANGE IN FUND BALANCE	(2,933,550)	(22,090)	(2,955,640)
<b><u>COP Fund - 265</u></b>			
TOTAL REVENUES	10,000	-	10,000
TOTAL OTHER FINANCING SOURCES	1,895,400	-	1,895,400
TOTAL EXPENDITURES	2,105,000	-	2,105,000
CHANGE IN FUND BALANCE	(199,600)	-	(199,600)
<b><u>Downtown TIF Fund - 272</u></b>			
TOTAL REVENUES	330,800	-	330,800
TOTAL OTHER FINANCING SOURCES	-	-	-
TOTAL EXPENDITURES	412,750	-	412,750
CHANGE IN FUND BALANCE	(81,950)	-	(81,950)
<b><u>Front &amp; Main TIF Fund - 273</u></b>			
TOTAL REVENUES	53,600	-	53,600
TOTAL OTHER FINANCING SOURCES	-	-	-
TOTAL EXPENDITURES	53,600	-	53,600
CHANGE IN FUND BALANCE	-	-	-
<b><u>Rhine River TIF Fund - 274</u></b>			
TOTAL REVENUES	148,500	-	148,500
TOTAL OTHER FINANCING SOURCES	-	-	-
TOTAL EXPENDITURES	148,500	-	148,500

7d

CHANGE IN FUND BALANCE	-	-	-
<b><u>Water Fund - 400</u></b>			
TOTAL REVENUES	2,065,910	-	2,065,910
TOTAL OTHER FINANCING SOURCES	-	-	-
TOTAL EXPENDITURES	3,462,520	32,900	3,495,420
TOTAL OTHER FINANCING USES	<u>20,000</u>	<u>-</u>	<u>20,000</u>
CHANGE IN FUND BALANCE	(1,416,610)	(32,900)	(1,449,510)
<b><u>Sewage Treatment Fund - 410</u></b>			
TOTAL REVENUES	2,898,000	-	2,898,000
TOTAL OTHER FINANCING SOURCES	-	-	-
TOTAL EXPENDITURES	5,336,710	-	5,336,710
TOTAL OTHER FINANCING USES	<u>20,000</u>	<u>-</u>	<u>20,000</u>
CHANGE IN FUND BALANCE	(2,458,710)	-	(2,458,710)
<b><u>Solid Waste Fund - 420</u></b>			
TOTAL REVENUES	2,493,900	-	2,493,900
TOTAL EXPENDITURES	3,278,650	-	3,335,650
Refuse Collection	1,220,160	-	1,220,160
Landfill	1,754,190	57,000	1,811,190
Recycling	<u>304,300</u>	<u>-</u>	<u>304,300</u>
TOTAL OTHER FINANCING USES	<u>15,000</u>	<u>-</u>	<u>15,000</u>
CHANGE IN FUND BALANCE	(799,750)	-	(856,750)

REASON FOR THE REQUEST:

**To adjust for additional donations anticipated and related purchases. To budget for HVAC Controls at Public Safety Building. In addition, to rebudget capital items/projects that are ordered or have been delayed in 2022 and therefore, will not be delivered or completed until FY 2023 .**

SECTION 2 - All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3 - This ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
City Clerk

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

APPROVED: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor of Washington, MO

# Memo

**To:** Mayor and City Council  
**From:** Mary Sprung  
**Date:** December 5, 2022  
**Re:** Budget Amendment

---

Included in your packet for the City Council meeting later tonight, is a budget amendment for the 2022-2023 budget which is to adjust for additional donations anticipated and related purchases, and to budget for HVAC controls at the Public Safety Building. In addition, to rebudget capital items/projects that are ordered or have been delayed in 2022 and therefore, will not be delivered or completed until FY 2023.

I will be available for any questions that you may have at the City Council Workshop meeting.

BILL NO. \_\_\_\_\_ INTRODUCED BY \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE ACCEPTING THE QUOTE FROM FRY AND ASSOCIATES, INC. AND TO APPROVE THE PURCHASE OF TWO MINI SHELTERS AT SOUTHPOINT BARK PARK

Be It Ordained by the Council of the City of Washington, Missouri, as follows:

SECTION 1: The Mayor is hereby authorized and directed to accept the quote with Fry and Associates, Inc. in an amount totaling Twenty Five Thousand One Hundred Seventy Five Dollars and No Cents (\$25,175.00) for the purchase of two mini shelters at Southpoint Bark Park. A copy of said quote is attached hereto and marked as Exhibit A.

SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: This ordinance shall take effect and be in full force from and after it's passage and approval.

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

ATTEST: \_\_\_\_\_

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

Approved: \_\_\_\_\_

ATTEST: \_\_\_\_\_

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



Exhibit A



101 E 15th Ave  
 North Kansas City, MO 64116  
 Phone: 816-221-4825  
 fun@fryinc.com  
 www.fryandassociates.com

Quote

DATE: 11-29-22

Prepared by: **Dave Holaway**  
 636-751-4963  
 daveh@fryinc.com

**Customer**  
 City of Washington  
 Please provide the bill to and ship to addresses

**Ship Address**

Part No	Description	Qty	Price	Ext. price
	<b>Orlando 12' x 24' Shelter</b> List Price \$15,930	1	\$14,145.00	\$14,145.00
	<b>Orlando 12' x 12' Shelter</b> List Price \$7733	1	\$7,030.00	\$7,030.00
	<i>HR- 36 Corrugated Roof</i>			
	<i>2 Posts</i>			
	<i>Pitch 4:12</i>			
	<i>Eave Height: 8'</i>			
	<i>Column Mounting Type: Sub-surface mount</i>			
	<i>Zinc rich primer w/ TGIC powder coat finish</i>			
	No Site Prep or Installation included			
	<b>Greenbush contract applied</b>			
	Basic Freight: the City will need to unload			
Structural calculations available at additional costs			Subtotal	\$21,175.00
			Tax due	
			Shipping	\$4,000.00
			<b>TOTAL</b>	<b>\$25,175.00</b>

Customer Acceptance (sign below):

x \_\_\_\_\_  
 Print Name:

Acceptance is for the both the Quote and the Fry & Associates Terms and Conditions

***In Play We Trust***



## Terms and Conditions

1. Fry & Associates, Inc. ("Fry") hereby offers to sell the products and services described in this Quotation (the "Goods"), but only on the terms and conditions described herein. If Buyer submits to Fry a purchase order or other documentation with terms and conditions different from or additional to the terms and conditions described in this Quotation, Fry hereby objects to those terms and does not assent to them. No such term shall be considered to be a part of any contract between the parties.
2. The quoted purchase price may be increased to the extent that Fry's cost of the Goods may be increased as a result of (1) any agreements, codes, or legislative enactments made or enacted pursuant to federal, state or municipal legislation; and (2) increase in the cost of labor or raw materials. In addition to paying the quoted purchase price, Buyer is solely liable for any excises, levies or taxes which Fry may be required to pay or collect, under any existing or future law, upon or with respect to the sale, purchase, delivery, storage, processing, use, consumption or transportation of any of the Goods, and Buyer agrees to pay the amount thereof on the same terms as it shall pay the quoted purchase price.
3. All pricing is good for 30 days from quote date unless otherwise indicated.
4. All pricing is cash pricing and includes a 3.5% discount. Use of a credit card or other non-cash basis of payment will remove this discount.
5. Cancellation of this order or part of this order will incur a restocking charge and forfeiture of any deposits made. Buyer will be responsible for any freight charges incurred. Acceptance of any returns are at the discretion of the manufacturer. No goods shall be returned for credit without first obtaining written consent from Fry.
6. Any changes to this order must be agreed to in writing and signed by both parties before they become valid.
7. Claims by Buyer for shortages, damages or errors in delivery must be made within five (5) days after the delivery of the goods. Goods are sold subject to the standard manufacturing practices of Fry's suppliers. Goods purchased on the basis of weight are subject to customary quantity variations recognized by practice in the industry.
8. Buyer shall assume all risk of loss or damage upon delivery by Fry to the carrier at the point of shipment. Scheduled dates of delivery are determined from the date of Fry's acceptance of any order or orders placed by Buyer and are estimates of approximate dates of delivery, not a guaranty of a particular date of delivery. Fry shall not be liable for any damages caused by failure or delay in shipping the Goods if such failure or delay is beyond the reasonable control of Fry.
9. This quotation may be accepted to form a binding contract upon any one of the following options: 1. Signature below and a deposit (if required) to Fry for the items listed in this quote prior to the expiration date. 2. Issuance of a purchase order to Fry referencing this quote and the terms and conditions herein prior to the expiration date above
10. Any payment terms are with approved credit. Any payment not made within terms is subject to a late payment charge of 1.5% per month (compounded) on the unpaid balance.
11. All manufacturer's warranties are honored solely under the terms set forth by the manufacturer and are not the responsibility of Fry.
12. All information presented in this quote is the responsibility of the Buyer to verify for accuracy and completeness.
13. Any agreement arising out of this transaction shall be deemed to have been made in Clay County, Missouri. The parties agree that the validity, interpretation and performance of any agreement arising out of this transaction shall be governed by the laws of the State of Missouri.
14. If Buyer requests deferral of deliveries, Fry's agreement to defer delivery shall not excuse Buyer from its obligation to pay for the goods at the same times and in the same quantities as the original delivery schedule, including interest due pursuant to these terms and conditions. In addition to adhering to the original payment schedule, Buyer shall pay such storage charges as Fry may assess for storing the goods awaiting delivery. If Buyer requests deferral prior to commencement of production, Fry may require a change in pricing based on required delivery date.
15. Fry will do its best to inform the buyer of anticipated lead times on products and services. Fry is not responsible for any changes in lead times from manufacturers and will not accept responsibility for damages due to project delays.
16. In addition to the foregoing, Buyer agrees to save and hold Fry & Associates, Inc. harmless from any claims, demands, liabilities, costs, expenses or judgments arising in whole or in part, directly or indirectly, out of the negligence or lack of care by Buyer or Buyer's customers, agents, employees or invitees involving the use of the goods supplied by Fry & Associates, Inc. This indemnification shall include all costs, attorney's fees and other expenses paid or incurred by or imposed upon Fry & Associates, Inc. in connection with the defense of any such claim.



December 5, 2022

Honorable Mayor and City Council  
City of Washington  
405 Jefferson Street  
Washington, MO 63090

RE: Bid Recommendation – Dog Park Mini Shelters

Honorable Mayor and City Council,

This past summer a Lion's Club member approached me about a possible donation of mini shelters for the Southpoint Bark Park (dog park). The Club has a number of members who use the park on a regular basis and are looking for ways to get out of the sun and rain while at the park. Over the past few months, I have worked with a couple of Club members on sizing, location etc for potential shelters. The Club would like to donate two all metal mini shelters, one (12x12) for the small dog area and a larger one (24x12) for the large dog area of the park. As of now, the mini shelters are 7-9 months out. Parks and Recreation staff would perform site grading and the concrete pad installations.

**Accordingly, the Parks and Recreation Commission and staff recommend that Council consider Fry and Associates bid for two mini shelters in the amount of \$25,175.00. The shelters would be purchased as a Cooperative Purchasing program, similar to the pavilions at Lions Lake.**

As always, if you have any questions, concerns or would like additional information, please feel free to contact me prior to the Council Meeting.

Respectfully,

*Wayne Dunker*

Wayne Dunker, CPRP  
Director of Parks & Recreation







BILL NO. \_\_\_\_\_ INTRODUCED BY \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AUTHORIZING AND DIRECTING THE  
EXECUTION OF A FRANKLIN COUNTY NARCOTICS AND  
VIOLENT CRIME ENFORCEMENT UNIT JOINT  
CONTRACT

BE IT ORDAINED by the Council of the City of Washington, Missouri, as follows:

SECTION 1: The Mayor is hereby authorized and directed to execute a Franklin County Narcotics and Violent Crime Enforcement Unit Joint Contract by and between the City of Washington, Missouri, the County of Franklin, and other municipalities in Franklin County, Missouri, a copy of which is marked Exhibit A and is attached hereto and incorporated herein by reference, and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance, for and on behalf of and as the act and deed of the City. The City Clerk is hereby authorized and directed to attest to and affix the seal of the City to the said Contract and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

SECTION 2: The City shall, and the officials, agents and employees of the City are hereby authorized and directed to, take such further action, and execute and deliver such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval.

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

ATTEST: \_\_\_\_\_

\_\_\_\_\_

President of City Council

Approved: \_\_\_\_\_

ATTEST: \_\_\_\_\_

\_\_\_\_\_

Mayor of Washington, Missouri

Exhibit A



FRANKLIN COUNTY NARCOTICS and  
VIOLENT CRIME ENFORCEMENT UNIT  
JOINT CONTRACT

Dated as of December \_\_\_\_, 2022

FRANKLIN COUNTY NARCOTICS AND VIOLENT CRIMES ENFORCEMENT UNIT

This JOINT CONTRACT made and entered into as of the \_\_\_\_\_ day of December, 2022, by the County of Franklin, Missouri, and municipalities of Franklin County, State of Missouri whose names are subscribed hereto (the “contracting parties”), acting pursuant to the authority conferred upon them by Section 70.260 RSMo. (the “Act”).

WITNESSETH:

WHEREAS, each of the contracting parties provides law enforcement services to the residents and visitors within its political boundaries; and

WHEREAS, the contracting parties desire, pursuant to the provisions of the Act, to create and become parties to a joint contract establishing a joint law enforcement commission, as a separate governmental entity, constituting a political subdivision and body public and corporate of the State of Missouri, in order to provide for intelligence sharing, enhance resource sharing, ensure cost sharing and non-duplication of effort or expenses, promote professionalism, encourage strong working relationships between local, state, and federal drug enforcement agencies, and provide safer drug free communities to the areas served.

NOW, THEREFORE, the contracting parties agree as follows:

ARTICLE I. EFFECTIVE DATE.

This Joint Contract shall become effective, and the existence of the Commission shall commence when the County of Franklin, Missouri and at least two (2) contracting municipalities have duly executed it.

ARTICLE II. CREATION OF COMMISSION; PURPOSE.

The contracting parties, pursuant to the Act, do hereby create a joint law enforcement commission, as a separate governmental entity, constituting a political subdivision and body public and corporate of the State of Missouri, to be known as the Franklin County Narcotics Enforcement Unit (the “Commission”). The purpose of this Joint Contract and of the Commission created hereby are, generally, to provide for intelligence sharing, enhance resource sharing, ensure cost sharing and non-duplication of effort or expenses, promote professionalism, encourage strong working relationships between local, state, and federal drug enforcement agencies, and provide safer drug free communities to the areas served.

ARTICLE III. DURATION OF JOINT CONTRACT: DISPOSITION OF ASSETS UPON DISOLUTION.

The duration of this Joint Contract and the existence of the Commission shall be perpetual unless sooner terminated by a vote evidenced by resolution of the governing bodies of at least three-fourths of the contracting parties, provided, however, that this Joint Contract and the existence of the Commission may not in any event be terminated so long as the Commission has any bonds, notes, or other obligations outstanding unless sufficient funds have been set aside



irrevocably in trust to satisfy all the outstanding bonds, notes, or other obligations of the Commission.

Upon termination of the existence of the Commission the property and assets of the Commission shall be divided and distributed among the County of Franklin, Missouri and the municipalities which are then parties to this Joint Contract in proportion to their respective populations.

#### ARTICLE IV. WITHDRAWAL.

Any contracting party may withdraw from the Commission upon giving one year's written notice to the Commission, evidenced by resolution of its governing body, and payment of all amounts in arrears for assessments; provided, that if the Commission, prior to the giving of such notice, shall have incurred indebtedness in conformity with article XII which matures after the effective date of the notice of withdrawal, the withdrawal shall not become effective until such indebtedness shall have been paid by the Commission, or until sufficient funds have been set aside irrevocably in trust to satisfy such indebtedness, or, in the alternative, until the withdrawing contracting party shall have paid to the Commission its pro rata portion thereof, or until sufficient funds have been set aside irrevocably in trust to satisfy such portion. Any contracting party that withdraws from the Commission shall thereby forfeit any ownership interest in any assets of the Commission and shall not be entitled to any property or assets of the Commission. Any contracting party that has given notice of withdrawal shall not be obligated for new indebtedness after giving such notice.

#### ARTICLE V. AMENDMENT.

This Joint Contract may be altered or amended by the affirmative vote of the governing bodies of the County of Franklin, Missouri and of each and every contracting municipality.

#### ARTICLE VI. ADDITIONAL CONTRACTING PARTIES.

Additional municipalities of the State of Missouri, which are cities with their city halls located in Franklin County, Missouri, may become additional contracting parties of the Commission under this Joint Contract pursuant to a supplement to this Joint Contract.

Such supplement shall be executed by the applying additional contracting party, who shall ratify and adopt, and agree to be bound by, the Joint Contract and shall become effective when it has been approved by a two-thirds majority vote of the directors of Commission voting on the question of the approval of such supplement at a regular meeting of the Commission's Board of Directors or at a special meeting called for such purpose, and has been executed on behalf of the Commission's Board of Directors.

#### ARTICLE VII. BOARD OF DIRECTORS.

- a) Duties. The business and affairs of the Commission shall be governed by a Board of Directors (the "Board") in which shall be vested all of the powers

vested in the Commission by this Joint Contract. The Board shall have the powers, duties and obligations set forth herein and in the Act, which duties shall include the obligation to comply or to cause compliance with the Act and with each and every term, provision, and covenant in this Joint Contract on the part of the Commission to be kept or performed. The Board shall have the power to adopt rules and regulations, not inconsistent with this Joint Contract or the law of Missouri, for the management, administration and regulation of the business and affairs of the Commission.

- b) Number. The Board shall consist of one Director from the County of Franklin, Missouri Sheriff's Office and the Chief of Police from each contracting municipality that is a party hereto. The Prosecuting Attorney of Franklin County shall be an ex-officio member of the Board and shall be a non-voting member.
- c) Appointment. The Sheriff of Franklin County shall appoint the Chief Deputy as an alternate and the governing body of each of the contracting municipalities shall appoint by resolution or ordinance the Chief of Police and Assistant Chief of Police as an alternate. The Chief of Police and Assistant Chief of Police shall be certified by the Missouri POST Commission. A certified copy of such resolution or ordinance shall be provided to the Commission that shall constitute the qualification of such director and /or alternate. An alternate may attend and vote at meetings of the Board and the Executive Committee when the Director for whom he is an alternate does not attend and in such event the alternate shall be counted for the purpose of establishing a quorum. Initial appointments shall be made at the time the governing body of a contracting party authorizes the execution and delivery of this Joint Contract or supplement hereto in the case of an additional contracting party.
- d) Term. The term of each Director and alternate so appointed shall continue at the discretion of the contracting party which appointed him or them and until his successor shall be appointed and qualified. A vacancy occurring in the Board, whether such vacancy be the result of resignation, death, removal, or disability, shall be filled within 45 days from the date the vacancy occurs by appointment by the governing body of the contracting party which appointed the Director and alternate with respect to whom the vacancy occurred, except as otherwise provided by law. Directors and alternates may be reappointed.
- e) Removal. Any Director and alternate may be removed, with or without cause, at any time by the governing body of the contracting municipality that appointed such Director or alternate.
- f) Compensation. The Directors and alternates shall serve without compensation, but their travel and incidental expenses incurred on the business of the Commission shall be reimbursed in such reasonable amounts as the Board may determine.
- g) Executive Committee. The Board shall have the power, by resolution, to appoint an Executive Committee of five or more members of the Board, two of who shall be the Chairman and the Secretary of the Board. The Executive Committee shall hold office at the pleasure of the Board and shall exercise such powers of the Board as the Board may by resolution legally delegate to it; and it may be given the responsibility for the general direction and management of the Commission when the Board is not in session. The Executive Committee shall make rules for calling of its meetings and the conduct of its business. A majority of the members of the Executive Committee shall

constitute a quorum for the transaction of its business. Any action taken by the Executive Committee may be vetoed within thirty days of such action by the Board. A record of all business transacted at the meetings of the Executive Committee shall be kept by the Secretary and preserved with the minutes of the meetings of the Board.

- h) Accounting and Audits. The Board shall establish and maintain an appropriate accounting system. A complete audit shall be made of the Commission's accounts, books, and financial conditions as soon as practicable after the close of each fiscal year, and a report thereon shall be submitted to the Board and to the governing body of each contracting municipality.'
- i) Officer in Charge. The Sheriff shall appoint the Officer in Charge ("OIC") who shall have the responsibility for the day-to-day operations of the Commission's activities, subject to the direction, policies, rules and regulation adopted by the Board, not inconsistent with this Joint Contract or the law of Missouri. Therefore, the OIC shall be the title used to make reference to that OIC regardless of individual titles or rank.

#### ARTICLE VIII. MEETINGS.

- a) Organizational Meeting. The Board shall, promptly following the appointment of its directors, meet, organize, and elect a Chairman who shall be the Franklin County Sheriff, Vice-Chairman, Secretary, and Treasurer, and conduct such other business as it deems necessary. Promptly following the organizational meeting, the Secretary shall notify the contracting parties in writing of the organization of the Commission.
- b) Annual Meetings. An annual meeting of the Board shall be held within the first 90 days inof each calendar year, at such place within the State of Missouri as shall be designated in the notice of the meeting, to elect officers, to pass upon reports for the preceding fiscal year, and to transact such other business as may come before the meeting. Failure to hold the annual meeting in any year shall not cause a forfeiture or dissolution of otherwise affect the Commission.
- c) Regular Meetings. The Board may, from time to time, provide by resolution for the time and place for the holding of any regular meetings without notice to the Directors other than such resolution. Such regular meetings shall in any event be held not less frequently than once each month(s). Failure to hold regular meetings shall not cause a forfeiture or dissolution or otherwise affect the Commission.
- d) Special Meetings. Special meetings of the Board may be called by the Chairman or upon written request signed by not less than three directors, and it shall thereupon be the duty of the Secretary to cause notice of such meeting to be given as hereinafter provided. Special meetings of the Board shall be held at such time and place as shall be fixed by the Chairman or by such Directors.
- e) Notice of Meetings. Written notice of the annual or of any special meeting of the Board shall be delivered to each director not less than three, nor more than 30 days, before the date fixed for such meeting, either personally, by telephone, or by regular mail, by or at the direction of the Secretary or, upon his default, by any Director. If mailed, such notice shall be deemed to be delivered when deposited in the U.S. Mails addressed to the Director at his address as it appears on the records of the Board, with postage thereon prepaid.

- f) Waiver of Notice. Whenever any notice is required to be given to any Director under the provisions of law or this Joint Contract, a waiver thereof in writing signed by such Director, whether before or after the time stated therein, shall be equivalent to the giving of such notice. Attendance of a director or alternate at any meeting of the board shall constitute a waiver of notice by such director of such meeting except when such director or alternate attends such meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened.
- g) Quorum. A majority of the directors then in office shall constitute a quorum for the transaction of business at any annual, regular, or special meeting of the Board. The act of the majority of the directors at which a quorum is present shall be the act of the Board. In the event that a quorum is not present, a majority of the directors present may adjourn the meeting from time to time, provided that the Secretary shall notify any absent directors of the time and place of such adjourned meeting.

#### ARTICLE IX. OFFICERS.

- a) Officers. The officers of the Commission shall be a Chairman who shall be the Franklin County Sheriff, Vice-Chairman, Secretary, and Treasurer, and such other officers and assistant officers as may be authorized by the Board from time to time to perform such duties as may be approved by the Board. The Chairman, Vice-Chairman, Secretary, and Treasurer shall be directors, but other officers need not be directors. The duties, terms of employment, and compensation of all officers, agents and employees of the Commission shall be fixed by the Board; provided, however, that no director, alternate or employee of a contracting party shall receive any compensation, but they shall be reimbursed for expenses. Any two offices may be held by the same director, except Chairman and Secretary.
- b) Initial Election of Officers. At the organizational meeting of the Commission, the directors shall elect a Chairman who shall be the Franklin County Sheriff, Vice-Chairman, Secretary, and Treasurer who shall serve as such officers of the Commission until the next succeeding annual meeting of the Commission and until their successors are elected and qualified.
- c) Regular Elections and Term of Office. The officers shall be elected annually by the Board at the annual meeting of the Board. Officers may be re-elected. If the election of officers shall not be held at such meeting, such election shall be held as soon thereafter as may be convenient. Vacancies or new offices may be filled at any meeting of the Board. Each officer shall hold office until the next succeeding annual meeting of the Board or until his successor shall be elected and qualified, whichever is later.
- d) Removal. Any officer, employee or agent elected or appointed by the Board may be removed by the Board, with or without cause, whenever in its judgment the best interests of the Commission will be served thereby.
- e) Duties of Officers. In addition to such duties designated by the Board, the duties of the officers shall include the following:

Chairman: The Chairman shall preside at all meetings of the Board and, except as otherwise delegated by the Board, shall execute all legal instruments of the



Commission. The Chairman shall be the principal executive officer of the Commission with full responsibility for the planning, operations and administrative affairs of the Commission and the coordination thereof pursuant to policies and programs approved by the Board from time to time and shall perform such other duties as the Board may prescribe.

Vice-Chairman: The Vice-Chairman, in the absence of the Chairman, or in the event of his inability or refusal to act, shall perform the duties of the Chairman and when so acting shall have all the powers of and be subject to all the restrictions upon the Chairman. The Vice-Chairman shall also perform such other duties as may be prescribed by the Board from time to time.

Secretary: The Secretary shall maintain the official records of the Commission, including this Joint Contract, the minutes of meetings of the Board and of the Executive Committee, and a register of the names and addresses of directors and officers, and shall issue notice of meetings, and may attest and affix the corporate seal to all documents of the Commission. The Secretary shall perform such other duties as the Board may prescribe from time to time.

Treasurer: The Treasurer shall serve as the financial officer of the Commission and shall be responsible for the receipt, custody, investment and disbursement of the Commission's funds and securities, and he shall perform such other duties as the Board may, from time to time, prescribe.

#### ARTICLE X. GENERAL POWERS

The general powers of the Commission shall be the powers set forth in the Act and shall include the power to:

- a) To sue and be sued in its corporate name;
- b) To take and hold any property, real or personal, in fee simple or otherwise;
- c) To sell, lease, lend or otherwise transfer any property or interest in property owned by it;
- d) To make contracts;
- e) To have and use a corporate seal; and
- f) To issue bonds, notes, or other evidence of indebtedness, in its own name, on behalf of the County of Franklin, Missouri and the municipalities that are parties to the joint contract; subject, however, to any requirements for voter approval as may be imposed by law on any of the contracting municipalities or political subdivisions.

## ARTICLE XI. OPERATION.

The Commission shall provide for intelligence sharing, enhance resource sharing, ensure cost sharing and non-duplication of effort or expenses, promote professionalism, encourage strong working relationships between local, state, and federal drug enforcement agencies, and provide safer drug free communities to the areas served.

## ARTICLE XII. FINANCING OF PROJECTS

The Commission may finance any of its equipment and material in such manner as the Board shall authorize by resolution, which may include grants or loans from any governmental agency, or from any commercial lending institutions. Indebtedness of the Commission shall not be the debts, liabilities or obligations of the County of Franklin, Missouri and of the contracting municipalities and neither the faith and credit nor the taxing power of the contracting parties shall be pledged to the payment of such indebtedness.

## ARTICLE XIII. ANNUAL BUDGET.

The Board shall prepare and submit to the County of Franklin, Missouri and to each contracting municipality, not later than 60 days prior to the commencement of each fiscal year, other than the initial fiscal year, an itemized annual budget which shall set forth in reasonable detail the estimated receipts and expenditures relating to the Commission for such year.

The Board may amend the annual budget at any time during the fiscal year.

## ARTICLE XIV. INDEMNIFICATION OF DIRECTORS AND OFFICERS.

No director shall be personally liable for any actions or procedures of the Board. Each director and officer of the Commission, whether or not then in office, shall be indemnified by the Commission against all costs and expenses actually and necessarily incurred by him in connection with the defense of any action, suit or proceeding in which he may be involved or to which he may be made a party by reason of his being or having been such director or officer., except in relation to matters as to which he shall be finally adjudged in such action, suit or proceeding to be liable for willful or wanton negligence or misconduct in the performance of duty. Such costs and expenses shall include amounts reasonably paid in settlement of the purpose of curtailing the costs of litigation, but only if the Commission is advised in writing by its counsel that in his opinion the person indemnified did not commit such willful or wanton negligence or misconduct in the performance of duty. The foregoing right of indemnification shall not be exclusive of other rights to which such director or officer may be entitled as a matter of law or by agreement.

## ARTICLE XV. PRINCIPAL PLACE OF BUSINESS.

The principal place of business of the Commission shall be at #1 Bruns Lane, Union, Missouri, until such time as the Board shall determine otherwise.

#### ARTICLE XVI. SEAL

The corporate seal of the Commission shall be in the form of a circle and have inscribed thereon the name of the Commission and the words "Corporate Seal," together with such insignia, if any, as the Board may authorize.

#### ARTICLE XVII. CONTRACTS.

Except as otherwise provided by law, the Commission may authorize any officer, agent, or employee to enter into any contract, or to execute and deliver any instrument, in the name and on behalf of the Commission as authorized by a majority vote of the members of the Commission. Each contract shall be in writing..

#### ARTICLE XVIII. CHECKS, DRAFTS, ETC.

All checks, drafts, or other orders for payment of money, and all bonds or other evidence of indebtedness issued in the name of the Commission, shall be signed by such officer of officers, agents, or employees of the Commission and in such manner as shall from time to time be determined by the resolution of the Board of Directors of the Commission.

#### ARTICLE XIX. FISCAL YEAR.

The fiscal year of the Commission shall commence on the first day of the month immediately following the effective date of this Joint Contract. The Board may change the fiscal year.

#### ARTICLE XX. INTEREST OF CONTRACTING PARTIES.

Subject to Article IV hereof, the ownership interest of the County of Franklin, Missouri and of each contracting municipality shall be determined in the same proportion as set forth in Article III for determining the distribution of assets upon termination of the Commission.

#### ARTICLE XXI. SERVICES OF CONTRACTING PARTIES.

In the performance of its duties, the Board may utilize the service of any officer or employee of the County of Franklin, Missouri or of a contracting municipality with the approval of the governing body of the County of Franklin, Missouri or of such contracting municipality, provided, however, that said contracting party may bill the Commission for and the Commission shall pay, the reasonable cost of said services.

#### ARTICLE XXII. INFORMATION FROM CONTRACTING PARTIES.

Upon the request of the Commission, elected and appointed officers and employees of the County of Franklin, Missouri and of each contracting municipality shall promptly furnish information, statistics, and reports under their control to the Commission and shall otherwise cooperate with the Commission.

ARTICLE XXIII. NOTICES.

Any formal notice, demand or request provided for in this Joint Contract shall be in writing and shall be deemed properly served, given, or made if delivered in person or sent by registered or certified mail, postage prepaid, to the persons and at the addresses provided in writing to the Commission.

ARTICLE XXIV. SEVERABILITY.

In the event that any of the terms, covenants or conditions of this Joint Contract or their application shall be held invalid as to any person, corporation or circumstance by any court having jurisdiction, the remainder of this Joint Contract and the application and effect of its terms, covenants or conditions to such persons, corporations or circumstances shall not be affected thereby.

ARTICLE XXV. DUPLICATE ORIGINALS.

This Joint Contract may be executed in several counterparts, each of which will be an original but all of which together shall constitute the same instrument.

IN WITNESS WHEREOF, the County of Franklin, Missouri and the contracting municipalities have caused this Joint Contract to be executed as of the day and year first above written.

\_\_\_\_\_  
Tim Brinker, Presiding Commissioner

\_\_\_\_\_  
Todd Boland, First District Commissioner

\_\_\_\_\_  
Dave Hinson, Second District Commissioner

\_\_\_\_\_  
Attest: Tim Baker, County Clerk

(SEAL)



City of Washington, Missouri

James D. Hagedorn, Mayor

(SEAL)

Attest:

Sherri Klekamp, City Clerk



**POLICE**  
CITY OF WASHINGTON

**Washington Police Department**  
Chief Jim Armstrong DSN 256

301 Jefferson Street  
Washington, MO 63090  
Police Dispatch: 636 390-1050  
Direct Line: 636 390-1207  
Fax: 636 390-2455

DATE: November 16, 2022  
TO: Mayor and City Council  
SUBJECT: Drug Task Force Agreement

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



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Have you or an immediate family member ever served in the U.S. Armed Forces?  YES  NO

Thank you for your service! If YES, would you like information about military-related services in Missouri?  YES  NO

**RESET**

**BASIC INFORMATION**

1. CLG IDENTIFICATION

NAME OF CITY/COUNTY <b>City of Washington / Franklin County</b>	DATE CERTIFIED BY NPS <b>9/8/86</b>
--	--

NAME OF HISTORIC PRESERVATION COMMISSION  
**Washington Historic Preservation Commission**

REPORT PREPARED BY (name) <b>Jamie Walters-Seamon</b>	PREPARER TITLE <b>Commission Secretary / Building Dept Permit Technician</b>
--	---

2. CLG CONTACT INFORMATION (Official correspondence is directed to this individual. Their name and contact info is provided to the National Park Service.)

NAME <b>Sal Maniaci</b>	TITLE <b>City Planner &amp; Economic Developer</b>		
ADDRESS <b>405 Jefferson St.</b>	CITY <b>Washington</b>	STATE <b>MO</b>	ZIP <b>63090</b>
TELEPHONE NUMBER WITH AREA CODE <b>(636) 390-1000</b>	FAX NUMBER WITH AREA CODE	EMAIL <b>smaniaci@washmo.gov</b>	

3. LIST ALL STAFF MEMBERS WITH DUTIES ASSIGNED TO LOCAL PRESERVATION PROGRAM OR HPC. INDICATE WHETHER STAFF MEETS THE SECRETARY OF THE INTERIOR'S PROFESSIONAL QUALIFICATION STANDARDS ([https://www.nps.gov/history/local-law/arch\\_stnds\\_9.htm](https://www.nps.gov/history/local-law/arch_stnds_9.htm)).

NAME <b>Sal Maniaci</b>	TITLE <b>City Planner &amp; Economic Developer</b>	SOI QUALIFIED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> DON'T KNOW
NAME <b>Jamie Walters-Seamon</b>	TITLE <b>Building Permit Technician</b>	SOI QUALIFIED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> DON'T KNOW
NAME	TITLE	SOI QUALIFIED <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> DON'T KNOW

**ORGANIZATION, PLANNING, AND OPERATIONAL DOCUMENTS**

4. WERE ANY OF THE FOLLOWING NEWLY ADOPTED OR REVISED/AMENDED IN THE REPORTING YEAR?

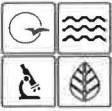
Provide links or attachments. If not adopted or amended in the reporting year, when was each document type most recently developed/amended (if applicable).

PRESERVATION ORDINANCE (including amendments) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	PRESERVATION PLAN (stand alone or a component of a local comprehensive plan) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
BY-LAWS OR RULES OF PROCEDURE <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	SURVEY PLAN <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
FORMS FOR CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION, LOCAL HISTORIC LANDMARK/DISTRICT DESIGNATION, DEMOLITION, ETC. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Design Guidelines FOR THE ENTIRE JURISDICTION <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
FLOW CHART OR GUIDE FOR COA APPLICANTS <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	FOR A SPECIFIC HISTORIC DISTRICT? IF SO WHAT DISTRICT(S)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

**HISTORIC PRESERVATION COMMISSION MEMBERSHIP**

5. LIST ALL CURRENT HPC MEMBERS. ATTACH RESUME FOR EACH. CONTINUE ON NEXT PAGE AND ATTACH A CONTINUATION SHEET IF NEEDED.

NAME <b>Steve Strubberg</b>	TERM START DATE <b>10/1/05</b>	TERM END DATE <b>8/1/23</b>
Newly appointed in the reporting year? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Preservation professional? If yes, what discipline? <b>architecture</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Is this member an ex-officio representative of another local board or organization? If yes, which one? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
NAME <b>Jamie Holtmeier</b>	TERM START DATE <b>5/1/15</b>	TERM END DATE <b>8/1/24</b>
Newly appointed in the reporting year? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Preservation professional? If yes, what discipline? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Is this member an ex-officio representative of another local board or organization? If yes, which one? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		



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**HISTORIC PRESERVATION COMMISSION MEMBERSHIP (continued)**

5. LIST ALL CURRENT HPC MEMBERS. ATTACH RESUME FOR EACH CURRENT MEMBER.

NAME <b>Andrew Clary</b>	TERM START DATE <b>2/1/16</b>	TERM END DATE <b>8/1/25</b>
-----------------------------	----------------------------------	--------------------------------

Newly appointed in the reporting year? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Preservation professional? If yes, what discipline?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
--	---	---

Is this member an ex-officio representative of another local board or organization? If yes, which one?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
--	---

NAME <b>Rick Hopp</b>	TERM START DATE <b>5/1/10</b>	TERM END DATE <b>8/1/25</b>
--------------------------	----------------------------------	--------------------------------

Newly appointed in the reporting year? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Preservation professional? If yes, what discipline?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
--	---	---

Is this member an ex-officio representative of another local board or organization? If yes, which one?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
--	---

NAME <b>Carolyn Witt</b>	TERM START DATE <b>6/1/12</b>	TERM END DATE <b>8/1/25</b>
-----------------------------	----------------------------------	--------------------------------

Newly appointed in the reporting year? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Preservation professional? If yes, what discipline?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
--	---	---

Is this member an ex-officio representative of another local board or organization? If yes, which one?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
--	---

NAME <b>Bryan Bogue</b>	TERM START DATE <b>8/1/07</b>	TERM END DATE <b>8/1/26</b>
----------------------------	----------------------------------	--------------------------------

Newly appointed in the reporting year? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Preservation professional? If yes, what discipline?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
--	---	---

Is this member an ex-officio representative of another local board or organization? If yes, which one?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
--	---

NAME <b>Al Behr and Joe Holtmeier (city council liaisons)</b>	TERM START DATE <b>5/1/22</b>	TERM END DATE <b>5/1/23</b>
--	----------------------------------	--------------------------------

Newly appointed in the reporting year? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <b>Behr - new / Holtmeier - existing</b>	Preservation professional? If yes, what discipline?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
--	---	---

Is this member an ex-officio representative of another local board or organization? If yes, which one? <b>both are members of city council</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
---	---

6. HAS A RESUME BEEN ATTACHED FOR EACH HPC MEMBER (and city staff if petitioning for responsibilities under III.B.11 of the Guidelines for Participation in Missouri's CLG Program)?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
--	---

7. DOES THE BOARD CONTAIN AT LEAST ONE MEMBER IN A PROFESSIONAL PRESERVATION FIELD (architecture, architectural history, history, prehistoric and historic archaeology, planning, urban design, cultural geography, cultural anthropology, folklore, curation, conservation, landscape architecture, or any other related disciplines or fields related to historic preservation)? If not, describe efforts to recruit professional members and additional expertise in the fields of architecture, architectural history, or archaeology when needed.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
---	---

8. LIST ANY EDUCATIONAL OR TRAINING SESSIONS ATTENDED BY HPC AND STAFF MEMBERS IN THE REPORTING YEAR. CONTINUE ON NEXT PAGE AND ATTACH A CONTINUATION SHEET IF NEEDED.

NAME OF TRAINING <b>Marketing Heritage &amp; Cultural Tourism in Rural MO</b>	TRAINING PROVIDER <b>Missouri Main Street</b>
--	--

NAME(S) OF HPC MEMBERS/STAFF WHO ATTENDED <b>Tyler King</b>
--

NAME OF TRAINING <b>Funding Downtown Revitalization &amp; Preservation Projects</b>	TRAINING PROVIDER <b>Missouri Main Street</b>
--	--

NAME(S) OF HPC MEMBERS/STAFF WHO ATTENDED <b>Tyler King</b>
--





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8. LIST ANY EDUCATIONAL OR TRAINING SESSIONS ATTENDED BY HPC AND STAFF MEMBERS IN THE REPORTING YEAR. ATTACH A CONTINUATION SHEET IF NEEDED (continued).

NAME OF TRAINING <b>The Four P's of Downtown Murals (webinar)</b>	TRAINING PROVIDER <b>Missouri Main Street</b>
NAME(S) OF HPC MEMBERS/STAFF WHO ATTENDED <b>Tyler King</b>	
NAME OF TRAINING <b>Missouri Main Street Conference in Kansas City, MO</b>	TRAINING PROVIDER <b>Missouri Main Street</b>
NAME(S) OF HPC MEMBERS/STAFF WHO ATTENDED <b>Tyler King</b>	
NAME OF TRAINING <b>National Main Street Conference in Richmond, VA</b>	TRAINING PROVIDER <b>Main Street America</b>
NAME(S) OF HPC MEMBERS/STAFF WHO ATTENDED <b>Tyler King</b>	
NAME OF TRAINING <b>Storytelling for Main Street Success (webinar)</b>	TRAINING PROVIDER <b>Missouri Main Street</b>
NAME(S) OF HPC MEMBERS/STAFF WHO ATTENDED <b>Tyler King</b>	
NAME OF TRAINING <b>Funding Downtown Revitalization &amp; Preservation Projects</b>	TRAINING PROVIDER <b>Missouri Main Street</b>
NAME(S) OF HPC MEMBERS/STAFF WHO ATTENDED <b>Carolyn Witt, Tyler King, Sal Maniaci</b>	
NAME OF TRAINING <b>Entertainment Districts Activate Downtown to Attract new...</b>	TRAINING PROVIDER <b>Missouri Main Street</b>
NAME(S) OF HPC MEMBERS/STAFF WHO ATTENDED <b>Tyler King</b>	

9. IF EACH HPC MEMBER DID NOT RECEIVE AT LEAST ONE TRAINING, PROVIDE AN EXPLANATION AND DESCRIBE EFFORTS TO OBTAIN THE REQUIRED ANNUAL TRAINING.

Members were getting back in the swing of things after the COVID shutdowns. Main reasons were due to scheduling conflicts. Efforts to obtain the required annual trainings in the future is to have internal sign ups or assignments for upcoming training opportunities.



**HISTORIC PRESERVATION COMMISSION ACTIVITY**

10. HPC MEETINGS MUST BE HELD REGULARLY AT LEAST FOUR (4) TIMES PER YEAR. WHAT IS THE HPC'S REGULAR MEETING SCHEDULE? (e.g. First Tuesday of each month at 6:00 PM)  
**The 3rd Monday of November, February, May and August at 6:00pm. Additional dates are available if requested/needed.**

11. HAS THE HPC DEVELOPED A WORK PLAN OR LIST OF GOALS SEPARATE FROM THE CITY'S COMPREHENSIVE PRESERVATION PLAN? IF SO, ATTACH.  YES  NO

12. LIST ALL MEETINGS HELD IN THE REPORTING YEAR (meetings that were actually held with a quorum, not just scheduled).

REGULAR MEETING DATES		SPECIAL MEETING DATES	WORK/STUDY SESSION DATES
10/15/2021			
12/20/2021			
1/18/2022			
5/16/2022			
6/20/2022			
8/15/2022			

13. DID THE HPC DEVELOP, SPONSOR, OR PARTICIPATE IN ANY PUBLIC OUTREACH, EDUCATION, OR INTERPRETIVE EVENTS OR RESOURCES IN THE REPORTING YEAR? IF YES, DESCRIBE.  YES  NO

\*The HPC sponsors Curb Appeal (see attached application) and Creating New History awards (see attached award template).

\*The Commission has a Historic Plaque Program (which includes a plaque research group). The plaques give a brief history of the building as well as date of construction. 45 plaques have been issued to property owners and installed on their historic buildings. Plaque funds were also used for a monument sign in the historic city cemetery.

\*The City of Washington offers a "Small TIF" Program for properties located in a Registered Historic District and the Downtown TIF District. Applicants can receive up to \$70,000 for historic preservation and restoration projects that are funded through TIF proceeds generated by the project.

\*The Design Committee of Downtown Washington, Inc. has a Sign and Awning Grant Program which assists business and property owners who invest in Downtown Washington (see attached application). The program covers up to 50% of the cost of a sign or awning (up to \$500). There are guidelines/requirements to participate. Carolyn Witt, Bryan Bogue and Tyler King are members off this committee.

\*The Downtown Washington Low Interest Façade Improvement Revolving Loan Program will offer financing for façade improvements, as well as hands on classes for historic building maintenance. The funds received will be subject to an application process and restricted to projects that adhere to the Design Guidelines adopted by the City of Washington and all other applicable ordinances (see attached application).



**LOCAL DESIGNATION & REVIEW**

14. HOW MANY RESOURCES HAVE BEEN DESIGNATED LOCALLY IN TOTAL (since the HPC was initially formed)? FOR DISTRICTS, COUNT ANY CONTRIBUTING BUILDINGS OR OBJECTS INDIVIDUALLY (if known). **6 districts / over 30 sites on the NRHP**

15. LIST ANY LOCAL LANDMARKS OR DISTRICTS THAT WERE NEWLY LISTED DURING THE REPORTING YEAR. Attach a list of all locally designated landmarks and districts including property name (if applicable), address, and date of listing. **n/a**

16. HOW MANY COA APPLICATIONS (including new construction, alterations, demolition, or relocation) DID THE HPC OR STAFF CONSIDER DURING THE REPORTING YEAR?	TOTAL # REVIEWED <b>21</b>	REVIEWED BY FULL HPC <b>21</b>	REVIEWED BY CITY STAFF ONLY (administrative approval) <b>0</b>
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**SURVEY AND INVENTORY**

17. LIST ANY CULTURAL RESOURCE SURVEYS (architectural or archaeological) IN PROCESS OR COMPLETED DURING THE REPORTING YEAR	IN CONFORMANCE WITH ALL SHPO STANDARDS FOR CULTURAL RESOURCE INVENTORY?	ON FILE WITH THE SHPO?	COMPLETED WITH SUPPORT OF AN HPF GRANT?
n/a	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO

18. HAVE ADDITIONAL INVENTORY ACTIVITIES NOT CONFORMING TO SHPO STANDARDS (i.e. for local use only) BEEN UNDERTAKEN (winners of local preservation awards, century houses, etc.)? IF YES, DESCRIBE.  YES  NO

**NATIONAL REGISTER OF HISTORIC PLACES**

19. DOES THE HPC REVIEW ALL NEW NATIONAL REGISTER OF HISTORIC PLACES (NRHP) NOMINATIONS AND SUBMIT WRITTEN COMMENT TO THE SHPO WITHIN THE REQUIRED TIME FRAME?  YES  NO

20. DOES THE MAYOR OR HIGHEST ELECTED OFFICIAL REVIEW ALL NEW NRHP NOMINATIONS AND SUBMIT WRITTEN COMMENT TO THE SHPO WITHIN THE REQUIRED TIME FRAME?  YES  NO

21. WERE ANY PROPERTIES IN THE JURISDICTION ADDED TO THE NRHP DURING THE REPORTING YEAR? IF SO, LIST THEM.  YES  NO



**NARRATIVE QUESTIONS**

22. DISCUSS ANY NOTABLE ACCOMPLISHMENTS OR ACHIEVEMENTS FROM THE PAST YEAR.

The continued construction of the 2017 TIF District allowed 12 more residential units in the historic district on vacant land. The project was reviewed and approved by our WHPC to match the historic aesthetic of downtown.

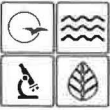
23. DISCUSS ANY PROBLEMS ENCOUNTERED IN THE PAST YEAR.

No problems were encountered.

24. DISCUSS ANY PLANNED ACTIVITY, PROJECTS, OR BUSINESS FOR THE UPCOMING FEDERAL FISCAL YEAR (Oct. 1 - Sept. 30).

No projects planned at this time.





MISSOURI DEPARTMENT OF NATURAL RESOURCES  
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**CERTIFIED LOCAL GOVERNMENT (CLG) ANNUAL REPORT (PAGE 7 OF 7)**

<b>ATTACHMENT CHECKLIST (MAY BE LINKS TO ONLINE DOCUMENTS)</b>		
HPC MEETING MINUTES		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
RESUMES FOR ALL HPC MEMBERS		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
RESUMES FOR CITY STAFF (only required if petitioning for responsibilities under section III.B.11 of the "guidelines for participation") n/a		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
CURRENT HPC WORK PLAN/GOALS		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
LIST OF ALL LOCALLY DESIGNATED LANDMARKS AND HISTORIC DISTRICTS		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
CURRENT PRESERVATION ORDINANCE		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
CURRENT BY-LAWS OR ADMINISTRATIVE RULES CLG Agreement		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
CURRENT PRESERVATION PLAN <a href="https://washmo.gov/comprehensive-plan/">https://washmo.gov/comprehensive-plan/</a>	Page 31 details the Historic/Cultural Resources.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
CURRENT SURVEY PLAN n/a		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

MO 780-2952 (9-21)



MISSOURI DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF STATE PARKS  
**HISTORIC PRESERVATION COMMISSION MEMBER RESUME**

Have you or an immediate family member ever served in the U.S. Armed Forces?

YES  NO

If a professional resume, curriculum vita, or similar has not been provided for each Historic Preservation Commission (HPC) member, the following form should be completed.

"The request for certification shall include...Resumes for each of the current or proposed members of the historic preservation commission, including demonstration of their interest, competence or knowledge in historic preservation and, where appropriate, information sufficient to allow the SHPO to establish the qualifications of professional members." (Guidelines for Participation in Missouri's Certified Local Government Program IV.A.4.)

**BASIC INFORMATION**

HPC MEMBER (NAME)

Andrew Clary

CERTIFIED LOCAL GOVERNMENT NAME

City of Washington, MO

EMAIL

andrew.clary@edwardjones.com

TELEPHONE

636-667-7466

TERM START DATE

2/2016

TERM END DATE (ANTICIPATED)

8/2025

**EDUCATION**

IDENTIFY ALL SCHOOLS ATTENDED AND MAJOR FIELDS OF STUDY. YOU MAY ALSO LIST ANY RELEVANT CREDENTIALS OR CERTIFICATIONS.  
ATTACH ADDITIONAL CONTINUATION SHEETS IF NEEDED.

Associate of Art / East Central College  
Bachelors of Fine Art / CMSU

**CURRENT OCCUPATION**

Financial Advisor / Edward Jones

**BACKGROUND IN HISTORIC PRESERVATION**

DESCRIBE THE MEMBER'S BACKGROUND IN HISTORY, HISTORIC PRESERVATION, OR RELATED FIELDS (showing a demonstrated interest, competence, or knowledge in historic preservation).

Served on Historic Preservation Commission Board for two consecutive terms.  
Studied City of Washington Historic Preservation Commission guidelines & recommendations.  
Attended City of Washington Historic Preservation workshops.  
Class with jail house in Galena, IL - Historic Property meets small business.  
Student of Washington History with Odd Fellows and Historical Society.



MISSOURI DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF STATE PARKS  
**HISTORIC PRESERVATION COMMISSION MEMBER RESUME**

Have you or an immediate family member ever served in the U.S. Armed Forces?

YES  NO

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**BASIC INFORMATION**

HPC MEMBER (NAME)	Jamie D Holtmeier		CERTIFIED LOCAL GOVERNMENT NAME	Historic Preservation Commission of Washington, MO	
EMAIL	jholtmeier@bankofwashington.com				
TELEPHONE	636-221-1033	TERM START DATE	05-01-2015	TERM END DATE (ANTICIPATED)	08-01-2024

**EDUCATION**

IDENTIFY ALL SCHOOLS ATTENDED AND MAJOR FIELDS OF STUDY. YOU MAY ALSO LIST ANY RELEVANT CREDENTIALS OR CERTIFICATIONS.  
ATTACH ADDITIONAL CONTINUATION SHEETS IF NEEDED.

Webster University, St. Louis, MO - English Literature

**CURRENT OCCUPATION**

Compliance Officer, Bank of Washington

**BACKGROUND IN HISTORIC PRESERVATION**

DESCRIBE THE MEMBER'S BACKGROUND IN HISTORY, HISTORIC PRESERVATION, OR RELATED FIELDS (showing a demonstrated interest, competence, or knowledge in historic preservation).

Resided in downtown Washington in a 120 year old home, active in city government and downtown development.



MISSOURI DEPARTMENT OF NATURAL RESOURCES  
 DIVISION OF STATE PARKS  
**HISTORIC PRESERVATION COMMISSION MEMBER RESUME**

Have you or an immediate family member ever served in the U.S. Armed Forces?  YES  NO

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**BASIC INFORMATION**

HPC MEMBER (NAME) <b>Richard W Hopp</b>		CERTIFIED LOCAL GOVERNMENT NAME <b>City of Washington, MO</b>	
EMAIL <b>rick@wiemannpues.com</b>			
TELEPHONE <b>636-239-4741</b>	TERM START DATE <b>5/2010</b>	TERM END DATE (ANTICIPATED) <b>8/2025</b>	

**EDUCATION**

IDENTIFY ALL SCHOOLS ATTENDED AND MAJOR FIELDS OF STUDY. YOU MAY ALSO LIST ANY RELEVANT CREDENTIALS OR CERTIFICATIONS. ATTACH ADDITIONAL CONTINUATION SHEETS IF NEEDED.

**CURRENT OCCUPATION**

Insurance Agent

**BACKGROUND IN HISTORIC PRESERVATION**

DESCRIBE THE MEMBER'S BACKGROUND IN HISTORY, HISTORIC PRESERVATION, OR RELATED FIELDS (showing a demonstrated interest, competence, or knowledge in historic preservation).

Downtown Washington, Inc, board member and president in 2006. Current President of the Historic Washington Foundation. Preservation of three historic Downtown Washington buildings. Hands on renovation of all three buildings including fundraising to complete rehab.

Historic Washington Foundation now helps others in need of funds to complete renovations on their historic buildings in the Downtown Washington, MO district. Promote Preservation for anyone that ask for direction or help.





MISSOURI DEPARTMENT OF NATURAL RESOURCES  
 DIVISION OF STATE PARKS  
**HISTORIC PRESERVATION COMMISSION MEMBER RESUME**

Have you or an immediate family member ever served in the U.S. Armed Forces?  YES  NO

If a professional resume, curriculum vita, or similar has not been provided for each Historic Preservation Commission (HPC) member, the following form should be completed.

"The request for certification shall include...Resumes for each of the current or proposed members of the historic preservation commission, including demonstration of their interest, competence or knowledge in historic preservation and, where appropriate, information sufficient to allow the SHPO to establish the qualifications of professional members." (Guidelines for Participation in Missouri's Certified Local Government Program IV.A.4.)

**BASIC INFORMATION**

HPC MEMBER (NAME) <b>Steven R Strubberg</b>		CERTIFIED LOCAL GOVERNMENT NAME <b>Washington Historical Preservation Commission</b>	
EMAIL <b>sstrubberg@hornarchitects.com</b>			
TELEPHONE <b>314-606-5317</b>	TERM START DATE <b>10/2005</b>	TERM END DATE (ANTICIPATED) <b>08/2023</b>	

**EDUCATION**

IDENTIFY ALL SCHOOLS ATTENDED AND MAJOR FIELDS OF STUDY. YOU MAY ALSO LIST ANY RELEVANT CREDENTIALS OR CERTIFICATIONS. ATTACH ADDITIONAL CONTINUATION SHEETS IF NEEDED.

Bachelor of Architecture - University of Kansas 1992

**CURRENT OCCUPATION**

Owner/Principal Horn Architects

**BACKGROUND IN HISTORIC PRESERVATION**

DESCRIBE THE MEMBER'S BACKGROUND IN HISTORY, HISTORIC PRESERVATION, OR RELATED FIELDS (showing a demonstrated interest, competence, or knowledge in historic preservation).

My Architectural office has worked on numerous preservation projects along with projects that utilized preservation tax credits.

I have designed numerous project that required approval from Architectural Review Boards in preservation districts and historic neighborhood review committees.

Member of the following boards:  
 Core Restructuring; Chamber of Commerce - Executive Board of Directors; Board of Public Works;  
 353 Corporation



MISSOURI DEPARTMENT OF NATURAL RESOURCES  
 DIVISION OF STATE PARKS  
**HISTORIC PRESERVATION COMMISSION MEMBER RESUME**

Have you or an immediate family member ever served in the U.S. Armed Forces?  YES  NO

If a professional resume, curriculum vita, or similar has not been provided for each Historic Preservation Commission (HPC) member, the following form should be completed.

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**BASIC INFORMATION**

HPC MEMBER (NAME) Carolyn M. Witt		CERTIFIED LOCAL GOVERNMENT NAME City of Washington, MO	
EMAIL cmwitt2@yhti.net			
TELEPHONE 636-239-2879	TERM START DATE 6/2012	TERM END DATE (ANTICIPATED) 8/2025	

**EDUCATION**

IDENTIFY ALL SCHOOLS ATTENDED AND MAJOR FIELDS OF STUDY. YOU MAY ALSO LIST ANY RELEVANT CREDENTIALS OR CERTIFICATIONS.  
 ATTACH ADDITIONAL CONTINUATION SHEETS IF NEEDED.

William Woods College - BA History (Secondary Ed/Library Science)  
 St. Louis University - MA Medieval History  
 University of MO - MLC (Masters in Library Science)

**CURRENT OCCUPATION**

Retired (Librarian)

**BACKGROUND IN HISTORIC PRESERVATION**

DESCRIBE THE MEMBER'S BACKGROUND IN HISTORY, HISTORIC PRESERVATION, OR RELATED FIELDS (showing a demonstrated interest, competence, or knowledge in historic preservation).

(represent - unofficially - on following)  
 Member - Planning & Zoning Commission - City of Washington  
 Member - America In Bloom Committee  
 Former Board Member - Downtown Washington, Inc. (MO Main Street)  
 Former Member - Design Committee of Downtown Washington, Inc.  
 Served as City Council liaison to HPC during 3 terms  
 Served on City Council - City of Washington  
 Member of National Alliance of Preservation Commissioners (attended 3 national meetings)  
 Member of National Trust



MISSOURI DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF STATE PARKS  
**HISTORIC PRESERVATION COMMISSION MEMBER RESUME**

Have you or an immediate family member ever served in the U.S. Armed Forces?

YES  NO

If a professional resume, curriculum vita, or similar has not been provided for each Historic Preservation Commission (HPC) member, the following form should be completed.

"The request for certification shall include...Resumes for each of the current or proposed members of the historic preservation commission, including demonstration of their interest, competence or knowledge in historic preservation and, where appropriate, information sufficient to allow the SHPO to establish the qualifications of professional members." (Guidelines for Participation in Missouri's Certified Local Government Program IV.A.4.)

**BASIC INFORMATION**

HPC MEMBER (NAME) Bryan Bogue		CERTIFIED LOCAL GOVERNMENT NAME City of Washington, MO	
EMAIL bryan@elitesurvival.com			
TELEPHONE	TERM START DATE 8/2007	TERM END DATE (ANTICIPATED) 8/2026	

**EDUCATION**

IDENTIFY ALL SCHOOLS ATTENDED AND MAJOR FIELDS OF STUDY. YOU MAY ALSO LIST ANY RELEVANT CREDENTIALS OR CERTIFICATIONS.  
ATTACH ADDITIONAL CONTINUATION SHEETS IF NEEDED.

**CURRENT OCCUPATION**

Owner at Elite Survival and several downtown Washington properties/businesses.

**BACKGROUND IN HISTORIC PRESERVATION**

DESCRIBE THE MEMBER'S BACKGROUND IN HISTORY, HISTORIC PRESERVATION, OR RELATED FIELDS (showing a demonstrated interest, competence, or knowledge in historic preservation).

Extensive experience volunteering in historic Washington, MO.

Served for 14 years on the Board of Directors for Downtown Washington, Inc and held the positions of Design Committee Chairman, Vice President, Treasurer and President of the organization.

Member of the Washington historical Society, having served on the Board of Directors.

Served 2 years as chairman on the Washington Historic Preservation Commission - in addition to many years a member.

Attended numerous trainings and conventions geared toward promoting and preserving a successful historic downtown district.



MISSOURI DEPARTMENT OF NATURAL RESOURCES  
 DIVISION OF STATE PARKS  
**HISTORIC PRESERVATION COMMISSION MEMBER RESUME**

Have you or an immediate family member ever served in the U.S. Armed Forces?  YES  NO

If a professional resume, curriculum vita, or similar has not been provided for each Historic Preservation Commission (HPC) member, the following form should be completed.

"The request for certification shall include....Resumes for each of the current or proposed members of the historic preservation commission, including demonstration of their interest, competence or knowledge in historic preservation and, where appropriate, information sufficient to allow the SHPO to establish the qualifications of professional members." (Guidelines for Participation in Missouri's Certified Local Government Program IV.A.4.)

**BASIC INFORMATION**

HPC MEMBER (NAME) Tyler King (Advisory Committee)		CERTIFIED LOCAL GOVERNMENT NAME City of Washington, MO	
EMAIL tyler@downtownwashmo.org			
TELEPHONE (636) 239-1743	TERM START DATE	TERM END DATE (ANTICIPATED)	

**EDUCATION**

IDENTIFY ALL SCHOOLS ATTENDED AND MAJOR FIELDS OF STUDY. YOU MAY ALSO LIST ANY RELEVANT CREDENTIALS OR CERTIFICATIONS. ATTACH ADDITIONAL CONTINUATION SHEETS IF NEEDED.

Bachelor of Arts and Science Business Administration  
 Marketing Major  
 Bachelor of Arts and Science Business Administration  
 Management Major  
 Columbia College, Columbia, MO. May 2011

Associate of Arts Business Administration  
 Management and Marketing  
 East Central College, Union, MO. December 2007

**CURRENT OCCUPATION**

Downtown Washington, Inc. 2019 – Present  
 Executive Director, Washington, MO.

Coldwell Banker Premier Group 2015 – Present  
 Realtor, Washington, MO.

**BACKGROUND IN HISTORIC PRESERVATION**

DESCRIBE THE MEMBER'S BACKGROUND IN HISTORY, HISTORIC PRESERVATION, OR RELATED FIELDS (showing a demonstrated interest, competence, or knowledge in historic preservation).

Currently serves as the Executive Director for Downtown Washington, Inc and the Historic Washington Foundation in Washington, MO. Background in marketing, management, and real estate with leading skills in sales, sales management, team building, non-profit fundraising, and public speaking. More than 10 years' experience in event planning, community relations, media relations, marketing, and management, and holds a real estate salesperson license.

Outstanding Young Professional Award Class of 2019; Winner of Marketing Award "Best Event 2016" from Washington MO Chamber of Commerce; Vice President - Board of Directors of Downtown Washington, Inc. (2018-2019); Board Member for Taste of Franklin County (2016-2019); Member of Washington Elk's #1559 (2015-Present); Member of the Missouri Board of Realtors (2015-Present); Member of Washington Boat Club (2019-Present); Member of Washington Young Ambassadors (2019-Present); Member of the Knights of Columbus (2021-Present)



Washington Historic Preservation Commission Meeting  
Council Chambers of City Hall  
405 Jefferson Street  
Washington, Missouri 63090

Monday, November 15, 2021 at 5:00 PM

Minutes

Call to Order - Roll Call

Present

Carolyn Witt, Chairman  
Steve Strubberg, Vice-Chairman  
Jamie Holtmeier  
Tyler King  
Joe Holtmeier, City Council Liaison  
Greg Skornia, City Council Liaison  
Sal Maniaci, City Planner/Economic Developer

Absent

Bryan Bogue  
Rick Hopp  
Andrew Clary  
Tom Neldon, Building Official

Pledge of Allegiance

Approval of minutes from Monday, August 16, 2021. Motion made by Tyler King. Seconded by Steve Strubberg. Passed without dissent.

New Business

1. Design Reviews since last meeting approved by email:
  - a. 24 W. 2<sup>nd</sup> St. - mural at Angelina's - 8/23/2021
  - b. SE corner of 4<sup>th</sup> & Elm St. - sign for Plush 9/2/2021
  - c. 220 Jefferson St. - sign for Jefferson @ 3<sup>rd</sup> - 9/22/2021
  - d. 413 Cedar St. - 2<sup>nd</sup> floor addition - 9/28/2021
  - e. 511 W. 5<sup>th</sup> St. - roof and windows - 10/8/2021
  - f. 100 & 106 W. Main St. - façade improvements - 11/10/2021

Carolyn Witt:

We've done a lot of things by email and it's been an adventure. We've seen all kinds of interesting things. So we need to put these on the record. The mural at Angelina's, I think turned out really well myself. I think it's kind of cool. The sign for plush...

Sal Maniaci:

That has not been approved. There are sight distance issues. They're going to redesign and relocate, but the look should be the same. We'll send it back once we get it.

Carolyn Witt:

Okay. That's good. So we'll see that.

Joe Holtmeier:

Is that parklette going to stay there?

Tyler King:

The plan of the parklette that we moved in in front of their business for now, the idea of Downtown Washington is thinking about moving it quarterly. We went through the proper channels of traffic committee and things like that. So if we need to move it for like a snowplow or anything like that, we'll move it to the Farmer's Market. But the idea is to get that moved around throughout the year.

Carolyn Witt:

She had requested it to be put in front of her business initially.

Joe Holtmeier:

I'm just asking because people ask me.

Carolyn Witt:

And let's say Borgia has something coming up and they might have a use for it. You know, if they have a festival or something.

Tyler King:

Just call my office and what I'll do is, I'll bring it through our design committee and we can kind of figure out logistics.

Carolyn Witt:

You can decorate it as you see fit. It has a lot of options that you can customize it however you want if you have something coming up.

Tyler King:

I do have an awning for it. I'm not going to install it right now at this time of year, but that way in the summer you have some shade.

Carolyn Witt:

We will put b. the SE corner of 4<sup>th</sup> & Elm St. - sign for Plush on hold until it is resubmitted. The 413 Cedar second floor addition - they've been working on that. 511 W. 5<sup>th</sup> St. - roof and windows. The last one we got was from Andy Unerstall on the old Pecka building, which looked pretty exciting.

Sal Maniaci:

Original windows going back in the storefront.

Carolyn Witt:

That is really cool. If we could just get across the street and John G's. to do that. It would be nice to have a less 70's look.

Joe Holtmeier:

Is is going to be what it says on the sign?

Sal Maniaci:

He doesn't have a tenant yet. Not that I've heard.

Carolyn Witt:

I think we can approve all of these in one fell swoop minus B. So is there a motion to put these on the record?

Jamie Holtmeier:

I motion.

Tyler King:

I'll second.

Carolyn Witt:

All those in favor signify by saying aye. Opposed? Motion carried.

Jamie Holtmeier:

I'd like to add something to new business. I did notice that we had another whitewashed building on 5th Street, the mobile glass. I did not know if you guys had heard about that.

Steve Strubberg:

And the Missouriian building has been painted. I sent an email.

Sal Maniaci:

There were no building permits, so no review.

Steve Strubberg:

Sal, so the way I understand the ordinances, there's no review unless they need a building permit.

Sal Maniaci:

Correct.

Steve Strubberg:

Even if you know they're going to do something in the future that would require a permit.

Carolyn Witt:

Was it the design committee? Somebody was trying to promote painting brick as something that needed a review by Historic Preservation. Didn't we discuss that earlier? Meetings so seldom, it's hard to remember what we've talked about.

Tyler King:

I proposed the question of mandatory review/mandatory compliance, at one of our previous meetings. Just asking what it would take to get to that point.

Carolyn Witt:

We'd have to go through council. That's really an uphill battle.

Tyler King:

We talked about, we don't want to stunt....

Jamie Holtmeier:

You never know.

Steve Strubberg:

That was my very first meeting on this board. That almost changed my mind.

Tyler King:

We don't want to stunt growth or anything, but at the same time we want to make sure that people are following the right rules – and being educated properly, too.

Carolyn Witt:

We like to think we're educational, not just an arm twister but to let people know. Thank you. I'm sorry. I had not seen that. It's gloom and doom.

Joe Holtmeier:

Once it's painted, it's hard to go back.

Steve Strubberg:

I just worry about 15 years, 20 years down the road. You know, when all this paint starts peeling, what's it going to do? We're going to see how good of building owners we've got.

Carolyn Witt:

Any other new business?

Steve Strubberg:

While we're talking about that, I do have a question for Tyler. I noticed today, they're tuck pointing the farmers market.

Tyler King:

Yeah, we're getting ready to start that and I just realized I probably need to get something submitted for this.

Sal Maniaci:

Not if you're not changing the color.

Tyler King:

We aren't. We aren't changing anything, but I wanted to bring it to your attention.

Steve Strubberg:

So that was my question – are you going to keep it the same color?

Tyler King:

Yes. Everything should remain exactly the same. We don't want to make any changes to that whatsoever. I was going to bring that up tonight because I figured somebody would pose that question at some point. Thank you for bringing that up.

Carolyn Witt:

What's nice is, Tyler had applied for a T-Mobile grant and we were able to get \$50,000 which enables us to pay for this. So this is a really good thing because we've known that this was coming, but it was just financially....

Tyler King:

We've had water damage inside the apartment buildings upstairs and it just, it needed to be re-tuck pointed.



Carolyn Witt:

Tomorrow we're putting up the Christmas tree and John Patke, who is going to have a piece of equipment there to start taking down the awning on the farmer's market, will help us put up the tree. So if anybody's bored at nine o'clock, please come help.

## Old Business

### 1. Potential Grants

Carolyn Witt:

Jamie is really good about forwarding stuff and I'm afraid I don't leap on a lot of those things.

### 2. Education/Conferences

Carolyn Witt:

Tyler just went to a workshop.

Tyler King:

I did, I went to the quarterly workshop for Missouri Main Street, it really wasn't on building revitalization or anything historic preservation wise – so it really didn't have anything pertaining to this committee. I think next April we have one in Joplin. I think that's more on revitalization so I can send you guys some information on that.

Carolyn Witt:

That should be interesting because they had a Missouri Preservation meeting about three or four months after the after the tornado. It was grim and I would be eager myself to see Joplin again and see how it's recovered in those neighborhoods. It wasn't so much downtown, it was in the neighborhoods. But that would be an interesting place to go for a meeting.

### 3. Curb Appeal

Carolyn Witt:

We haven't had anything since Angelina's. Jamie got me the information on the guy on West 5th that put the porch on the Victorian House. That looks really good. But I think that usually the winter is not the time to do curb appeal because things are pretty grim. So we'll try and get that up again in the spring. I think the attitude from what I read in emails and discussion was that it would come not out of a subcommittee. Just somebody on here would say we need to do this and we'll go for it. I still had thought about doing a picture of the Hotz Jasper house. I could never get them to participate, but we could still do a picture.

Tyler King:

I was going to ask. I know we talked about the application being updated at some point and I don't remember, Jamie, if you were doing that because I think it still had Mark's information on there. So if we wanted to share that.

Jamie Walters-Seamon:

We took that off and Sherri updated it on the website.

Greg Skornia:

What house are we talking about on 5<sup>th</sup> Street?

Carolyn Witt:

West of High Street about the second house on the right and it had no front porch. It had been taken off at some time and there were just some little wooden steps going to the front door. Well a young couple bought it with small children and he replaced the porch around two sides. He also laid a new sidewalk, pavers, and I saw he was working on lattice to go under the porch. I think he's maybe waiting till spring because he's got them piled back up on the porch. He had one underneath. I think he was checking out how it fit and it looks so much better because it looked like a house with a tooth missing, kind of thing. Like a smile with a tooth gone because without that porch and having the porch, it really looks good. Well I was graphic, you knew what I was talking about. So does that ring a bell?

Steve Strubberg:

What about the people on Main Street? Jamie, did you know those people that renovated that house?

Jamie Holtmeier:

The tree in the house?

Carolyn Witt:

Yeah, they had a really good article in the newspaper about that.

Sal Maniaci:

Yeah, they got a state award.

Carolyn Witt:

It was the same block as the Lucinda Owens house, but two or three houses down on the north side and it was wilderness. I mean, you'd never know that. You could hardly tell there was a house there.

Jamie Holtmeier:

They have that natural like driveway. I want to say it's 205 or 201 East Main.

Carolyn Witt:

Well they just, it's amazing what they resurrected it to. Also has anybody noticed there's a new owner of the really unique house on Third – and I don't know what the cross street is. It's the art deco white brick.

Jamie Holtmeier:

There's a new owner there?

Carolyn Witt:

Yeah, I think so. It was for sale and it looked like they painted it now. That has been painted brick the whole time I've lived here. An architect built it.

Steve Strubberg:

It's one this side of Locust. It's got the flat roof.

Carolyn Witt:

An architect built the house and he had a studio over the garage and it had a separate entrance. Years ago, two guys bought it and they had a house tour. They had the two bathrooms, both had a bay on the first floor and second floor. They had really cool tile. One was red and white, the other was white and green. They had a really cool mantel and you wonder if any of that is still there. The last owner put the porch railing up on the roof deck. It was looking pretty sad. I think there's a new owner and it was looking better. Anyway, we have to keep our eyes peeled because that's good.

#### 4. Creating New History Award

Carolyn Witt:

We haven't had any new history created recently. In this general consensus, we're having a V. I. P. Social Wednesday Evening with Downtown Washington. We are recognizing some of the developers or some of the things that have been done. While it's not coming from us, it's coming more from the Downtown Washington / Main Street approach. But we are going to recognize a couple of developers - the Jasper House and the International Shoe Factory. Those have been big big things in the last year. And we really haven't had a recognition. So we didn't have anything last year at all. So, anyway, we'll be doing that.

#### 5. Budget Report

Carolyn Witt:

Have we budgeted about the same thing we had last year?

Sal Maniaci:

Yes.

Carolyn Witt:

I was wondering how the status is going on the cemetery, the secondary, sign. If it needs a little money, we might be able to use some of our budget towards that. We have the major sign established, the city cemetery. I know in the original plan, working with Mark, they were going to have a placard kind of sign that would have some of the history. Since there's someone in the audience, would you come up?

Marlin Heidmann:

We had a bid quite a while back. I don't know if we need to update that bid. Remember we talked to Ziglin? We have an idea. We have that in our

spreadsheet that indicates all the money that we need. I can reach out to them and see if that bid still stands.

Carolyn Witt:

I know there was talk about that committee reaching out to some of the organizations in town to see if anybody wanted to contribute towards that.

Marlin Heidmann:

We did that with a few, right?

Sal Maniaci:

Yeah. I'll have to look at the bid. We may be able to cover it in our budget.

Carolyn Witt:

Well it's really hard because you can't keep an eye on everything all the time. You have a lot of balls in the air and you know, we got it going, we got that part of it done. It's great. And we need to go the next step. If we can help in any way because that is part of our, even though it's not strictly historic area or our preservation, it is historic and is something that was addressed that had not been in the past.

Marlin Heidmann:

I do know that Mark and Mary Trentmann and the mayor actually got together a couple of meetings and wrote out good historic – somewhere, there's information for the plaque. So maybe this would be a good time for other reasons with, you know, we've got until April we'll have mayor Lucy. Maybe this is something we can get accomplished prior to losing her. Because she really helped with supporting that effort. So I'm glad you brought that up so Sal and I can talk about that in the office.

Carolyn Witt:

I would appreciate that and as I said, I really feel that that this commission has always been very supportive of that project and if there's something we can do. That's why I was so glad to see you sitting there. Thank you working on that. Thank you.

## 6. Information Plaques for Historic Buildings

Carolyn Witt:

I think the plaques are still kind to the point where a lot of the commercial is done and you know, we just are not comfortable really pushing the residential at this point in time.

## 7. Calvin Theatre

Carolyn Witt:

Any other comments or rumors or such on the Calvin?

Jamie Walters-Seamon:

The owner called in and he was going to be replacing the roof. I thought it was supposed to be a week or two ago. They were supposed to be there getting everything ready. It was going to have to be put on with the crane and all of that, but I haven't heard anything since.

Carolyn Witt:

Well that's encouraging, because it's going to be too late. I mean in so many ways.

#### Other Business

Carolyn Witt:

Is there any other business? We will not meet again until February. It will be on a Tuesday because that Monday is a holiday. If there's no other business I'd like to wish you all a very Merry Christmas and a Happy Holiday and Thanksgiving and we'll see you next year, if not sooner. Do I have a motion to adjourn? Okay. All those in favor signify by saying aye. Opposed? We are adjourned.

Tyler King made a motion to adjourn and Steve Strubberg seconded the motion. A vote was taken and unanimously approved. The meeting of the Washington Historic Preservation Commission ended at 5:24 PM.

The next scheduled meeting of the Washington Historic Preservation Commission will be held Tuesday, February 22, 2022 at 5:00 PM in the Council Chambers of City Hall.



Washington Historic Preservation Commission Meeting  
Council Chambers of City Hall  
405 Jefferson Street  
Washington, Missouri 63090

Monday, December 20, 2021 at 5:30 PM

Minutes

Call to Order - Roll Call

Present

Carolyn Witt, Chairman  
Steve Strubberg, Vice-Chairman  
Bryan Bogue  
Rick Hopp  
Jamie Holtmeier  
Andrew Clary  
Tyler King  
Joe Holtmeier, City Council Liaison  
Greg Skornia, City Council Liaison  
Sal Maniaci, City Planner/Economic Developer

Absent

Tom Neldon, Building Official

Pledge of Allegiance

New Business

1. Design Reviews since last meeting approved by email:
  - a. 306 Lafayette St. - building demolition
  - b. 1 Elbert Dr. (Waterworks Building) - paint and windows

Carolyn Witt:

New business - design review 306 Lafayette building demolition. If you're familiar with this, it's between All Pro and Grace's Place. The owner apparently has concerns about the liability, which I can certainly understand. Is there any discussion on this? I know Tyler looked into the historic background.

Tyler King:

I did reach out to the historical society to see what kind of historical significance there is to it. I can read, if you want, what Katie sent to me. Otherwise, she didn't feel that it was necessary to bring forth. I do have the information that she sent me in an email. She said I could definitely read it to you guys if you would like me to, but I don't have any other comment.

Andrew Clary:

Was there anything in there that you said it's really worth it?

Tyler King:

I think we need to do our due diligence as a commission and part of my job is the preservation of obviously our historical resources. I didn't see anything outstanding that I wanted to point out. So no. I think the original use she had said was just a residence. The main floor was a residence. It was built in the 1880s, around that time. It's always been a residence according to her. That's what we had found. Again, I'd be more than happy to read the paragraph that she sent me.

Carolyn Witt:

Well I know I've seen pictures of that area and it was like the Jasper house had a business and a residence. So you had some combinations. But for the most part, there were a lot of small houses with yards where they had chickens.

Tyler King:

I think she said it could have been used, at one point, as a rental. But that was the biggest significance.

Rick Hopp:

Will there be anything built?

Carolyn Witt:

I don't think so, from what I understand. Sal, were they talking about a parking lot?

Sal Maniaci:

From what we were told, it was a parking lot for All Pro.

Carolyn Witt:

Is All Pro going to buy it?

Joe Holtmeier:

They own it.

Carolyn Witt:

Oh, they do? Okay, they're the ones that are requesting the demolition. I didn't realize. All Pro does have a need for parking. That's what we've tried to avoid, you tear something down. But not everything is salvageable. We don't have a plan on this the way we did with the Jasper House. If you'd like to come up and speak, just tell us who you are.

Shirley Wiedemann:

I'm Shirley Wiedemann married to Eugene Wiedemann. We moved here in 1972. In the back of the building we want to tear down - at one point we needed to expand. And so what we did is we ran around the back and you can kind of see it. The building, we added on the store part, which was a metal building. Then what we did is we built behind it for additional warehouse space and so at that point, all we were really doing is using the residence for a couple office spaces. Well now we've decided that keeping that big building and keep it up and everything, we'd much rather just take

it down, make that for parking, which would be right in front of the warehouse addition and that's what we want to do. Thank you.

Carolyn Witt:

Does anyone have any questions for her? It's pretty straightforward.

Rick Hopp:

I hate to say this, but I agree. I vote yes in favor. I'll make a motion we allow this to happen.

Carolyn Witt:

Is there a second? I have a second. All those in favor, signify by saying aye. Opposed? Motion carried.

Sal Maniaci:

One of the things I wanted to bring up - it's worth putting on the record that this is outside of the TIF district. So, it does not qualify for the small TIF, because that came up. Was there was anything we could try and promote to the property owner as a benefit of an incentive to keep it up? Unfortunately, the only programs we have for historic structures right now are in, if you're in an active TIF district, which this is not. So, we didn't really have - because they did talk to us before about tearing down, we just didn't have the incentive programs to offer like we've had for others. Obviously, the Jasper House was a little different. There was a plan for that. The city owned that - they had a little bit more, since there wasn't a private property owner who wanted to do what they wanted to it. We had a little bit more of a say and what should happen to that. So I just thought that should be reflected into the minutes before Historic Preservation actually approves is.

Carolyn Witt:

That's good because it is nice if you are in the TIF district to have that to tie into. When the city owned the Jasper House, that did make a whole difference being publicly owned, we weren't stopping a private owner from the property. So this is good. Thank you very much. The waterworks building - I hope you all got the information that Jamie sent out and if anybody wants to look at it. I couldn't read the small print, so she made me a copy. I had a concern about the windows because there are so many buildings in town that started out with, you know, a curved window and then they've gone to a squared off and luckily we have an expert here to address that. Steve not only is on the commission, but he's also in the group that is working on it.

Steve Strubberg:

So, exterior wise, the only thing we're going to see different is - if you look at this elevation here, the four windows towards the right that are more of a solid shade. There's four windows on this side, there's four on the north side and there's, I think a couple on the east side. Those windows are going to be replaced, but they'll look similar size and style and everything that's there. They are rotted all the way through the muntins are gone. It's plexi-

glass in them, they're in bad shape. The rest of the windows are going to stay there and they're going to just repair as needed. Otherwise exterior - it gets painted or, you know, the wood gets painted, the brick doesn't get painted. Wood trim - there's some around the windows. The existing doors are all staying there, just getting refurbished, will get repainted. There's a little bit of tuck pointing outside, it's going to take place on the north side. There's an exhaust fan that's there that's getting taken out and we're going to fill that in with brick to match. There's some brick on the north side that's got a lot of water damage that will be replaced also. West side - it's hard to see because of all the landscaping. There's a panel there where a door used to be or something that's got some wood across it. It's going to look like a door, but it's not going to be functional. We'll make that look more in appearance like these other ones. Most of the work's happening on the inside - so new mechanical system, a lot of new electrical and structural work, a lot of tuck pointing going on the inside. Roof stays the same. This western side on the inside. I don't know if anybody's ever been in there, but there's actually a large vaulted ceiling in there. We're going to open back up, insulate that area and finish that off. The big hole - what we're doing is, right now, if you're at the main floor, you can go down, there's two levels, we're going to eliminate one level. And we're going to bring that bottom floor up about six feet. And so you'll just have the main floor in the bottom. There's some code issues with getting out of that. Travel distance is way too far to be using that lower level. It's also going to help with, there's a lot of moisture that comes into that basement. So we're going to raise the floor up in there. The existing wood floor on that side, it's basically all going to get torn out and reframed. Right now it doesn't really meet any building codes as far as loading. We are going to salvage a lot of the railings around that open area and reuse those in the future.

Joe Holtmeier:

Are you putting in a sump pump in or anything like that?

Steve Strubberg:

The sump pump is already in there. We're putting in a new restroom, ADA restroom, in there. There is some tile, kind of in the center section, that people believe may be historic. It's some old clay tile, but we think it's made here in Washington. We're going to try to salvage it and leave that in place also. Katie came up with some information on some tile and it looks pretty similar to the drawings for a patent for how they made these brick pavers back in the day. We kind of approached this two years ago, I guess it was, Sal? And it got put on hold because of tenants and so the city has a tenant. Hopefully later tonight that gets approved and the project's been bit out. Once we get approval, they'll start - hopefully in the next 30 days or so.

Rick Hopp:

Steve, a couple questions. I know part of a sub-bid was for a retaining wall for a dumpster.

Steve Strubberg:

There was a trash enclosure bid. They're not accepting that. They're going to delay that, Sal, for the near future?

Sal Maniaci:

The park's plan already has their own schedule to redo that parking lot and then to add a trash enclosure as part of that project. Because the tenant, Toni Cavin, doesn't have a need for a dumpster – she's not going to have food or a lot of trash, so she doesn't need a dumpster for the commercial side of it. But, obviously, we'd like one down there anyway. So once the parking lot gets done, that's part of that plan.

Rick Hopp:

I have one other question, only because I witness this on a daily basis. That chimney houses chimney sweeps or starlings, whatever they are.

Steve Strubberg:

We are capping the chimney. We're going to put a metal cap on top of that.

Sal Maniaci:

Every time a property owner has put up netting, they've gone down on Main Street and start going to the next building. I think that's kind of inevitable as we started putting protections up.

Steve Strubberg:

One other thing that we're doing outside is we're redoing all the sidewalks around it. It'll be exposed aggregate. Right now, they all kind of slope towards the building. The downspouts, we're going to collect those and run them further out into the park, because right now they spill right next to the building. Only the eastern end has a basement, but all that water seeping in through the brick wall. So we're going to try to get all that water pushed further away from the building. We are adding a little bit of an area between the waterworks building and the restrooms. Putting like a 12 x 12 concrete pad there that the parks department is going to put a bike rack down there.

Sal Maniaci:

I think Toni, and she apologized. Actually, I apologize. When we moved it up for a special meeting, I forgot to tell Tony until beforehand. So I said Steve can cover it. We're here and he's got all the information, but I believe she's got some plans with Revolution Cycles to kind of have some, you know, if they need storage outside with additional racks and everything. It's an excellent use for the building. It's not only kind of an incubator for retail, it's very good adjacent use for the park. I know it's not necessarily what we're looking at tonight, but I'm very excited about the potential for it. There's going to be a museum side to it and so I think it's checking a lot of boxes. This has been neglected for 30 years.



Tyler King:

And the building is getting fixed up, so that's great.

Carolyn Witt:

Absolutely, and it's really good. It's seven days a week. She's looking at it. There's a lot of stuff, you know, like the tourism center around the train station isn't open every day and has limited hours. So this this has been a win-win I think.

Rick Hopp:

I can assure you on any given sunny day that riverfront park – it's packed.

Sal Maniaci:

So there's not going to be food or area to sit down. It will be, especially if you're going on the trail, drinks that you can take to go – sandwiches you can take to go, power bars, protein bars. She talked about pizza from Benito's, by the slice. You know, stuff like that. It's called Wash Mo On the Go. Pretty much any business can rent out wall space as a souvenir shop and can sell Wash Mo specific product on a wall down there. Then maybe if they don't have a brick and mortar, they could set up as an incubator retail. You know, maybe I'm making t-shirts for Washington. I can rent wall space and if it has a following, then we could talk to them. That person could come talk to Tyler and look for space downtown. It's like a stair step model that I think could work really well for downtown.

Carolyn Witt:

That is good. That is very good. And obviously we're in really good hands. I mean Steve has a view. I'm serious, you have a view of historic that a lot of people don't and we appreciate that. But really, this is great. Are there any other comments about this? I think it's going to be great. Okay. Do you need a motion to put this in the, in the minutes?

Tyler King:

I'll motion.

Rick Hopp:

I'll second.

Carolyn Witt:

All those in favor, signify by saying aye. Opposed? Motion carried.

Sal Maniaci:

Well, now that we have time and Toni's here. They approved the plans, but if you just want to talk about your plans from your mouth rather than for me to talk about what you want to do.

Toni Cavin:

I want to take the waterworks building and convert it to essentially a welcome center. Although I can't call it a welcome center because we have a tourist center. So, it's going to be Wash Mo On the Go because it will involve things pertaining to our trails, our rivers and our trains and so we will sell souvenirs. We will sell things from each of the businesses downtown that want to participate. So far, I have 17 businesses who have

signed on who said yes, we want to sell some of our products in your store. And then, what we're going to do is sell like a slice of Cowan's pie and say if you would like to see the rest of our things, visit our store at this address on Main. So I'm trying to promote all of our businesses downtown. It will also partially be a museum, but a hands on museum so kids can touch a snake skin and touch a beaver pelt and go in and you know, hands on things. Right now, I'm working with a guy to get a 5000 gallon aquarium with Missouri river fish in there. I have a metal sculptor who is going to build me a replica of the old bridge to put above the aquarium, so it looks like that. I want to promote downtown. I will have a big map of the area and then each one of the vendors like Missouri Meerscham wants to put in t-shirts and pipes. Neighborhood reads, it wants to put in historic books about Washington and about Missouri and then also hold Children's sections with puzzles and toys and things like that. Iron spike is willing to put in things pertaining to the railroad, little hats and train whistles, things like that. So both Jim Peters and Gary Lucy are willing to put in their postcards and note cards and some prints about downtown Washington. Joe Ferguson, he's going to still rent his bicycles out of the place on Front Street, but he will put in bicycle trail support things in there - metal tumblers, visors, band aids and sunscreen. So it's literally grab and go, that kind of stuff. It will be open seven days a week, 9 to 5 year round except for probably Christmas and things like that. When people first come to Washington, they head to the river. Everybody wants to see the river that's not from around here. And so I want something at the river that says this is Washington. There will be different plaques about the history. The History Museum is willing to loan me a zither that I will keep in a case. I want history of the area. I want welcome to Washington., here's a sample of our businesses - even ones that aren't open, Sundays, Mondays, Tuesdays so they can still sell things down there on those days, you know, so I just wanted to promote downtown Washington. I think that's the perfect building and the perfect use for that building. Any questions?

Tyler King:

No. We just, we really appreciate you, Toni. You know how I feel. Just super appreciative.

Toni Cavin:

Downtown Washington is going to put in ornaments and other things we need to unload. Maybe wine glasses from previous wine fests.

Tyler King:

Good possibility we could find a few of those.

## Old Business

1. Potential Grants  
Nothing new.

2. Education/Conferences  
Nothing new.
3. Curb Appeal  
Nothing new.
4. Creating New History Award  
Nothing new.
5. Budget Report  
Nothing new.
6. Information Plaques for Historic Buildings  
Nothing new.
7. Calvin Theatre

Carolyn Witt:

I do want to bring up the Calvin because for the first time I can bring up the Calvin and actually something is happening.

Jamie Walters-Seamon:

So far, it's just for the roof. The renovation is going to be in pieces. Right now he's doing the roof over the main stage portion and then he'll come in and give us his plans for the other. This bronze color is what the roof is going to be.

Carolyn Witt:

At this point, I don't care about the color - as long as you have a roof. This is exciting. This is a very exciting time to be on. Anything that has anything to do with Washington because I have been here over 40 years, which means I'm not a native, but I've still been here a long time and I've never seen anything like the last decade. In fact, we were down on the riverfront eating ice cream this afternoon and I said the riverfront - what would Lewis and Clark say? Well, they probably fall over dead. But also, it's unrecognizable from what it had been. I mean it's amazing. Sal deserves credit because he's out there beating the bushes and it's an amazing team effort on the part of the city and local entrepreneurs who are investing their money and their time. So we thank you. Historic preservation is a whole lot easier if you've got a solid economy and people who appreciate the historic as well as the new - which fit in so well. The new looks good. So anyway, we all need to keep an eye on the Calvin and see what happens. And thank you. Keep us posted, because unless it's something that we need to review, we don't always know what's going on. So thank you.

Other Business

Carolyn Witt:

I haven't heard anything back on the cemetery sign.

Sal Maniaci:

Marlin has been looking into that. I wasn't anticipating having a special meeting. We force an in-person meeting if it's a demolition. But she did get, I think she's looking to get a second bid for that. It was close to \$1,200. So then we need to then go back and look, are there other opportunities for someone to submit? We could request donations or - I need to look at our budget. We normally set aside some for training and plaques - and that's how we funded part of the sign for the pedestal. It would be something on our next agenda for this group to discuss. I need to dig into the budget if we wanted to maybe forego some more plaques again or possible training. Especially if we're not going to be traveling. If we're only going to do virtual, those are always free. Then we could possibly just bite the bullet and buy the \$1,200 pedestal.

Carolyn Witt:

The National Association of Preservation Commissions only has a national meeting every other year. So, they haven't had one two years ago because it was in the midst of chaos. And so there is one coming up this year and I can't remember exactly when or where, but if anybody would have any interest in going, then you need to think about this. I'll look it up online, so I'll be able to tell everybody. I'll tell Jamie and she can send it out where it is and when it is and if anybody has any interest in going. Even if all we paid for was registration and you'd be on your own for travel and staying or whatever. I've been to several of those and they're, you know, they're people like us. It's historic commissions anyplace. And, it's very interesting to compare notes. I sat next to some lady from Santa Fe and she couldn't believe we didn't have mandatory compliance. I mean they have, has to be a certain color adobe and you know, and it's like, yeah, well we all don't live where you live, but, but you learn a lot at those sort of things.

Sal Maniaci:

That'll be something we can look at the budget say, what do we want to allocate this towards?

Carolyn Witt:

We don't expect the city to pick up whole tag, but at the same time - if it would help contribute, that would be nice if anybody's willing to go.

Bryan Bogue:

Does the state still do any kind of grant or is that all dried up? One year, I feel like SHPO paid.

Carolyn Witt:

They did. We went to Philadelphia.

Sal Maniaci:

Yeah, they have grants for training. We are planning on applying for a SHPO grant for the auditorium. Well, for the whole complex to be its own historic district. It was all built with new deal money and that alone qualifies it for a historic district. I

don't know if you're allowed to apply for two in one year. So that's kind of prioritized right now, but we'll have to look.

Carolyn Witt:

I was thinking it was when we went to Norfolk. Like five of us went, it was really good. So we'll, we'll look into that.

Sal Maniaci:

Thank you, everyone, for coming a week before Christmas.

Carolyn Witt:

Really, and when you have a demolition, even if it's something that you don't feel strongly about preserving, it's still important for us to give that a serious overlook before we tear anything down.

Tyler King:

Me looking into it made me feel more comfortable after that.

Carolyn Witt:

We appreciate that.

Steve Strubberg made a motion to adjourn and Bryan Bogue seconded the motion. A vote was taken and unanimously approved. The meeting of the Washington Historic Preservation Commission ended at 6:00 PM.

The next scheduled meeting of the Washington Historic Preservation Commission will be held Tuesday, February 22, 2022 at 5:00 PM in the Council Chambers of City Hall.



Washington Historic Preservation Commission Meeting  
Council Chambers of City Hall  
405 Jefferson Street  
Washington, Missouri 63090

Tuesday, January 18, 2022 at 5:00 PM

Minutes

Call to Order - Roll Call

Present

Carolyn Witt, Chairman  
Steve Strubberg, Vice-Chairman  
Rick Hopp  
Jamie Holtmeier  
Andrew Clary  
Tyler King  
Joe Holtmeier, City Council Liaison  
Sal Maniaci, City Planner/Economic Developer

Absent

Bryan Bogue  
Tom Neldon, Building Official  
Greg Skornia, City Council Liaison

Pledge of Allegiance

New Business

1. Design Reviews since last meeting approved by email:

- a. 118 E. 4<sup>th</sup> St. - house demolition
- b. 206 W. 4<sup>th</sup> St. - house demolition

Carolyn Witt:

Our new business revolves around two demolition requests. That being in the historic district, it has to be reviewed by us. Tyler had very kindly contacted the Washington Historical Society and Katie Dickhaus did some research on these houses. She had approximately how old they were, but they had so many rentals and ownership had changed quite a lot - that she really couldn't track it back to any historically significant thing.

Sal Maniaci:

The first one is 118 E. 4<sup>th</sup> St. It is directly next to Harmony House. It shares that parking lot. I believe the proposed use is AirBnB - once it's demo'd and rebuilt. You can see on the pictures that were emailed out, it's in pretty poor condition on the inside. Like Tyler said, we always reach out to the Historical Society on an significance to the building and past uses and everything like that so we did not hear back on anything of any significance. It's been a rental.

Tyler King:

It was built circa 1860. It first appeared on the Sanborn map in 1908. The façade porch is probably not original to the building. It is Katie's understanding that the last owner, Holtgreiwe, worked at Missouri Meerschaum for many years. Prior to that, she confirmed it was a rental as far back as 1931. That is what I have on 118 E. 4<sup>th</sup>.

Carolyn Witt:

I imagine the value is in the land because it's a good location for downtown. Is there any discussion on this?

Andrew Clary:

When you say demo - all of it, or just the additions?

Jeb Maciejewski:

It's all of it. We had a structural engineer look at it. He didn't even charge me for it. He said I'd have to put steel underneath it and there is so much inflection from the foundation down below and all the interior walls are solid. I don't think you can lift it up without it breaking. We're actually going to save certain pieces for the historical preservation of it, which I love because that's kind of what drew me to the house - the big tall ceilings. I'm not saying much, but there are a few cool things - some big trim pieces, probably some brick - that we'll be able to salvage from the interior wall for the next project.

Carolyn Witt:

That's good. If there is no further discussion, we can take a motion.

Jamie Holtmeier:

I motion.

Rick Hopp:

I'll second.

Carolyn Witt:

All those in favor, signify by saying aye. Opposed? Motion carried. We have 206 W. 4<sup>th</sup>.

Sal Maniaci:

This is the other side on 4<sup>th</sup> St. I believe both of these properties were under the same ownership. They were both recently bought, so just kind of cleaning up some dilapidated buildings downtown. So again, we reached out to the Historical Society. No real significance. Tyler's got the review and we've forwarded that to everybody. I don't have pictures of the inside of this, but I know it's been condemned. Our building department has been inside. It would not pass inspection and it would need a lot of work. We really have kind of the same comments here, but Deb Giffin is here as well. I don't know if she's willing to share what the plan is with everything.

Deb Giffin:

We're here tonight to present just the demolition. We're not fully prepared on the rebuild, but we will take the entire building down. Bill Coleman is with me. We'll take the building down and our intent is to do commercial there. Part of that I can disclose will be kitchen share space. So, we're excited about that. We're working with ECC. They connected us with a company that can actually design the kitchen and provide the commercial equipment for us, so super exciting.

Carolyn Witt:

I knew when I saw that it was close to you there was a plan here.

Sal Maniaci:

Obviously, when we get the building permit for the new construction we'll bring that forward for everybody to review as well.

Tyler King:

There was even less information on this house here. It first appeared on the 1893 Sanborn map. I don't have a construction date. It's been a rental, also, since 1931 is the information I was given - so same kind of situation.

Carolyn Witt:

Does anybody have anything to contribute?

Andrew Clary:

When do we think the siding was added? The 70's? The stone façade on the front?

Sal Maniaci:

I doubt that's original, so I don't know if there's really anything significant there.

Steve Strubberg:

I'll motion we issue a certificate of review.

Tyler King:

I'll second.

Carolyn Witt:

All those in favor, signify by saying aye. Opposed? Motion carried. Thank you very much. Really, it is good that some of these properties that are passed - they need to move on. Historic Preservation is only to a point. We are right across the street from a success story, but they're not always salvageable.

Sal Maniaci:

There's only so much we can really offer when it comes to incentives on that, like we mentioned last time. Think about it - we've had three demos in a month, but we haven't had any in quite some time. I think we've done a good job of pushing preservation when possible. If we don't have programs to really help, I don't think we can expect property owners to sink money to try to save them.

Carolyn Witt:

These are not for parking lots. People have plans. I think that is a really big thing. They're being replaced. A parking lot provides nothing in the way of tax support or contributing to the economy, relatively speaking. These are great projects that we're moving into.

Sal Maniaci:

You can see on the application the property owner, Deb, owns next door. So I think it opens up the opportunity for a nice redevelopment of the whole intersection really.

## Old Business

### 1. Potential Grants

Sal Maniaci:

The only update I have on potential grants is that we have budgeted for the city to have a matching fund for the Historic Preservation grant. We have hit our one year on the shoe factory district, so we can apply for that. I will say administration has shown some interest – and we may be able to apply for two, I don't think you can have two open ones – in a designated district for the main park district. The area for the old pool house, the pavilion and the auditorium. Because their all built with new deal money, according to SHPO, that right there can qualify you as a district just when you have structures that were built with that program. We are going to have to weigh that on both sides of which ones we want because with the International Shoe Factory District, that doesn't expire. You could always bring that back up. There are plans to renovate a portion of some of those building for maybe some parks office or insulate the city auditorium. So, we're kind of looking at what the best use of our matching funds are for that. On the opposite side of that, we are waiting to hear back from SHPO of what improvements we can even do to those buildings once we get that designation. There are some ideas, like I said, for improvements to those where it would still match the historic integrity, but maybe not to historic tax credit standards. So once you put in that district, the whole point to put in the district is that we could apply for more grants to renovate them. But if it doesn't allow us to put offices in there or cut a new door or something, we may not apply for it at all.

Carolyn Witt:

Because you want it to be usable. I was so thrilled that at least they kept the pool house. It's not usable for this whole new complex, but I'd hate to lose that.

Sal Maniaci:

There are some ideas. I know parks has looked at possibly doing some really nice offices there. For right now, they're in the basement and they don't have a ton of space. Our consultant that did our energy efficiency report for

city hall and the auditorium has already kind of warned us that they've ran into that before - where a city gets it designated as a historic district, then they can't do the improvements they want to do because it's on that national district. I think with our board and council, we could preserve the historic integrity still to the level that we want while still allowing to get an efficient use. We're kind of mulling that over. Our match is our match on that, \$12,000 on either - it wouldn't matter. It's a \$20,000 grant to get the process started on either, so kind of weighing that. Those aren't due until September. Pre-submittals are in August and then you submit in September. So we have time, but we started kind of looking at that with parks. That's kind of where we are right now. I know Marlin has talked to Ziglin and I think B&J on finishing the sign out at the cemetery. Again, we had gotten donations to do the monument, not on the educational sign. If, again, we have matching funds and then we have some for training and plaques. Probably at our next meeting in a couple months we'll be able to sit down and decide if we want to maybe just go ahead and get that plaque. I think it was \$1,200 and so if we say hey, were not going to utilize the training reimbursement, let's just get that sign paid for. That's what I would recommend, but I'm going to get a final bid. We were told \$1,200 about a year ago.

Sal Maniaci:

We request money each year, so if we don't spend it - we're not going to get it. Pre-pandemic, we were going to more trainings and utilizing the hotels and all that. Now they're opening them back up. The one in May, the one that in Jeff City that we typically spend the most money on, is already going to be opened up for virtual. That may save us \$1,200 to spend on another sign.

Carolyn Witt:

That's a good thing and we were involved in that from the beginning, so that's a good thing to spend money on.

Sal Maniaci:

I think we have most of the information we want on there already. We just need to get some images and get it laid out of what we want it to look like. The hard part is done when it comes to getting the information. We just need to get it in the ground.

## 2. Education/Conferences

Carolyn Witt:

Are they still planning on a National Main St. conference in Richmond?

Tyler King:

Richmond, yes. That is the week of May 17, 18, 19<sup>th</sup>, somewhere around there. It's the week before Winefest, so we'll be very busy.



Carolyn Witt:

That is a conference that has things we could tie into historic preservation as part of their umbrella. So if anybody is interested in that. I know I may be interested in that and it's awfully nice if the commission could pay registration fees. If anybody's interested, there's more information out there - especially as it gets closer.

3. Curb Appeal

Carolyn Witt:

This is the wrong time of year. Winter is not a good time to take pictures.

4. Creating New History Award

Carolyn Witt:

They are creating new history all around us all the time.

5. Budget Report

Budget Report:

We just kind of got a budge report.

Sal Maniaci:

We haven't spent anything since the last meeting.

6. Information Plaques for Historic Buildings

Carolyn Witt:

I know the plaques are still on hold. It would be better to spend the money on the sign.

7. Calvin Theatre

Sal Maniaci:

No real update. It still seems very optimistic.

Joe Holtmeier:

They had roofing material delivered.

Sal Maniaci:

They're moving forward with what they said they're moving forward with. What they said in the paper - applying for state and federal tax credits isn't quick. So they have to get that in line. We had a very productive meeting with them, but it's just going to take time.

Other Business

Carolyn Witt:

Since we've met the last three months, rather than have our normal February meeting, quarterly - we're going to skip to May.

Jamie Walters-Seamon:

Does that gentleman still plan on coming in?

Carolyn Witt:

I don't think so. I heard from him recently again – Ed. That's up to him. I gave him the information and if he wants to come and vent, that's fine.

Sal Maniaci:

It was an interpretation of the trash enclosure at Sirens Hotel. They were upset that it didn't go through historic review, but it's not removable. It doesn't have a building permit for a trash enclosure. It's just something on site plan that we make sure is there. He just disagreed that it didn't require a permit. Really, it wouldn't be something that we would review. That's more teeth on interpretation of the building department and council. We've explained it and he's been very nice. He just disagrees with our interpretation there. Any time anyone in the public disagrees with staff's interpretation of the code, they can go to the board of adjustment. So, that avenue is always there.

Carolyn Witt:

That's the key, if you give him his options. I think he came here from somewhere where they had much stricter rules, which is possible. There are places that you can't change the paint on your building. They are so limited – not just voluntary compliance, but mandatory compliance. You can't use these windows – not, we suggest you don't use these windows. I have always said we are an advisory board. People can come to us and we can tell them, or hopefully guide them, into the best historic way to do something.

Sal Maniaci:

That would be anywhere in the city. Someone comes and a commercial business wants to add a dumpster, we have a code that requires it in an enclosure. So if they put one up without an enclosure, code enforcement can say hey, you've got to put it around – but they don't have to get a building permit to put up the enclosure. I think because it is downtown, he was asking why I didn't have some type of architectural review, but we don't have that.

Andrew Clary:

I think it was two weeks ago, Jamie sent out an email and it had like a punch list of three or four grants on there for different items. I just want to know if there is anything we can or should be doing to help with any of those grants.

Jamie Walters-Seamon:

When SHPO sends those emails, I send them directly to you. As far as who's supposed to be sending those in, I don't know.

Sal Maniaci:

If there is anything in there that you guys catch, we can always look into it. How it typically works, you can apply for one grant in a fiscal year.

Jamie Walters-Seamon:

Previously, Danielle and Bridgette would pick those up and say we need to work on this. I'm not sure who's shoulders that should fall on now, but I think it's more of a group effort. If anyone sees anything, we can discuss it.

Tyler King:

I can tell you from our point of view on my organization, We get grant opportunities all the time. There are so many opportunities out there, it's just taking the time. If you can set aside time to fill them out, they're just like scholarships - sometimes you get lucky, sometimes you don't.

Carolyn Witt:

The other thing I noticed, she just sent us one that was talking about historic buildings matching changing zoning codes. That it's very hard to do and to renovate an existing historic building to match what's demanded by today's zoning codes and I thought that look interesting. We're going to deal with that. I know you dealt with that with the farmers market with the staircase. We worked with the building department and came up with ways to adjust the renovation of the building to match to have the ability to have it occupied in two apartments. We appreciate that, because it's important that the engineering department is aware of this and will work with people who are seeking to renovate. Look at the shoe factory, but that was a whole other story - it's a challenge when you try and take a historic building and put it into the 21<sup>st</sup> century codes.

Tyler King made a motion to adjourn and Andrew Clary seconded the motion. A vote was taken and unanimously approved. The meeting of the Washington Historic Preservation Commission ended at 6:00 PM.

The next scheduled meeting of the Washington Historic Preservation Commission will be held Monday, May 16, 2022 at 6:00 PM in the Council Chambers of City Hall.

Washington Historic Preservation Commission Meeting  
Council Chambers of City Hall  
405 Jefferson Street  
Washington, Missouri 63090

Monday, May 16, 2022 at 6:00 PM

Minutes

Call to Order - Roll Call

Present

Steve Strubberg, Vice-Chairman  
Bryan Bogue  
Rick Hopp  
Al Behr, City Council Liaison  
Joe Holtmeier, City Council Liaison  
Sal Maniaci, City Planner/Economic Developer

Absent

Carolyn Witt, Chairman  
Jamie Holtmeier  
Andrew Clary  
Tyler King

Pledge of Allegiance

Approval of minutes from November 15, 2021; December 20, 2021; and January 18, 2022.  
Motion made by Bryan Bogue. Seconded by Rick Hopp. Passed without dissent.

New Business

1. Design Reviews since last meeting approved by email:
  - a. 104 W. Main St. - new roof, windows, dormers, deck, replace north gable/parapet
  - b. 320 Locust St. - replace porch, garage, 2<sup>nd</sup> story addition

Steve Strubberg:  
We have the two design reviews. We previously approved these by email.  
We'll approve them to put them on record.

Bryan Bogue:  
I'll make a motion we enter them into the record.

Rick Hopp:  
I'll second.

Steve Strubberg:  
All those in favor? Opposed? Motion carried.

Old Business

1. Potential Grants  
Nothing new.

2. Education/Conferences

Nothing new.

3. Curb Appeal

Nothing new.

4. Creating New History Award

Nothing new.

5. Budget Report

Sal Maniaci:

We did spend \$750 in our training budget for Carolyn to go to this conference. That's why she's not here tonight.

6. Information Plaques for Historic Buildings

Nothing new.

7. Calvin Theatre

Sal Maniaci:

They have started on the roof. That's all we have at this point. Since our last meeting with them about the small TIF program and everything available, we haven't gotten an application – but for the amount of work there, they still have time to apply if they want to. It's not too late.

Other Business

Sal Maniaci:

Our next scheduled meeting should be August 15<sup>th</sup>, however, we may have to meet next month. I have a developer who's interested in utilizing the small TIF program. Whenever we issue those, reviews are mandatory review/mandatory compliance because there's public funds from it – so we'll have to meet in person. We'll email you if we need to meet in person. I thought they were going to try to get on in May, but they didn't get it in. I would assume they're not willing to wait until August. They're wanting to move. It's for the block at the old Missourian. They have some plans that they want to utilize a small TIF fund for.

Steve Strubberg:

There was an article in the paper about Deb Giffin. Has she submitted anything yet?

Sal Maniaci:

We did a site plan, but we didn't issue an actual building permit. We just did the first site plan review, so we don't have renderings yet.

Jamie Walters-Seamon:

She came before us to demo that one house, but she never did submit her application to demo that.



Sal Maniaci:

They've actually changed their plan a little bit. Originally, they were going to demo the house and then put it right there and keep the parking lot. They're going to switch that and put the new parking lot where the house used to be and then the new building will be on the corner of 4<sup>th</sup> & Cedar. We don't have renderings yet, so you guys will see that once we get them. We just looked at the site plan.

Rick Hopp made a motion to adjourn and Bryan Bogue seconded the motion. A vote was taken and unanimously approved. The meeting of the Washington Historic Preservation Commission ended at 6:22 PM.

The next scheduled meeting of the Washington Historic Preservation Commission will be held Monday, August 15, 2022 at 6:00 PM in the Council Chambers of City Hall.

Washington Historic Preservation Commission Meeting  
Council Chambers of City Hall  
405 Jefferson Street  
Washington, Missouri 63090

Monday, June 20, 2022 at 6:00 PM

Minutes

Call to Order - Roll Call

Present

Steve Strubberg, Vice-Chairman  
Bryan Bogue  
Jamie Holtmeier  
Rick Hopp  
Al Behr, City Council Liaison  
Joe Holtmeier, City Council Liaison  
Sal Maniaci, City Planner/Economic Developer

Absent

Carolyn Witt, Chairman  
Andrew Clary  
Tyler King

Pledge of Allegiance

Approval of minutes from May 16, 2022. Motion made by Bryan Bogue. Seconded by Jamie Holtmeier. Passed without dissent.

New Business

1. Design Reviews:

- a. 14 W. Main St. - east end of building on for approval
  - b. 14 W. Main St. - west end of building on for discussion only, not on for approval
- Sal Maniaci:

There are two items on the agenda for tonight. The first is a request for design review for the east end of the building at 14 W. Main St, which is commonly known as the former Missourian building. They previously got an internal demo permit and the reason we hadn't seen anything here is there hadn't been a permit to be reviewed. As you all know, we don't review internal permits. Then they moved forward with some of the external changes. That's when Jamie reached out and said hey, we've got to put that on pause until we go through this process. Again, to be clear, we have the mandatory review/voluntary compliance until or unless public funds are requested - which at this time, they have not. When we were reviewing the plans, they have some longer term plans for the rest of the lot, so we thought maybe now would be a good time to just start that discussion and give some early recommendations from the commission since they are still

in design. The first item is for that eastern end. Just the existing building – some changes to the windows and doors – they’ll see an industrial awning. Then the second is just the discussion of it, but I thought it would be easier since they have the better renderings and can show you more detail. We’ve plugged in their computer and they have a whole presentation they can do. Unless there’s any questions of me, I can turn it over to the applicant.

Chad Greife:

First off, thank you so much for having us. I’m very, very excited to show you what we’ve got planned. History is so very important to us. My name is Chad Greife. I’m working with my brother, Dale Greife, and his wife – Lisa Greife. We’re definitely family owned and operated. What I want to do today is just kind of show you what we’ve got planned for the entire building with some of the different businesses and what we’ve got to kind of plan for with the design. Then I can take any questions after that. The first thing is just that we want to create a space for games, drinks, food and entertainment. That is much needed in this area. We all have years of hospitality, construction and design with this experience. The owners can ensure the operations will be efficient and we want to provide our customers with an experience they’ll never forget. With over 20,000 square feet of space in beautiful Downtown Washington, we’re going to walk you through some of that today. The alley on the old Missourian building, as we like to call it, just the old Missourian building – or sometimes the Death Star. It’s a historic site with parts of the building dating back to the 1860’s and we want to honor that space and return it to its former glory, better than ever. On the alley, that’s what we’re calling it and that’s our full design inspiration, is between two historic sections of the building. So, as you look at the front of the building, there’s a garage door there that was one building – and then it’s another building. All they did was just put a little roof on top and put that garage door. When you’re walking through it, it feels like you were in an alley from years and years and years ago. That’s our main entrance and it’s our strongest inspiration. We want to keep almost all the original structure interwoven within. Inside this alleyway, there’s these beautiful arched windows that are all with that original brick. We want to maintain that, we want to keep that. There’s parts where bricks have broken off. Instead of replacing those bricks, we want to just fill in clear epoxy into those spots so even those spots that are broken off where you can kind of see into it, it would still be nice and finished off – but you can still see those original bricks that were placed from the early 19, late 1800’s. If you’ve been to the foundry in St. Louis, they did a lot of that with their flooring. You can see the old brick, but it’s just through a clear layer of epoxy on it. That way, it’s still not dangerous for people to walk by. You don’t have chunks of brick falling in people’s food, but yet you’re still honoring that history of that building. We also want to incorporate the fact that the building was used for many years as the main hub for the Missourian. I

think that's what a lot of us know it as, so we want to maintain that history with lots of old tools that we are finding as we are demoing and cleaning some things out. We are using that as part of the design. There's a cool machine that wraps paper around old newspapers and it's just this old crank machine that we want to incorporate that with the ribbon coming through and coming in and out of the walls. The alley will appear as if you're walking along a European alleyway with cobblestone pathways, streetlamps and street signs. Here's a picture that we see here. When you're walking down this alleyway, those arched windows that you see there on the right - those are what is currently there right now. They're just, of course, boarded up and you could tell bricked up years later. So we're going to be removing those. Those are going to be areas where people can either go into a bakery, a coffee shop, they can order food from there. We will be selling things out of there ourselves. So people can actually interact with those windows. Then on the other side, my left your right, is going to be the farmer's market - which is the main focus for today on the Andy's Produce. Those windows that you see there, those were all behind drywall and stud walls. We removed those and found these really beautiful windows that were original to the structure. We have sanded down every single one of those, re-primed them, re-painted them, putting in new glass to all of those. Those were original to the building, which for us - was just so cool and it fits the design aesthetic that you see now on every single hdtv show. It really worked well for what we were wanting. This is as you're walking back down the alleyway turning around and looking back. We will have some new glass doors on that main entrance, but still keeping that façade on that. You see from the original building that's where you can order your food. I've already covered some of those things. Then this is looking in the grocery store of Andy's Produce/Farmers Market. We did add some accordion style doors so that way she can push those all the way to one side, her produce can empty and go out into the parking lot. She can be selling things out of that parking lot, as well as people can walk in and they can buy their produce through there. She will have a very, very large walk-in cooler that she can keep a lot of her stuff fresh. That's what we're looking at with that. That wall, that gray wall that you see along there, that we are not touching. We are leaving that exactly the way it is. There's still ink stains on them from when the Missouriian was in there. We're not planning on doing anything to change that or mess around that. We want to keep that original wall from all those years of being a newspaper. We are going to be having rental space. We, as you know, have already worked out a lease with Andy's Produce, but we're also talking with Underground's Coffee that would like to work with us with selling coffee. Also, brick oven pizza and selling that as well as Lang-A-Tang BBQ in New Haven. They would like to come over and be selling barbecue out of that other area. So a lot of this stuff will be done on your phone. You can put your orders in online and just go pick it up at

the window. We'll also have in there the railroad park, which is going to be further on for your discussion. Other tenants in those spaces with shared kitchens can come in and sell food out of those spots as well. Snow cones, you know, whatever. That's going to be more of your seasonal weather because that will all be outdoors. One of the things we're going to be selling out of that is alcohol. We've got the self-pour system so when people come in, they'll give us a credit card, their ID - we swipe it, they get a key fob on their wrist - then they just swipe it in front of the beer tabs or the cocktail tabs and they are charged per ounce. They can have just a taste of something. They can go down the line and taste a bunch, or if they really like something - they can go ahead and do a full 12 ounce pour of whatever they're looking for. We will also have a robot bartender, believe it or not. If there is something pretty basic like a Jack and diet or something that we might not have options for, then we have that as well. We will have three separate spaces for a 21 and up area, a family space and a kids space - so everyone from 8 to 80 is what we're looking for. This space will have all different types of games and entertainment. The family room area will have a 3D sports simulator, as well as other analog games. The space upstairs, we're looking as a major attraction for arcade and then our big ones are going to be our free roam virtual reality. Also, tables all around with board games that are all electronic board games. Duckpin bowling, which is just like regular bowling, but much smaller - so it's a lot easier for people who can't pick up a regular bowling ball, but it just makes it a lot more fun. This is that free roam virtual reality and that'll be on our entire top floor. Essentially, you put on the headset, run around this room and what you see in the headset is whatever the situation might be. We went and played it and it was a lot of fun. We think this is going to be something that the families and kids and definitely a lot of adults will enjoy in this area. The sports simulator where you cannot just play golf, but also soccer, baseball, archer, football and 30-40 other games that you can play with that. Spitball Charlie, kind of a local legend, has reached out to us and is very interested in doing pool leagues. In fact, he is willing to come in and do show tricks and what he can do - and he's willing to run the pool league, so we want to create a space for him in the 21 and up area that is for pool tables. He said that he would run that league and take care of that so we want to have space for him, because I didn't even realize myself that there was a pool hall that hasn't existed in a long time. This is the east end of the building, which I know is that we were talking about for review tonight. The accordion style doors that you can see there - that is going to be Andy's entrance, so they have the big door there and then also just a man door there. Right now, we put a mural on there that Spitball Charlie actually submitted for when I was in the Art's Council - that mural that is Welcome to Washington, so we took a picture of that and put that there. We're not saying that's going to be the actual mural. A mural I would love to do is something that incorporates



the Missourian – something that shows the history of Washington going through the printing press and on the other side we see more of the future of Washington. We are still not sure what this mural is going to look like, but we would like to have some kind of a mural that goes right along that entire side of the building and then this is looking at the front of the building so you see that main entrance for our guest and then, of course, that other side of it is then the railroad park. For the railroad park, it's such a vital part of Washington's history. This is our chance to pay homage to the railroad that has given so much industry and tourism to our town. The outdoor space will be a railroad park. This will be located on the intersection of Lafayette and Main. Each container will have a vendor or outdoor seating with fantastic views of the riverfront, Downtown Washington. Another container will be a stage for live entertainment or music videos. A grassy area in front of the stage as a perfect spot for a blanket picnic or dancing the night away. Other events could be yoga sessions, motivational speakers, private events. Other towns and cities have definitely adopted this. You can make these railroad containers look very chic, very nice and provide a really nice space – especially in the seasonal months once we get from May through October and maybe April depending on Missouri's weather. I like this one because they didn't even paint it. That's still just the rust on it and it came across so cool. So, it has a nice, elegant design, but yet still something that I think pays nice homage to Missouri's and Washington's history with the railroad. What we want to do we've got a few storage containers running parallel along the side of the parking lot and then we have a few more of those containers on top of that with a rooftop deck, a tree coming up through and you see the stage in the very back area with a grassy area in front of that. This is as you're walking down turned around and looking back at the entrance. Other storage containers are stacked on top of each other. So you can see the stage area really well. And then that's the nice grassy area. Obviously, the picnic tables can be moved out and that can be a little dance stage area that you can have movie nights, laying out blankets in that area. The set of stairs that you see take you right back up inside the building. There's even going to be a storage container that comes halfway in and halfway out of the building. That will also bring you inside the building as well. This is a side view from the other side. The reason why we're doing this, we all also own the River Sirens Hotel and we are asked all the time about what's there to do in Washington and the biggest response is bars and restaurants, which is great – but with no bowling alley and a small arcade, Washington is in dire need of an entertaining space. Not only for us, but for all the surrounding areas and throughout Franklin County. Downtown Washington, Inc is encouraged. It's encouraging an entertaining district in Washington and all of their research proves the need is there. We are working very closely with Tyler King and his staff to ensure that the space is done right. That it fits

the needs of the people of Washington and preserves the rich history. That makes this sound so great. Any questions?

Jamie Holtmeier:

When I visited the Missourian to submit something, I never thought it was that big. Where are you putting all of this?

Chad Greife:

Exactly. It goes back so much farther than you think. Everybody says that it's just kind of been Mod Podged together through the years and there's a lot of wood paneling and when you remove some of that stuff it's not too bad, but it goes pretty deep into the ground.

Jamie Holtmeier:

To clarify which parts are going to be new construction, I guess it's the west side that you were talking about.

Chad Greife:

Yeah that's really the only thing that you're adding onto the building. Everything else is just changing the existing space that's there. We can actually fit everything that we want with the three separate areas, the actual street alley design. We can fit all of the things that we're looking for and we do have the software here so we can definitely show you the 3D model. We can even show you the blueprints on what we have. So, you can kind of see the layout a little bit.

Rick Hopp:

Chad, how many square feet is just the grocery store?

Chad Greife:

Just the grocery store is 2,500 square foot. It's 20,000 for the whole building. Yeah, very deceiving.

Bryan Bogue:

It's fantastic. I mean I don't know how you could do any more in that space than what you're proposing. It's a good use of the space. I'm blown away. I hadn't I hadn't actually seen that much of it before. It's really cool.

Chad Greife:

We are extremely excited.

Sal Maniaci:

I will mention this is not the first time we've had someone request that kind of shipping container as a building material. It hasn't come to fruition other than storage and industrial areas. We've had the discussion with our city attorney in the past when it comes to industrial areas that it is just that we treat it as a building material. As long as they get a building permit and it goes through the same process as anybody else when it's fire rated and tied down. Once you're over 200 square feet, whether it's made of wood, steel, anything – you have to have a foundation and so that has to come before us. It is just considered another building material that they can submit. Because it's commercial, they have to have the stamped and sealed plans and all that.

Bryan Bogue:

So like you said, I think it's like anything else. I think it's just all about how you do it, and how you put it together and how the project is done, and you do see it a lot now in a lot of other communities mixed with historic and new.

Chad Greife:

We would like that part of the design elements. We don't want to go too cheesy with the railroad theme, but we definitely would like a railroad theme in that park in terms of, you know, whether it be the railroad crossing, but you have to pay homage that the Missouri River Runner runs right through here. That's been very vital to Missouri to Washington's history.

Al Behr:

A lot of space, a lot of ideas, probably a lot of time – any kind of timeline?

Chad Greife:

We definitely have timelines. We think July 15 is going to happen for Andy's Produce. We're painting tomorrow. Drywall is up and everything's going very well, but of course, who knows what can happen in the next couple of weeks. Our number one priority is getting Andy's produce in there. Then after that, we have a couple of other projects around town and then we're going to dedicate everything to this project. So next summer is, I think, a very lofty ambition – but it's still an ambition all the same. Of course, once you get into those winter months, it gets tougher to get things going. But yeah, I could possibly see that. I'm really excited. I spent some time in Europe during Christmas time and there was nothing cooler than going through Christmas markets in Europe and I definitely can see that outdoor space doing, you know, roasted chestnuts and hot cocoa, that would just be a perfect spot for that. So that would be great if maybe that's another option. So yeah, sometime in 2023 for sure.

Jamie Holtmeier:

So it's a good thing that your ambition is attracting a crowd. It also sounds like we might have the parking for, or you might not, what do you own?

Chad Greife:

So yeah, the entire lot minus those buildings that are there in the corner, so where Trashy Roots and those buildings there, but everything else right up to those, we've got all of them.

Jamie Holtmeier:

And that would just be parking?

Chad Greife:

Yes, we don't have any immediate plans to develop that and Andy's produce is going to go out into that parking lot that runs right along Main Street and she'll be selling a lot of her stuff throughout there, but who knows what can change that, but as of right now...

Steve Strubberg:

As far as the railroad park, how far south does that go?

Chad Greife:

So, right to the edge of the building there's those trees that are there now, just right to the edge of the where the Missourian ends, that's where that stage would be and that would be the whole back end. I didn't believe it when we had it drawn up. There's no way this little sliver of a parking lot is going to fit, but I mean it works. It works and everything that we need and it can actually create a nice space for a little grassy area as well that would be really great for families.

Steve Strubberg:

Sal, refresh my memory. Chad mentioned the mural now we've reviewed those in the past, but, so here's the thing – the code is clear about exterior alterations having to get a certificate of review, including painting and murals that do not require a building permit. So that's a little bit of a gray area.

Sal Maniaci:

We can't necessarily catch someone if they go to the building with a paintbrush, but that's kind of the whole point is we get these conversations as early as we can so that they know when you do decide on a mural, you know, come back to the commission for review. Remember Angelina started it and we had to pause it and submit the rest before they finished?

Chad Greife:

I was vice president of the Arts Council of Washington and I was on that committee that did the Welcome to Washington one. So, I presented those plans. I'm very used to going down that process and we would absolutely do the same thing. I've already reached out to the Four Rivers Arts Council about possibly helping with the funding for this. Unfortunately, they have too many projects going on right now. So, if that's something we get done right away or if it gets pushed back on the back burner a little bit – but we would definitely send that to review. We really want to pay homage to the Missourian and then, also, Washington's past and the future and that was the idea that I came up with, but we're open to ideas.

Alan Behr:

You talked a little bit about Andy's growing out into the parking lot there. I've been to the Union location, there's a lot of outdoor stuff there. Same intent is it stuff that will be there all the time? You talked about the doors rolling stuff in and out? Is it just a smaller scale?

Chad Greife:

In terms of the Union location, it is going to be a smaller scale than what we have here because she doesn't hardly have any space inside. At that location, she is kind of forced to be outside. She said she doesn't want any air conditioning, we still put one in. We'll see, how much he does come in and out. In the evening time and when they're closed, they're going to need

to bring in a lot of their stuff that - she doesn't even have that as an option now. She doesn't have that space to bring in a lot of that stuff, but with this space and to have those nice accordion doors that can just push open, they can easily come in and out during the evenings. She has rented 3,000 square feet on the outside of the parking lot and she would, she likes to leave a lot of stuff out and we're going to be really picky about, you know, making it clean because we wanted to look nice and tidy. I know her place at Union gets a little crazy with all of her inventory, we're hoping it's going to be, there's a lot of nice stuff over there - but there's a lot of stuff, and especially with us being involved as our own business as well as renting out space, it behooves us to make sure that she has good foot traffic and that things look nice for our own business. If we were just renting the space, we might not be as invested, but we're very invested that she is successful because then we're going to be successful because of it.

Steve Strubberg:

I guess the only other concern is going to the railroad park side, I guess that's going to be the, you know, probably the one you'll hear the most comments about from the public and everything. One thing you might want to look at, we do have ordinance in the preservation section that talks a lot about scale - not necessarily materials all have to match everything, but trying to keep the same scale so that we don't have something that's super overpowering on that corner - but still pays respect to the rest of the downtown because I know there's a lot of people that have invested a lot of money in adjacent properties. So that might be something just to look at a little bit. I guess the other comment too, is there going to be a way to maybe close that off? So it doesn't become a playground?

Chad Greife:

Absolutely, yeah. We're going to be doing a fence along that entire space and then where the entrance is will be a gate. We're not going to want teenagers there at two in the morning, you know, tearing up our stuff. So yeah, there's a plan for, for that.

Sal Maniaci:

I think we've already shared it, but the color scheme that we have for our guideline book. If you guys don't have it, we can share it. I don't know, you didn't mention finalizing the colors of those of those yet so we can share that.

Chad Greife:

In terms of height, we had just discussed doing one container that would be on its side, but that would be a stairwell that would get them to other ones. That was part of those pictures, pull any of those back up if you wanted to see what that would look like. But that's something we'll definitely take into consideration.



Bryan Bogue:

Yeah, that's a good thought. The design guidelines do have a lot of just samples of materials and things in it that allow things to blend in that are good resource to have.

Steve Strubberg:

Any other comments? Anybody in the crowd have any comments? Then what I'll do is look for a motion to give a review for the 14 West Main Street east end - for a certificate of review.

Bryan Bogue:

I'll make a motion to issue the certificate of review for the East end of the project.

Rick Hopp:

I'll second that.

Steve Strubberg:

All in favor? Any opposed? Okay. And then really, the next thing, there was kind of what we discussed was the west side of it.

Sal Maniaci:

There's nothing to vote on for that tonight. Obviously, they'll have to come back for building permits and all that for the shipping containers and we'll have final renderings at that point.

Steve Strubberg:

Okay. Well we thank you all for your presentation. It was it was good presentation to understand what you're trying to do with the whole block there.

2. 500 E. 6<sup>th</sup> St. - resident, Diane Sluyter, would like guidance from the committee to keep her home within historic guidelines as she updates exterior (not in historic district, but home is 150 years old).

Steve Strubberg:

Next item under new business is 500 East 6<sup>th</sup> St. Jamie, maybe you can kind of inform us what that was about. You sent us an email out.

Jamie Walters-Seamon:

Diane Sluyter is here. She wants to do some work to her house. It's about 150 years old. It's not in a historic district, but she would like some advice to keep it historic.

Diane Sluyter:

I've got one side of my house, it's 150 years old, it's all brick - but there's one side where the kitchen has been expanded through the many years internally. You can see the expansion, there's brick walls and then when they finally expanded at one point it appears that there's asbestos underneath and then there is siding. White vinyl siding, which is probably 40 or 50 years old. Pretty crummy looking and needs to be repaired. Before I go down the road and make some major errors, I just wanted some guidance from somebody about what to put up there aesthetically that would look pleasing but still kind of fall in the realm of that old of a house,

which is in Bassora. First time I met Mark Houseman, he said, "Oh you live in Bassora."

Steve Strubberg:

The siding is more around the side and the back? Is that....

Diane Sluyter:

No, it's on the side. It's on the neighbor's side. I'm on a corner and it's on the other side, the side that faces the neighbors. I was looking today and there's some other areas where the roof line has been expanded. The house was expanded a couple of times internally and with the roof line the way they expanded it, there's some of that white vinyl siding up there too. I want to get rid of all of it. It's pretty tacky and it's, it's starting to flake and break because it's so old. I'm just kind of looking for some guidelines there. It's about 30 ft long, but there's a side porch where you can see the cutout. I was invited to come for ideas. I know that I could do brick, I could do Hardie Board. I could do siding. I could do, you know, all sorts of other things, but just kind of some directions so that I'm not making a huge mistake.

Steve Strubberg:

I think in the past a lot of times we've recommended going with the Hardie Board, since that is an addition. Sometimes you want a different material, so it does show the progression of that property.

Diane Sluyter:

Internally, you can see the progression. It's got the original hardwood floors and you can see where they stopped and started and started. There have been three renditions on the kitchen. So something like Hardie board.

Steve Strubberg:

Yeah we've recommended that on a lot of the projects.

Diane Sluyter:

Would you do just straight across or would you do, I mean I know that there's some of those....

Steve Strubberg:

So you think originally that was asbestos?

Diane Sluyter:

No, I think there's asbestos underneath. I don't know what originally was. I have not gone down that far but there's a piece on the back that the trim has come off and you can see the asbestos. I'm pretty sure it's asbestos but that's as far as I've gone.

Steve Strubberg:

Going with like a lap siding would be pretty accurate historically and everything.

Diane Sluyter:

Okay, so some kind of Hardie Board or some kind of lap siding like that would be my best bet?

Jamie Holtmeier:

You had mentioned a design. Were you thinking about the scallop design?

Diane Sluyter:

I don't know. I just was wondering, you know?

Rick Hopp:

Drive down here to 2<sup>nd</sup> & Jefferson, the cabin that's on the corner there, that's all wood siding. But you'll notice that it's siding to a certain point and then the scallops up above there. Go take a look at that.

Diane Sluyter:

I'll go take a look, but I just needed some direction, you know.

Rick Hopp:

Hardie Board is awesome.

Al Behr:

Even some of Andy's new stuff is brick on the front and Hardie Board on the back in a lot of cases. Rhine River down here that Andy Unerstall built is brick on the front and it's lap/Hardie Board type siding on the back. If you go down to Market and Main, Market hangs a left and look at anything that's brick on the front down there and pretty much you're going to find somewhere on there where you'll find that Hardie Board too.

Diane Sluyter:

Okay, thank you. I appreciate it.

## Old Business

1. Potential Grants  
Nothing new.

2. Education/Conferences  
Nothing new.

3. Curb Appeal  
Nothing new.

4. Creating New History Award  
Nothing new.

5. Budget Report  
Sal Maniaci:

We have not spent any additional money. However, there was a donation from the dispensary to the city for future projects and I think it still has to go through council but one of the proposals for that money is for \$5,000 to finish the improvements to the city cemetery because we got the sign there - but we never got the educational aspect of it. It was like another \$1,200 and

we didn't have that. So, we were going to propose bringing that to the council to allocate that donation to pay for those improvements. If you remember, we (this committee), voted to put money towards that but it didn't necessarily go to the historic aspect, it went to the sign. I didn't know necessarily if we want to go back and ask for more money, so we thought that would be a good allocation. Budgetary, that's really the only thing that we're looking at.

Steve Strubberg:

I think that would be a great idea. I think we tried to kind of get the ball rolling on that project and to get like you said, get the historical aspect out there was kind of the goal from the beginning.

Sal Maniaci:

Mark Housman wrote us a really nice mock-up of what we'd actually put on the pedestal sign, on the historic sign. We have that still, Marlin has that. We got a bid from Ziglin for about \$1,200 and we looked - that's pretty much what we paid, even at the time, for the other ones around town as well. So, it hasn't changed much in there.

Bryan Bogue:

It'd be great to use it, especially if Mark put it together.

Sal Maniaci:

He found pictures of some civil war soldiers that were buried there. It was good.

#### 6. Information Plaques for Historic Buildings

Nothing new.

#### 7. Calvin Theatre

Sal Maniaci:

I know that the Calvin is still on here and I don't have an update. They had moved forward with the roof replacement. Even since our last meeting in May, the crane was there one week and making some changes on the roof. The permit is still open. Tyler has reached out as well. He hasn't heard any specific update, but they were planning on applying for the federal tax credits - which would go above and beyond any of our requirements. They have to approve every individual change you do to the inside.

#### Other Business

Rick Hopp:

I just want to make it known that the foundation, Historic Washington Foundation, we're finished with our projects. The Farmers Market building has been completely re-tuck pointed and painted and the signs are back up. So that's finished. The post office, everything has been finished as far as the tuck pointing and we're working with a painter to finish painting some of the windows. So both buildings should be back in shape for another 100 years.

Sal Maniaci:

Are you putting a new sign at the post office for Downtown, Inc.?

Rick Hopp:

We're looking at it.

Sal Maniaci:

I thought I'd heard that, but I hadn't seen it. That reminds me, the Waterworks Building should be done by...

Steve Strubberg:

Well, the general contractors work should be done by - I'll say the second week of July. Then the tenant has still got work to do inside. But the outside, I think today they started putting some of the new windows in on the inside.

Rick Hopp:

The new windows came in Wednesday and they were in within a day.

Steve Strubberg:

They've been working, they've redone all the sidewalks down there.

Al Behr:

Is that all of the windows already?

Steve Strubberg:

No, we only replaced the ones on the east side. We struggled with the budget so those windows were in the worst condition. You could stick your finger through some of the glass, in other areas there wasn't glass. A lot of the stuff on the west end is they just went in and worked on the windows, patched them, repainted them, stuff like that. If you look inside it'll kind of look unfinished yet. But the tenant is doing a lot of the finish work on the inside.

Sal Maniaci:

The touching up and the painting, I thought looked great. They put that color back on there and all those details. Wayne let us know that you're going to add some ground lighting up to that. Very similar to what we have at City Hall that lights up the building directly.

Steve Strubberg:

When you come down Jefferson St., the whole front of it will be lit.

Sal Maniaci:

I think it'll look really nice.

Rick Hopp:

Any update on the depot?

Sal Maniaci:

We're supposed to go out to bid in July. I think July 7th and then they're due July 17th or maybe that was too quick to turn around but bids are due to be in in July. Then we'll get the numbers out and hopefully select someone and move forward. The tenant is still eager to move in.

Bryan Bogue:

It's vacant right now?

Sal Maniaci:

It's been vacant since Pappy's moved out. It would not have passed inspection.



Steve Strubberg:

Is anything changing on the outside?

Sal Maniaci:

No. There's going to be some new goose neck lighting. Actually, I take it back – they did end up adding two windows to the north side on the river so they will have to go come to this board. Once we get the bids in, we'll submit those plans.

Steve Strubberg:

It just got painted a couple years ago.

Sal Maniaci:

Yeah. We have not really decided what to do with the loading dock yet. Right now, that's an add on in the bid package to replace it with concrete and actually fence it in to have a real deck out there. Again, with the budget, that is an add on right now.

Jamie Holtmeier made a motion to adjourn and Bryan Bogue seconded the motion. A vote was taken and unanimously approved. The meeting of the Washington Historic Preservation Commission ended at 6:40 PM.

The next scheduled meeting of the Washington Historic Preservation Commission will be held Monday, August 15, 2022 at 6:00 PM in the Council Chambers of City Hall.

Washington Historic Preservation Commission Meeting  
Council Chambers of City Hall  
405 Jefferson Street  
Washington, Missouri 63090

Monday, August 15, 2022 at 6:00 PM

Minutes

Call to Order - Roll Call

Present

Carolyn Witt, Chairman  
Steve Strubberg, Vice-Chairman  
Andrew Clary  
Tyler King  
Jamie Holtmeier  
Rick Hopp  
Al Behr, City Council Liaison  
Joe Holtmeier, City Council Liaison  
Sal Maniaci, City Planner/Economic Developer

Absent

Bryan Bogue

Pledge of Allegiance

Approval of minutes from June 20, 2022. Motion made by Steve Strubberg. Seconded by Tyler King. Passed without dissent.

New Business

1. Design Reviews (previously approved by email to be put on record:
  - a. 16 E. Front St. - signage for Old Bridgeview Brewery 6/29/2022
  - b. 209 W. 3<sup>rd</sup> & 319 Elm St. - signage for Chimera 6/30/2022
  - c. 1 Elbert Dr. - signage for Chimera 6/30/2022
  - d. 123 Lafayette St. - signage for Downtown Washington 6/30/2022
  - e. 100 W. Main St. - 3<sup>rd</sup> floor balcony 7/7/2022
  - f. 325 W. Front St. - deck for old freight depot 7/11/2022
  - g. 5 W. 2<sup>nd</sup> St. - signage for Birdie's Bakeshop

Carolyn Witt:

Let's do the signage for downtown first because I know there are a couple of people who will abstain, then we'll do the rest as a group. The signage for 123 Lafayette St. It will be in front of the post office designating a post office, a Main Street organization, in downtown Washington.

Tyler King:  
I will abstain.

Carolyn Witt:  
So will Rick. Is there a motion to approve or any discussion on this?

Steve Strubberg:  
I'll motion to approve.

Andrew Clary:  
I'll second.

Carolyn Witt:  
All those in favor, signify by saying aye. Opposed? Motion carried. The remaining reviews have been approved by email need an official designation that they have received review.

Tyler King:  
I'll motion for all of these to be approved.

Jamie Holtmeier:  
I'll second.

Sal Manicai:  
Just two notes on here. On the West Main St. third floor balcony – they did get that approved after our building inspector looked at it. There is a code that it can't be more than six feet without some special bracing. They believe they can demonstrate that's there. If not, they'll have to put some bracing up under it. I don't imagine that would change any design. It will be black, but they said they're getting their engineers to review it to make sure they don't need it. They don't think they do, but our engineering department is looking at it – so if you see some changes, that's all it is. They may put some bracing on the underside of it. Over six feet, they mentioned that you technically need those unless you could prove how far it went in. On 325 West Front, the deck for the freight depot is on for vote tonight for the lease and the construction. That was a bid alternate on there, so what is going to counsel tonight does include the deck. That's why we wanted to make sure it was all approved by History Preservation by the time it went there, but it is possible as a potential deduct. The existing one is not safe so regardless, that one has to go. It's been rotting. Staff's recommendation is to propose to replace at the same time. I'm going to include that part of the bid. But just so you know, if you hear that changes tonight for a deduct. It is still on the table as well that either city staff could do it or it could be

added at a later date. We wanted to get it through this committee so it was all handled.

Andrew Clary:

In that case, would it just be demolished and then they'd do something at a future date?

Sal Maniaci:

Regardless, it's definitely coming down. The new one, as you saw, won't stick out into the parking lot. It's just along the back of the building. Because of the distance of the building, you have to have an exit there. So regardless, there's going to be a new door and staircase down. Ideally, we'll get a deck because the current tenant would appreciate a deck, but they don't need it necessarily. They don't have that use, but if we're looking longevity of the building a future tenant would probably like to pay for a deck. So that was our recommendation, but if they decide not to - it could just be nothing on the rear. Obviously, that crawl space would be exposed, so that would change the other side of that at that point.

Carolyn Witt:

It makes sense to do it while you're doing everything else for the building to be leased.

Sal Maniaci:

That was our goal - get it truly white boxed and if there is tenant changeover, you have a nice building that could pass occupancy.

Rick Hopp:

Sal, there's not a tenant in there right now?

Sal Maniaci:

No. It's been vacant since Papi's left, but if approved tonight - the Axe Depot will move in upon substantial completion, which they are aiming for January. Then it will be theirs for 5 years, minimum.

Carolyn Witt:

Any sign of other building permits coming down the pike?

Sal Maniaci:

Potentially. We continue to meet with business owners, property owners on potential projects. Some potential ground up that would obviously go to you for review, but not major renovation. It would just be new construction. Some infill. Tyler, anything off the top of your mind? Projects that you're working on?

Tyler King:

There's a few. I don't want to say just yet. The permit data is definitely picking up downtown.

Carolyn Witt:

I saw someone as working on, next to Hoffman NOA - it was Diana Holdinghausen's daughter.

Sal Maniaci:

We issued that permit a while back.

Carolyn Witt:

At that time, no one was really sure what she was going to do. I'm hoping their going to go forward with that.

Tyler King:

Yeah, they're definitely doing work in there and it's mixed use.

Sal Maniaci:

Nothing that need to go to Historic Preservation - if you saw on the back side on the parking garage of the Old Modern Auto, there are some improvements. The new buyers are just doing some maintenance and improvements, you know, bracing down there. I would imagine they'll have some plans come forward on that in the future.

Jamie Walters-Seamon:

Sal, have you heard anything else on the apartment building they were supposed to put across the street from John G's.

Tyler King:

It came before us and we approved it, but there's been no movement since.

Sal Maniaci:

I did speak to him a couple of weeks ago about something else and I asked him. He is on Unerstall Construction's waitlist. Unerstall Construction is building that. If you drive by now, there's cars parked there. There is a little gravel lot and that is where the building is going. It will actually be garages for the units so people who live down there can use those garages. Then there will be a second story with three units, I believe. He said the plans are done and he has Unerstall Construction. I think they are doing Main & Olive, and then this will be next.



Tyler King:

I looked, we approved it almost a year ago exactly.

Jamie Walters-Seamon:

We did have another sign that came through after I sent the agenda out. It's 5 West Second St. It is now going to be Birdie's Bake Shop. It used to be Fairytale Cookie Company. They're just re-facing the sign and putting vinyl in the windows, so they don't need a building permit.

Sal Maniaci:

That is right, since they are just re-facing they don't need a building permit. We encourage people to come in and go through Historic Preservation and the owner's knew that.

Andrew Clary:

I'll motion for all of this to be approved.

Jamie Holtmeier:

I'll second.

Carolyn Witt:

All those in favor, signify by saying aye. Opposed? Motion carried.

## Old Business

### 1. Potential Grants

Sal Maniaci:

Jamie has been forwarding you the actual SHPO potential grants. We don't have any projects that we are specifically lining up on Historic Preservation on a district basis right now. We did look into utilizing that for some city properties upcoming renovations. It does get very strict with what you can do to the buildings after that. To be honest, it may be more financially responsible not to get a grant for historic buildings. If we're going to add new windows or office space to a building, it gets really specific. We're looking at options. That's specifically for the complex over by the pool. So the old auditorium and the actual bath house and all that where the parks offices are eventually going. We're looking at that. That's still an opportunity. But again, we had a consultant who did all of our energy efficiency and they said they've had some experience with other cities that once they got that, they couldn't necessarily do everything or end up getting more expensive to follow the historic guidelines. On the interior, which we always encourage on the exterior, but on some of the interior - they were concerned that it would make it more expensive. So, we're looking at that option. Those grants on the state side are twice a year, on SHPO. There's

September and if they don't award them all, they do it again six months later. Every year, I think I get notice of a second round – if that comes up. We're still looking at before the September deadline. As for individual grants, nothing I can share right now. There are ARPA grants through the state under the community revitalization program. We're looking at a couple projects that may qualify, but it's on private property – so we'll have to get our ducks in a row before we can even put the application together. Both projects that we're looking at would need Historic Preservation review and approval. We'll need proof of public meetings and all that. Those applications, as of right now, we're anticipating to be due October 3<sup>rd</sup>. They want a 45 day turnaround, but they were supposed to open on August 1<sup>st</sup> and they still haven't opened. If they could open tomorrow, it would still be October 3<sup>rd</sup>. It's within 45 days, so I would just keep that on everyone's radar. We may need to have a meeting before the 21<sup>st</sup>. Just some potential facilitating, some redevelopment, that would be downtown. That's really all I can share right now. The state has their own ARPA funds through DED and they separate it into 8 categories, one of them is community revitalization. It's their broadest category, but it doesn't mean you can apply for anything. You still have to have, there's a number of they call it beneficiary activities that you have to say – yes, this is what we're doing. It can't just be beautifying. There is everything from a food shelter, a food bank to affordable housing. . There's a lot of categories, but you have to fit into one of those and we're looking at some potential – if we can bring marketplace rentals, that would qualify under the workforce housing. If we can incentivize that, we will definitely apply.

Carolyn Witt:

Would a playground down at the riverfront park work?

Sal Maniaci:

It could. There's no application fee or anything. Tyler and I have looked at it. It probably can't hurt to turn in an application. It may be tough to meet because they do have specific guidelines and things that have to fit. It says in there you can apply for recreation facilities, but then you have to show why. Ideally, they would like to say you're putting a playground in a community that is socially inept or are falling behind because of COVID or something like that. Those socioeconomic issues, those numbers, we don't have the data to really qualify for that, especially downtown. It can't hurt to submit an application, but the thing is – it's a competitive grant. There's a lot of money, but they're only doing it by district. So we got put into the St. Louis district, which means we are competing – the over 100 millions dollars got put down to 20 million for St. Louis and Washington is competing for that. We're trying to put together the most competitive applications we can to get Washington to stand out. We think we do have some very competitive

projects in mind. We're in the St. Louis MSA, but we do qualify for rural grants because we're under 50,000. This specific category, they don't separate it between rural and urban. They have economic districts and Franklin County, as a whole, is in the St. Louis economic development district. That's where we got put into the 20 million pot. Good and bad - St. Louis got a lot more money than some of the areas to fight for, but there could be some very competitive projects. This is the first time I've ever had this program. Typically, they are pretty good about making sure some of the money get out. I will say, because it's a quick turnaround - there's a lot of homework you've got to do, but it's not.... I think they anticipated that with the way they wrote the application. It's meant to be - let's get these applications out. People can submit their projects. If we have more questions we can come back. It's not so difficult that I think any community could fill this out.

## 2. Education/Conferences

Tyler King:

I have a few that I can mention. September 7<sup>th</sup> is the next Missouri Main Street Mornings on Main. This is a webinar. You can sign up for this webinar specifically on murals. I know that's something we've talked about in the past is murals in the downtown area. If you want to learn a little bit about that. Then the 15<sup>th</sup> and 16<sup>th</sup> we have a training in Jeff City. I apologize, I don't remember the topic of that one. Then we have another one, our quarterly workshop, from November 3<sup>rd</sup> and 4<sup>th</sup> in Lees Summit and the topic has not been put out on that one yet. So that's a few of the Main Street Revitalization conferences and trainings that if you're interested in going to, let me know and I'll sign you up. I will definitely get you the one for the Mornings on Main one.

Sal Maniaci:

The one in Lee's Summit, we'll probably get a group to take the train. It's right after our new fiscal year, so we will have training dollars in this budget that you can apply for. If we're not going to spend it the rest of the year, it would be better to send more people to go closer than the spend for a couple of people to go across the country.

Tyler King:

Our national conference is in Boston next year in March. Carolyn usually attends that and hopefully have a good group go to that next year too.

Carolyn Witt:

That'd be good. Oh and this is a good a time as any to bring this up. You all very kindly gave me \$440 to register for the meeting in Richmond. I had an accident, I had an issue and when I got there, I had to go to urgent care and

I had to come home right away. So I replaced the \$440 into our budget. I didn't want anybody to think that I didn't. I was really sorry, because I was there – but my knee was swollen and it was ugly. I needed to come home so I didn't make it, but I don't want anybody to think that I didn't appreciate the funding and that it was replaced, so that's in this year's budget still before we run out. If you find something to go on, it's there.

Sal Maniaci:

Even if we book those train tickets. Transportation definitely qualifies for the training dollars. If we book it before October 1<sup>st</sup>, we can use these training dollars. So just keep that in mind. We typically go to the annual one. There's one in November every year.

Carolyn Witt:

A bunch of us went in March to Joplin. Then this one in Lee's Summit. I'd like to do that. I hope they have something really dynamic.

3. Curb Appeal

Nothing new.

4. Creating New History Award

Carolyn Witt:

We haven't had any new history created recently, but it sounds like we might be having some new buildings coming up that might fit the criteria.

Sal Maniaci:

I think it will be worthwhile once some of the stuff that's under construction now is done.

Andrew Clary:

Like Pecka's?

Carolyn Witt:

It's looking great.

Steve Strubberg:

Are the plaques still on those buildings?

Carolyn Witt:

Yes. I was down there not too long ago and the plaque was still on the building. It makes you feel really nice when you see those plaques and realize we did that.

Tyler King:

It's always nice to give a tour downtown. We get multiple groups. We just had a group from Maryville, Missouri north of Kansas City. They were here and they noticed the plaques when I was giving a tour. They really appreciated that.

Carolyn Witt:

That is great – and it gives people ideas. Speaking of that, and I should have brought this up under conferences – the American in Bloom conference is coming at the end of September. They're bussing them out from St. Louis. They are staying there, but they'll spend Friday from noon on. They'll start at the park and they are going to have food trucks and lunch. Then they'll have tours of the various parks and around city hall – places that the Master Gardeners have contributed to and show off how they work together with the chamber, the city and downtown. It has resulted in so many amazing things. That's the kind of thing you like to show off. We went to St. Charles three years ago, but that was the last physical meeting they had. It really is an opportunity. They come from all over the country. Part of their umbrella includes historic preservation and community awareness, that's how I got involved. They are having a dinner very similar to the Farm to Table, only American in Bloom is having it for the guests that have come out from the city to spend the day here. The 30<sup>th</sup> of September is the day they will be here.

Tyler King:

It runs into the 1<sup>st</sup>. It's a weekend type thing, like a Thursday, Friday, Saturday – but they are coming out specifically to be here that Friday.

## 5. Budget Report

Sal Maniaci:

We have the training dollars in there. We have money set aside in case there is a matching grant that comes up – which we do every year. Last year we took money out of plaques and put it into signage and this year I just put the same amount. So we have the same 20,000 that can go towards anything. It seems like a lot, but if we have to match \$12,000 to one grant, then obviously.

Carolyn Witt:

What I'm passing around is, I was in Kirkwood this morning and Kirkwood has signs for their historic districts. It's Jefferson Monroe district. It doesn't have any major information or detail, but it's just a street sign on a pole that says Historic District Jefferson and Monroe. I think the streets are what they're named for and I was thinking if we, I mean we've been so successful. I think the plaques are wonderful but our public buildings have been



addressed and I hate to not have another project down the road. Imagine if you're driving down Second Street and you see International Shoe Factory Historic District, which is coming – or Tibbe Historic District. Of course with signage, you have to go through the city because signs are their thing and you certainly don't want a neighborhood that says, hey, we got enough signs. That's a very subtle way to get it out there. I thought that was something we might think about next year when we have a new budget and if we don't have anything targeted to do that, wouldn't that be kind of nice? I know from the past in dealing with signage with downtown, the city street department is very kind about helping facilitate that sort of thing, so just keep that in mind.

6. Information Plaques for Historic Buildings

Nothing new.

7. Calvin Theatre

Nothing new.

Other Business

Sal Maniaci:

I just want to mention, next Tuesday the 24<sup>th</sup> everyone is invited at 4pm to the grand opening of WashMo on the Go at the Waterworks Building. If anyone wants to stick around and show your support for the renovation of our freight depot, that'll be on the agenda tonight. Otherwise, we'll be in touch probably before our next meeting. I imagine those grants will be due before the end of October. The state has \$350 million across all eight programs and in their words, they don't want that money. At the end of the year, they want 100% of it allocated, so they're going to move very quick.

Carolyn Witt:

I want to say, too, that I was very grateful to be appointed to the comprehensive plan committee – mainly because of the library as a representative, but I also said they got downtown and Historic Preservation so I will keep our interests. Of course, we're really lucky because Sal is there so if I slip up, I know he'll jump in.

Sal Maniaci:

That first meeting is Thursday at 4pm.

Carolyn Witt:

That is really a great opportunity. I was lucky I was on the committee last time and that is a good opportunity to bring up things that when they're looking to the future – what are you going to do? I remember I was talking to somebody somewhere and he said well downtown is finished, it's full. I'm going, you are never finished. You always have things like the Calvin. You have things that haven't been

done or even when you've got all this new stuff – a police presence, security for all of our visitors. There is always something that you have to look at. It's not stagnant. It's not something that you say I'm done and you move on. You always have to have that as part of the living document that downtown is key in this whole plan for the community, because the community should use this. They come here to eat to mail, to bank. I'm very grateful.

Tyler King made a motion to adjourn and Jamie Holtmeier seconded the motion. A vote was taken and unanimously approved. The meeting of the Washington Historic Preservation Commission ended at 6:39 PM.

The next scheduled meeting of the Washington Historic Preservation Commission will be held Monday, November 21, 2022 at 6:00 PM in the Council Chambers of City Hall.

≡ MENU



# Boards and Commissions

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## **353 Washington Redevelopment Corporation**

### **Board of Adjustment**

### **Board of Appeals**

### **Board of Health**

### **Board of Public Works**

### **Historic Preservation Commission**

The Washington Historic Preservation Commission provides a mechanism to identify and preserve the distinctive historic and architectural characteristics of Washington which represent elements of the City's cultural, social, economic, political and architectural history. They are to foster and encourage preservation, restoration and rehabilitation of structures, areas and neighborhoods relating to the historical background of the City.

8a

To mention only a few of the Commission’s activities, they promote ongoing survey work to identify historically and architecturally significant properties. They investigate and recommend to the City Plan Commission and City Council the adoption of ordinances related to historic preservation. They keep a register of all properties and structures which have been designated as Landmarks or Historic Districts. They are to inform and educate the citizens of Washington concerning the historic and architectural heritage of the community.

The Commission consists of seven (7) members, all of whom shall be residents of the City of Washington. The Mayor shall make every reasonable effort to appoint persons with a demonstrated interest in the historical preservation of the City. The term of office is five (5) years. Further details regarding the Washington Historic Preservation Commission can be found in Chapter 480 of the Washington City Code.

Meetings of the City of Washington, Missouri, Historic Preservation Commission are held on the third Monday in February, May, August and November at 6 p.m. in the Council Chambers of City Hall. The meetings are open to the public.

<b>COMMITTEE MEMBERS</b>	<b>APPOINTED</b>	<b>TERM EXPIRES</b>
Carolyn Witt Chairman	June 2012	August 2025
Steve Strubberg Vice Chair	October 2005	August 2023
Bryan Bogue	August 2007	August 2026
Andrew Clary	February 2016	August 2025
Jamie Holtmeier	May 2015	August 2024
Rick Hopp	May 2010	August 2025
Danielle Grotewiel	October 2014	August 2024
Al Behr Liaison Assignment	May 2022	May 2023
Joe Holtmeier Liaison Assignment	May 2022	May 2023

### **Industrial Development Authority**

### **Library Board of Trustees**

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## Parks and Recreation Commission

## Planning and Zoning Commission

## Urban Forestry Council

### ☰ ADMINISTRATION

#### Administration

Boards and Commissions

City Clerk

Council Meetings

Elected Officials

Human Resources

Loss Control Policy



### PEOPLE

#### **Darren Lamb, AICP**

City Administrator

#### **Sal Maniaci**

Community & Economic Development Director

#### **Shauna Pfitzinger**

Human Resources Manager

#### **Sherri Klekamp, MRCC**

City Clerk

#### [MORE PEOPLE](#)



### UPCOMING EVENTS

#### **Traffic Commission Meeting**

**December 2, 2022**

8:00 am

8a



at City Hall, Council Chambers

**City Council Workshop Meeting**

**December 5, 2022**

6:00 pm

at City Hall, Council Chambers

**City Council Meeting**

**December 5, 2022**

7:00 pm

at City Hall, Council Chambers

**353 Redevelopment Meeting**

**December 7, 2022**

8:00 am

at City Hall, Council Chambers

**Washington Brass Band Christmas Concert**

**December 11, 2022**

3:00 pm - 5:00 pm

at City Auditorim

**Planning & Zoning Commission Meeting**

**December 12, 2022**

7:00 pm

at City Hall, Council Chambers

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Neighborhood Alerts**



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*The Washington Historic Preservation Commission*

*would like to present*

*[name]*

*the*

*Creating New History Award*

*for efforts in appropriate infill for their property located at [street address], Washington, Missouri which is presented to property owners who respect the aesthetics of their surrounding historic districts in new construction.*

*date*

*Carolyn Witt, Chairman*

*Washington Historic Preservation Commission*





OFFICE: 123 LAFAYETTE STREET | WASHINGTON, MO 63090  
CORRESPONDENCE: PO BOX 144 | WASHINGTON, MO 63090  
636.239.1743 | INFO@DOWNTOWNWASHMO.ORG

### **Sign & Awning Grant Program**

**Purpose:** The program has been established with the intent to encourage and provide financial assistance for improving the appearance, consistency, and overall effectiveness of merchant signage in the downtown area. Signs are as much a part of Main Street America as the buildings themselves. The primary function is to identify businesses to customers. In addition, signs also: Make an image statement of their respective businesses, contribute to the overall look of the individual buildings on which they are located and contribute to the overall look of downtown.

### **Program Requirements**

1. Grants are available for up to 50% of the total cost of the sign or awning, as well as installation, with a maximum contribution of \$500. This is a matching grant. Each recipient may be awarded only one grant per calendar year. Design assistance is also available. Approval will be on a first come, first-serve basis.
2. The applicant may be the property owner or tenant. Tenant must submit the property owner's written approval of the proposed improvement.
3. The completed design or proposal for the project must be submitted to the Downtown Washington, Inc. office and approved by the DW, Inc. Design Committee before any work begins. Changes made to the project design or proposal after approval by this committee will not be eligible for funding.
4. The applicant will be reimbursed the amount of the grant upon completion of the project. A final invoice from the manufacturer and/or contractor will need to be submitted at this time along with the front and back of the canceled check that paid the sign maker.
5. Funds will be distributed a maximum of 90 days after completion of the project.
6. Business must supply before and after pictures.
7. Business must have two bids. Business does not have to go with the lowest bid, but we do need to see the comparison.
8. Business must supply all paperwork including but not limited to the application, city application(s) & permit(s), original invoice from sign maker, canceled check image showing the front & back of the check written to the sign/awning company.
9. All submissions must comply with city codes and ordinances. Where required, an approved City of Washington sign permit must be submitted with the application. City forms are included in this application.
10. All submissions must follow the design guidelines and be reviewed by the Historic Washington Preservation Commission. City forms are included in this application.

### **Eligibility**

1. All business & property owners who are located within the Historic Downtown Washington District boundaries are eligible.
2. Eligible work may include the following: new signs, repair of existing signs, replacement of signs, awnings, window/door lettering, lighting, and labor.
3. In order to encourage historical accuracy, and to comply with design guidelines, the DWInc. Design Committee encourages front-lit signs. New signs and awnings must be lit from above, or from the front in order to qualify. No back-lit nor digital signs will be funded.
4. Businesses receiving sign grants must be a Downtown Washington, Inc. member, and must promise to remain a Downtown Washington, Inc. member until such time that the grant amount has been matched by dues. This is a grant, and there is no requirement to repay – just the pledge of your continued support.

### **Guidelines**

1. Planned improvements must preserve the architectural integrity of the building and adhere, where possible, to the original design of the facade.
2. Paint colors should be harmonious with neighboring structures and/or indicative of the building and sign's historic character.
3. The size, color, shape, and position of a sign should complement the architecture and history of the building.

### **Selection Criteria**

1. Aesthetic quality of the design proposed.
2. Potential impact on the attractiveness of the town, the streetscape, and the particular building.
3. Visual prominence of the sign and its location.
4. Enhancement or improvement significance to the town.

For more information: Downtown Washington, Inc. - Tyler King, Executive Director - 636-239-1743





OFFICE: 123 LAFAYETTE STREET | WASHINGTON, MO 63090  
CORRESPONDENCE: PO BOX 144 | WASHINGTON, MO 63090  
636.239.1743 | INFO@DOWNTOWNWASHMO.ORG

**Sign and Awning Grant Application  
Downtown Washington, Inc. Design Committee**

Date: \_\_\_\_\_

Applying Business Name: \_\_\_\_\_

Applying Business Address: \_\_\_\_\_

Name of Applicant: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Email address: \_\_\_\_\_

Description of project: \_\_\_\_\_

Will you be using the services of a graphic artist of professional sign company?  Yes  No

If yes, who? \_\_\_\_\_ Estimated Cost of Project: \$ \_\_\_\_\_

Proposed Start Date: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_

I understand that in order for my request for funds to be approved, I must agree to work with and follow the recommendations of the Downtown Washington, Inc. Design Committee. I also understand that monies are granted on a reimbursement basis following completion of work, and that design changes not approved by the design committee will not be funded.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Please Attach:**

- Drawings/design of the proposed project with sample of colors to be used
- TWO Contractors cost estimate
- If applicable, a letter of authorization from property owner
- Washington Historic Preservation Commission Application
- Sign permit from the city

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## Downtown Washington Low Interest Loan Program

The Downtown Washington Low Interest Façade Improvement Revolving Loan Program will offer financing for façade improvements, as well as hands on classes for historic building maintenance. The funds received will be subject to an application process and restricted to projects that adhere to the Design Guidelines adopted by the City of Washington and all other applicable ordinances. (Mandatory Review, Mandatory Compliance as determined by the City of Washington Historic Preservation Commission)

To ensure that these renovations and improvements are to the highest standards and contribute to the overall aesthetics of downtown Washington, we will be requiring inspections throughout the term of the loan. Each loan will be subject to a strict repayment schedule and will be administered by a board member who will also be a local bank's loan officer. Therefore, these loans will also comply with current banking standards. Applicants may request funding for up to 80% of their total project costs. Up to \$100K up to 5 years at 1% interest. These funds may be utilized for exterior improvements to existing commercial buildings.

Projects must meet all of the following criteria to be considered for this loan:

- Commercial or Multi Use
- Exterior renovations only
- Located in NAP boundaries (Missouri River to Ninth Street; Market Street to High Street)

Potential projects may include, but are not limited to:

- reinstalling bricked in or otherwise obscured windows
- replacing ill-fitting and/or non-compliant replacement windows
- removing inappropriate materials
- repointing brick
- repainting currently painted brick
- restoration of historic store fronts
- updating or adding signage and awnings
- professional fees such as: Architects, Engineers, Contractors and Permit fees

Funding may NOT be used for:

- property acquisition
- existing debt
- building demolition
- legal fees

These funds will be available to business owners and property owners alike. Business owners that do not own their buildings will be required to obtain written permission from the property owner to complete the façade improvements.

Each applicant will be reviewed by the Historic Washington Foundation (HWF) board of directors and bank loan officer prior to loan approval. Our standards will meet and or exceed the standards of the City of Washington Historic Preservation Commission (WHPC), but applicants will be subject to their review and must receive a certificate of appropriateness from said commission. Applicants must also adhere to any and all policies and procedures required by the City of Washington.



PO Box 144, Washington, MO 63090 636.239.1743 [bkelch@downtownwashmo.org](mailto:bkelch@downtownwashmo.org)

## APPLICATION FOR LOW INTEREST LOAN PROGRAM

Applicant Name: \_\_\_\_\_

Applicant Full Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Email: \_\_\_\_\_

Address of the building: \_\_\_\_\_

Owner(s) of proposed building: \_\_\_\_\_

What local historic district if the building located in? \_\_\_\_\_

What is the total cost of the project? \$ \_\_\_\_\_ What is the requested loan amount? \$ \_\_\_\_\_

### Describe proposed work:

### Requirements/Items needed check list:

- Plans/drawings, which illustrate the proposed changes
- Completed Personal Financial Statement
- Two construction bids minimum for the project
- Before photos of each existing condition(s) to be renovated
- After photos of each existing condition(s) to be renovated; Optional: Video of before and after
- Copies of your building, sign, awning or any other city permit
- Copy of your Washington Historic Preservation Commission certificate of review
- Copy of your Small TIF application (if applicable)
- Post a sign saying financed in part by Downtown Washington, Inc. (sign provided by DW, Inc.)

By signing this form, you agree that Downtown Washington, Inc. and/or the Historic Washington Foundation can showcase your photos, videos and project publicly to promote the loan program and district as a whole.

X \_\_\_\_\_

Date: \_\_\_\_\_

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# PERSONAL FINANCIAL STATEMENT

Statement of Financial Condition As Of \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Applicant Name:	Business Phone
Co-Applicant Name:	Business Phone
Residence Address	Residence Phone
City, State, & Zip	

JOINT CREDIT APPLICATION	
By submitting this Personal Financial Statement, we intend to apply for joint credit.	
Applicant Signature _____	Co-Applicant Signature _____

ASSETS	AMOUNT (\$)	LIABILITIES & NET WORTH	AMOUNT (\$)
Cash in Bank (including money market accounts, CDs)		Notes Payable to Bank	
		Secured	
		Unsecured	
Cash in Other Financial Institutions (List) (including money market accounts, CDs)		Notes Payable to Others (Schedule F)	
		Secured	
		Unsecured	
		Credit Cards & Accounts Payable	
		Margin Accounts	
Readily Marketable Securities (Schedule A)		Notes Due to Privately Owned Businesses	
Non-Readily Marketable Securities (Schedule A)		Taxes Payable	
Ownership in Privately Owned Businesses (Schedule B)		Personal Residential Mortgages (Schedule D)	
Notes Receivable from Business		Investment Real Estate Debt (Schedule E)	
Notes Receivable from Others		Life Insurance Loans (Schedule C)	
Net Cash Surrender Value of Life Insurance (Schedule C)		Other Liabilities (List):	
Real Estate for Personal Use (Schedule D)			
Real Estate Investments (Schedule E)			
Retirement Accounts (IRA, Keogh, Profit Sharing & Other)			
Automobiles			
		<b>Total Liabilities</b>	
Other Assets (List):			
		<b>Net Worth</b> (Total Assets minus Total Liabilities)	
<b>Total Assets</b>		<b>Total Liabilities &amp; Net Worth</b>	

SOURCES OF INCOME	
Salary	
Bonus and Commissions	
Interest & Dividends	
Real Estate Income	
<small>You need not disclose alimony, child support or separate maintenance income unless you wish the Bank to consider them in a credit decision.</small>	
Other Income (please itemize)	
<b>Total Income</b>	

CONTINGENT LIABILITIES	
As Guarantor, Endorser, or Co-maker	
On Leases or Contracts	
Legal Claims	
Provisions for Federal Income Taxes	
Other Special Debt	
<b>Total Contingent Liabilities</b>	



**GENERAL INFORMATION**

Are any assets pledged? If yes, please list in schedule below.  
 Are you a defendant in any suits or legal actions?  
 US Citizen? If no, Resident Alien Number:  
 Personal bank accounts carried at (name of financial institution):  
 Have you or any business you have owned ever declared bankruptcy?  
 If yes, please explain on additional sheet.

**PERSONAL INFORMATION**

Business or Employer – Applicant:  
 Co-applicant:  
 Date of Birth – Applicant:  
 Co-applicant:  
 Partner or officer in any other venture?:  
 Do you have a will?  
 If so, name of executor:

**SCHEDULE OF ASSETS PLEDGED**

Description	Value	To Whom Pledged

**SCHEDULE A - ALL SECURITIES INCLUDING NON-MONEY MARKET MUTUAL FUNDS (use additional sheet if necessary)**

NO. OF SHARES OR BOND FACE VALUE	DESCRIPTION	OWNER(S)	WHERE HELD	CURRENT MARKET VALUE	PLEGDED	
					YES	NO
<b>READILY MARKETABLE SECURITIES (including Stocks, Bonds, Mutual Funds, U.S. Governments, and Municipals)</b>						
<b>NON-READILY MARKETABLE SECURITIES (thinly traded or restricted stock)</b>						

**SCHEDULE B – OWNERSHIP IN PRIVATELY HELD BUSINESSES (use additional sheet if necessary)**

BUSINESS NAME	NATURE OF BUSINESS	DATE OF INVESTMENT	ORIGINAL INVESTMENT COST	% OF OWNERSHIP	PRESENT VALUE OF YOUR INVESTMENT

**SCHEDULE C – LIFE INSURANCE (use additional sheet if necessary)**

INSURANCE COMPANY	FACE AMOUNT OF POLICY	TYPE OF POLICY	BENEFICIARY	CASH SURRENDER VALUE	POLICY LOANS	OWNERSHIP	PLEGDED	
							YES	NO

**SCHEDULE D – REAL ESTATE FOR PERSONAL USE (use additional sheet if necessary)**

PROPERTY ADDRESS	LEGAL OWNER	PURCHASE YEAR	PRICE	MARKET VALUE	PRESENT LOAN BALANCE	INTEREST RATE	MATURITY DATE	MONTHLY PAYMENT	LENDER

**SCHEDULE E - REAL ESTATE INVESTMENTS (MAJORITY OWNERSHIP ONLY) (use additional sheet if necessary)**

PROPERTY ADDRESS	LEGAL OWNER	PURCHASE YEAR	PRICE	MARKET VALUE	PRESENT LOAN BALANCE	INTEREST RATE	MATURITY DATE	MONTHLY PAYMENT	LENDER

**SCHEDULE F - NOTES PAYABLE**

TYPE	ORIGINAL AMOUNT	PRESENT LOAN BALANCE	SECURED		COLLATERAL	INTEREST RATE	MATURITY DATE	MONTHLY PAYMENT	LENDER
			YES	NO					



The information contained in this statement is provided for the purpose of obtaining or maintaining credit with the Historic Washington Foundation, (HWF), on behalf of the undersigned, or persons, firms, or corporations in whose behalf the undersigned may either severally or jointly with others, execute a guaranty in your favor. Each undersigned understands that HWF is relying on the information provided herein in deciding to grant or continue credit. Each undersigned represents and warrants that the information provided is true and complete, and that HWF may consider that statement as continuing to be true and correct until a written notice of change is given to HWF by the undersigned. HWF is authorized to make all inquiries deemed necessary and to obtain a consumer credit report from any reporting agency to verify the accuracy of the statements made herein, in connection with HWF's preliminary evaluation of undersigned, or during any periodic review of undersigned deemed necessary by HWF. HWF is authorized to answer questions about your credit experience with me/us.

Signature:	Date:	Social Security Number:
Signature:	Date:	Social Security Number:

Washington Historic Preservation Commission  
Application for Certificate of Review

Address of subject property \_\_\_\_\_  
Business name (if applicable) \_\_\_\_\_

Property owner name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone number \_\_\_\_\_ Email address \_\_\_\_\_

Applicant /contact person name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone number \_\_\_\_\_ Email address \_\_\_\_\_

Is this property located in the Design Review area?  yes or  no  
Is this property located in a National Register Historic District?  yes or  no If so, which one?

- |   |   |
|---|---|
| <input type="checkbox"/> Downtown Historic District | <input type="checkbox"/> Locust Street District         |
| <input type="checkbox"/> Tibbe District             | <input type="checkbox"/> Stafford-Olive District        |
| <input type="checkbox"/> Brehe Farmstead District   | <input type="checkbox"/> John B. Busch Brewery District |

Briefly describe property as it currently exists and enclose photographs of existing structure(s):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Type of Improvement

- New construction (new building, addition, etc.)  Rehabilitate or restore  Sign  Demolition  
 General Maintenance (re-roofing, wood repair, etc.)  Other \_\_\_\_\_

Describe proposed exterior changes. MUST INCLUDE materials, colors, design and placement.  
Specify if changes will match existing features. Attach a copy of elevations, if applicable, and a  
rendering of proposed changes.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Applicant signature

\_\_\_\_\_  
Date

Designated Local Landmarks:

- 1130 Wildey Way & 1132 Wildey Way – Wildey Odd Fellows Cemetery & Columbarium
- 123 Lafayette St. – Old Main Post Office
- 124 Jefferson St. – Godt's/Gottfried's Cabin
- 317 W. Main St. – Farmers' Market / Bleckmann Building

Historic Districts:

- Downtown Historic District
- Tibbe District
- Brehe Farmstead District
- Locust Street District
- Stafford-Olive District
- John B. Busch Brewery District

CERTIFIED LOCAL GOVERNMENT AGREEMENT BETWEEN  
THE CITY OF WASHINGTON, MISSOURI  
AND THE MISSOURI STATE HISTORIC PRESERVATION OFFICER  
(MISSOURI DEPARTMENT OF NATURAL RESOURCES)

The City of Washington, Missouri, in consideration of having been granted Certified Local Government status, agrees to carry out the following responsibilities as outlined in "Guidelines for Implementation of Certified Local Government Programs in Missouri", in cooperation with the Missouri State Historic Preservation Officer (SHPO).

1. Enforce appropriate local legislation for the designation and protection of historic properties;
2. Establish by local law an adequate and qualified historic preservation review commission composed of professional and lay members;
3. Maintain a system for the survey and inventory of historic properties with such inventory retained in perpetuity, per Section III.C. of the "Guidelines for Implementation of Certified Local Government Programs in Missouri;"
4. Provide for adequate public participation in the local historic preservation programs;
5. Review and comment on all proposed nominations to the National Register of Historic Places for properties within the City of Washington's jurisdiction, and within 60 days of receiving the nominations inform the Missouri SHPO and the property owner(s) of the separate opinions of both the local commission and the chief elected official as to whether or not the nominated properties meet the criteria of the National Register;
6. Submit an annual report to the Missouri SHPO of the local commission's activities during the past year within 60 days following the end of federal fiscal year (September 30), and maintain all records documenting those activities for a period of five years;
7. Ensure that each commission member attends at least one informational or educational meeting, approved or conducted by the Missouri SHPO, pertaining to historic preservation;

Additional responsibilities identified below are optional. Please check those responsibilities that the City of Washington wishes to undertake.

- 8. Assist the Missouri SHPO, if necessary, to verify the names and addresses of property owners in proposed National Register historic districts generated by the City of Washington;
- 9. Assist the Missouri SHPO, if necessary, to verify the property legal descriptions of proposed National Register nominations generated by the City of Washington;
- 10. Ensure that all documentation for properties submitted to Missouri SHPO for determination of eligibility for listing on the National Register of Historic Places by the City of Washington satisfies Missouri SHPO survey and inventory requirements;
- 11. Assist the Missouri SHPO in monitoring the physical condition of all properties within the City of Washington's jurisdiction upon which the Secretary of the Interior holds restrictive covenants (see attachment);
- 12. To the extent practicable, upon request of the Missouri SHPO, occasionally assist with state-sponsored historic preservation activities within the City of Washington's jurisdiction.



Sevgi J. Perrot  
Chief elected official,  
City of Washington, Missouri

9/16/86  
DATE

Wayne E. Gross  
Wayne E. Gross  
(Deputy Missouri State Historic Preservation Officer)  
Director, Division of Parks, Recreation, and Historic Preservation  
Missouri Department of Natural Resources

9/8/86  
DATE

**ARTICLE X**

**HISTORIC PRESERVATION**

**SECTION 400.355 – PURPOSE AND INTENT**

**A. DECLARATION**

The City Council finds and declares as a matter of public policy that it is the intent of this Chapter to:

1. Preserve, protect, enhance and perpetuate those structures, buildings and improvements which reflect significant elements of the City of Washington's cultural, artistic, engineering, historic or other heritage;
2. Foster civic pride in the beauty and accomplishments of the past;
3. Promote the use and perpetuation of significant structures within the historic preservation design area for the education, stimulation and welfare of the people of the City;
4. Develop and maintain appropriate settings and environments for structures within the historic preservation design area;
5. Preserve and encourage harmonious architectural styles, reflecting the City's distinct phases of its history;
6. Foster knowledge of the living heritage of the past;
7. Promote and protect the public health, safety and general welfare of the citizens of the City, including orderly development and coordination of municipal growth and services;
8. Minimize visual blight and avoid inappropriate and poor quality of design; and
9. Promote and encourage continued private ownership and use of buildings and other structures to further the objectives of this Chapter.

**B. MAP**

The area of the City applicable to these provisions of the Article were enacted by Ordinance Number 06-10020, enacted May 1, 2006, which adopted a historic preservation design area map that is on file in the City offices.

**SECTION 400.360 - DEFINITIONS**

As used in this Chapter, the following terms shall have these prescribed meanings:

**ALTERATION**

Any act or process that changes one (1) or more of the exterior architectural features of a structure including, but not limited to, the erection, construction, reconstruction or removal of any structure.

**AREA**

A specific geographic division of the City of Washington.

**BOARD OF ADJUSTMENT**

The Board established pursuant to Article XIII of this Chapter.

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**CERTIFICATE OF REVIEW**

A certificate issued by the WHPC indicating its review of plans for alteration, construction, removal or demolition of a landmark or of a structure within a historic preservation design area.

**COMMISSIONERS**

Members of the Washington Historic Preservation Commission (WHPC).

**CONSTRUCTION**

The act of adding to an existing structure or the erection of a new principal or accessory structure on a lot or property.

**COUNCIL**

The City Council of the City of Washington.

**DEMOLITION**

Any act or process which destroys, in part or in whole, a landmark or a structure within a historic preservation design area or which threatens to destroy a landmark or a structure within a historic preservation design area by failure to maintain it in a condition of good repair and maintenance.

**DESIGN GUIDELINE**

A standard of appropriate activity that will preserve the historic and architectural character of a structure or area.

**EXTERIOR ARCHITECTURAL APPEARANCE**

The architectural character and general composition of the exterior of a structure including, but not limited to, the kind, color and texture of the building material and the type, design and character of all windows, doors, light fixtures, signs and appurtenant elements.

**HISTORIC PRESERVATION DESIGN AREA**

An area designated by ordinance of the City Council and which may contain within definable geographic boundaries one (1) or more landmarks and which may have within its boundaries other properties or structures which, while not of such historic and/or architectural significance to be designated as landmarks, nevertheless contribute to the overall visual characteristics of the landmark or landmarks located within the historic preservation design area. The historic preservation design area is defined by the historic preservation design area map.

**LANDMARK**

A property or structure designated as a "landmark" by ordinance of the City Council, pursuant to procedures prescribed herein, which is worthy of rehabilitation, restoration and preservation because of its historic and/or architectural significance to the City of Washington.

**MINIMUM MAINTENANCE**

The minimum regulations governing the conditions and maintenance of all existing structures, as set out in the 2003 Property Maintenance Code for the City of Washington as such existing structures code shall be amended from time to time by the City of Washington.

**OWNER OF RECORD**

The person, corporation or other legal entity listed as owner on the records of the County Recorder of Deeds.

**PUBLIC IMPROVEMENT PROJECT**

An action by the City of Washington or any of its departments or agencies involving major modification or replacement of streets, sidewalks, curbs, street lights, street or sidewalk furniture, landscaping or other portions of the public infrastructure servicing commercial, residential or industrial development.

**REMOVAL**

Any relocation of a structure on its site or to another site.

**REPAIR**

Any change that is not construction, removal or alteration.

**STOP WORK ORDER**

An order of the WHPC directing an owner, occupant, contractor or subcontractor to halt an action for which a certification of review is required and notifying the owner, occupant, contractor or subcontractor of the application process for a certification of review.

**STRUCTURE**

Anything constructed or erected, the use of which requires permanent or temporary location on or in the ground including, but without limiting the generality of the foregoing, buildings, fences, gazebos, advertising signs, billboards, backstops for tennis courts, radio and television antennae and towers and swimming pools.

**WHPC**

The Washington Historic Preservation Commission.

**SECTION 400.365 – HISTORIC PRESERVATION COMMISSION**

**A. COMPOSITION OF COMMISSION**

The Washington Historic Preservation Commission shall consist of seven (7) members, all of whom shall be residents of the City of Washington, all of whom shall be appointed by the Mayor and approved by the City Council. The Mayor shall make every reasonable effort to appoint persons with a demonstrated interest in the historical preservation of the City of Washington. To the extent available in the community, the Washington Historic Preservation Commission shall include professional members representing such disciplines as architecture, law, real estate brokerage, history or any other fields related to historic preservation.

**B. TERMS**

The term of office of the members of the WHPC shall be for five (5) years, excepting that the membership of the first (1st) WHPC appointed shall serve respectively for terms of one (1) for one (1) year; one (1) for two (2) years; one (1) for three (3) years; two (2) for four (4) years; and two (2) for five (5) years. Vacancies shall be filled for the unexpired term only.

**C. COMPENSATION**

The citizen members shall serve without compensation.

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**D. OFFICERS**

Officers shall consist of a Chairman and a Vice Chairman elected by the WHPC, who shall serve a term of one (1) year and shall be eligible for re-election. The Chairman shall preside over meetings. In the absence of the Chairman, the Vice Chairman shall perform the duties of the Chairman. If both are absent, a temporary Chairman shall be elected by those present. The officers shall assure that the following duties of the WHPC are performed.

1. Preparation of minutes of each WHPC meeting.
2. Publication and distribution of copies of the minutes, reports and recommendations of the WHPC to the members of the WHPC.
3. Provision of notice as required herein or by law for all public hearings conducted by the WHPC.
4. Notification to the Mayor of vacancies on the WHPC and expiring terms of members; and
5. Preparation and submission to the City Council of a complete record of the proceedings before the WHPC on any matter requiring City Council consideration.

**E. MEETINGS**

A quorum of the WHPC shall consist of at least four (4) members. All decisions or actions of the WHPC shall be made by a majority vote of those members present and voting at any meeting where a quorum exists. Meetings shall be held at regularly scheduled times to be established by resolution of the WHPC at the beginning of each calendar year or at any time upon the call of the Chairman. No member of the WHPC shall vote on any matter which may materially or apparently affect the property, income or business interest of that member. No action shall be taken by the Commission which could in any manner deprive or restrict the owner of a property in its use, modification, maintenance, disposition or demolition until such owner shall first have had the opportunity to be heard at public meeting of the WHPC as provided herein. The Chairman, and in his absence the Acting Chairman, may administer oaths and compel the attendance of witnesses. All meetings of the WHPC shall be open to the public. The WHPC shall keep minutes of its proceedings, showing the vote, indicating such fact and shall be immediately filed in the office of the WHPC and shall be a public record.

**F. FUNDING**

The City Council shall annually appropriate funds, within budget limitations, for the operation of the WHPC. The WHPC may, with the consent of the City Council, apply for, receive or expend any Federal, State or private grant, grant-in-aid, gift or bequest in furtherance of the general purposes of this Article.

**G. POWERS AND DUTIES**

The WHPC shall have the following powers and duties:

1. To adopt its own procedural regulations, provided that such regulations are consistent with this Chapter and the Revised Statutes of the State of Missouri.
2. To conduct an ongoing survey to identify historically and architecturally significant properties, structures and areas that exemplify the cultural, social, economic, political or architectural history of the nation, State or City.



3. To investigate and recommend to the City Planning & Zoning Commission and to the City Council the adoption of ordinances designating properties or structures having special historic, community or architectural value as "landmarks".
4. To investigate and recommend to the City Planning & Zoning Commission and to the City Council the adoption of ordinances designating areas as having special historic, community or architectural value as "historic districts".
5. To keep a register of all properties and structures which have been designated as landmarks or historic districts, including all information required for each designation.
6. To confer recognition upon the owners of landmarks and property or structures within historic districts by means of certificates, plaques or markers and to make recommendations for the design and implementation of specific markings of the streets and routes leading from one landmark or historic district to another.
7. To advise and assist owners of landmarks and property or structures within historic districts on physical and financial aspects of preservation, renovation, rehabilitation and reuse and on procedures for inclusion on the National Register of Historic Places.
8. To nominate landmarks and historic districts to the National Register of Historic Places and to review and comment on any National Register nominations submitted to the WHPC upon request of the Mayor or Council.
9. To inform and educate the citizens of Washington concerning the historic and architectural heritage of the City by publishing appropriate maps, newsletters, brochures and pamphlets and by holding programs and seminars.
10. To hold all meetings or public hearings specified in this Chapter, to review applications for construction, alteration, removal or demolition affecting proposed or designated landmarks or structures within historic districts and to issue certificates of review for such actions.
11. To issue stop work orders for any construction, alteration, removal or demolition undertaken without a certificate of review.
12. To develop specific design guidelines for the alteration, construction or removal of landmarks or property and structures within historic districts.
13. To review proposed zoning amendments, applications for special use permits or applications for zoning variances that affect proposed or designated landmarks and historic districts. The Zoning Administrator shall send applications for special use or zoning variations to the WHPC for comment at least fifteen (15) days prior to the date of the hearing by the City Planning & Zoning Commission or Board of Adjustment.
14. To administer on behalf of the City of Washington any property or full or partial interest in real property, including easements, which the City of Washington may accept as a gift or otherwise acquire, upon authorization and approval by the City Council.
15. To make recommendations to the City Council concerning the application for and utilization of any Federal, State or private grant, grant-in-aid, gift or bequest furthering the general purposes of this Chapter.

16. To make recommendations to the City Council concerning budgetary appropriations to further the general purposes of this Chapter.
17. To call upon available City staff members as well as other experts for technical advice.
18. To retain such specialists or consultants or to appoint such citizen advisory committees as may be required from time to time.
19. To testify before all boards and commissions, including the City Planning & Zoning Commission and the Board of Adjustment, on any matter affecting historically and architecturally significant property, structures and areas.
20. To develop a preservation component in the Master Plan of the City of Washington and to recommend it to the City Planning & Zoning Commission and to the City Council.
21. To periodically review the Washington zoning ordinance and to recommend to the City Planning & Zoning Commission and the City Council any amendments appropriate for the protection and continued use of landmarks or property and structures within historic districts.
22. To undertake any other action or activity necessary or appropriate to the implementation of the purpose of this Chapter.

**SECTION 400.370 SURVEYS AND RESEARCH**

**A. IDENTIFICATION**

The WHPC shall undertake an ongoing survey and research effort in the City of Washington to identify neighborhoods, areas, sites, structures and objects which have historic, community, architectural or aesthetic importance, interest or value. As part of the survey, the WHPC shall review and evaluate any prior surveys and studies by any unit of government or private organization and compile appropriate descriptions, facts and photographs. Before the WHPC shall on its own initiative nominate any landmark for designation, it shall develop a plan and schedule for completing a survey of the City of Washington to identify potential landmarks. The WHPC shall then systematically identify potential landmarks and adopt procedures to nominate them in groups based upon the following criteria:

1. The potential landmarks in one (1) identifiable neighborhood or distinct geographical area of the City of Washington.
2. The potential landmarks associated with a particular person, event or historical period.
3. The potential landmarks of a particular architectural style or school or of a particular architect, engineer, builder, designer or craftsman.
4. Such other criteria as may be adopted by the WHPC to assure systematic survey and nomination of all potential landmarks within the City of Washington.

---

**SECTION 400.375 – NOMINATION OF LANDMARKS AND HISTORIC DISTRICTS**

**A. GENERAL**

Nominations shall be made to the WHPC on a form prepared by it and may be submitted by a member of the WHPC, the owner of record of the nominated property or structures or the City Council.

**B. CRITERIA FOR DESIGNATION OF NOMINATION**

The WHPC shall, upon such investigation as it deems necessary, make a determination as to whether a nominated property, structure or area meets one (1) or more of the following criteria:

1. Its character, interest or value as part of the development, heritage or cultural characteristics of the community, County, State or country.
2. Its location as a site of a significant local, County, State or national event.
3. Its identification with a person or persons who significantly contributed to the development of the community, County, State or country.
4. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction or use of indigenous materials.
5. Its identification as the work of a master builder, designer, architect or landscape architect whose individual work has influenced the development of the community, County, State or country.
6. Its embodiment of elements of design, detailing, materials or craftsmanship which renders it architecturally significant.
7. Its embodiment of design elements that make it structurally or architecturally innovative.
8. Its unique location or singular physical characteristics that make it an established or familiar visual feature of the neighborhood, community or City, or the fact that it has yielded or may be likely to yield information important in history.
9. Its character as a particularly fine or unique example of a utilitarian structure including, but not limited to, farmhouses, gas stations or other commercial structures with a high level of integrity or architectural significance.
10. Its suitability for preservation or restoration.

**SECTION 400.380 – REPORT AND RECOMMENDATION OF WHPC**

**A. TIME FRAME FOR ACTION**

The WHPC shall, within forty-five (45) days from receipt of a completed nomination in proper form, adopt by resolution a recommendation stating whether or not the nominated landmark or historic district meets the criteria for designation in Section 480.040. The resolution shall be

accompanied by a report to the City Planning & Zoning Commission containing the following information:

1. Explanation of the significance or lack of significance of the nominated landmark or historic district as it relates to the criteria for designation.
2. Explanation of the integrity or lack of integrity of the nominated landmark or historic district.
3. In the case of a nominated landmark found to meet the criteria for designation:
  - a. The significant exterior architectural features of the nominated landmark that should be protected.
  - b. The types of construction, alteration, demolition and removal, other than those requiring a building or demolition permit that should be reviewed for a certificate of review.
4. In the case of a nominated historic district found to meet the criteria for designation:
  - a. The types of significant exterior architectural features of the structures within the nominated historic district that should be protected.
  - b. The types of alterations and demolitions that should be reviewed for a certificate of review.
5. Proposed design guidelines, including minimum maintenance requirements, for applying the criteria for review of certificates of review to the nominated landmark or historic district.
6. The relationship of the nominated landmark or historic district to the ongoing effort of the WHPC to identify and nominate all potential areas and structures that meet the criteria for designation.
7. Any initial recommendation as to appropriate permitted uses, special uses, height and area regulations, minimum dwelling size, floor area, sign regulations and parking regulations necessary or appropriate to the preservation of the nominated landmark or historic district.
8. A map showing the location of the nominated landmark and the boundaries of the nominated historic district.
9. The recommendation and report of the WHPC shall be sent to the City Planning & Zoning Commission within seven (7) days following the vote on the resolution and shall be available to the public at the offices of the Zoning Administrator.

**SECTION 480.385 – NOTIFICATION OF NOMINATION.**

The City Planning & Zoning Commission shall schedule and hold a meeting on the nomination following receipt of a report and recommendation from the WHPC as to whether or not a nominated historic district meets the criteria for designation. The meeting shall be scheduled, held and conducted in the same manner as other meetings to consider applications for Zoning Map amendments or ordinance amendments. Notice of the date, time, place and purpose of the meeting and a copy of the completed nomination form shall be sent by regular mail to the owner(s) of record and to the nominators.

**SECTION 400.390 – DETERMINATION BY THE CITY PLANNING & ZONING COMMISSION.**

Within sixty (60) days following the close of the meeting of the City Planning & Zoning Commission, the City Planning & Zoning Commission shall make a determination upon the evidence as to whether or not the nominated landmark or historic district meets the criteria for designation. Such a determination shall be made upon a motion and vote of the City Planning & Zoning Commission and shall be accompanied by a report to the City Council stating the findings of the City Planning & Zoning Commission concerning the relationship between the criteria for designation described in **Section 400.375** and the nominated landmark or historic district and all other information required by **Section 400.380**.

**SECTION 400.395 – NOTIFICATION OF DETERMINATION**

Notice of the determination of the City Planning & Zoning Commission, including a copy of the report, shall be sent by regular mail to the owner(s) of record of a nominated landmark and owners of all property within a nominated historic district and to the nominator within seven (7) days following a determination of the City Planning & Zoning Commission as to whether or not the nominated landmark or historic district meets the criteria for designation, a copy of the resolution and report accompanied by a recommendation as to whether or not the nominated landmark or historic district shall be designated shall be sent to the City Council.

**SECTION 400.400 – ACTION BY CITY COUNCIL**

**A. PERIOD FOR ACTION**

The City Council shall, within sixty (60) days after receiving the report and recommendation from the City Planning & Zoning Commission, either reject the proposed designation or designate the landmark or historic district by an ordinance. The City Council shall hold a public hearing before enacting the ordinance and provide notice and take testimony in the same manner as provided in **Section 400.385**. Any ordinance shall be accompanied by a written statement explaining the reasons for the action of the City Council.

**B. WRITTEN NOTICE**

After the public hearing, the City Clerk shall provide written notification of the action of the City Council by regular mail to the nominator, the owner(s) of record of the nominated landmark or of all property within a nominated historic district. The notice shall include a copy of the designation ordinance or resolution passed by the City Council and shall be sent within seven (7) days of the City Council action. A copy of each designation ordinance shall be sent to the WHPC, the City Planning & Zoning Commission and the Zoning Administrator.

**SECTION 400.405 – APPEAL.**

A determination by the City Council as to whether or not to designate a property as a landmark or historic district shall be a final administrative decision, as that term is defined in Chapter 536, R.S. MO.



**SECTION 480.410 - THE DESIGNATION ORDINANCE.**

Upon designation, the landmark or historic preservation design area shall receive the supplemental classification "H" for historic preservation design area and the designating ordinance shall prescribe the significant exterior architectural features; the types of construction, alteration, demolition and removal other than those requiring a building or demolition permit that should be reviewed for review, the design guidelines, including minimum maintenance standards, for applying the criteria for review of review; permitted uses; special uses; height and area regulations; minimum dwelling size; floor area; sign regulation and parking regulations. The official Zoning Map of the City of Washington shall be amended to show the boundaries of the supplemental zoning designation. Any designation of an area as a "historic district" shall be regarded as a supplemental zoning designation and shall not affect in any way the underlying zoning designation as provided in other Articles of this Chapter.

**SECTION 400.415 – AMENDMENT AND RESCISSION OF DESIGNATION.**

Designation may be amended or rescinded upon petition to the WHPC and compliance with the same procedure and according to the same criteria set forth herein for designation.

**SECTION 400.420 – CERTIFICATE OF REVIEW — SCOPE.**

**A. MANDATORY DESIGN REVIEW**

This Chapter shall establish a mandatory design review for all developments located within the historic preservation design area as depicted on the Historic Preservation Design Review Map.

**B. MAP EFFECT**

The Historic Preservation Design Review Map and all the notations, references and other information shown thereon are a part of this Chapter and shall have the same force and effect as if such map and all the notations, references and other information shown thereon were all fully set forth or described herein, which Historic Preservation Design Review Map is properly attested and is on file with the City Clerk.

**SECTION 400.425 – DESIGN REVIEW**

**A MUNICIPAL IMPROVEMENTS**

City Officials charged with design responsibility for any municipal improvement, structure or sign within the historic district shall hold preliminary discussions on the proposed project with the WHPC to obtain its preliminary recommendations with respect to environmental, historic, architectural, aesthetic and design considerations of the project. The WHPC shall review municipal improvements at the completions of the design development phase and construction document phase or at any other time it deems necessary to further the purposes of this Chapter. Any significant deviations from a plan approved by the WHPC shall be resubmitted to the WHPC for its further review and recommendation. The WHPC's recommendations on municipal improvements shall not be binding upon the City, but shall be considered in the decisions of City Officials and the City Council.

**B. REQUIREMENT**

No person shall begin or substantially change any development subject to review under this Chapter without first obtaining design review by the WHPC and obtaining a certificate of review or, in the case of demolition, a waiver as a result of review.

**C. PERMITS**

No City permit or approval shall be issued for any development for projects requiring WHPC review without first obtaining design review by the WHPC and obtaining a certificate of review or, in the case of demolition, a waiver as a result of review.

**D. DEMOLITION**

No demolition of any building or structure subject to review under this Chapter shall begin without first obtaining design review by the WHPC of the proposed replacement development and obtaining a certificate of review. In the event the applicant has not determined a replacement development, the WHPC may, after reviewing the effects of the demolition, issue a waiver of design review prior to demolition if it finds that the proposed demolition prior to design review would not be detrimental to the purposes of this Chapter. In the event of a finding by the City of an unsafe condition, an abatement order may be issued by the City without compliance with this Subsection; provided, that all reasonable efforts have first been made to preserve and correct unsafe conditions rather than damage or demolish valuable buildings, structures or objects.

**SECTION 400.430 – EXEMPTIONS**

**A. NO CERTIFICATE REQUIRED**

The following activities do not require a certificate of review or review by the WHPC:

1. Ordinary repair or maintenance (to include painting).
2. Emergency repairs.
3. Interior remodeling or interior decoration.
4. Exterior facade improvements on structures located outside of the historic preservation design review area.

**SECTION 400.435 – CERTIFICATE OF REVIEW REQUIRED**

**A. CERTIFICATE REQUIRED**

The following activities require a certificate of review or review by the WHPC:

1. Exterior facade improvements on all structures located within the historic preservation design review area.
2. All new construction to include primary and accessory structures within the National Register Historic Districts on the Historic Preservation Design Review Map and the historic preservation design review area.

**SECTION 400.440 – DESIGN REVIEW — NOT BINDING ON APPLICANT**

The recommendations of the WHPC set forth in a certificate of review shall be advisory only and shall not be binding on the applicant or any other person; provided however, that the applicant may, at his/her option, agree to certain binding conditions contained therein in the course of approval of a variance, special use permit or other City approval related to the development.

**SECTION 400.445 – OPTIONAL PRE-APPLICATION REVIEW**

Prior to submitting an application for design review and/or building permit, any person proposing a development which is subject to review under this Chapter may submit the plans required in **Section 480.170** in preliminary or sketch form so that the comments and advice of the WHPC may be incorporated into the plans submitted for application. Such pre-application consultations are encouraged to assist project proponents to achieve the best possible development and to facilitate timely review of the proposal whenever an application is made on the project.

**SECTION 400.450 – DESIGN REVIEW — APPLICATION**

**A. APPLICATIONS FOR DESIGN REVIEW**

Applications for design review shall be submitted to the WHPC at the Planning and Engineering Services Department and shall consist of a completed application on a form prescribed by the WHPC, accompanied by a site plan showing the location of the building or buildings, parking, exterior lighting, signs and landscaping; exterior elevations of the front and side with a description of the type and finished color or exterior siding, windows and roofing to be used; detailed drawings of architectural features, signs and trim; historic and "as is" photographs of the subject building or site and adjacent structures. All diagrams shall be drawn to scale. The WHPC may request additional information necessary for their review and recommendation.

**B. APPLICATIONS FOR A SPECIAL USE PERMIT**

Applications for a special use permit pursuant to **Article V** or variance pursuant to **Article XIII** shall submit their plans for review and recommendation to the WHPC at least fifteen (15) days prior to the first (1st) hearing scheduled on the proposed development.

**SECTION 400.460 – DESIGN REVIEW — PROCESS**

**A. NOTIFICATION**

Upon receipt of a completed application for review, the Zoning Administrator shall notify the WHPC and forward the application to its members.

**B. PUBLIC MEETING**

The WHPC shall set a public meeting time and place as soon as possible to review the application according to the design review standards established pursuant to Section 480.190. The WHPC shall request the applicant and may request any design professionals assisting the applicant to attend the meeting. If the applicant or the applicant's representative fails to attend the meeting, an alternate meeting shall be scheduled by the WHPC within thirty (30) days of the initial meeting; provided that in such event, the thirty (30) day review period prescribed in Subsection (E) of this Section shall not commence from the date of the application but shall instead commence on the date to which the meeting on the subject application is continued. Failure of the applicant or the

8a

applicant's representative to attend either the initial or continued meeting set for review of the application shall constitute a failure of the application requirements and no permits shall be granted by the City on the project unless and until the applicant has reapplied for review and obtained a certificate of review pursuant to this Chapter.

**C. REVIEW**

The WHPC may, in the execution of its review, assign any portion of the review of any application to any member or committee of the WHPC; provided that final action to issue a certificate of review shall be made by a majority vote of the members present.

**D. PROCESS**

Upon receipt of an application for a permit for development subject to review under this Chapter, the Zoning Administrator shall:

1. Inform the applicant of the review requirements;
2. Report receipt of the application to the WHPC;
3. Assist the WHPC in considering building, zoning, sign and fire code requirements which may apply to the proposed development; and
4. Shall not issue any such permit until a certificate of review has been obtained.

**E. PERIOD OF REVIEW**

Unless an extension is authorized by the applicant, the WHPC shall complete its review within thirty (30) days of receipt of a complete application. In the event the WHPC fails to issue a certificate of review within such period, a certificate of review shall be deemed to have been issued without recommendation as if the WHPC had so acted.

**SECTION 400.465 – DESIGN REVIEW — STANDARDS AND GUIDELINES**

**A. ARCHITECTURAL CRITERIA**

Design guidelines for review of applications for certificates of review shall, at a minimum, include the following architectural criteria:

1. Height - The height of any proposed alteration or construction should be compatible with the style and character of the landmark and with surrounding structures in a historic district.
2. Proportions of windows and doors - The proportions and relationships between doors and windows should be compatible with the architectural style and character of the landmark and with surrounding structures within a historic district.
3. Relationship of building masses and spaces - The relationship of a structure within a historic district to the open space between it and adjoining structures should be compatible.
4. Roof shape - The design of the roof should be compatible with the architectural style and character of the landmarks and surrounding structures in a historic district.

**Chapter 400 – Zoning**

5. Landscaping - Landscaping should be compatible with the architectural character and appearance of the landmark and of surrounding structures and landscapes in historic districts.
6. Scale - The scale of the structure after alteration, construction or partial demolition should be compatible with its architectural style and character and with surrounding structures in a historic district.
7. Directional expression - Facades in historic districts should blend with other structures with regard to directional expression. Structures in a historic district should be compatible with the dominant horizontal or vertical expression of surrounding structures. The directional expression of a landmark after alterations, construction or partial demolition should be compatible with its original architectural style and character.
8. Architectural details - Architectural details including materials, colors and textures should be treated so as to make a landmark compatible with its original character of significant architectural style and to preserve and enhance the landmark or historic district.
9. Signage - The character of signs should be in keeping with the historic or architectural character of a landmark or historic district. Character of a sign includes the number, size, area, scale, location, type (e.g., off-site advertising signs and on-site business signs), letter size or style and intensity and type of illumination.
10. Minimum maintenance - Significant exterior architectural features should be kept in a condition of good repair and maintenance. All structural and mechanical systems should be maintained in a condition and state of repair that will prevent decay, deterioration or damage to significant architectural features or otherwise adversely affect the historic or architectural character of structures within a historic district.

**B. STANDARDS FOR REVIEW**

In its review of proposals which are subject to this Chapter, the WHPC shall be guided by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (revised 1983) including, but not necessarily limited to, the following standards for rehabilitation set forth therein:

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure or site and its environment or to use a property for its originally intended use.
2. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historic basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building. These changes may have acquired significance in their own right and this significance shall be recognized and respected.



**Chapter 400 – Zoning**

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.
6. Distinctive architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

**C. ADDED OR MODIFIED STANDARDS AND GUIDELINES**

In addition, the WHPC may also from time to time adopt by rule additional or modified standards and guidelines as authorized by the City Council as provided in this Chapter.

**SECTION 400.470 – CERTIFICATE OF REVIEW**

Whenever the WHPC has completed its review, it shall issue a certificate of review on form prescribed by the WHPC. The certificate of review shall include, but not necessarily be limited to, the following information: the name of the applicant, the date the certificate is issued, the location of the proposed development, a brief narrative description of the development, specific reference to any and all plans submitted by the applicant, whether or not the WHPC finds the proposed development to be contributing to the historic district and any and all specific design recommendations made by the WHPC on the application.

**SECTION 400.475 EFFECT OF REVIEW ON OTHER APPROVALS****A. LIMITATIONS ON CERTIFICATE**

Issuance of a certificate of review by the WHPC does not constitute or imply approval of any other permit or approval which may be required for the development.

**B. AUTHORITY OF OTHER BODIES**

No provision of this Chapter shall be interpreted as limiting the authority of the hearings body or decision-making body to impose conditions as authorized elsewhere in this Title.

**C. APPLICABILITY OF OTHER PROVISIONS OF THIS CHAPTER**

Properties subject to review pursuant to this Article shall be subject to the provisions set forth in this Chapter, as well as the bulk use, setback and other provisions of the zoning district in which they are located. Nothing contained in this Chapter shall be construed to repeal, modify or waive any applicable provisions of State or local laws, rules, regulations or ordinances.

**D. LIMITATIONS ON POWERS OF WHPC**

Neither the WHPC nor its members are delegated any executive or legislative power, authority or responsibility.

CITY OF WASHINGTON  
CITY SALES TAX SUMMARY

1% GENERAL SALES TAX

<b>Previous Years 1970-2000 Total:</b>		<b>\$ 36,121,362.69</b>			
2000-2001	\$ 2,614,947.25	2010-2011	\$ 3,613,372.27	2020-2021	\$ 5,138,337.05
2001-2002	2,665,810.02	2011-2012	3,698,652.72	2021-2022	5,475,936.43
2002-2003	2,875,714.84	2012-2013	3,760,065.80	2022-Present	\$ 843,478.14
2003-2004	3,155,590.86	2013-2014	3,912,118.45		
2004-2005	3,187,693.12	2014-2015	4,204,694.99		
2005-2006	3,345,292.87	2015-2016	4,397,905.50		
2006-2007	3,445,234.45	2016-2017	4,354,507.85		
2007-2008	3,773,268.98	2017-2018	4,703,065.67		
2008-2009	3,556,222.39	2018-2019	4,612,283.40		
2009-2010	3,497,829.39	2019-2020	4,787,670.81		
<b>TOTAL COLLECTIONS TO DATE:</b>				<b>\$ 121,741,055.94</b>	

MONTH	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	Monthly % Increase/ (Decrease)
OCTOBER	\$ 361,698.16	\$ 341,934.38	\$ 347,786.52	\$ 387,415.44	\$ 454,143.50	\$ 404,210.90	-10.99%
NOVEMBER	251,010.14	273,682.85	325,999.08	337,510.28	329,477.61	439,267.24	33.32%
DECEMBER	567,111.05	406,617.65	400,738.68	448,383.63	522,976.40		
JANUARY	355,065.45	428,005.85	420,055.36	430,457.12	392,285.39		
FEBRUARY	440,931.59	363,771.00	417,204.79	396,723.58	509,008.53		
MARCH	432,715.60	444,964.47	417,215.47	468,305.25	483,461.03		
APRIL	354,143.36	387,311.51	365,080.95	387,138.97	393,317.74		
MAY	296,545.56	300,584.29	358,920.74	385,747.95	342,734.14		
JUNE	368,699.52	456,577.00	401,315.24	514,849.48	536,473.31		
JULY	499,689.10	420,349.19	442,261.53	462,011.90	462,478.68		
AUGUST	311,169.75	322,712.79	372,615.14	396,711.64	546,440.92		
SEPTEMBER	464,286.39	465,772.42	518,477.31	523,081.81	503,139.18		
<b>TOTALS:</b>	<b>\$ 4,703,065.67</b>	<b>\$ 4,612,283.40</b>	<b>\$ 4,787,670.81</b>	<b>\$ 5,138,337.05</b>	<b>\$ 5,475,936.43</b>	<b>\$ 843,478.14</b>	

Increase (Decrease)  
Over Prior Year                      8.00%                      -1.93%                      3.80%                      7.32%                      6.57%

OVERALL PERCENTAGE GROWTH/  
(REDUCTION) FOR OCTOBER TO  
PRESENT:

**7.64%**

FISCAL YEAR END PERCENTAGE  
(POS- OCTOBER TO SEPTEMBER)  
Shown Once A Year on November Report.

**6.52%**

## 1/2 % CAPITAL IMPROVEMENT SALES TAX

EFFECTIVE: 07-01-89

EXPIRED: 06-30-94	1989-1994	\$ 4,111,148.43
EXPIRED: 06-30-02	1994-2002	9,410,782.24
EXPIRED: 06-30-10	2002-2010	13,334,617.88
EXPIRED: 06-30-18	2010-2018	15,975,018.36
EXPIRES: 06-30-26	2018-2026	\$ 11,066,426.03

TOTAL COLLECTIONS TO DATE: \$ 53,897,992.94

MONTH	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	Monthly % Increase/ (Decrease)
OCTOBER	\$ 180,849.11	\$ 170,966.92	\$ 173,893.15	\$ 193,707.79	\$ 227,071.73	\$ 202,105.70	-10.99%
NOVEMBER	125,504.75	136,841.76	162,999.67	168,755.25	164,738.68	219,633.65	33.32%
DECEMBER	283,555.71	203,310.25	200,369.28	224,192.00	261,488.24		
JANUARY	177,532.58	214,002.88	210,027.68	215,228.64	196,142.72		
FEBRUARY	220,465.78	181,885.56	208,602.53	198,361.30	254,504.01		
MARCH	216,358.10	222,481.70	208,607.73	234,152.34	241,730.89		
APRIL	177,071.76	193,656.33	182,540.31	193,569.47	196,659.57		
MAY	148,272.80	150,291.55	179,460.29	192,873.68	171,366.64		
JUNE	184,317.16	228,288.80	200,657.51	257,424.63	268,236.68		
JULY	249,844.82	210,175.01	221,130.97	231,006.12	231,239.74		
AUGUST	155,584.67	161,356.40	186,307.76	198,355.48	273,220.21		
SEPTEMBER	232,141.66	232,886.54	259,238.60	261,541.37	251,569.17		
<b>TOTALS</b>	<b>\$ 2,351,498.90</b>	<b>\$ 2,306,143.70</b>	<b>\$ 2,393,835.48</b>	<b>\$ 2,569,168.07</b>	<b>\$ 2,737,968.28</b>	<b>\$ 421,739.35</b>	

Increase  
(Decrease) Over  
Prior Year

8.00%      -1.93%      3.80%      7.32%      6.57%

OVERALL PERCENTAGE GROWTH/  
(REDUCTION) FOR OCTOBER TO  
PRESENT:

7.64%

FISCAL YEAR END PERCENTAGE  
(POS- OCTOBER TO SEPTEMBER)  
Shown Once A Year on November  
Report.

6.52%

## 1/2 % TRANSPORTATION SALES TAX

MONTH	2017-2018		2018-2019		2019-2020		2020-2021		2021-2022		2022-2023		Monthly % Increase/ (Decrease)
OCTOBER	\$	180,849.11	\$	170,946.23	\$	173,893.15	\$	193,707.83	\$	227,070.97	\$	202,105.68	-10.99%
NOVEMBER		125,504.37		136,840.50		162,999.68		168,755.33		164,738.72		219,633.66	33.32%
DECEMBER		283,555.44		203,308.99		200,369.28		224,192.04		261,488.24			
JANUARY		177,532.58		214,002.88		210,027.78		215,228.70		196,142.69			
FEBRUARY		220,465.13		181,885.52		208,602.55		198,361.35		254,499.40			
MARCH		216,358.08		222,481.85		208,607.77		234,152.35		241,730.92			
APRIL		177,071.74		193,656.25		182,540.19		193,569.46		196,659.56			
MAY		148,272.79		150,291.51		179,460.32		192,873.68		171,366.53			
JUNE		184,349.74		228,288.78		200,657.52		257,424.62		268,236.76			
JULY		249,844.78		210,175.04		221,130.96		231,006.14		231,239.69			
AUGUST		155,584.64		161,355.80		186,307.86		198,355.50		273,220.19			
SEPTEMBER		232,142.98		232,886.52		259,238.63		261,541.35		251,569.36			
<b>TOTALS</b>	<b>\$</b>	<b>2,351,531.38</b>	<b>\$</b>	<b>2,306,119.87</b>	<b>\$</b>	<b>2,393,835.69</b>	<b>\$</b>	<b>2,569,168.35</b>	<b>\$</b>	<b>2,737,963.03</b>	<b>\$</b>	<b>421,739.34</b>	

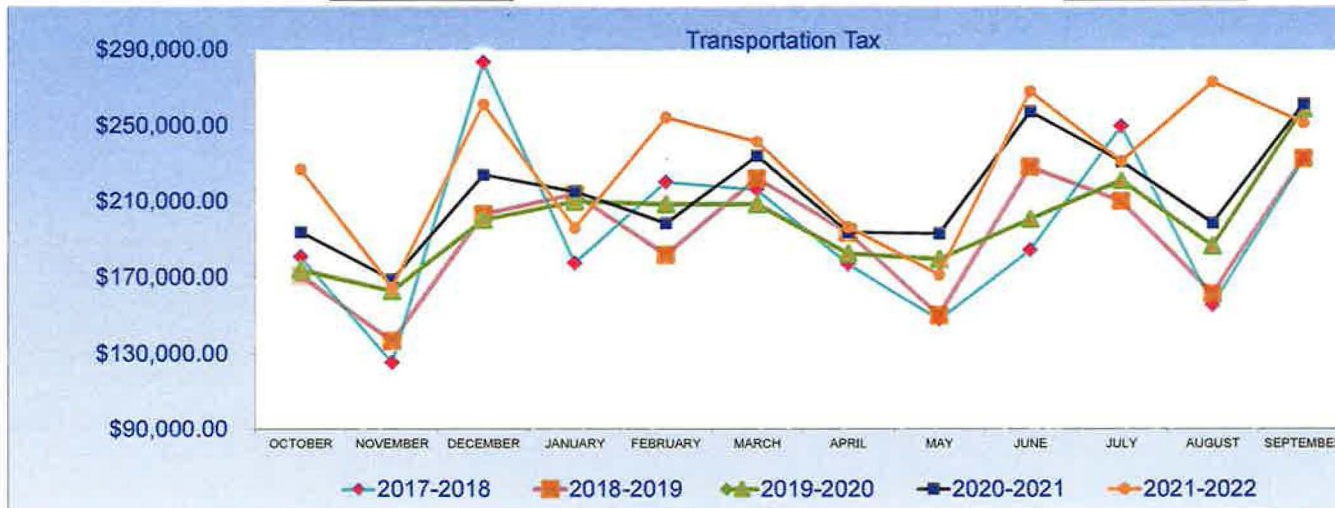
Increase (Decrease) Over Prior Year

	8.01%	-1.93%	3.80%	7.32%	6.57%
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COLLECTIONS 2005 TO PRESENT: \$31,738,555.56

OVERALL PERCENTAGE GROWTH/(REDUCTION) FOR OCTOBER TO PRESENT: 7.64%

FISCAL YEAR END PERCENTAGE (POS- OCTOBER TO SEPTEMBER) Shown Once A Year on November Report. 6.52%



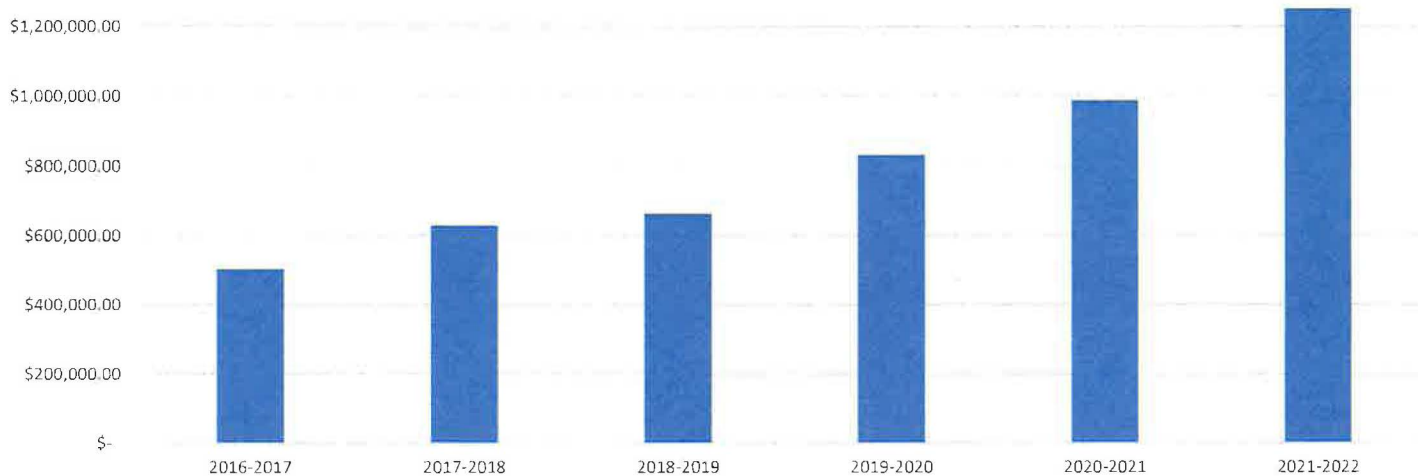


## LOCAL OPTION USE TAX

MONTH	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	Monthly % Increase/ (Decrease)
OCTOBER	\$ 28,227.67	\$ 12,081.69	\$ 34,224.58	\$ 35,500.86	\$ 70,550.86	\$ 73,349.35	\$ 80,047.64	9.13%
NOVEMBER	36,285.79	17,632.77	48,613.78	56,442.98	77,752.19	75,696.93	134,689.97	77.93%
DECEMBER	35,826.94	48,045.68	49,662.96	53,993.39	65,391.95	81,034.55		
JANUARY	43,418.60	48,211.95	68,775.33	39,958.65	69,783.79	98,017.42		
FEBRUARY	54,384.99	95,271.61	73,271.71	63,549.19	112,976.86	102,284.34		
MARCH	47,389.11	76,542.59	79,877.50	81,178.43	104,092.21	99,642.15		
APRIL	37,427.52	47,032.55	54,168.57	51,201.38	83,105.78	117,044.07		
MAY	38,570.02	49,331.34	45,391.56	117,142.50	70,120.42	155,677.22		
JUNE	41,187.44	51,751.76	51,449.73	94,813.67	73,348.19	90,619.63		
JULY	40,613.94	73,096.59	42,197.49	76,691.07	63,309.11	93,190.15		
AUGUST	36,992.97	54,048.00	53,911.53	82,028.64	89,259.01	211,885.73		
SEPTEMBER	63,977.54	57,105.98	62,998.22	79,946.63	109,517.43	121,402.30		
<b>TOTAL</b>	<b>\$ 504,302.53</b>	<b>\$ 630,152.51</b>	<b>\$ 664,542.96</b>	<b>\$ 832,447.39</b>	<b>\$ 989,207.80</b>	<b>\$ 1,319,843.84</b>	<b>\$ 214,737.61</b>	

COLLECTIONS 1998 TO PRESENT: **\$ 11,339,349.20**

OVERALL PERCENTAGE GROWTH/(REDUCTION) FOR OCTOBER TO PRESENT: **44.07%**





# Budget Report Group Summary

For Fiscal: 2022-2023 Period Ending: 10/31/2022

Account Typ...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Fund: 001 - GENERAL FUND</b>						
Revenue	15,593,840.00	15,593,840.00	896,644.77	896,644.77	-14,697,195.23	94.25%
Expense	16,293,840.00	16,293,840.00	1,066,351.28	1,066,351.28	15,227,488.72	93.46%
<b>Fund: 001 - GENERAL FUND Surplus (Deficit):</b>	<b>-700,000.00</b>	<b>-700,000.00</b>	<b>-169,706.51</b>	<b>-169,706.51</b>	<b>530,293.49</b>	<b>75.76%</b>
<b>Fund: 003 - LIBRARY FUND</b>						
Revenue	1,813,740.00	1,813,740.00	12,405.02	12,405.02	-1,801,334.98	99.32%
Expense	1,810,640.00	1,810,640.00	89,296.72	89,296.72	1,721,343.28	95.07%
<b>Fund: 003 - LIBRARY FUND Surplus (Deficit):</b>	<b>3,100.00</b>	<b>3,100.00</b>	<b>-76,891.70</b>	<b>-76,891.70</b>	<b>-79,991.70</b>	<b>2,580.38%</b>
<b>Fund: 004 - VOLUNTEER FIRE FUND</b>						
Revenue	908,110.00	908,110.00	1,301.07	1,301.07	-906,808.93	99.86%
Expense	1,150,770.00	1,150,770.00	132,585.40	132,585.40	1,018,184.60	88.48%
<b>Fund: 004 - VOLUNTEER FIRE FUND Surplus (Deficit):</b>	<b>-242,660.00</b>	<b>-242,660.00</b>	<b>-131,284.33</b>	<b>-131,284.33</b>	<b>111,375.67</b>	<b>45.90%</b>
<b>Fund: 010 - VEHICLE &amp; EQUIPMENT REPLACEMENT FUND</b>						
Revenue	295,000.00	295,000.00	0.00	0.00	-295,000.00	100.00%
Expense	1,049,970.00	1,049,970.00	1,369.78	1,369.78	1,048,600.22	99.87%
<b>Fund: 010 - VEHICLE &amp; EQUIPMENT REPLACEMENT FUND Surplus (Deficit):</b>	<b>-754,970.00</b>	<b>-754,970.00</b>	<b>-1,369.78</b>	<b>-1,369.78</b>	<b>753,600.22</b>	<b>99.82%</b>
<b>Fund: 250 - STORMWATER IMPROVEMENT FUND</b>						
Revenue	1,646,000.00	1,646,000.00	80,047.64	80,047.64	-1,565,952.36	95.14%
Expense	3,365,430.00	3,590,430.00	16,953.96	16,953.96	3,573,476.04	99.53%
<b>Fund: 250 - STORMWATER IMPROVEMENT FUND Surplus (Deficit):</b>	<b>-1,719,430.00</b>	<b>-1,944,430.00</b>	<b>63,093.68</b>	<b>63,093.68</b>	<b>2,007,523.68</b>	<b>103.24%</b>
<b>Fund: 260 - CAPITAL IMPROVEMENT SALES TAX FUND</b>						
Revenue	4,252,320.00	4,252,320.00	187,180.41	187,180.41	-4,065,139.59	95.60%
Expense	4,930,000.00	4,930,000.00	9,335.00	9,335.00	4,920,665.00	99.81%
<b>Fund: 260 - CAPITAL IMPROVEMENT SALES TAX FUND Surplus (Deficit):</b>	<b>-677,680.00</b>	<b>-677,680.00</b>	<b>177,845.41</b>	<b>177,845.41</b>	<b>855,525.41</b>	<b>126.24%</b>
<b>Fund: 261 - TRANSPORTATION SALES TAX FUND</b>						
Revenue	4,882,590.00	4,882,590.00	249,954.17	249,954.17	-4,632,635.83	94.88%
Expense	7,616,140.00	7,686,140.00	66,127.30	66,127.30	7,620,012.70	99.14%
<b>Fund: 261 - TRANSPORTATION SALES TAX FUND Surplus (Deficit):</b>	<b>-2,733,550.00</b>	<b>-2,803,550.00</b>	<b>183,826.87</b>	<b>183,826.87</b>	<b>2,987,376.87</b>	<b>106.56%</b>
<b>Fund: 265 - COP FUND</b>						
Revenue	1,905,400.00	1,905,400.00	0.00	0.00	-1,905,400.00	100.00%
Expense	2,105,000.00	2,105,000.00	0.00	0.00	2,105,000.00	100.00%
<b>Fund: 265 - COP FUND Surplus (Deficit):</b>	<b>-199,600.00</b>	<b>-199,600.00</b>	<b>0.00</b>	<b>0.00</b>	<b>199,600.00</b>	<b>100.00%</b>
<b>Fund: 272 - DOWNTOWN TIF RPA-1</b>						
Revenue	330,800.00	330,800.00	1,846.95	1,846.95	-328,953.05	99.44%
Expense	412,750.00	412,750.00	0.00	0.00	412,750.00	100.00%
<b>Fund: 272 - DOWNTOWN TIF RPA-1 Surplus (Deficit):</b>	<b>-81,950.00</b>	<b>-81,950.00</b>	<b>1,846.95</b>	<b>1,846.95</b>	<b>83,796.95</b>	<b>102.25%</b>
<b>Fund: 274 - RHINE RIVER TIF RPA-2</b>						
Revenue	148,500.00	148,500.00	0.90	0.90	-148,499.10	100.00%
Expense	148,500.00	148,500.00	0.00	0.00	148,500.00	100.00%
<b>Fund: 274 - RHINE RIVER TIF RPA-2 Surplus (Deficit):</b>	<b>0.00</b>	<b>0.00</b>	<b>0.90</b>	<b>0.90</b>	<b>0.90</b>	<b>0.00%</b>
<b>Fund: 400 - WATER FUND</b>						
Revenue	2,065,910.00	2,065,910.00	187,092.10	187,092.10	-1,878,817.90	90.94%
Expense	3,482,520.00	3,482,520.00	66,469.71	66,469.71	3,416,050.29	98.09%
<b>Fund: 400 - WATER FUND Surplus (Deficit):</b>	<b>-1,416,610.00</b>	<b>-1,416,610.00</b>	<b>120,622.39</b>	<b>120,622.39</b>	<b>1,537,232.39</b>	<b>108.51%</b>
<b>Fund: 410 - SEWAGE TREATMENT FUND</b>						
Revenue	2,898,000.00	2,898,000.00	226,899.82	226,899.82	-2,671,100.18	92.17%
Expense	5,356,710.00	5,360,150.00	71,309.50	71,309.50	5,288,840.50	98.67%
<b>Fund: 410 - SEWAGE TREATMENT FUND Surplus (Deficit):</b>	<b>-2,458,710.00</b>	<b>-2,462,150.00</b>	<b>155,590.32</b>	<b>155,590.32</b>	<b>2,617,740.32</b>	<b>106.32%</b>

**Budget Report**

**For Fiscal: 2022-2023 Period Ending: 10/31/2022**

<b>Account Typ...</b>	<b>Original Total Budget</b>	<b>Current Total Budget</b>	<b>Period Activity</b>	<b>Fiscal Activity</b>	<b>Variance Favorable (Unfavorable)</b>	<b>Percent Remaining</b>
<b>Fund: 420 - SOLID WASTE FUND</b>						
Revenue	2,493,900.00	2,493,900.00	209,410.69	209,410.69	-2,284,489.31	91.60%
Expense	3,293,650.00	3,293,650.00	213,022.03	213,022.03	3,080,627.97	93.53%
<b>Fund: 420 - SOLID WASTE FUND Surplus (Deficit):</b>	<b>-799,750.00</b>	<b>-799,750.00</b>	<b>-3,611.34</b>	<b>-3,611.34</b>	<b>796,138.66</b>	<b>99.55%</b>
<b>Report Surplus (Deficit):</b>	<b>-11,781,810.00</b>	<b>-12,080,250.00</b>	<b>319,962.86</b>	<b>319,962.86</b>	<b>12,400,212.86</b>	<b>102.65%</b>

**Fund Summary**

<b>Fund</b>	<b>Original Total Budget</b>	<b>Current Total Budget</b>	<b>Period Activity</b>	<b>Fiscal Activity</b>	<b>Variance Favorable (Unfavorable)</b>
001 - GENERAL FUND	-700,000.00	-700,000.00	-169,706.51	-169,706.51	530,293.49
003 - LIBRARY FUND	3,100.00	3,100.00	-76,891.70	-76,891.70	-79,991.70
004 - VOLUNTEER FIRE FUND	-242,660.00	-242,660.00	-131,284.33	-131,284.33	111,375.67
010 - VEHICLE & EQUIPMENT REPLA	-754,970.00	-754,970.00	-1,369.78	-1,369.78	753,600.22
250 - STORMWATER IMPROVEMEN	-1,719,430.00	-1,944,430.00	63,093.68	63,093.68	2,007,523.68
260 - CAPITAL IMPROVEMENT SALE	-677,680.00	-677,680.00	177,845.41	177,845.41	855,525.41
261 - TRANSPORTATION SALES TAX	-2,733,550.00	-2,803,550.00	183,826.87	183,826.87	2,987,376.87
265 - COP FUND	-199,600.00	-199,600.00	0.00	0.00	199,600.00
272 - DOWNTOWN TIF RPA-1	-81,950.00	-81,950.00	1,846.95	1,846.95	83,796.95
274 - RHINE RIVER TIF RPA-2	0.00	0.00	0.90	0.90	0.90
400 - WATER FUND	-1,416,610.00	-1,416,610.00	120,622.39	120,622.39	1,537,232.39
410 - SEWAGE TREATMENT FUND	-2,458,710.00	-2,462,150.00	155,590.32	155,590.32	2,617,740.32
420 - SOLID WASTE FUND	-799,750.00	-799,750.00	-3,611.34	-3,611.34	796,138.66
<b>Report Surplus (Deficit):</b>	<b>-11,781,810.00</b>	<b>-12,080,250.00</b>	<b>319,962.86</b>	<b>319,962.86</b>	<b>12,400,212.86</b>



**LANDFILL:** (Struckhoff Sanitary Landfill, LLC)

**Hours:**

Monday thru Friday 7:00 am to 4:00 pm

Saturday 7:00 am to 12:00 pm

Holidays Observed – See Holiday Schedule on Website

**Location:** 925 Struckhoff Ln, Washington MO 63090

(Two miles from Highway 100 on Bluff Rd)

**Residential & Commercial Rates: (Effective 3/22/21)**

**Available to in-town and out-of-town customers**

Minimum fee:

Up to & including 1-ton \$30.00 flat fee

Twenty (20) cubic yard roll-off container \$320.00 each

Thirty (30) cubic yard roll-off container \$400.00 each

Forty (40) cubic yard roll-off container \$480.00 each

All waste over 1-ton, including first ton: \$80.00 per ton -- includes \$12.50 per ton surcharge to be used for recycling services.

**If scale is inoperable:**

Automobiles, vans, pickups \$30.00/per vehicle

All other vehicles except packer trucks (estimated cubic yardage if visible) 100% capacity at \$35.00 per cu. yd.

Packer Trucks (full or partially full) \$800.00/per load

**TYPES OF WASTE ACCEPTABLE FOR DISPOSAL:**

Municipal Solid Waste, Bulky Waste, Demolition and Construction Waste, Waste Tires (only if shredded), Wood Waste, Small Dead Animals, Roofing Shingles, Soil, Rock, Concrete, or Related Inert Solids Relatively Insoluble in Water.

**TYPES OF WASTE NOT ACCEPTABLE FOR DISPOSAL:**

Regulate Hazardous Waste, Radioactive Materials, Polychlorinated Biphenyl's (PCB's), Bulk Liquids, Highly Flammable or Volatile Substances, Septic Tank Pumping's, Major Appliances, Waste Oil, Lead-Acid Batteries, Computer Equipment, Waste Tires as Provided by 10 CSR 80-8, Yard Waste, Explosives and Regulated and Infectious Waste, Asbestos Shingles-(Special Waste Disposal Permit Required).

**CHRISTMAS TREES**

Christmas tree drop off can be done at the Compost / Recycle Center during normal business hours. A special collection for trees throughout town will be on Tuesday January 3, 2023 (due to Holiday observed on 1/2/23). Trees must be placed curbside by 5:00 am. If you miss the January 3<sup>rd</sup> Tree Collection, we will pick up trees on your normal scheduled Leaf/Limb Ward pickup. **Please remove the stands, lights & ornaments.**

**RESIDENTIAL REFUSE/RECYCLE COLLECTION SCHEDULE:**

**Monday – Area 1:**

- East of and including Penn Street to East City Limits, north of and including Ninth Street to the River.
- East of and including International Avenue and East of and including Hara Lane to the East City Limits.

**Tuesday – Area 2:**

- South of Ninth Street and from Hwy 47 to Hwy 100.
- South of Jefferson Street & Eighth Street Intersection (including both sides of Jefferson Street & both sides of Hwy A) and East to Hara Lane & South of Hwy 100.

**Wednesday – Area 3:**

- North of and including Ninth Street from Jefferson Street to Penn Street.
- South of Ninth Street, North of Hwy 100 between Hwy 47 and International Avenue.

**Thursday – Area 4:**

- North of Fifth Street (except Windy Hills) & west of Jefferson Street to West City Limits, Meadowlake Farm Subdivision & S. Old Pottery Rd

**Friday – Area 5:**

- Windy Hills Subdivision.
- South of and including Fifth Street, West of Jefferson Street to West City Limits.

**LEAF / LIMB PICKUP:**

AVAILABLE TO CITY RESIDENTS

With the exception of holiday weeks, the following curbside collection will be performed on **Mondays** as follows:

Ward #1 = First Monday of the Month - Ward #2 = Second Monday of the Month - Ward #3 = Third Monday of the Month - Ward #4 = Fourth Monday of the Month

**REQUIREMENTS:**

1. All leaves/limbs must be placed at the curb or at your normal trash collection point by 5:00 am on the scheduled curbside collection day or set out the night before.
2. Tree Trimmings must be no more than 6" in diameter and 4' in length, and in an amount not to exceed one 4' long x 2' high x 2' wide bundle. Bundles must be bound with rope or twine, **No plastic or wire ties.**
3. **Leaves must be put in biodegradable "paper bags"** or in containers that can be picked up and dumped by one person. Bags can be purchased at local hardware stores.
4. **NO GRASS CLIPPINGS** picked up curbside. Clippings will need to be taken to the Recycle Center.
5. **LEAF VAC:** Late fall **when notice is given** leaves can be raked to the edge of your property, **NOT IN THE STREET.** **Do Not Park Cars Near the Piles of Leaves.**



# CITY OF WASHINGTON

## Summary of Services & Requirements for:

Refuse/Recycle Collection  
Leaf/Limb Pickup  
Landfill  
Compost/Recycle Center



For questions about Refuse/Recycle Collection, Leaf/Limb Pickup, Landfill, Compost/Recycle Center call the Public Works office at 636-390-1032 or visit the city website at [www.washmo.gov](http://www.washmo.gov), & follow us on Facebook.

To set up services for Water / Sewer / Refuse /Recycle call Utility Billing at 636-390-1045

## January 2023

This brochure has been provided to summarize refuse/recycle collection, leaf/limb pickup, landfill & recycle center services and is meant to be used for informational purposes only. New ordinances, procedures, and schedules relating to this topic supersede this brochure



# WASTE CONNECTIONS

## RESIDENTIAL REFUSE COLLECTION

**REQUIREMENTS:** AVAILABLE TO CITY RESIDENTS ONLY

Please have all carts at the curb by 6:00 a.m. on your scheduled pick-up day. **DO NOT Park in the way of cans & leave space between the trash & recycle totes for pickup.**

### BASIC SERVICE:

Trash 1 time per week. (Containers must be 35 gallon or less or bags and with a weight limit of 50 lbs., unless you have an approved Toter Style Container).

Recycling 2 times per month. (1<sup>st</sup> & 3<sup>rd</sup> Pick Up Day of the Month. Same Day as Your Normal Trash Pick Up.)

Trash and Recycling are collected separately on the same day. (No renovations, move outs or evictions).

Bulky items are picked up monthly (see info below). Or can be serviced for \$25.00 by Waste Connections Call 636-321-2100 to schedule and pay 24 hours in advance

### ADDITIONAL CART RENTALS:

Please fit all trash in personal carts or secured bags (no loose trash). Recyclables must fit in recycling cart with the lid completely closed. Trash or additional Recycle Toters can be rented for \$3.00/month.

### BILLING:

Basic service billing will be handled by the City and will continue to be included in your water + sewer + trash monthly utility bill. Any additional services will be billed directly by Waste Connections.

### HOLIDAY SCHEDULE:

Waste Connections does Not operate on the following holidays;

- New Year's Day
- Memorial Day
- Independence Day
- Labor Day
- Thanksgiving Day
- Christmas Day

If a holiday occurs on or before your pick-up day, services will be delayed by one day for the remainder of the week.

### BULKY ITEM COLLECTION (MONTHLY):

**RESIDENTS SERVICED BY DUMPSTERS:** Third week in April & Third week in October on the residences scheduled pickup day.

**ALL OTHER RESIDENTS:** Last scheduled collection date of each month. Each resident shall be allowed two (2) bulky items per month to be collected curbside.

Large items like **Swing Sets/Play Sets must be dismantled.**

**Items NOT picked up but not limited to:** Tires, Batteries, Auto Parts, Hazardous Materials, Oil, Paints, Demolition/Construction Waste, Renovations, Move Out's, Evictions, Railroad Ties, Large Concrete/Rocks, & Yard Waste.

# WASTE CONNECTIONS

## CURBSIDE RECYCLING: AVAILABLE TO CITY RESIDENTS ONLY

Recycling will be picked up on the 1<sup>st</sup> and 3<sup>rd</sup> pick up day of the month on the same day as your trash. Place Toter to the curb with metal arm facing the street, do not block.

All recycled materials must be **CLEAN** of food waste, **DRY**, and **Free of Non-Recyclable materials!** All materials must fit in the cart, so lid closes. **NO PLASTIC BAGS, Film, Styrofoam, Yard Waste, Trash, etc!**

YES PLEASE - Recycle ALL of These!



Paper



Flattened Cardboard



Plastic Bottles & Containers



Glass Bottles & Jars



Metal Food & Beverage Cans



Food & Beverage Cartons

NO THANKS - Please Keep These Items Out!



Food Waste



Plastic Bags & Film



Sharps & Needles



Styrofoam

Please call our Customer Care Center at 636-321-2100 or e-mail: [wasteconnections@wasteconnections.com](mailto:wasteconnections@wasteconnections.com) to schedule services or request more information. Waste Connections is proud to service the City of Washington. We look forward to providing you with exceptional care!

### E-CYCLE EVENTS:

E-Cycle Flyers are on the city website [washmo.gov](http://washmo.gov) & Facebook, (stating items collected & cost). Events held April 8, 2023 & October 14, 2023 at the Swine Pavilion, 11 Fairground St. If you need to dispose of electronics between our collections call 636-390-1032 for info. AVAILABLE TO ANYONE

### LARGE APPLIANCE / SCRAP METAL DISPOSAL

Large appliances: Stoves, refrigerators, freezers, washers, dryers, water heaters, scrap metal, etc., will be accepted at the Recycling Center during normal hours of operation. All metals must be placed in the trailer. No fencing or barbed wire. AVAILABLE TO ANYONE

## COMPOST/RECYCLING CENTER

### Hours:

Tuesday, Wednesday, and Thursday 10:00 am to 6:00 pm  
Friday & Saturday 8:00 am to 4:00 pm  
Sunday & Monday CLOSED

Holidays Observed – See Holiday Schedule on Website

**Location:** 400 Recycle Dr. Washington MO 63090

### Recycle Center Items Accepted/Requirements:

1. **PAPER:** Office Paper, Junk Mail, Magazines, Newspaper (glossy inserts okay), Paper Egg Cartons
2. **\*\*CORRUGATED CARDBOARD:** (Do Not put in Dumpster there is a separate location on site)
3. **CONSUMER BOX "CHIPBOARD"** (Cereal/Soda Boxes)
4. **PLASTIC BOTTLES & CONTAINERS:** (#1 - #7 on the bottom & caps can be left on)
5. **GLASS** – (Bottle & Jar glass only)
6. **METAL FOOD & BEVERAGE CONTAINERS:** (Steel & Aluminum)
7. **FOOD & BEVERAGE CARTONS** (Milk & Juice)

### Deposit recyclables in the provided dumpsters.

**\*\*Corrugated Cardboard is in a separate area.**  
**All containers must be CLEAN/DRY and FREE FROM FOOD & LIQUIDS.** AVAILABLE TO ANYONE

### YARD WASTE/COMPOST REQUIREMENTS:

AVAILABLE TO CITY RESIDENTS ONLY

1. Tree trimmings no more than 6" in diameter, no more than 6' in length, and are not required to be bound with rope or twine. Leaves can be in biodegradable bags or emptied from your container. No Cardboard or Plastic Bags.
2. No stumps or bushes with intact root balls will be accepted.
3. Commercial haulers depositing yard waste will be charged \$2.00 per cubic yard fee. A regular size pickup holds approximately 2 cubic yds.

### COMPOST REMOVAL REQUIREMENTS

As conditions warrant, two (2) loads of compost are available to residents living in the 63090 zip code.

### USED OIL COLLECTION

AVAILABLE TO ANYONE

Used motor oil accepted at the Compost/Recycling Center during normal hours of operation. **No mixed oil accepted.** Testing may be performed to verify its straight motor oil. There is a 5 gallon drop off limit unless authorized by the Street Superintendent. Residents will be required to sign the log in sheet. Oil must be in containers that are easily dumped and containers taken with you once emptied.



# 2023

## CURBSIDE RECYCLING & BULK ITEM SCHEDULE

**Holidays Observed (HD):** New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, & Christmas Day. If a holiday occurs on or before your pickup day, services will be delayed by one day for the remainder of the week (-)

January						
S	M	T	W	T	F	S
1 (HD)	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

February						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28				

March						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

April						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

May						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29 (HD)	30 (M)	31 (T)			

June						
S	M	T	W	T	F	S
				1 (W)	2 (TH)	3 (F)
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

July						
S	M	T	W	T	F	S
						1
2	3	4 (HD)	5 (T)	6 (W)	7 (TH)	8 (F)
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

August						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

September						
S	M	T	W	T	F	S
					1	2
3	4 (HD)	5 (M)	6 (T)	7 (W)	8 (TH)	9 (F)
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

October						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

November						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23 (HD)	24 (TH)	25 (F)
26	27	28	29	30		

December						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25 (HD)	26 (M)	27 (T)	28 (W)	29 (TH)	30 (F)
31						

**RECYCLING PICKUP:** SCHEDULED THE 1<sup>ST</sup> AND 3<sup>RD</sup> PICK UP DAY OF THE MONTH. SAME DAY AS YOUR NORMAL TRASH PICKUP.

**BULKY ITEM PICKUP:** LAST SCHEDULED COLLECTION DATE OF EACH MONTH (EACH RESIDENCE IS ALLOWED (2) BULKY ITEMS PER MONTH.

(M) = Monday

(T) = Tuesday

(W) = Wednesday

(TH) = Thursday

(F) = Friday

# Landfill 2023 - Holiday Schedule

## JANUARY

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

## FEBRUARY

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28				

## MARCH

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

## APRIL

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

## MAY

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

## JUNE

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

## JULY

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

## AUGUST

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

## SEPTEMBER

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

## OCTOBER

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

## NOVEMBER

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

## DECEMBER

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

Jan 01 New Year's Day (observed Jan 02)

Jan 16 M L King Day

Feb 20 Presidents' Day

May 29 Memorial Day

June 19 Juneteenth

Jul 04 Independence Day

Sep 04 Labor Day

Nov 11 Veterans Day (observed Nov 10)

Nov 23 Thanksgiving Day (Open 24th - 25th)

Dec 24 Christmas Eve (observed Dec 22)

Dec 25 Christmas Day

Landfill: Closed All Day for Holiday



# Recycle Center 2023 - Holiday Schedule

## JANUARY

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

## FEBRUARY

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28				

## MARCH

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

## APRIL

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

## MAY

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

## JUNE

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

## JULY

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

## AUGUST

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

## SEPTEMBER

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

## OCTOBER

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

## NOVEMBER

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

## DECEMBER

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

Jan 01 New Year's Day (observed Jan 02)

Jan 16 M L King Day

Feb 20 Presidents' Day

May 29 Memorial Day

June 19 Juneteenth

Jul 04 Independence Day

Sep 04 Labor Day

Nov 11 Veterans Day (observed Nov 10)

Nov 23 Thanksgiving Day

Nov 24 Day After Thanksgiving (Open 25th)

Dec 24 Christmas Eve (observed Dec 22)

Dec 25 Christmas Day

Recycle Center: Closed All Day for Holiday

# Recycling

Recycling will be picked up on the 1<sup>st</sup> and 3<sup>rd</sup> pick up day of the month, on the same day as your trash pick-up day.

All recycled materials must be **CLEAN** and **DRY!** **NO PLASTIC BAGS!**

All materials must fit in the cart  
EXTRA carts are available for rent

YES PLEASE - Recycle ALL of These!



NO THANKS - Please Keep These Items Out!



## THANK YOU FOR YOUR PARTICIPATION!

Waste Connections of Missouri, Inc.

12581 State Hwy H

Richwoods, MO 63071

Customer Care: 636-321-2100

Website: [wasteconnectionsmo.com](http://wasteconnectionsmo.com)

E-mail address:

[wasteconnectionsmo@wasteconnections.com](mailto:wasteconnectionsmo@wasteconnections.com)



WASTE CONNECTIONS  
*Connect with the Future*



WASTE CONNECTIONS, INC.

We look forward to another year of being Washington's waste service provider!

PLEASE SEE INSIDE FOR INFORMATION REGARDING SERVICE, HOLIDAYS, RECYCLING, AND MORE.

ENG  GE



**Please have all carts AT the curb by 6:00 a.m. of your scheduled pick-up day.**

**Please DON'T Park in way of cans**



## **BASIC SERVICE**

Trash 1 time per week.

Recycling is the 1<sup>st</sup> and 3<sup>rd</sup> week of every month.

Trash and Recycling will be collected separately on the same day.

Bulky items can be serviced for \$25.00. Please call to schedule and pay 24 hours in advance

Your pick-up days will remain the same

## **ADDITIONAL CART RENTALS**

Please fit all trash in personal carts or secured bags. Recyclables must fit in recycling cart with the lid completely closed. Additional carts can be rented for trash and/or recycling for \$3.00/month.



**Please call our Customer Care Center at 636-321-2100 or e-mail us at [wasteconnectionsno@wasteconnections.com](mailto:wasteconnectionsno@wasteconnections.com) to schedule services or request more information**

## **HOLIDAY SCHEDULE**

Waste Connections does not operate on the following holidays:

- New Year's Day
- Memorial Day
- Independence Day
- Labor Day
- Thanksgiving Day
- Christmas Day

If a holiday occurs on or before your pick-up day, services will be delayed by one day for the remainder of the week. *If a holiday falls on the weekend it will not impact the schedule.*

*Waste Connections is proud to service the City of Washington. We look forward to providing you with exceptional care!*