

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL
CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI
TUESDAY, JANUARY 17, 2023**

INTRODUCTORY ITEMS:

The Regular Meeting of the City of Washington, Missouri, City Council was held on Tuesday, January 17, 2023, at 7:00 p.m. in the Council Chamber. Mayor Doug Hagedorn opened the meeting with roll call and Pledge of Allegiance.

Mayor:	Doug Hagedorn	Present
Council Members: Ward I	Al Behr	Present
	Duane Reed	Present
Ward II	Mark Hidritch	Present
	Mark Wessels	Present
Ward III	Chad Briggs	Absent
	Jeff Patke	Present (9:02 p.m.)
Ward IV	Mike Coulter	Present
	Joe Holtmeier	Present

Also Present:	City Attorney	Mark Piontek
	City Administrator	Darren Lamb
	City Clerk	Sherri Klekamp
	Public Works Director	John Nilges
	Economic Development Director	Sal Maniaci
	Parks Director	Wayne Dunker
	Building Inspector	JC Lopez
	Emergency Management Director	Mark Skornia
	Police Chief	Jim Armstrong
	Communications Director	Jennifer Brune

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 January 3, 2023 Council Meeting

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

Approval and Adjustment of Agenda including Consent Agenda:

- * Collector's Report Summary – September 2022
- * Investment Report Summary – September 2022
- * Collector's Report Summary – October 2021 – September 2022
- * 2019 Landfill Tickets Destruction Request

January 6, 2023

Honorable Mayor and City Council

City of Washington

Washington, Missouri

RE: Landfill Tickets

Dear Mayor and Council Members:

We are required to keep three years of landfill tickets so with this letter I am asking to destroy tickets from 2019.

If you have any questions or comments please feel free to contact me.

Thank you,

Andrea Lueken

Assistant City Engineer

* Final Payment Request – Phoenix Park Playground Fence

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

PRIORITY ITEMS:

* Certificate of Appreciation – Washington Lions Club

CITY OF WASHINGTON

Certificate of Appreciation

PRESENTED TO

Washington Lions Club

WHEREAS, the Washington Lions, organized and chartered in 1939, has contributed much leadership, personal service and monetary assistance to our community; and

WHEREAS, the Washington Lions Club has recently donated \$28,175 for the purchase of mini shelters and picnic tables at Southpoint Dog Park.

NOW, THEREFORE, I, James D. Hagedorn, by virtue of the authority vested in me as Mayor, and on behalf of our governing body and all our citizens, do hereby tender this Certificate of Appreciation to extend a heartfelt thank you and express our appreciation to Washington Lions Club for their generous donation to the Washington Community.

James D. Hagedorn, Mayor

January 17, 2023

Mayor's Presentations, Appointments & Re-Appointments:

* None

PUBLIC HEARINGS

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

January 9, 2023

Mayor & City Council

City of Washington

Washington, MO 63090

RE: File No. 22-1005-Short Term Rental-1104 Jefferson Street

Mayor & City Council

At their January 9, 2023 meeting the Planning and Zoning Commission voted to recommend approval of the above Special Use Permit with an unanimous vote.

Sincerely,

Thomas R. Holdmeier

Commission Chairman

Maniaci: Good Evening. Your only special, or your only Public Hearing tonight is for a request for short-term lodging at 1104 Jefferson. This one was originally was actually submitted to staff about three months ago probably. It went to Planning and Zoning, I guess I should back up.

At 1104 Jefferson Street, just in between 11th and 12th Street on the east side of Jefferson there, you can see it is zoned R1-B Single-Family Residential. Along this corridor of Jefferson Street obviously has a lot of mix uses commercial right across the street. There's some apartments that are catty-corner to it and up and down Jefferson there's a number of different uses. Just a little bit of an aerial here.

The reason this was actually tabled at P&Z the first month and why it took awhile was, it's hard to see on this aerial, but there is a shared driveway there that is for between the neighbor and the subject property and the neighbor to the south. P&Z voted to table this until the applicant and neighbor came to an agreement and so they did that. They came back the following month with a letter saying that they came to an agreement on parking and that the neighbor to the south had no issues with it and agreed to it. They brought that letter, it should be in your packet and they brought that letter to P&Z last week. Planning and Zoning did recommend approval unanimously to approve this request. I'd be happy to answer any of your questions.

Hagedorn: No questions?

Maniaci: All right, and before we close out or before we move on, I know there's people that may be here tonight on this and the applicants here. Just an update, there was two items, two Special Use Permits requested last week at P&Z, the other for an Airbnb was on Riverside. That was voted down or voted as a recommendation of denial by the Planning and Zoning Commission and then the applicant requested to table that to the first meeting in February.

We let the applicant who dismisses the application determine the schedule on those if they can't make it for whatever reason. We do let them request that. They have requested to push that at that same meeting, Planning and Zoning Commission did make a motion that staff introduce a moratorium on all new Airbnb's in residential areas until some new guidelines are brought forward. Next month, Planning and Zoning will review that as a Public Hearing and then it will be in front of you all the following week the second meeting in February.

Just wanted to give you an update if you saw the article in the paper. That's what happened last week. All right, thank you.

Hagedorn: Okay folks, anybody in the audience would like to comment on this?

Bonnie Martin: *Inaudible*...it's more of a question than a comment.

Hagedorn: Please state your name and your address.

Bonnie Martin: My name is Bonnie Martin; I live at Number 4 Riverview Court. The property that we were talking about was 612 Riverview Place, not Riverside. We had our meeting last week and a bunch of my neighbors came up, pretty much all of my neighbors or signed a petition

who those of us who couldn't come. We, many of us spoke and those of us who didn't speak signed a petition that we did not want that Airbnb in our neighborhood.

We expressed our opinion to the Planning and Zoning Board and the Planning and Zoning Board unanimously denied that Special Use Permit for that property. We were told at that meeting then we were to come back tonight, and we would have a vote, we could speak again to you all and we would have a vote about that matter.

Then on Friday, all of the neighbors received a letter. It was dated January 10th and it said that the Public Hearing that was supposed to be held tonight was postponed to February 6th. I'm new to this and I'm learning as I go along so, please just help educate me. I didn't know that that could be, I thought that there would have to be a vote on a postponement, but no you can just postpone, and so is only the applicant allowed to postpone or can anyone postpone?

Lamb: The applicant makes application and so if they choose to go ahead for whatever reasons to request a delay they can go ahead and do that. The City has gone ahead and requested you know follow through with those requests.

Bonnie Martin: Okay. So, there is no vote. So, when we come back on the 6th then, so then we bring all of our folks back on the 6th and then we talk again about the, all of the things that we wanted to say tonight, so no one...

Lamb: Correct.

Bonnie Martin: So, no one talks tonight?

Lamb: That's the Public Hearing, it will be at the next meeting as long as they don't request to delay that.

Bonnie Martin: Okay.

Lamb: If that's still on for February the, let me look at the calendar.

Behr: 6th.

Lamb: 6th, thank you. Then the Public Hearing will be that night and everybody's welcome to make comments on the application.

Bonnie Martin: Okay. So, we don't expect that, I mean I guess, could the applicant just continue to ask for delay after delay or do we...

Lamb: We've never run cross a situation where they've asked for multiple delays, but I mean I guess, if they did we would go ahead and accommodate that but at some point if they ask so many, like I said, we would say what's going on? We're either going to or the Council could just go ahead and decide to go ahead and hold the hearing themselves anyway.

Bonnie Martin: Okay.

Lamb: And see what they want to go ahead and take action. We don't, rarely does that happen.

Bonnie Martin: Okay, all right. I just want to ask because I didn't know.

Lamb: Sure.

Bonnie Martin: I just, that's all so thanks for helping me understand.

Piontek: Ma'am, I just want to be, you don't have any comments on this particular application is that correct?

Bonnie Martin: Which particular?

Lamb: The one that we have the hearing going on for now.

Piontek: The one on Jefferson Street.

Wessels: Jefferson Street.

Bonnie Martin: The Jefferson Street?

Lamb: Yes.

Piontek: Right.

Bonnie Martin: No.

Piontek: Thank you.

Bonnie Martin: Thank you.

Hagedorn: Anybody else have anything regarding the Jefferson Street Airbnb proposal? Okay.

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

Bill No. 22-12722, Ordinance No. 22-13685, an ordinance granting a special use permit to utilize 1104 Jefferson Street as a vacation rental in the City of Washington, Franklin County, 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; Hidritch-aye, Behr-aye, Coulter-aye, Holtmeier-aye, Reed-aye, Wessels-aye, Briggs-absent, Patke-absent.

CITIZENS COMMENTS

- * None

UNFINISHED BUSINESS

- * None

REPORT OF DEPARTMENT HEADS

- * 2022 Building Report (See Attachment A)

Public Works Director John Nilges discussed the 2022 Building Report. After discussion, a motion to accept this item into the minutes made by Councilmember Holtmeier, seconded by Councilmember Behr, passed without dissent.

- * Downtown Washington, Inc. Annual Report

Executive Director Tyler King of Downtown Washington, Inc. gave a presentation on the Year in Review for 2022. After discussion, a motion to approve the presentation made by Councilmember Holtmeier, seconded by Councilmember Wessels, passed without dissent.

- * Sporlan Valve Plant No. 1 Update

Emergency Management Director Mark Skornia and EPA Remedial Project Manager Isabel Villaneda-van Vloten updated and gave a presentation on the Sporlan Valve Plant No. 1 Superfund Site. Topics of discussion included Sporlan Valve Plant No. 1 Site Location, primary site contaminant, exposure pathways, site history, recent site actions, new groundwater data, soil, sediment and surface water samples, tree core survey and results, additional indoor air sampling, planned groundwater wells and what the next steps will be. After the presentation, discussion ensued.

- * Rabbit Trail Drive/Phoenix Center Drive/International – CMAQ Application

Public Works Director John Nilges discussed the Rabbit Trail Drive/Phoenix Center Drive/International Project and CMAQ Application. After discussion, a motion to have a

Resolution of Support for the CMAQ Application at the February 6, 2023, Council Meeting made by Councilmember Hidritch, seconded by Councilmember Wessels, passed without dissent.

* Fairgrounds Pavilion

January 17, 2023

Honorable Mayor and City Council

City of Washington

405 Jefferson Street

Washington, MO 63090

RE: Request to go out to bid – Fairgrounds Pavilion Concrete Pad

Honorable Mayor and City Council,

The Town & Country Fair Board is proposing a new metal pavilion on the site where the Entertainment Tent is located during the Town & Country Fair. In the past, rental tents have been placed on the asphalt pad but rental tents are becoming harder to find and the asphalt pad is deteriorating. Removal of the old asphalt pad and construction of a new metal pavilion is being proposed. The Fair Board is proposing to fund the new metal pavilion structure and the Parks and Recreation Department is proposing a concrete pad for the new pavilion. The new pavilion and concrete pad could then serve the ever-growing local Pickleball population with four covered Pickleball Courts when the pavilion is not being used during the Fair. Over the last year, several citizen groups have attended the Parks & Recreation Commission meetings advocating for more outdoor Pickleball Courts, especially on the west end of the City.

Attached is an estimate sheet detailing the approximate cost of a concrete pad funded by the City. Funding for this project could include \$26,379.00 the City received from the 2022 Fair Contract and \$73,621.00 in ARPA funds.

The Parks and Recreation Commission and Staff recommend that Council consider bidding out the purchase of the concrete for the new Fairgrounds Pavilion.

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

Respectfully,

Wayne Dunker, MA, CPRP

Director of Parks and Recreation

(Remaining of page intentionally left blank)

Fairgrounds E-Tent Pavilion Concrete Project 2023

Proposed Concrete pad - 160' x 70'

Proposed Sidewalks - 66'L x 10'W and 60'L x 10'W

Existing Asphalt pad - 179' x 75'

Tent size used by the Fair - 150' x 60'

Contracted Out Concrete - ESTIMATE	Cost	
Concrete slab - 5" thick 11,200 SF	\$ 67,200.00	
Concrete sidewalks - 4" thick 1,260 SF	\$ 9,135.00	
Curb for hill on north side of pavilion - 160 SF	\$ 6,400.00	\$82,735.00 Total

In House Tasks - ESTIMATE	
Remove all asphalt, level pad, rock, grade, backfill etc.	
Rock approx. - 300 ton	\$ 3,000.00
Pickleball net & post systems for 4 courts	\$ 5,000.00
Cost to install pickleball net & post systems	\$ 1,000.00
Paint pickleball lines	\$ 2,300.00
Seed (3 bags)	\$ 450.00
Fertilize (4 bags 20/10/10)	\$ 120.00
Straw (30 bales)	\$ 150.00
Dirt	\$ 150.00
Misc.	\$ 500.00
Project Total	\$ 95,405.00

In House Labor - ESTIMATE	
4 days labor to remove asphalt - 3 guys (\$25 hour)	\$ 3,000.00
4 days labor to grade area - 4 guys	\$ 4,000.00
2 days hauling rock - 2-3 guys	\$ 1,200.00
Labor Total	\$ 8,200.00

After discussion, a motion to go out to bid for the concrete work made by Councilmember Holtmeier, seconded by Councilmember Wessels, passed without dissent.

* 9-1-1 Update

January 17, 2023

Honorable Mayor and City Council

Washington, MO

Re: 911 Update

Honorable Mayor and City Council,

On January 4th I met with Abe Cook from Franklin County and Todd Karl from AT&T to review the numbers for 911 equipment charges. After reviewing the numbers there were items that were not included in our contract directly with AT&T which caused a significant

financial increase for the City to contract directly with AT&T. The additional costs are as follows:

9-1-1 Circuits – \$468.00 monthly with a one-time cost of \$2,160.00

ALI Circuits - \$230.00 monthly with a one-time cost of \$380.00

DNs - \$69.51 monthly

The total over 5 years including these costs for the City of Washington to contract with AT&T directly is \$341,444.13. The total cost over 5 years for the City of Washington to contract with Franklin County provided at this meeting is \$290,457.61 (difference of \$50,986.52. This number could change if group discount of \$15,835.28 is removed).

After further review of the offer provided by county and contracting directly with AT&T, it would be fiscally prudent to go with the county's offer.

Sincerely,

Jennifer Brune

Director of Communications

Director of Communications Jennifer Brune updated Council on the 9-1-1 Contract. Discussion ensued.

ORDINANCES/RESOLUTIONS

Bill No. 22-12723, Ordinance No. 22-13686, an ordinance imposing a sales tax rate at a rate of three percent on all tangible personal property retail sales of adult use marijuana sold within the City of Washington, Missouri, pursuant to Article XIV, Section 2.6(5) of the Missouri Constitution subject to the approval by the voters of the City at the General Municipal Election to be held on April 4, 2023; designating the form of ballot; and directing the City Clerk to provide notice of said election.

The ordinance was introduced by Councilmember Holtmeier.

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

Bill No. 22-12724, Ordinance No. 22-13687, an ordinance authorizing and directing the execution of a use agreement by and between the City of Washington, Missouri and the Missouri State Highway Patrol.

The ordinance was introduced by Councilmember Holtmeier.

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

(Remaining of page intentionally left blank)

Bill No. 22-12725, Ordinance No. 22-13688, an ordinance authorizing and directing the execution of an easement deed by and between the City of Washington, Missouri and Marsha Kjellberg.

The ordinance was introduced by Councilmember Behr.

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

Bill No. 22-12726, Ordinance No. 22-13689, an ordinance amending Ordinance No. 22-13581 and enacting in lieu thereof an ordinance authorizing and directing the execution of an easement deed by and between the City of Washington, Missouri and Charles C. Schroepfer.

The ordinance was introduced by Councilmember Hidritch.

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

Bill No. 22-12727, Ordinance No. 22-13690, an ordinance authorizing and directing the execution of a temporary construction easement agreements by and between the City of Washington, Missouri and LB Jr & William W Eckelkamp Trs, St Peters United Church of Christ, Kevin R & Brenda S Peters, Sal Maniaci, Richard T Moore & Angela J Mosbach, Debie L Brewer, Louis B Eckelkamp Inc., Anders Holdings LLC, Roger C & Deborah A Aholt Joint Revocable Trust, Stacie M Edwards, Eckelkamp Enterprises LLC, Cowboys Holdings LLC, 4ZS Enterprises LLC, Geneva Lakes LLC, Caleb Thomas, Tina M Behlmann Revocable Trust, Jayne M Barringhaus, Morgan Moorhead & Justin Lowrance, Franklin County Vacuum LLC, Michel E Vollmer, Ralph F & Marceline Teague, Adam D. Vehige, Jimmy L & Carly T Cooper, Molly Femmer, Michael & Molly Root Joint Living Trust, Darren E & Amy L Hellmann, Eckelkamp Inv Co, Eckelkamp Ent, Jefferson Street Developers LLC, Parker-Hannifin Corp, Harms-Troesser Properties LLC, Arco Properties LLC, Veterans of Foreign Wars, Big Boys Properties LLC, Midwest Real Estate Company LLC, Barry J Grus Revocable Trust, Brinker Joint Revocable Trust, Donna M Woolery, Alta M Smith, Kleekamp Brothers Dev LLC, BVE Holdings LLC, Weiss Property Management LLC, Gary A & Donna J Hamann Joint Revocable Trust, Jeremy & Jennifer Bryant, Roger & Susan Langkopf, Roger D & Susan L Langkopf, Uptick Enterprises LLC, Daniel F & Kacye A Strohmeier, Jerome F Kuenzel Revocable Living Trust & Donna M Kuenzel Revocable Living Trust, Loretta Kossakowski, Dominica Diane Alfermann, Allen Revocable Trust, 1400 Jefferson LLC, Union Electric Co, JDTF Family Properties LLC, Rockwood Asset Management 6 LLC, Cataldo & Liberata S Alu and Lester A Stumpe Trust Etal.

The ordinance was introduced by Councilmember Holtmeier.

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

Bill No. 22-12728, Ordinance No. 22-13691, an ordinance authorizing and directing the execution of a contract agreement with N.B. West Contracting Company for the 2023 Overlay Project and Amend the 2023 Budget.

The ordinance was introduced by Councilmember Hidritch.

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

Bill No. 22-12729, Ordinance No. 22-13692, an ordinance approving Amendment No. 1 to the development plan for acquisition of an industrial tract commonly known as the Richard Oldenburg Industrial Park providing for the sale of a lot to Precoat Metal Washington, LLC.

The ordinance was introduced by Councilmember Holtmeier.

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

Bill No. 22-12730, Ordinance No. 22-13693, an ordinance approving a boundary adjustment for Wash Mo Main Street Development Plat in the City of Washington, Franklin County, 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; Hidritch-aye, Behr-aye, Coulter-aye, Holtmeier-aye, Reed-aye, Wessels-aye, Briggs-absent, Patke-absent.

Resolution No. 22-13694, a resolution authorizing the City of Washington, Missouri to apply for funding through the East-West Gateway Council of Governments to provide for the Third Street Roadway and ADA Compliance Project in the City of Washington, Franklin County, Missouri.

The resolution was introduced by Councilmember Wessels, seconded by Councilmember Holtmeier. After discussion, the resolution passed.

COMMISSION, COMMITTEE AND BOARD REPORTS

* Preliminary Plat Approval – Richard Oldenburg Industrial Park 1

January 9, 2023

Mayor & City Council

City of Washington

Washington, MO 63090

RE: File No. 23-23-0103-Preliminary & Final Plat-Richard Oldenburg Industrial Park Plat 1

Mayor & City Council

At their January 9, 2023 meeting the Planning and Zoning Commission voted to recommend approval of the above plats with an unanimous vote.

*Sincerely,
Thomas R. Holdmeier
Commission Chairman*

After discussion on the preliminary and final plats of Richard Oldenburg Industrial Park Plat 1, a motion to accept and approve this item was made by Councilmember Behr, seconded by Councilmember Hidritch, passed without dissent.

Bill No. 22-12731, Ordinance No. 22-13695, an ordinance approving the final plat of Richard Oldenburg Industrial Park Plat 1 in the City of Washington, Franklin County, Missouri.

The ordinance was introduced by Councilmember Behr.

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

MAYOR'S REPORT

- * Second Council Meeting in February – Tuesday, February 21, 2023 due to President's Day Holiday

CITY ADMINISTRATOR'S REPORT

- * None

COUNCIL COMMENTS

- * Discussion on fiber optic companies tearing up streets and curbs.
- * Discussion on options for a panhandling ordinance.
- * Update on DNR MS4 Program.
- * Discussion on sound/decibel ordinance.

CITY ATTORNEY'S REPORT

Public vote on whether or not to hold a closed meeting to discuss personnel, legal and real estate matters pursuant to Section 610.021 RSMo (2000) passed at 9:19 p.m. on the following roll call vote; Hidritch-aye, Behr-aye, Coulter-aye, Holtmeier-aye, Reed-aye, Wessels-aye, Patke-aye.

The regular session reconvened at 10:04 p.m.

(Remaining of page intentionally left blank)

ADJOURNMENT

With no further business to discuss, a motion to adjourn made at 10:04 p.m. by Councilmember Patke, seconded by Councilmember Wessels passed without dissent.

Adopted: _____

Attest: _____
City Clerk

President of City Council

Passed: _____

Attest: _____
City Clerk

Mayor of Washington, Missouri

Attachment A

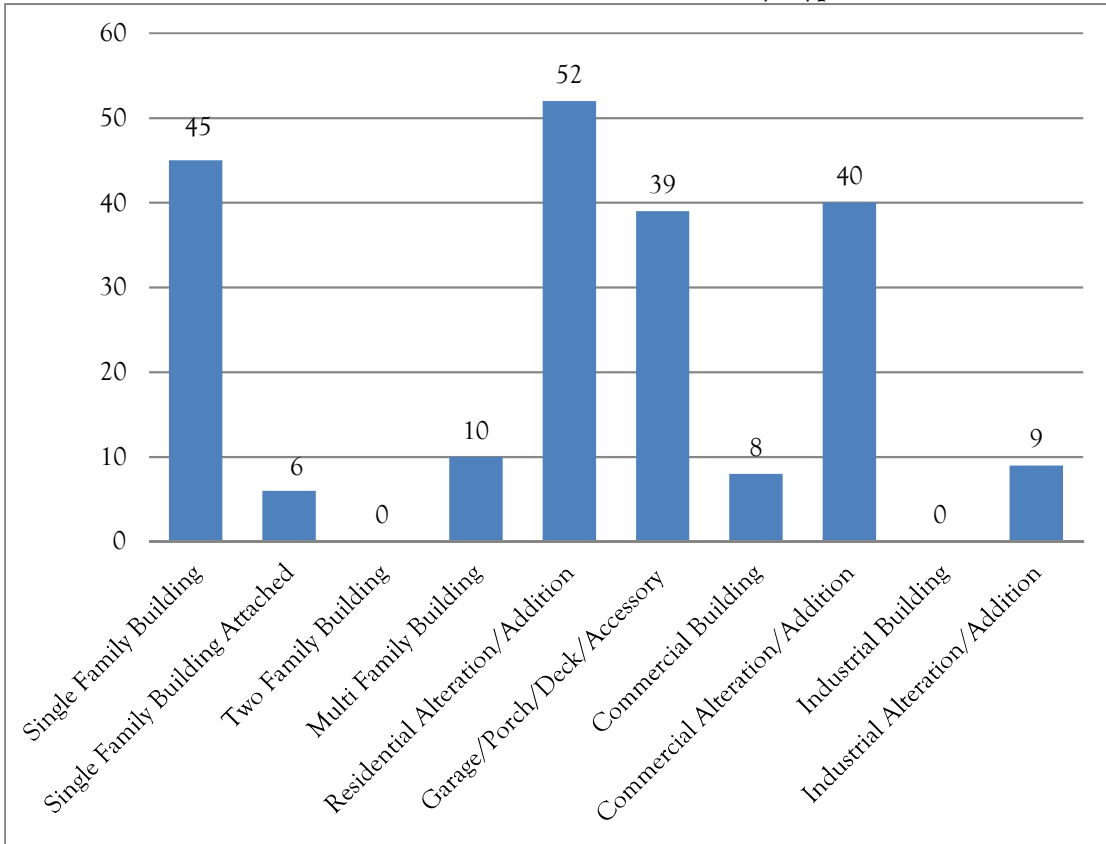
City of Washington, Missouri
Department of Planning and Engineering Services/Building Code Enforcement
2022 Permit Report

The City of Washington issued 1054 permits in 2022 with a valuation of \$85,605,381.

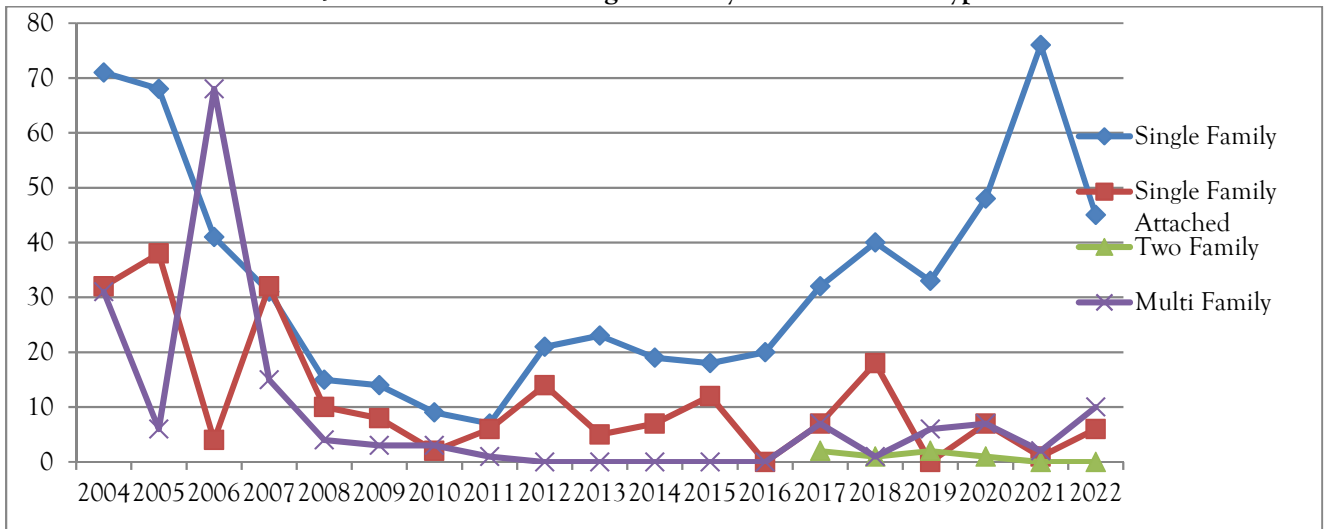
The permits were broken down as follows:

PERMIT TYPE	TOTAL PERMITS	VALUATION
Single Family Building	45	\$14,143,515
Single Family Building Attached	6	\$1,984,100
Two-Family Building	0	
Multi-Family Building	10	\$27,075,637
Mobile Home Setup	4	\$118,500
Residential Addition	9	\$1,047,000
Residential Alteration	55	\$1,766,781
Commercial Building	8	\$8,844,011
Commercial Addition	2	\$8,342,001
Commercial Alteration	38	\$10,560,392
Industrial Building	0	
Industrial Addition	2	\$6,350,000
Industrial Alteration	7	\$1,049,445
Accessory Building	16	\$733,155
Retaining Wall	3	\$162,500
Deck/Porch	23	\$366,710
Swimming Pool	6	\$427,931
Fire Protection	23	\$806,222
Electric Service	49	\$257,460
Sewer Lateral/Repair	27	\$30,891
Street Excavation	62	
Grading	8	
Demolition (interior and exterior)	11	\$214,500
Blasting	1	
Fireworks	3	\$1,300
Antenna/Cell Tower	5	\$93,000
Sign/Awning	41	\$602,712
Municipal	1	\$250,000
Miscellaneous	20	\$377,618
Floodplain Development	4	
Subdivision Development	2	
Preliminary Plat	8	
Boundary Adjustment	6	
Rezoning	8	
Special Use	15	
Variance	2	
Voluntary Annexation	3	
Historic Design Review	18	
Residential Occupancy	473	
Commercial Occupancy	30	
Industrial Occupancy	0	
Permit Totals	1054	\$85,605,381

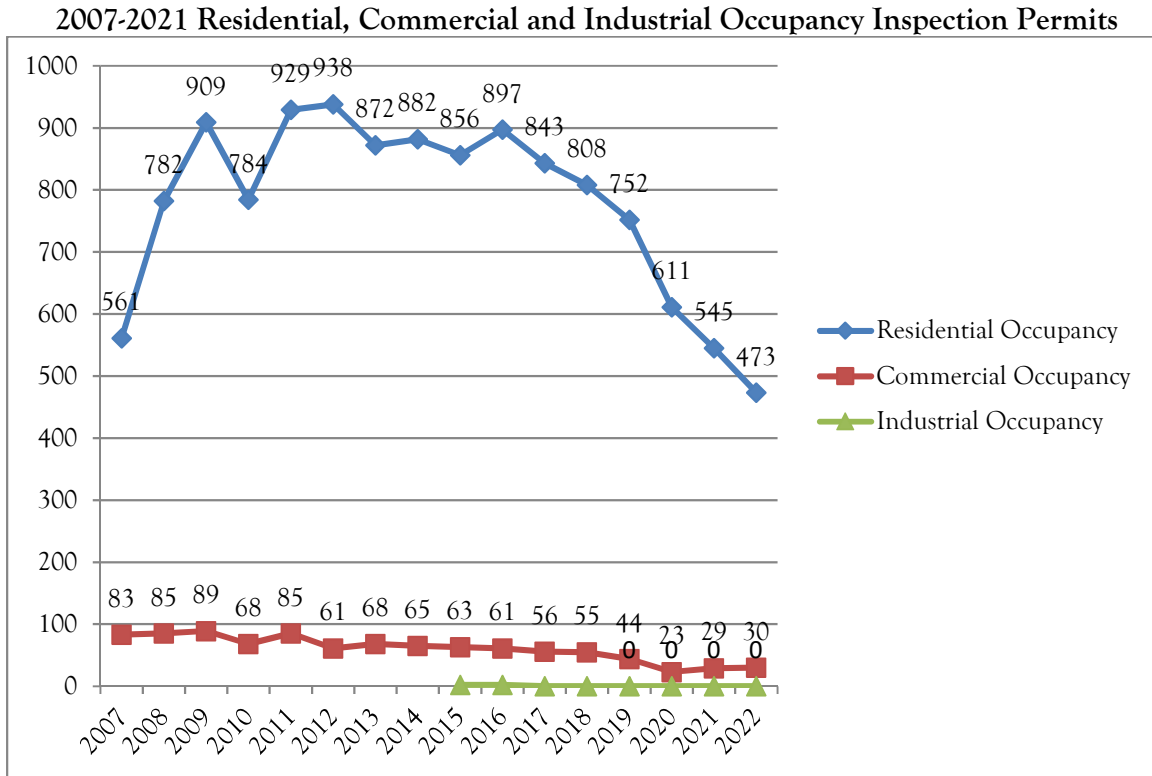
2022 General Construction Permits by Type



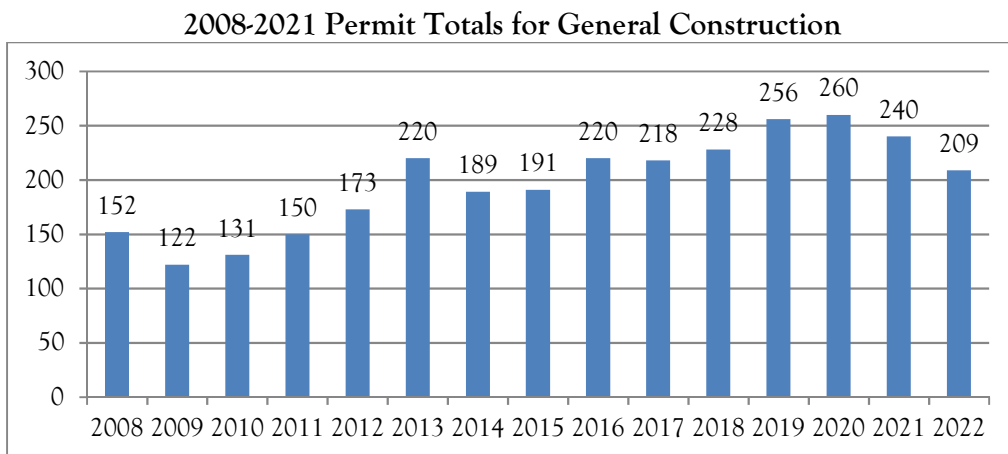
2004 - 2022 New Dwelling Units by Construction Type



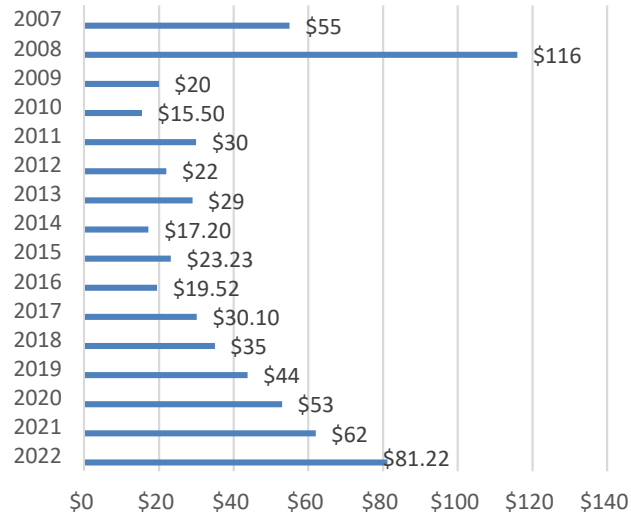
The Residential Occupancy Inspection Program began on April 1, 2007. Residential occupancy inspections were down from 545 in 2021 to 473 in 2022. Commercial occupancy inspections were up from 29 in 2021 to 30 in 2022. The number of Industrial inspections remained the same with 0 for both 2021 and 2022.



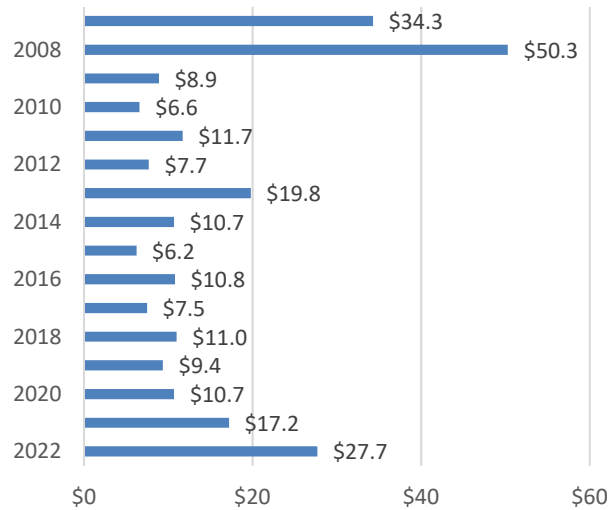
Permit totals for general construction were down from 240 in 2021 to 209 in 2022. This number includes general construction only.



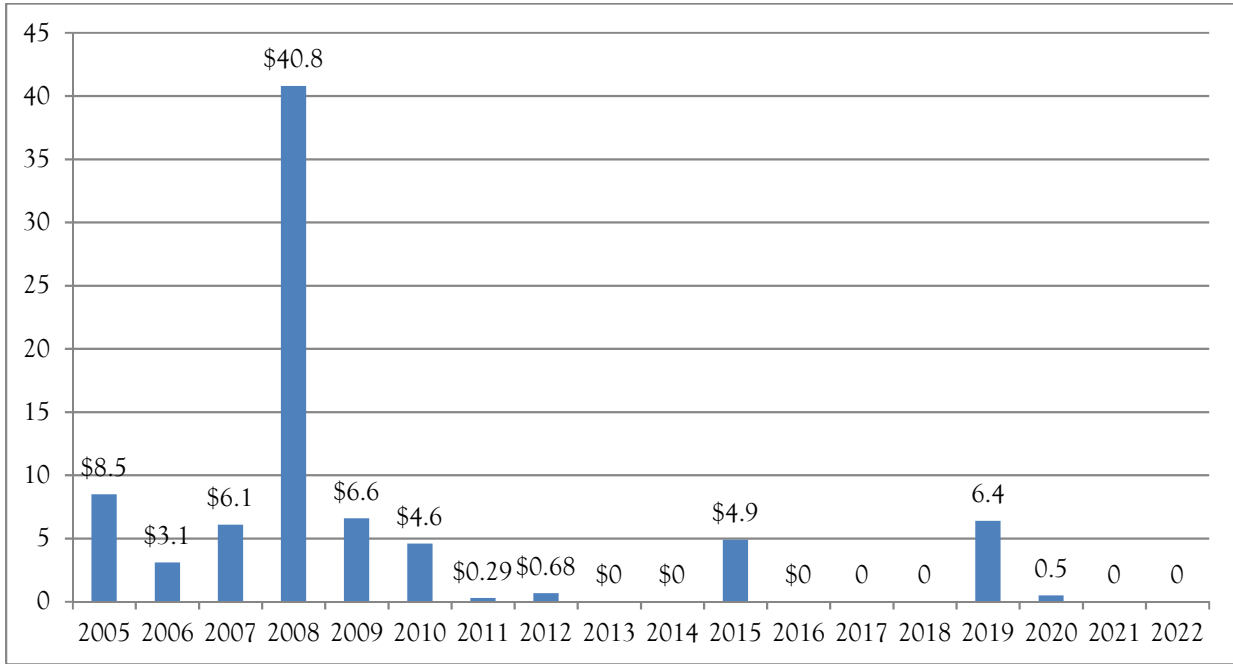
**2007-2022 General Construction Dollars in Millions
(Residential/Commercial/Industrial)**



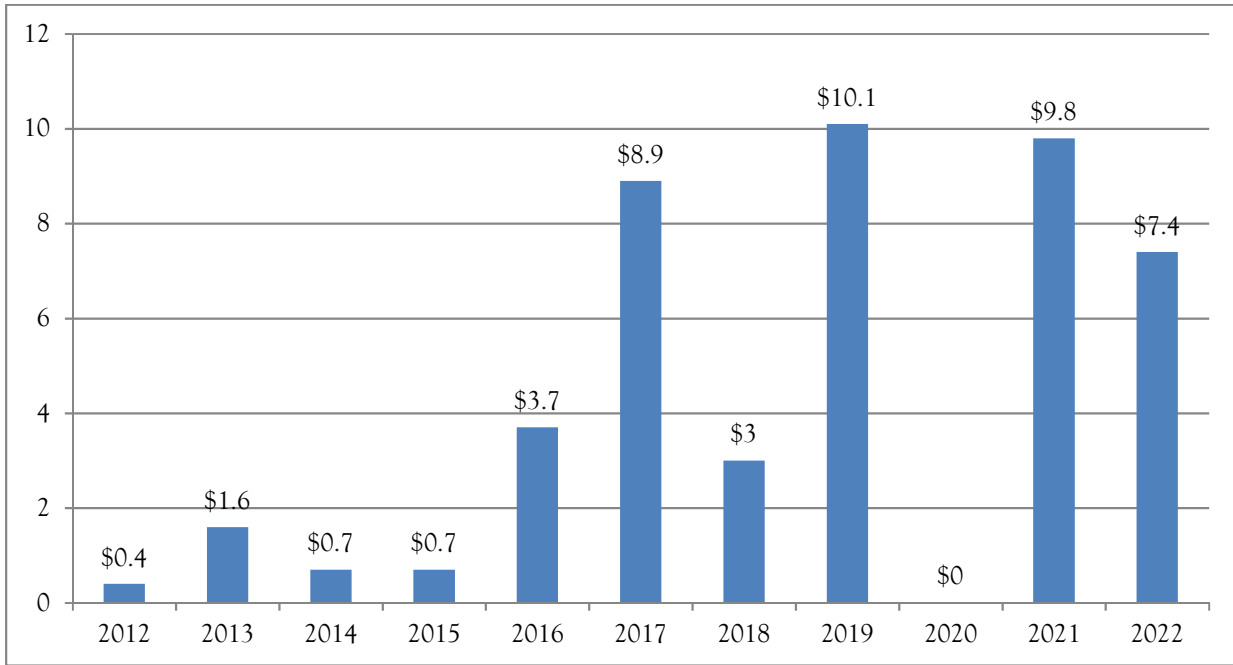
**2007-2022 Commercial Construction Dollars in Millions
(New/Additions/Alterations)**



2005-2022 Industrial Construction (New Only)
in millions



2012-2022 Industrial Construction (Additions/Alterations Only)
in millions



New commercial/industrial construction (including additions and alterations) in 2022 included:

Waterworks Building, 1 Elbert Dr. – interior alterations	\$478,000
207 E. 5 th St. – interior demo of office space	\$3,500
Canam Steel, 2000 W. Main St. – 1 st floor renovation	\$750,000
331 WW Industrial Park Dr. – renovation for food processing operation	\$7,400,000
Rawlings, 200 Westlink Dr. – warehouse expansion to existing facility	\$8,050,000
7 W. Main St. – add emergency exit stairwell on rear of building	\$12,500
204 Lange Dr. – replace entry canopy and pergola	\$50,000
207 E. 5 th St. – renovation of office space	\$100,000
200 Westlink Dr. – install automotive paint booth and paint mixing room	\$122,000
Goodwill, 5888 HWY 100 – install gas RTU’s	\$69,000
Goodwill, 5888 HWY 100 – truck docks, interior alterations	\$250,000
Goodwill, 5888 HWY 100 – plumbing and gas piping	\$72,500
Midwest Military, 3 Chamber Dr. – solar panel install	\$31,350
1400-1406 Washington Square – commercial strip mall	\$1,500,000
6349 Avantha Dr. (WEG) – 31k sq ft metal building addition	\$5,500,000
1642 E. 5 th St. – add offices upstairs	\$16,000
1403 Jefferson St. – add gas line and vent for roaster and dryer	\$5,000
901 E. 5 th St. – renovation of scope cleaning rooms	\$125,000
901 E. 5 th St. – pad for CT trailer	\$50,000
106 W. Main St. – replace roof trusses and windows / change interior framing	\$38,000
1920 Washington Crossing – commercial alteration at Arby’s	\$210,000
14 W. Main St. – Phase 1 alteration (Andy’s Produce)	\$75,000
323 W. 5 th St. – hood suppression system	\$3,000
2016 Washington Crossing – install hood suppression system	\$5,000
1351 Jefferson St., Ste. 208 – commercial alteration for Everside Health	\$10,081
6480 Enduro Dr. – demo wall and add wall	\$40,000
323 W. 5 th St. – replace type 1 hood and fans	\$20,000
1450 Huxel Dr. – new building for Missouri Furniture	\$4,000,000
1701 A Roy Dr. (WalMart) – interior remodel to specific areas	\$500,000
2000 E. 5 th St. – interior remodel for tenant finish	\$50,000
1400 Washingotn Sq. (Jimmy Johns) – tenant finish	\$200,000
2999 Recreation Dr. (Mach 1) – new building	\$470,000
1450 Huxel Dr. (Missouri Furniture) – solar panels	\$74,925
1451 High St., Ste. 109 – tenant buildout	\$10,000
4 Southlink Dr. (Hellebusch Tool & Die) – shop addition	\$850,000
325 W. Front St. (old freight depot) – remodel	\$250,000
1905 E. 5 th St. (Pizza Hut) – remodel	\$97,000
1000 Don Ave. – apartment complex clubhouse	\$1,752,010
2300 Southbend Dr. – athletic field with 4 ballfield dugout structures	\$100,000

1874 HWY A, Ste. 200 – O’Reilly Auto Parts addition	\$292,001
3101 Recreation Dr. – tenant finish	\$16,000
1946 Charlottes Way – lights and outlets in Shoe Carnival	\$9,000
2999 Recreation Dr. – tenant finish for Mach 1	\$75,000
890 Washington Corners – interior LED retrofit at Walgreens	\$12,500
120 Busch St. – remove and rebuild Sharpshooter Club pavilion	\$12,000
8 W. 2 nd St. – concrete tearout/replace	\$35,000
6440 Enduro Dr. – rooftop solar array	\$224,880
1451 High St., Ste. 111 – commercial alteration for Guffey’s	\$73,826
1088 Washington Square, renovation for retail	\$21,680
1404 Washington Square, tenant finish for Remax	\$130,000
127 Elm St., Ste. 100, build interior wall	\$13,000
410 Lafayette St., mechanical upgrades for the library	\$1,176,945
2000 W. Main St., replace ADA ramp and stairs for Canam Steel	\$29,595
1105 Clock Tower Plaza, expand River City Music into neighboring building	\$15,000
4 Southlink Dr., build restrooms for Hellebusch Tool & Die	\$26,500
4 Franklin Ave. – temp building for MO Health & Wellness Dispensary	\$20,000
900 Don Ave. – new retail strip center	\$990,000