

REGULAR MEETING OF WASHINGTON, MISSOURI CITY COUNCIL
MONDAY, MAY 15, 2023 - 7:00 P.M.
COUNCIL CHAMBER, 405 JEFFERSON STREET, WASHINGTON, MISSOURI

<u>1. INTRODUCTORY ITEMS:</u>	<u>SUGGESTED</u>	<u>COUNCIL ACTION</u>
Roll Call / Pledge of Allegiance		
Approval of the Minutes from the May 1, 2023, Council Meetings	Need Motion/Mayor	Memo
<u>Approval and Adjustment of Agenda including Consent Agenda</u>	Need Motion/Mayor	Memo
a. Collector's/Treasurer's Report Summary - January 2023		
b. Investment Report - January 2023		
c. Change Order #1, 2 & 3 - Rabbit Trail Extension		
d. Liquor License Renewals		
<u>2. PRIORITY ITEMS:</u>		
<u>Mayor's Presentations, Appointments & Reappointments</u>		
a. Proclamation - Bicycle Safety Week	Mayor	
b. Proclamation - National Public Works Week	Mayor	
c. Proclamation - National Travel and Tourism Week	Mayor	
d. Police Department Reappointment	Approve/Mayor	
e. Urban Forestry Council Appointment	Approve/Mayor	
<u>3. PUBLIC HEARINGS:</u>		
a. Voluntary Annexation – 19.7 acres Bieker Road	Accept Into Minutes	Memo
b. An ordinance annexing 19.7 acres off Bieker Road as R1-D Single Family Residential, into the City of Washington, Franklin County, Missouri.	Read & Int/Read/Vote/Mayor	
<u>4. CITIZENS COMMENTS:</u>		
<u>5. UNFINISHED BUSINESS:</u>		
<u>6. REPORT OF DEPARTMENT HEADS:</u>		
<u>7. ORDINANCES/RESOLUTIONS:</u>		
a. An ordinance accepting the Proposal from Wunderlich Surveying and Engineering, Inc. for Engineering Design Services for the East-West Parkway Project.	Read & Int/Read/Vote/Mayor	Memo
b. An ordinance authorizing and directing the City of Washington, Missouri, to enter into a Sales Contract between Lou Fusz Ford, Chesterfield, Missouri, for the purchase of one (1) 2023 Ford Police Interceptor Sport Utility Vehicle.	Read & Int/Read/Vote/Mayor	Memo
c. An ordinance amending Chapter 335 Schedule II of the Code of the City of Washington, Missouri by adding provisions for a stop sign at the locations described below.	Read & Int/Read/Vote/Mayor	Memo

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| d. An ordinance amending Schedule IV No Parking At Any Time of the Code of the City of Washington, Missouri. | Read & Int/Read/Vote/Mayor | Memo |
| e. An ordinance rezoning 1322 East Fifth Street from R-1B Single Family Residential to C-1 Light Commercial in the City of Washington, Franklin County, Missouri. | Read & Int/Read/Vote/Mayor | Memo |
| f. An ordinance approving a Boundary Adjustment for the resubdivision of Lots 12 and 13 of Stephenson's Addition and part of Lots 10 and 11 of Charles Schmidt's addition in the City of Washington, Franklin County, Missouri. | Read & Int/Read/Vote/Mayor | |
| g. An ordinance approving a Boundary Adjustment for The Meadow at Koch Farm Plat 4, in the City of Washington, Franklin County, Missouri. | Read & Int/Read/Vote/Mayor | |
| h. An ordinance approving a Boundary Adjustment for Stone Crest Subdivision Plat 19, in the City of Washington, Franklin County, Missouri. | Read & Int/Read/Vote/Mayor | |

8. COMMISSION, COMMITTEE AND BOARD REPORTS:

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| a. Preliminary Plat Approval - Stone Bridge Development | Accept/Approve/Mayor | Memo |
| b. An ordinance approving the Final Plat of Meriwether Estates Plat 6, in the City of Washington, Franklin County, Missouri. | Read & Int/Read/Vote/Mayor | |
| c. An ordinance approving the Final Plat of The Creek at Koch Farm Plat 2, in the City of Washington, Franklin County, Missouri. | Read & Int/Read/Vote/Mayor | |

9. MAYOR'S REPORT:

- a. Regular Council Meeting for Monday, June 19, 2023, has been rescheduled to Tuesday, June 20, 2023, due to the Juneteenth Holiday

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. Bicycle Rodeo - May 20, 2023
 b. Rabies Clinic - May 25, 2023

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, MAY 11, 2023

A COPY OF THIS NOTICE IS ALSO AVAILABLE ONLINE AT www.washmo.gov

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL
CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI
MONDAY, MAY 1, 2023**

INTRODUCTORY ITEMS:

The Regular Meeting of the City of Washington, Missouri, City Council was held on Monday, May 1, 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	Absent
Ward II	Mark Hidritch	Absent
	Mark Wessels	Present
Ward III	Chad Briggs	Present
	Jeff Patke	Present
Ward IV	Mike Coulter	Present
	Joe Holtmeier	Present
Also Present:	City Attorney	Mark Piontek
	City Administrator	Darren Lamb
	City Clerk	Sherri Klekamp
	Parks Director	Wayne Dunker
	Street Superintendent	Tony Bonastia
	Public Works Superintendent	Kevin Quaethem
	Economic Development Director	Sal Maniaci
	Detective Lieutenant	Steve Sitzes

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 April 17, 2023 Council Meetings

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

Approval and Adjustment of Agenda including Consent Agenda:

- * Collector's/Treasurer's Report Summary – December 2022
- * Investment Report – December 2022
- * Liquor License Renewals: *Pulque Mexican Restaurant; Otis Campbell LLC; Marquart's Landing; The Sand Bar*
- * Change Order #1 – Highway 100 Traffic Study
- * Final Payment Request – Caboose Painting

- * Final Payment Request – Skate Park Renovation Phase 1
- * Payment Request – Rabbit Trail Water Line
- * Payment Request – West 5th Street Lift Station

After a brief discussion regarding the Final Payment Request – Caboose Painting, a motion to accept and approve the agenda including the consent agenda accordingly made by Councilmember Patke, seconded by Councilmember Behr, passed without dissent.

PRIORITY ITEMS:

- * Election of Board of Health

The Election of Board of Health is back on the agenda due to there being two members of the same Ward being elected at the April 17, 2023, Special Council Meeting. The membership of the Board of Health should consist of the Mayor, one member of the City Council from each Ward and the City Physician. Councilmember Behr nominated Councilmember Holtmeier, Councilmember Patke, Councilmember Wessels and Councilmember Reed, seconded by Councilmember Coulter. With no further nominations the motion to elect Joe Holtmeier, Jeff Patke, Mark Wessels and Duane Reed to the Board of Health passed with Councilmember Patke voting nay.

Mayor’s Presentations, Appointments & Reappointments:

- * Proclamation – Historic Preservation Month

*Historic Preservation Month
May 2023*

WHEREAS, The National Trust for Historic Preservation established May as Historic Preservation Month in 1973 as a way to promote historic places for the purpose of instilling national and community pride, promoting heritage tourism, and showing the social and economic benefits of historic preservation; and

WHEREAS, the historic houses and buildings of Washington help make our City unique and provide links with aspirations and attainment of the City’s pioneers and their descendants, and strengthens the enduring bond between past and present; and

WHEREAS, Historic Preservation is an effective tool for managing growth and sustainable development, revitalizing neighborhoods, fostering local pride and maintaining community character while enhancing livability; and

WHEREAS, Historic Preservation is relevant for communities across the nation, both urban and rural, and for Americans of all ages, all walks of life and all ethnic backgrounds; and

WHEREAS, it is important to celebrate the role of history in our lives and the contributions made by dedicated individuals in helping to preserve the tangible aspects of the heritage that has shaped us as a people; and

WHEREAS, the theme for 2023 “People Saving Places” is a national high-five to everyone doing the great work of saving places, in ways big and small, and inspiring others to do the same.

NOW, THEREFORE, I, James D. Hagedorn, Mayor of Washington, Missouri, do hereby proclaim May 2023 to be Historic Preservation Month in the City of Washington, Missouri,

and call upon the people of Washington to join their fellow citizens across the United States in recognizing and participating in this special observance.

In Witness Whereof I have hereunto set my hand and caused to be affixed the Seal of the City of Washington, Missouri, this 1st day of May 2023.

James D. Hagedorn

Mayor

* Proclamation – National Day of Prayer

DAY OF PRAYER

WHEREAS, Throughout the history, Americans have lifted up fervent prayers to God on behalf of our nation. From the first gatherings of our Founding Fathers, elected officials have prayed and entreated those they serve and represent to join them in prayer, including the authors of our Declaration of Independence, wrote that they, “the Representatives of the united States of America, in General Congress, Assembled, appealing to the Supreme Judge of the word...” and carried on to present day in Presidential Proclamations such as last year’s invitation to “join him in asking for God’s continued guidance, mercy, and protection”; and

WHEREAS, A National Day of Prayer has been a part of our heritage since it was declared by the First Continental Congress in 1775 and a Public Law established in the United States Congress in 1952 approved by a Joint Resolution and later amended by Congress and President Reagan with Public Law 100-307 in 1988, affirming that it is essential for us as a nation to pray and directs the President of the United States to set aside and proclaim the first Thursday of May annually as a National Day of Prayer; and

WHEREAS, in our state and across America, the observance of the National Day of Prayer will be held on Thursday, May 4, 2023, with the theme “Pray Fervently in Righteousness and Avail Much”; and

WHEREAS, every first Thursday on the National Day of Prayer we not only express our faith and exercise our freedom in prayer but unite our hearts and voices in personal prayer and public gatherings throughout our City and across our America with fervent praise, repentance, love and humble intercession for our neighbor and nation.

Now Therefore, I, James D. Hagedorn, Mayor of the City of Washington do hereby proclaim May 4, 2023, as a DAY OF PRAYER throughout the City of Washington and I commend this observance to all our citizens.

In Witness Whereof I have hereunto set my hand and caused to be affixed the Seal of the City of Washington, Missouri, this 1st day of May 2023.

James D. Hagedorn

Mayor

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* Proclamation – National Police Week

National Police Week

May 14-20, 2023

Whereas, in 1962 President John F. Kennedy signed a proclamation which designated May 15th as Peace Officers' Memorial Day and the week in which it falls as National Police Week; and

Whereas, the members of the law enforcement agency of the City of Washington play an important role in safeguarding the rights and freedoms of the citizens of our community; and

Whereas, it is important that all citizens know and understand the duties, responsibilities, hazards and sacrifices of their police department, and that members of our department recognize their duty to serve the people by safeguarding life and property, by protecting them against violence and disorder and by protecting the innocent against deception and the weak against oppression; and

Whereas, the Police Department of the City of Washington has grown to be a modern and scientific law enforcement agency which unceasingly provides a vital public service; and

Whereas, U.S. flags are to be flown at half-staff on Peace Officer's Memorial Day May 15th in tribute to those peace officers that have made the ultimate sacrifice in the line of duty.

Now Therefore, I, James D. Hagedorn, Mayor of the City of Washington, Missouri call upon all citizens of Washington and upon all patriotic, civic and educational organizations to observe the week of May 14-20, 2023, as National Police Week with appropriate ceremonies and observances in which all our citizens may join in commemorating police officers past and present, who by their faithful and loyal devotion to their responsibilities have rendered a dedicated service to this community and in doing so have established for themselves a desirable and enduring reputation for preserving the rights and security of all citizens.

I further call upon all citizens of Washington, Missouri to observe May 15, 2023, as Peace Officers' Memorial Day in honor of those peace officers who through their courageous deeds have lost their lives or have become disabled in the performance of duty.

In Witness Whereof I have hereunto set my hand and caused to be affixed the Seal of the City of Washington, Missouri, this 1st day of May 2023.

James D. Hagedorn

Mayor

* 2023 Council Committee Liaison Assignments

A motion to accept and approve the 2023 Council Committee Liaison Assignments made by Councilmember Patke, seconded by Councilmember Behr, passed without dissent.

* Board of Adjustment Appointment

April 20, 2023

To the City Council

Washington, Missouri

Dear Council Members:

I herewith submit for your approval the following for appointment to the Board of Adjustment:

Samantha Cerutti Wacker (alternate) – term expiring May 2028

Respectfully submitted,

James D. Hagedorn

Mayor

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

* Planning & Zoning Appointment

April 20, 2023

To the City Council

City of Washington

Washington, Missouri

Dear Council Members:

I herewith submit for your approval the following for appointment to the Planning and Zoning Commission:

Rocco Gonzalez – term expiring April 2027

Respectfully submitted,

James D. Hagedorn

Mayor

After discussion, a motion to accept and approve the appointment made by Councilmember Holtmeier, seconded by Councilmember Wessels, passed with Councilmember Patke voting nay.

PUBLIC HEARINGS

* Rezoning 1322 East Fifth Street

April 12, 2023

Mayor & City Council

City of Washington

Washington, MO 63090

File No. 23-0401-1322 E. Fifth Street-Rezoning from R-1B, Single Family to C-1, Light Commercial

Dear Mayor & City Council

At the regular meeting of the Planning & Zoning Commission held on April 12, 2023 the above mentioned rezoning was approved with a 5-2 in favor vote.

Sincerely,

Thomas R. Holdmeier

Chairman

Planning & Zoning Commission

Maniaci: Alright, I'll be doing my presentation down here while I run the computer. Our first request tonight is for a rezoning of 1322 East Fifth Street. This is a property located on the southwest corner of Fifth and Penn. You can see here this is a Google image of the home, the previous home that was on there has been vacant for quite some time. I believe this was taken a couple of years ago. It's actually now boarded up.

The request, here's an aerial of it so you can see the location. MacArthur Park is just to the west here and then the vacant lot across the street was zoned R-3, that was part of the apartment, this, these apartments here are on Fifth and Penn. That was zoned for a third apartment building that was never built.

As for the current zoning, you can see here this primarily of this section of Fifth Street is R-1B Single-Family Residential; Fifth Street itself is very mixed use. As you all know as you go up and down the corridor, but this particular area has been primarily residential. There is one structure here, actually this parking lot, this is grandfathered in. It is currently the baseball or soccer little league...

Patke: Little league baseball.

Maniaci: Yeah, little league baseball office and storage there. It has been a real estate office in the past. So, there is a commercial use there, but it is still zoned residential. Then you can see here this across the street was R-3, it was this light blue and then a couple of years ago it did, it was requested to C-1 Light Commercial and that was approved and now the applicant is requesting the same zoning on this as well.

This went to Planning and Zoning last month and it did pass via vote 5 to 2. I do believe the Council should have been sent the letters that were submitted to P&Z that night, as well as a petition that was emailed to you all as well, a petition of opposition from the neighbors. So, just wanted to make sure you all are aware of that. But Planning and Zoning did end up passing it 5 to 2.

Lamb: The only thing I will add to Sal's presentation, as we talked about, we did since we received the petition for adjacent property owners, we need to verify that amount to make sure to see if their a supermajority of Council would be required to go ahead and pass the rezoning. So, the only thing we're going ask for you to hold a Public Hearing tonight...

Maniaci: Yep.

Lamb: But then the ordinance, we would request you to table that until the next meeting on May 15th so we can make sure whether or not a supermajority vote is required.

Maniaci: Correct. So, our codes, thank you Darren. Our code states that if at least 30% of people of property owners within 185 feet sign a petition of opposition and then it requires a supermajority. We did receive a petition via email today. However, I have not been able to verify that. I was looking at cross-referencing the names versus the letters we sent out. There are I think some people may own dual properties, so I need to...

Lamb: We'll talk about that.

Maniaci: Talk with Mark about how we count that.

Hagedorn: Okay. Do we want to comment?

Lamb: No, I say open up the floor for...

Hagedorn: Yeah. Okay. Would anyone in the public like to comment on this rezoning?

Steve Wilmesherr: *Inaudible.*

Hagedorn: Steve, if you'll come up, state your name and address please.

Steve Wilmesherr: My name is Steve Wilmesherr, I live at 1318 East Fifth Street, which is right next to the Hahne house on 1822. I'd just like to get my concerned on this being changed back to commercial. I thought since I'm the oldest one in the neighborhood and the neighbor. I've been in that neighborhood for a long time. I'd voice my opinion. The area hasn't changed a

whole lot. The house I live in is right next door to this house, it was built by my grandfather in 1928 so it's about 95 years old. It's been in the Wilmesherr Family the whole time. That area there has changed. I've seen it change when I was a little boy, adults around the house and do stuff here and play and everything. Then back then we were kids a lot of kids played the neighborhood. A lot of kids then. Then it slowed down to a lot more retired people. Then when my grandfather passed away, then I bought it and we sold the next two lots west of that, two new houses built there. When I raised my kids here, we had a lot of kids in neighborhood. Then it kind of tapered off. Well in the last five years, we've had a resurgence of kids in this neighborhood. Now we've probably got between Fifth Street and Sixth Street in that two-block area there, we probably got almost 20 kids from little ones up to high schoolers and are primarily girls, we only got three boys, so they were really hurten.

My question was, when we were here at the Zoning Board, my question was my concerns were how they come by their decisions and to staff the City staff didn't want. We had several residents here who didn't want to do it, and I was a little upset. I had the property had been rented out for years and years and years and then it stopped being rented out about 10, 15 years ago, I guess it was and we've had several owners since then. And it's been a never not a lot been done to it. They wanted to do stuff and the garage is about to fall down. It's got metal flapping around and that hasn't been repaired. And but I mean, several owners have had it. The last I heard they were going from I don't know how many or what, but I talked to one over he was going to make a bed and breakfast out of it so then so that's where it was.

This last month after the moratorium came on and it was boarded up and then I saw there was a application to have it zoned commercial. And then I got the letter and then we got I came to the Zoning Board and I gave my presentation. You see, I gave a handout there that I wrote up on for that.

There's a, the one thing that upset me at this, I found out that the opinion of the new owner said to nobody, no one should have a raise a family on Fifth Street. And I'd just like to correct that. My grandfather raised a family there. Don Hahne, Mr. Hahne raised a family. Don Hahne, who we all know, the longtime Fire Chief. He grew up, my dad in that property near for a long time. I raised my family there. They're all raised now. I'm raising my grandkids here to there and to say it's not a place to raise, I took offense to that. I've been there, I spent my first 1 ½ years living upstairs here. Then I was gone, and I've been there probably another 40 years.

And now we do have a little problem within front of the house on Fifth Street, we have a people going from the apartments up to the gas stations and back, and I have the little alcohol containers fall in the yard and stuff. And I've had a few issues that are in there, and I understand it from law enforcement. It's a really tough to deal with that thing. I did law enforcement myself. So, but that's kind of on the front. And the kids are all in the back. And we have our alley behind there and it's full of kids now and saying it's not a safer place to you know, we take long bike rides and take the kids, we leave there, we go all the way down to South Point and then take the trails all the way out to to the park, swimming pool, everything and we come back and we never get on Fifth Street. The kids can take their bikes and go up to BP and get all the junk they want to eat and never get on Fifth Street.

All the buses for schools and stuff come on Sixth Street and they're all taken care of. You know, they're taking care of there. So, I really think, you know, disingenuous to say it's not a safe

place to live. In fact, I think it's probably safer in some respects. My grandson decided one day to do jumping jacks and jungle gym down on the deck and broke his wrist and Penny and I took him to the emergency room, which is two minutes away.

So, it's not as safe if we keep an eye on all the kids and all the families in the neighborhood. And but for that, I feel that, you know, the other thing is, at the zoning meeting, I never really got a good reason why they wanted to do it, to change opinion. But, you know, there's not a commercial zone anymore down there on East Fifth Street. My grandfather and my dad, you know, we had a business on Main and Elm Street for 40 some years down there, and that was commercial then. Well, then it all moved south. Highway 100 moved south, so, and you know, we're talking about the traffic, you know, not being able to raise any. Well, when we raised my kid back then, that was Highway 100, so the traffic was a whole lot more than it was now.

But there's a lot of commercial areas on Fifth Street, yet they're just sitting and being abandoned. You know, I have concern, you know, you got if you go across Fifth, I just feel a little bit you got an *inaudible* out there and then you come back, you got Ms. Gabber's house there by Hardees's is for sale and that's a brick house, it's got parking lot and you go down around the turn Stumpe's, Ms. Stumpe's property is still up for sale and there's right next to on Penn Street is a commercial property there can be used and down further we've got Patke's it's opened now and can be used got a parking lot and then we have the business next to Pizza Hut, didn't last very long but now you got that that building there that's not being used.

Hagedorn: Steve, I'm sorry, can I ask you to wrap it up?

Steve Wilmesherr: *Inaudible.*

Hagedorn: Can I ask you to wrap it up in a few more sentences?

Steve Wilmesherr: Sure. My concerns are, are they want to build a maybe an office or parking lot or something like that. And my concerns are and nothing against the owners that are going to do it, well my concern is what's going to happen a few years from now, is that going to be another vacant spot? When you open it up to commercial, it'll be open to just about anybody and I'll be the one to be directly affected of it. And, you know, Mr. Hahne, is a good neighbor, and if there's a parking lot on or the other thing I, I have a problem with, is going to be the safety *inaudible* of these kids because there is going to be more traffic there getting that parking lot. You know, I don't know a lot about this real estate stuff, but I spent 24 years working Commercial Vehicle Enforcement on St. Louis County so I know traffic it'll be taking going through there.

So those are my main concerns. And I guess the last thing I do, I know my neighbor, Melinda, a new neighbor sent some concerns if they pass at some qualifications and I agree, you know, some of them didn't sound it bad. But my problem with that is are they enforceable to the owner now or would they be enforceable to somebody else that had it down the road? You know, so I you know, the neighborhood, it's all been residential forever. And I don't you know, if we're going, to me, it's just not respecting the integrity of the neighborhood. It's been there almost, Mr. Hahne's house from probably the first one, the other on the other corner, and my house is the third one, and I'd like to see it. I don't I don't see the need to make it commercial. So that's all I have. Thank you.

Hagedorn: Thank you, Steve.

Kim Obermark: My name is Kim Obermark, and I am a realtor with Berkshire Hathaway. The lot that they are speaking of, I sold the lot across the street and my clients, I believe, still have an intention of putting a snow cone shop at one point there. I live at 1418 East Street, 1415 East Fifth Street. So, from that vacant lot, there's two apartment buildings and there's my house. There is a two-family next door and a monastery school next door. So, when they talk about it only being residential, I definitely I have 10 grandchildren and I would never let them go in the front yard. We always let them go in the back. Because I can tell you the police spend a lot of time on 1418 East Fifth Street at the apartments.

So, I don't think that it brings takes away any value to where we live or the City. I think it would only add value being not just having a boarded-up brick house and having with all the new businesses coming into town. I think it would be a great location. You cannot call East Fifth Street all residential because most of it's not. You have the hospital, you have the gas stations, you have all that, that's right there.

Having a commercial building four houses from me does not worry me about the value of my home or the value of anybody else's homes that are around there. So, I am definitely for the commercial being zoned commercial. I think it would benefit our community. Do you have any questions?

Patke: Thank you.

Hagedorn: Thank you.

Kim Obermark: Thank you.

Madeline Slay: Hi there, I'm Madeline Slay. I have written a letter with the signatures. Do you, would you like me to pass around copies of this?

Klekamp: Madeline, can you state your address please?

Madeline Slay: 320 Penn Street. All right. So, I had also written an original letter that Steve Wilmesherr had mentioned that stated asking for conditions to be placed on this property related to the zoning or to be considered prior to granting zoning. I have since been informed that that's not the case. That's not possible. So, I have written this amended letter that I wanted to share with you all today and have attached signatures from the other residents in the area that also are in favor of or that were in favor of the original conditions and oppose the rezoning of the property.

So my name is Madeline Slay and I reside at 320 Penn Street, located diagonally from 1322 East Fifth Street, the property in question. So, if you're looking at the map here, it's diagonally across the other side of Fifth Street and I live right next to the baseball association as well.

I previously spoke at the Planning and Zoning Commission meeting on April 12th and voiced my opposition for the rezoning of this property at that time as well.

While I still oppose the rezoning of the property in an effort to compromise with the rezoning request, I wrote to the City Council asking that conditions be placed on the property to address the concerns that us in the neighborhood have related to this change. I've since learned that such conditions cannot be placed. I did want to state that the concerns that I have that ultimately influenced my decision to oppose the rezoning.

The first is safety and security of the property. The current structure has been vacant for some time since before I purchased my home currently, and there have been some safety concerns in the past with individuals breaking out windows and entering the building. The

windows have since been blocked and boarded up, but no additional security has been added to the property, at least to my knowledge.

The second is property values. I am concerned about the impact that the rezoning will have on the values of the surrounding residential properties, as this would be the only commercial property on that block. Ideally, I would like to see a quality structure that fits in with the residential feel of the area. If the property were to not retain its residential zoning status.

Increased traffic and parking is also a concern. I'm concerned about the increased traffic that would result from the addition of a commercial business in the area. If able, I would hope that the appropriate off-street parking would be added to help reduce the traffic on this already busy stretch of Fifth Street. We know, we know it's busy. We know it's Fifth Street, but we don't need to add to more of that.

I don't really know what the overall intention is for this building. It could be office space. It could be something different in a few years. But hopefully if I'm still here in a few years from now, I would hope that there wouldn't be an addition of more traffic in this area as well.

I have obtained signatures from neighbors and community members that share these concerns and also oppose the rezoning of the 1322 East Fifth Street property, which are attached.

Thank you for your time and if you have any further questions, please let me know. I can also validate who some of those signatures are and the property owners in the surrounding block. The majority of them are from Fifth Street over so kind of directly across from my property and then following up into Third Street as well. I have spoken with Steve Wilmesherr as well, and he did mention that he did not sign this as well, but I do know that he is in favor of of the opposition, obviously. Are there any questions for me?

Hagedorn: Madeline, you live catty corner of this property?

Madeline Slay: Yes. So, I live right directly across, yeah, right there, next to that baseball association. So, I purchased my home at the end of '21 and moved in February of '22. I purchased my home because it was a very affordable. Obviously, living on Fifth Street isn't ideal for a young person, a young single person that's wanting to start a family and wants to be in the Washington area. But like I said, I purchased my home because it was affordable, and it was within my means. And because, you know, it's closer to downtown and it's closer to my job and things of that nature. I didn't purchase my home because it was surrounded by commercial properties. I understand that I wasn't living there, and I don't have a say in what the vacant lot is zoned at, but I still wanted to at least voice my concerns as a current resident and as a younger person that plans on staying in the Washington area for a considerable amount of time.

Hagedorn: Thank you.

Madeline Slay: Thank you.

Patke: Ms. Slay, I wanted to ask you this is at the Planning and Zoning Meeting...

Madeline Slay: Yeah.

Patke: As I said, and for the Mayor, I guess when I first read through this, I envisioned this for lack of better terms eyesore it is now to be something nicer and better, and it would actually be a positive for your neighborhood. Heard from Mr. Wilmesherr back at Planning Zoning and again tonight and yourself, is there is it really are you guys really against that again I think it would be an it would be an attraction to the neighborhood if it was a small parking lot, a dentist office, that would be you know, you're not going to notice a difference of cars on Fifth Street. The cars are

going to pull into this, you know, the 10 or 15 cars a day or whatever it may be. So, I guess I just I picture the house next to the parking lot down here. That was dilapidated. And then we almost tore it down and then we fix it up. And it's been a great asset for us, you know, as an apartment complex or our office complex, and I guess I've envisioned the same thing here. Boarded windows, you know, the block building. No one's lived there as long as I can remember when I drove by there as a kid, you know, I thought it would be better. So, but the neighbors, I mean, I know you can't speak for all the neighbors, but yourself personally, wouldn't you want to see it be a historic building, kind of revamped and used for something?

Madeline Slay: Yeah, most definitely. But the concern is that at least from the neighbors that I've spoken with, the ones that directly reside across Penn Street, for me, the ones that are up and share the alley with them, the ones next to them, the ones next to my across the street, neighbors on on Fifth Street there, I think the overall concern is that there are a lot of unknowns related to what the impact on the property will be, like we don't know for sure. I'm not familiar with with Cowboy and what he plans to do with this property. So, I think that there are a lot of unknowns here. I've heard some things about an office building and in reality, that is a lot less offensive than, you know, a fast-food place. But there's still unknowns related to what the property could be, at least in my opinion, and from the surrounding neighbors there. They weren't really aware of anything. They just knew that they weren't in favor of it because they don't want to live by a commercial building. And that's why I made mention in here and in the conditions that I proposed in my in my original letter, which I can forward to you if you would like.

Patke: I actually, Councilmember Behr forwarded your email to me today. So, I was able to *inaudible...*

Madeline Slay: It's it's in the spirit of compromise because while I would like to see the building restored and, you know, just put back up to its original integrity, there's a lot of unknowns and a lot of concerns, especially the fact that the current building has been owned for a number of years and has been in a state of disrepair and there have been security concerns and I want to make sure that the properties that are adjacent for my own property, that I've spent considerable time and funds trying to improve the state.

My house wasn't livable when I first purchased the property. I had to make all of the repairs to get it to that point, and I want to make sure that my investment is secured and that the quality of the buildings surrounding my property maintain that same integrity and I'm not seeing that with the current building, and I could be very wrong. That's just why I want to to voice their concerns. And those I feel are very similar concerns to what my neighbors have. So if there's a way that we can kind of be I don't know, I don't I don't want to speak for everybody, but I know, at least in my mind, if there's a way to validate that the concerns will be met and that the concerns will be addressed and that the integrity of the property that is surrounding my own will be, you know, kept up to a higher standard in the what it currently is, I think that that would be very helpful in not having this reservation because I know that change can be scary and I feel like that that can be a component of what I'm feeling is the fear of change. But when reality is facing me every day and it looks like a dilapidated building, it's really a cause for concern of, oh great, what's going to come from this? Is this going to be a multi-story facility that's going to be an eyesore? Is this something that's going to potentially negatively impact the resale value of my

property? Because I don't know of many people that would like to live surrounded by commercial properties, and I'm going to be surrounded on multiple corners there.

So, I think that at least having the ability to voice these concerns so that they are considered by the greater the greater public here is at least beneficial for me to at least get some peace of mind that they will be heard and that potentially addressed by the property owner.

Patke: Thank you. I know some of your conditions are, you know, I guess your compromises I read today and I can appreciate that. Sal, I asked before the meeting and just we can't include those compromises in a zoning change as either a zoning change or it's not.

So Sal, is there any what are the limitations of when we do? If we would change it to commercial, it's not going to be a mean it's going to be a gas station. They have to get Special Use Permit for that, those kinds of things. So, it's limited by lot size and stuff like that there. Right?

Maniaci: Yeah, so it is C-1 which is our light commercial. So, there are more intensive commercial uses that cannot go there. Gas station is a good example when it comes to like anything with a drive thru, they would Special Use Permit because they'll have to be able to show the parking lot. The amount of uses, I mean you can't read them off just because there's...

Patke: Right.

Maniaci: On in each. But I think the best what we try to do for every commercial what we have to we have to do per code is during site review make sure that they would have, you know, landscape buffers between the residential sites, that kind of thing. Hard surface parking, you know.

Lamb: Required number spaces.

Maniaci: Yeah, right. So, there are there's a review process that we, you know, we do for all commercial structures.

Patke: But I'm just trying to lighten the situation where it's not I just I don't envision it to be harsh against your neighborhood. I think a nice apartment, I mean, office building there would actually be an enhancement to the neighborhood. So that's why I just again, appreciate your compromises. I know it doesn't work out that way, but that's something that, you know, we take into consideration.

Madeline Slay: Yeah. No, and I most definitely just appreciate the time to be able to voice those concerns, especially with speaking with people on the block that obviously aren't here tonight. I felt like it was also a disservice to not go and at least share the concerns that I know that the majority of us have shared and that had I had shown support for when I was talking to the neighbors in the area so that's why I wanted to at least still bring it bring bring the concerns to light, even though the conditions and things like that can't can't be enforced or met or applied in this sort of situation. Perfect. Anything else?

Hagedorn: Thanks Madeline.

Madeline Slay: Thank you.

Angie Holmes: Hi I'm Angie Holmes, Real Estate Broker and Cowboy's Property Manager. I've got some visuals I'm going to hand out here. Take two over from...

Maniaci: And would you say your address for the record?

Angie Holmes: Sorry?

Maniaci: Your address for the record.

Angie Holmes: 113 Skyview, Labadie, Missouri, 63055. I'd like to start just by course, most of you weren't here last month, but when the gentleman asked us what year this building was built and we were like, I don't know, you know, and and I felt really bad for not knowing. And everybody is probably like, how do you not know you own a building? How do you not know when it was built?

To give you an idea, he paid property taxes for 36 tax id's to Franklin County last year, most of which have property. So, it's just not enough room up there to remember the year that all of these buildings were built. So, it's not that this building doesn't mean anything to us. And so, we don't need to know. We know it's old, it's really old, and we really like to preserve old buildings.

And so, some of those examples were passed around. One of the most notorious, I guess, is at Fifth and High was known as being the Washington Tattoo Collective. Before that it was the Hi-Fi Tavern.

So, you can see the before and the after pictures there. That's the quality work that Cowboy does. And I don't think that the quality work that he does is in question here. But as Jeff said, you know, right now it's boarded up building and we don't like that. And I think that anybody knows us, knows that we don't like that. We try to preserve the historical value in all of the older buildings that he owns.

830 West Fifth, the before and after that you have right there is one example, 9 West Third is one of those pictures, 886th Street, the historic Johnny Busch Brewery, of course, just to name a few. And then 117 Front Street in Labadie, which is the building to the left of The Hawthorne if you've ever been there.

As a real estate broker and his property manager, it's my job to determine the highest and best use for his properties. So unfortunately, not everyone agrees with those uses all the time, which is why we're here tonight. A little job security for you all, I guess. Such as it is. But it is always our goal to be a good neighbor and to be able to obey the law and follow the rules and regulations, which again, is why we're here tonight and the code set forth by the City of Washington.

But I like to think that we go way beyond that by bringing properties up to a higher standard with quality workmanship, preserving the historical value in the properties when it applies, and maintaining all the properties by keeping the lawns mowed and the buildings in good repair.

So, this building is mowed weekly. It's boarded up because we had a little overzealous employee. I told him to go board up the basement window that was knocked out so that critters wouldn't come in there and take up residence. Well, he took that as we're going to board up the whole thing up. And maybe he saw other broken windows in there and thought, well, secure the building. His ex-army got to secure the post, right?

Not ideal. Believe me. I don't like that. It's just as much as the neighbors don't like it. We're in the process of getting that fixed. I've already met with a our window guy to get some pricing for some new windows. Windows is probably the last thing that needs to be done.

If you look at the pictures of the interior of this building, you'll see that there's no plumbing. It has the knob-and-tub tube wiring still. The whole septic system needs to be, you know, dug up and redone. It's going to take a lot of work.

It's a two room building with a loft that at the moment has no bathroom and no kitchen. It sits on Fifth Street, which as the previous lady said, it's busy street. It's going to be busy whether

this is commercial or if it's residential. If it's residential, I could move my ten family members in there maybe, and all of us drive. There's ten more cars, but there is room. It's on a double lot. So, there's room to add a parking lot, which would alleviate any parking on Fifth Street or on Penn Street. There's be room for a play yard if it were become a daycare. But to be clear, this was never going to be a nightly rental. Little touchy subject these days.

So its zoning property commercial has historically raised the value of neighboring properties. If done correctly, you can ask Herb, who lives behind the Fifth and High Property there that you have the before and after pictures for. He also gardens part of it because we're his he's were his neighbor and we're neighborly so he does a garden on part of the property that the Cowboy owns.

So, we do consider the neighboring concerns and what we would want for neighboring property is if we were to live there. We're a part of this town and we want to be good neighbors to our to the neighboring properties. So we would not put a business there that would interfere with their quality life, such as a bar or or another touchy subject, a homeless shelter. But it's in our goal and it's in our best interest to increase the surrounding property values by increasing the value of this property. He's proven his quality of work. The building almost doesn't conform already just because everything around it is newer. So, it kind of sticks out as a historical building, or at least it appears to be older than everything else. I don't know.

But the amount of money that's needed to get this building up to code just the bare minimum, then up to our standards and up to a workable or a livable status will be staggering. So because we're in the rental business, this is what we do. The ability to recoup that investment as a one bedroom, one bath, single-family home just isn't feasible. So, in the end it's my opinion that the highest and best use for 1322 East Fifth is commercial. Any questions?

Hagedorn: Will you guys keep the structure?

Angie Holmes: Sorry?

Larry Proemsey: What?

Hagedorn: Will you keep the structure?

Larry Proemsey: Yes.

Hagedorn: Okay.

Angie Holmes: Yeah.

Larry Proemsey: I have a couple of things to add. Uh, my name's Larry Proemsey. I live at 113 Skyview Lane, Labadie, Missouri. We I think everybody knows I think almost everybody here I know we own a lot of businesses and properties here in Washington, including the historic John B Busch Brewery. We've restored multiple buildings over the years. I think that speaks for itself. I don't really want to rehash all of it, but I think everybody knows and when take a structure and redo it when it's done. It's top notch. First class. You know, we're not slumlords. We don't have any property that fits that realm, nor are we the least bit interested in doing that. I think we've done a lot to raise the property values, not just of our properties, but the ones that are next to it. And several of the buildings like the one on Sixth Street catty corner from Krog Park, we probably should've tore the damn thing down because I sure put more money in it what it was worth. But it's a beautiful building. It looks very nice right across from the restrooms there. You got a picture of it.

I would like to say a couple of other things. The thing about Fifth Street is if you were just going to take that area and analyze it, it's much more suitable to commercial use than it is to residential. It's kind of a dangerous spot for kids anyway. We're not talking about putting a high use commercial entity in there. As Sal said, it's not it's not allowed anyway without Conditional Use Permit. We're not asking for that. Our intent is to use it in more like what, you know, something along the line of a dentist, a doctor's office, maybe a lawyer's office, something like that. Small traffic.

One of the things that I thought was important is the lady that has this, I hadn't seen this letter before, but they're worried about the safety and security of the property. Well, so are we, because it's our investment and with commercial buildings, they tend because nobody's there at night generally speaking, they wouldn't be there. Most of them all have security systems, most of them directly call the police department. You can talk to the policemen here and you'll know that those are the ones that they get the alarms off of.

And as far as property values, I think we've adequately addressed that. Everybody knows that commercial has a higher value than residential.

And as far as increased traffic and parking, as she said, the traffic's already there on Fifth Street. We ain't going to create it. This isn't going to make a blimp on that radar at all. But we will be able to have off-street parking. As Sal said, it's a big double lot there.

And I think that this is the best and highest use for it. And we'd like to get started doing something. And when we do, we will apply for a building permit, as we have always done, and we will meet all of the city standards and everybody here that never work with me knows that will do what we're asked to do and what's required by the standards and by the permits and we'll do it right. That's just that's just what we do. If anybody has any questions.

Angie Holmes: I'm sorry. Another concern I know was the future, which, you know, they don't know what it's going to be down the road for. Nobody, nobody knows what anything is going to be down the road as long as we are here and we don't sell property, as long as we're here, it will be respectfully done.

Larry Proemsey: Questions?

Hagedorn: Questions, guys?

Larry Proemsey: Surely, you've got a question Jeff.

Patke: No, sir. I'm quiet tonight.

Larry Proemsey: You're going to let me off easy? Okay. Anybody? Thank you all for your attention.

Hagedorn: Anyone else on this issue? Okay. We don't need anything do we?

Lamb: Nope. I think you just accept the letter into the minutes.

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

TABLED – An ordinance rezoning 1322 East Fifth Street from R-1B Single Family Residential to C-1 Light Commercial in the City of Washington, Franklin County, Missouri. A motion to table the ordinance so staff can verify ownership and signatures that were presented made by Councilmember Patke, seconded by Councilmember Wessels, passed without dissent.

* Rezoning 309 & 313 Coulter Court

April 12, 2023

Mayor & City Council

City of Washington

Washington, MO 63090

File No. 23-0402-309 & 313 Rezoning from R-3, Multi Family to R-1C, Single Family Attached

Dear Mayor & City Council,

At the regular meeting of the Planning & Zoning Commission held on April 12, 2023 the above mentioned rezoning was approved with a unanimous vote.

Sincerely,

Thomas R. Holdmeier

Chairman

Planning & Zoning Commission

Maniaci: All right, this one is a little bit more straightforward. We actually haven't had one of these rezoning request in a couple of years. But this property at 309 and 313 Coulter Court, see a very traditional duplex here at the on the north side of the Merriweather Estate Subdivision. See here actually, once you get to the top of Coulter Court, all of these homes are duplexes. And when that was developed, I believe in the early 2000's at the time we did not have a zoning for duplexes. It was just considered R-3 Multi-Family. And then the developers at that time would condo them out.

Since the 2008 crash and and beyond, a lot of the finance organizations and lenders have not wanted to do condos on these smaller buildings. They'd rather have actually individually taxed parcels, which requires them to do a subdivision of that. In order to do that in 2012, I believe the City introduced a new zoning code for R-1C Single-Family Attached, which is really just is zoning specifically for these duplexes. That orange is actually the R1-C Single-Family Attached. Most of this neighborhood has already done it and these actually all came in on one application for whatever reason at that time, I think it was in 2019. These property owners didn't sign off on that application. Now they're wanting to do so.

So, the rezoning would just allow them to be able to match that R-1C Single-Family Attached, bring them into conformance, and then when they are ready to sell, they can turn their condo plat into a traditional subdivision plot. And this did go to Planning and Zoning last month as well, passed unanimously.

Wessels: Sal, again explain the advantage of switching this. I'm not following.

Maniaci: It's really just a change on paper from what we were because it's just the paperwork. So, we actually called when we were getting a bunch of requests in these at one month at a time. I called one of the lenders in town and they said that they typically do not do condo plats on these anymore. They wanted an actual tax taxable parcel in order to subdivide it has to be because it's a zero-lot line they have a shared wall *inaudible*...

Lamb: Mark, it's basically a financing, the banks don't want to finance it. If there's not a clear lot line that goes through the shared wall, basically is what it boils down.

Patke: You can't sell half a duplex.

Wessels: Okay.

Holtmeier: We used to do two or three of these a Council Meeting *inaudible*...

Maniaci: Yeah, everyone was doing that once. Yeah.

Lamb: Like I said, and there was a question raised at that time, it's like, why don't you just do all of that? Well, maybe there's some that don't want to do that, and they want to keep the zoning that they had. So, we didn't mind going ahead and introducing the zoning district or whatever to help with these situations.

Wessels: So, they could sell the pieces?

Lamb: They could sell half, basically they can get financing on either half of the one of either one of those units.

Maniaci: Yeah.

Wessels: Okay.

Maniaci: Because in the R-3 we don't allow shared walls. So, they couldn't...

Lamb: Right.

Maniaci: They couldn't put a property line down the middle. It has to go to R-1C so they can have a shared wall. So, it's a lot of paperwork for them to finance.

Wessels: Okay. Thank you.

Hagedorn: I'll take a motion.

Lamb: No, we've got to open it for a Public Hearing.

Maniaci: Public Hearing.

Hagedorn: Anyone interested in speaking on this one?

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

Bill No. 23-12793, Ordinance No. 23-13757, an ordinance rezoning 309 & 313 Coulter Court from R-3 Multi Family to R-1C Single Family Attached 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; Coulter-aye, Briggs-aye, Wessels-aye, Patke-aye, Holtmeier-aye, Behr-aye, Hidritch-absent, Reed-absent.

CITIZENS COMMENTS

* None

UNFINISHED BUSINESS

* None

REPORT OF DEPARTMENT HEADS

* None

ORDINANCES/RESOLUTIONS

Bill No. 23-12794, Ordinance No. 23-13758, an ordinance authorizing and directing the execution of a Cooperative Agreement for Road Improvement for a section of South Point Road by and between the City of Washington, Missouri and the Washington Special Road District.

The ordinance was introduced by Councilmember Patke.

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

Bill No. 23-12795, Ordinance No. 23-13759, an ordinance amending Chapter 650 of the Code of the City of Washington, Missouri.

The ordinance was introduced by Councilmember Patke.

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

Bill No. 23-12796, Ordinance No. 23-13760, an ordinance authorizing and directing the execution of a Professional Services Agreement by and between the City of Washington, Missouri and Civil Design Inc.

The ordinance was introduced by Councilmember Holtmeier.

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

Bill No. 23-12797, Ordinance No. 23-13761, an ordinance accepting the Proposal from SCS Engineers for Professional Engineering Services for a Soil Investigation at the Oldenburg Industrial Park and Struckhoff Sanitary Landfill and amend the 2023 Budget.

The ordinance was introduced by Councilmember Holtmeier.

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

Bill No. 23-12798, Ordinance No. 23-13762, an ordinance amending the 2023 Budget of the City of Washington, Missouri.

The ordinance was introduced by Councilmember Patke.

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

Bill No. 23-12799, Ordinance No. 23-13763, an ordinance amending Section 370.190 of the Code of the City of Washington, Missouri.

The ordinance was introduced by Councilmember Patke.

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

Bill No. 23-12800, Ordinance No. 23-13764, an ordinance authorizing and directing the City of Washington, Missouri to enter into a Sales Contract with Hoffmann Hillermann Nursery Florist for the purchase of a Exmark Lazer E-Series 60 Zero Turn Mower.

The ordinance was introduced by Councilmember Patke.

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

COMMISSION, COMMITTEE AND BOARD REPORTS

Bill No. 23-12801, Ordinance No. 23-13765, an ordinance approving the amendment to the Final Plat of The Terrace in Washington Plat 1, in the City of Washington, Franklin County, Missouri.

The ordinance was introduced by Councilmember Patke.

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

Bill No. 23-12802, Ordinance No. 23-13766, an ordinance approving the Final Plat of Highland Meadows Plat 8, in the City of Washington, Franklin County, Missouri.

The ordinance was introduced by Councilmember Patke.

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

MAYOR'S REPORT

- * Due to the Juneteenth Holiday on Monday, June 19, 2023, the Regular Council Meeting is scheduled for Tuesday, June 20, 2023.
- * Centennial Celebration is this Thursday at 10 a.m.
- * Job well done to the Police Department concerning the incident at 301 Jefferson Street.

CITY ADMINISTRATOR'S REPORT

- * Public Works Director Interview Committee will be meeting tomorrow afternoon to review applications.
- * Solid Waste Committee Meeting is scheduled for May 9 at 4 p.m. Topics of discussion will include fees for the Recycling Center and the preliminary review of rates at the Landfill. Discussion ensued.

COUNCIL COMMENTS

- * Councilmember Holtmeier thanked Josh Wargo and the Parks Department for a job well done at the Arbor Day Celebration.
- * Discussion on the new Washington High School Ball Fields.

ADJOURNMENT

With no further business to discuss, a motion to adjourn made at 8:28 p.m. by Councilmember Patke, seconded by Councilmember Behr 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
 JANUARY 2023

	City Collector's Report				Adjusted Cash Position					
	CASH BALANCE AS OF 1/1/2023	RECEIPTS	DISBURSEMENTS	CASH BALANCE AS OF 1/31/2023	LESS RESTRICTED CASH	LESS RESERVED CASH	CASH UNRESTRICTED	INVESTMENTS AS OF 1/31/2023	① LESS 15% / 25% DESIGNATED	OVER (UNDER) FUNDED
CASH FUNDS:										
GENERAL FUND ②	1,872,818.01	2,358,855.80	(1,757,483.90)	2,474,189.91	(76,640.74)	(11,543.05)	2,386,006.12	2,459,051.59	(1,835,476.20)	3,009,581.51
LIBRARY FUND ②	189,400.54	220,847.59	(80,386.12)	329,862.01	(218,272.98)	(27,875.60)	83,713.43	0.00	0.00	83,713.43
VOLUNTEER FIRE FUND	1,644,186.13	412,550.28	(57,223.81)	1,999,512.60	0.00	(26,222.78)	1,973,289.82	0.00	0.00	1,973,289.82
VEHICLE & EQUIPMENT REPLACEMENT FUND ②	1,113,062.70	4,376.11	(38,623.00)	1,078,815.81	0.00	0.00	1,078,815.81	0.00	0.00	1,078,815.81
STORM WATER IMPROVEMENT FUND	2,485,631.11	608,336.86	(22,741.84)	3,071,226.13	0.00	0.00	3,071,226.13	1,363,676.00	0.00	4,434,902.13
CAPITAL IMPROVEMENT SALES TAX FUND	1,893,917.63	265,059.90	(27,928.70)	2,131,048.83	0.00	0.00	2,131,048.83	0.00	0.00	2,131,048.83
TRANSPORTATION SALES TAX FUND ②	389,724.99	503,628.90	(478,776.02)	414,577.87	0.00	0.00	414,577.87	0.00	0.00	414,577.87
DEBT SERVICE C.O.P. FUND	4,034,924.60	15,863.67	0.00	4,050,788.27	(1,643,338.39)	0.00	2,407,449.88	0.00	0.00	2,407,449.88
DOWNTOWN TIF RPA-1 FUND	991,293.24	112,835.50	0.00	1,104,128.74	0.00	0.00	1,104,128.74	0.00	0.00	1,104,128.74
FRONT & MAIN TIF RPA-3 FUND	39,647.29	38,447.82	0.00	78,095.11	0.00	0.00	78,095.11	0.00	0.00	78,095.11
RHINE RIVER TIF RPA-2 FUND	22,231.31	56,988.42	0.00	79,219.73	0.00	0.00	79,219.73	0.00	0.00	79,219.73
WATER FUND	585,263.52	164,341.51	(121,220.55)	628,384.48	0.00	0.00	628,384.48	0.00	(398,571.50)	229,812.98
SEWAGE TREATMENT FUND	(260,560.05)	209,967.12	(314,628.45)	(365,221.38)	0.00	0.00	(365,221.38)	0.00	(669,762.75)	(1,034,984.13)
SOLID WASTE FUND	3,730,132.41	216,138.74	(235,453.92)	3,710,817.23	(7,269,724.17)	0.00	(3,558,906.94)	0.00	(907,580.25)	(4,466,487.19)
PHOENIX CENTER II CID FUND	560.96	56,452.55	(55,731.58)	1,281.93	0.00	0.00	1,281.93	0.00	0.00	1,281.93
TOTALS	\$ 18,732,234.39	\$ 5,244,690.77	\$ (3,190,197.89)	\$ 20,786,727.27	\$ (9,207,976.28)	\$ (65,641.43)	\$11,513,109.56	\$3,822,727.59	\$(3,811,390.70)	\$ 11,524,446.45

DELINQUENT CITY RE & PP TAXES COLLECTED THIS MONTH: \$ 761,488.66


 DARREN J. LAMB, CITY ADMINISTRATOR/DEPUTY CITY TREASURER

5/3/23
 DATE



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

5/2/2023
 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

 JANUARY 2023	INVESTMENT DATE	INTEREST PERCENT	MATURITY DATE	BEGINNING ADJUSTED COST	ADJUSTED GAIN/(LOSS)	INVESTMENT INCOME	EXPENSE	SOLD/REINVESTED 10/01/22 - 09/30/23	ENDING ADJUSTED COST
	GOVERNMENT BONDS:								
US TRASURY BILL	8/11/2022	0.000%	7/13/2023	\$ 472,495.32	1,553.64	-	-	-	\$ 474,048.96
US TREASURY NOTE	7/27/2022	1.250%	7/31/2023	\$ 1,011,679.92	2,425.20	6,450.00	-	-	\$ 1,014,105.12
FEDERAL HOME LOAN BANK BONDS	1/31/2023	4.875%	9/13/2024	\$ -	719.44	-	-	372,758.08	\$ 366,551.25
FEDERAL FARM CREDIT BANK	1/31/2023	3.625%	10/28/2026	\$ -	719.44	-	-	374,862.57	\$ 369,904.10
FEDERAL HOME LOAN BANK BONDS	11/15/2019	2.250%	12/8/2023	\$ 468,835.20	825.60	-	-	-	\$ 469,660.80
IBN: BOND TOTALS:				\$ 1,953,010.44	\$ 6,243.32	\$ 6,450.00		\$ 747,620.65	\$ 2,694,270.23
CERTIFICATES OF DEPOSITS:									
SYNCHRONY BANK DRAPER UT CD	7/27/2022	3.400%	7/29/2025	\$ 237,993.00	(230.30)	4,199.23	-	-	\$ 237,762.70
ALLY BANK MIDVALE UT CD	7/27/2022	3.300%	8/5/2024	\$ 240,070.60	(83.30)	-	-	-	\$ 239,987.30
KS STATE BANK CD	2/9/2018	2.450%	2/9/2023	\$ 51,909.52	68.12	108.20	-	-	\$ 51,977.64
ENERBANK USA CD	9/27/2019	1.950%	3/27/2023	\$ 113,406.06	167.58	188.80	-	-	\$ 113,573.84
STATE BANK OF INDIA CD	2/25/2019	3.050%	2/28/2024	\$ 235,725.60	40.80	-	-	-	\$ 235,766.40
BMW BANK OF NORTH AMERICA CD	2/25/2022	1.700%	9/4/2024	\$ 237,416.52	234.06	-	-	-	\$ 237,650.58
IBN: CERTIFICATE OF DEPOSIT TOTAL:				\$ 1,116,521.30	196.96	4,496.23		0.00	\$ 1,116,718.26
FIVE POINTS BANK CD	2/1/2021	1.000%	2/2/2025	\$ 245,000.00	0.00	-	0.00	(241,107.78)	\$ -
MIDLAND STATES BANK CD	2/1/2021	0.750%	2/2/2024	\$ 245,000.00	0.00	-	0.00	(246,755.87)	\$ -
VISION BANK CD	6/30/2021	0.750%	6/23/2023	\$ 245,000.00	0.00	-	0.00	(246,934.23)	\$ -
AMERICAN: CERTIFICATE OF DEPOSIT TOTAL:				\$ 735,000.00	0.00	0.00	0.00	(734,797.88)	\$ -
CERTIFICATE OF DEPOSITS TOTALS:				\$ 1,851,521.30	\$ 196.96	\$ 10,946.23	\$ -	\$ (12,822.77)	\$ 1,116,718.26
MONEY MARKETS:									
IBN: MONEY MARKET				\$ 13,357.56		258.08		(1,876.54)	\$ 11,739.10
AMERICAN: MONEY MARKET				\$ 16.47	0.00	(16.47)		0.00	\$ -
MONEY MARKET TOTALS:				\$ 13,374.03					\$ 11,739.10
GRAND TOTALS:				\$ 3,817,965.77	\$ 6,440.28	\$ (1,618.46)			\$ 3,822,727.59

ALLOCATIONS OF FUNDS:

PRINCIPAL - GENERAL FUND ACCT. - 001-103000	1,990,000.00	
INVESTMENT GENERAL FUND- GAIN/(LOSS)	469,051.59	
YEAR END MARKET VALUE ADJUSTMENT-SEPT	-	
TOTAL GENERAL FUND:		\$ 2,459,051.59
PRINCIPAL - STORMWATER FUND ACCT. - 250-103000	1,363,676.00	
TOTAL STORMWATER FUND:		\$ 1,363,676.00
TOTAL MARKET VALUE OF INVESTMENTS:		\$ 3,822,727.59

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


 DARREN J. LAMB, CITY ADMINISTRATOR/DEPUTY CITY TREASURER

5-3/23
 DATE


 MARY J. SPRUNG, CPA FINANCE DIRECTOR/CITY TREASURER

5/2/2023
 DATE



May 04, 2023

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

RE: 2022 Rabbit Trail Drive Project

Dear Mayor and City Council Members:

Please find enclosed Change Order No. 1, 2, and 3 for this construction project. The overall contract amount has been increased by \$33,230.82. Change Order 1 includes unsuitable soil in the Street replaced with compacted soil and increasing the contract by \$4,984.00. Change Order 2 includes ½ Land Disturbance Permit cost share and extension of existing stormwater pipe to the new creek crossing increasing the contract by \$4,375.00. Change Order 3 is for additional unsuitable soil in the Street replaced with Type 5 rock and extra street length which led to an overrun of concrete street, rock base and street fabric. Change Order 3 increased the contract by \$23,871.82. The total project cost is \$696,230.82. The Transportation Sales Tax Fund and Stormwater Fund will pay for 100% of the funding of this construction project.

Respectfully submitted,

A handwritten signature in blue ink that reads 'Charles Stankovic'.

Charles Stankovic, P.E.
Interim City Engineer



CHANGE ORDER #1, 2 & 3

NAME OF PROJECT: Rabbit Trail Extension

OWNER: City of Washington, Missouri

CONTRACTOR: Northern Star Homes

THE FOLLOWING CHANGES WERE MADE TO THE CONTRACT DOCUMENTS:

Original Contract Price.....	\$ 663,000.00
Change Order #1	\$ 4,984.00
Change Order #2.....	\$ 4,375.00
Change Order #3.....	\$ 23,871.82
New Contract	\$ 696,230.82

Accepted:

Approval:

Date: _____

Date: _____

NORTHERN STAR HOMES

CITY OF WASHINGTON, MISSOURI:

By: _____

By: _____

Title: _____

Title: _____

Northern Star

P.O. Box 1654, Washington, MO 63090
Phone: 636.390.2111
Fax: 314.658.9472

Owner: City of Washington
Project Name: 2022 Rabbit Trail Extension
Date: 12/21/2022

Request for Change Order #2

Date	Description	Unit	Quantity	Rate	Total Charged to Owner	Total Charged to Northern Star
10/26/2022	1/2 Land Disturbance Permit	Each	1	375	\$375.00	\$375.00
10/20/2022	Added storm water pipe off the end of existing Rabbit Trail to Creek	Each	1	3643.18	\$4,000.00	\$3,643.18
Total Request for Change Order:					\$4,375.00	



May 10, 2023

Re: Liquor License Renewals

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

Dear Sherri

Enclosed is a list of businesses that are applying for renewal of their City of Washington liquor license. The list includes: the name of the business and owner, the business location, fees paid, and the type of sale requested. All fees have been paid and the required paperwork has been submitted to the Collector's Office. The applicants have asked that their application go before the City Council at the May 15, 2023 meeting.

Sincerely,

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

Heather Parker
Accounts Specialist I
City of Washington

1. Bapa Manhant LLC
DBA: Xpress Liquor and Smokes
Manishkumur Patel
201 E 5th St.
Mon – Sat Sale of Intoxicating liquor of all kinds in original package
\$100.00
Sunday Sales
\$200.00
Tasting Permit
\$25.00

2. Old Dutch Tavern LLC
Ben Wunderlich
227 Elm St.
Mon - Sat Sale of Intoxicating liquor of all kinds by the drink
\$300.00
Sunday Sales
\$200.00

3. Hummingbird Club
Thomas Barbarick
5 Penn St.
Mon - Sat Sale of Intoxicating liquor of all kinds by the drink
\$300.00
Sunday Sales
\$200.00

4. All in One Liquor & Smoke House
Sharlin Patel
305 E 8th St.
Mon – Sat Sale of Intoxicating liquor of all kinds in original package
\$100.00
Sunday Sales
\$200.00

5. Baps West End LLC
Nirav Patel
1400 W 5th St.
Mon – Sat Sale of Intoxicating liquor of all kinds in original package
\$100.00
Sunday Sales
\$200.00

6. **Big Boys Grilled Subs & Wings**
Michael Aiello
919 Jefferson St.
Mon - Sat Sale of Intoxicating liquor of all kinds by the drink
\$300.00
Sunday Sales
\$200.00

7. **Big Muddy Barbeque, LLC**
DBA: Sugarfire Smokehouse
512 W Front St.
Mon - Sat Sale of Intoxicating liquor of all kinds by the drink
\$300.00
Sunday Sales
\$200.00

8. **Washington Columbian Club**
Angela Masterson
1121 Columbus Ln
Mon - Sat Sale of Intoxicating liquor of all kinds by the drink
\$300.00
Sunday Sales
\$200.00

9. **Washington Elks Club & Bldg**
Eugene Delleart
1459 W 5th St.
Mon - Sat Sale of Intoxicating liquor of all kinds by the drink
\$300.00
Sunday Sales
\$200.00

10. **Midwest Petroleum Co.#78**
James McNutt
1000 E 5th St.
Mon – Sat Sale of Intoxicating liquor of all kinds in original package
\$100.00
Sunday Sales
\$200.00

11. **Vino Di Lafayette, LLC**

Toni Cavin

309 Lafayette St.

Mon – Sat Sale of Malt Liquor and Light Wines

\$50.00

Sunday Sales

\$200.00

12. **Streber Events LLC**

DBA: Oak and Front LLC

Tonya Wade

120 W Front St.

Mon - Sat Sale of Intoxicating liquor of all kinds by the drink

\$300.00

Sunday Sales

\$200.00

13. **La Joya AR LLC**

DBA: Taco Loco

Adrian Aguirre

2016 Washington Crossing

Mon - Sat Sale of Intoxicating liquor of all kinds by the drink

\$300.00

Sunday Sales

\$200.00

Mayor's Proclamation

CITY OF WASHINGTON, MISSOURI

Bicycle Safety Week

May 15-20, 2023

WHEREAS, the bicycle is a viable and environmentally sound form of transportation and an excellent form of recreation; and

WHEREAS, millions of Missourians will experience the joys of bicycling during the month of May through educational programs, races, commuting events, trail work days, helmet promotion, charity events or just getting out and going for a ride; and

WHEREAS, creating bicycle-friendly communities has been shown to improve citizens' health, well-being and quality of life, to boost community spirit, to improve traffic safety, reduce pollution and congestion and wear and tear on our streets and roads; and

WHEREAS, the education of bicyclists and motorists as to the proper and safe operation of bicycles is important to ensure the safety and comfort of all users; and

WHEREAS, the Washington Police Department together with other members of the community will host the 47th Annual Bicycle Safety Rodeo on May 20, 2023, to promote greater public awareness of bicycle operation and safety education in an effort to reduce collisions, injuries and fatalities and improve health and safety for everyone on the road.

NOW, THEREFORE in recognition that the health, safety and welfare of its residents are the most valuable asset of any City, I, James D. Hagedorn, Mayor, proclaim May 15-20, 2023, as

Bicycle Safety Week

in the City of Washington and encourage all residents to enjoy the benefits of bicycling, recognize the importance of bicycle safety and be more aware of cyclists on our streets.



In Witness Whereof, I have hereunto set my hand and caused to be affixed the Seal of the City of Washington, Missouri this 15th day of May 2023.

James D. Hagedorn
Mayor

Mayor's Proclamation

CITY OF WASHINGTON, MISSOURI

National Public Works Week

May 21-27, 2023

WHEREAS, Public Works Employees focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and well-being of our residents, business leaders and civic organizations in the City of Washington; and

WHEREAS, these infrastructures, facilities and services could not be provided without the dedicated efforts of public works employees who are responsible for rebuilding, improving and protecting transportation, public buildings and other structures and facilities essential for our residents; and

WHEREAS, it is in the public interest for our residents, business leaders and civic organizations to gain knowledge of and maintain an ongoing interest and understanding of the importance of public works and public works programs in the community; and

WHEREAS, The American Public Works Association has celebrated the annual National Public Works Week since 1960 and this year's theme is "Connecting the World Through Public Works".

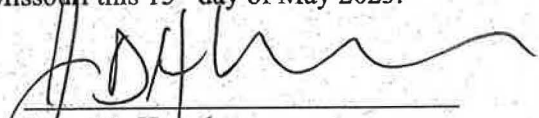
NOW, THEREFORE, I, James D. Hagedorn, Mayor of the City of Washington, do hereby proclaim the week of May 21-May 27, 2023, as

National Public Works Week

in the City of Washington, and during this 63rd annual National Public Works Week I call upon all residents, business leaders and civic organizations to acquaint themselves with the issues involved in providing and maintaining our public works infrastructure and to recognize the contributions which public works employees make every day to our health, safety, comfort and quality of life.



In Witness Whereof, I have hereunto set my hand and caused to be affixed the Seal of the City of Washington, Missouri this 15th day of May 2023.


James D. Hagedorn
Mayor

Mayor's Proclamation

CITY OF WASHINGTON, MISSOURI

National Travel and Tourism Week

MAY 7-13, 2023

WHEREAS, travel, hospitality and recreation reflect The Power of Travel and our community's economic prosperity in Washington, Missouri; and

WHEREAS, the tourism industry in Washington is steadfast and flourishing with record-setting overnight visits in 2022; and

WHEREAS, Washington's hospitality and travel industry continues to thrive with additional business and leisure travel, meetings and events, and utilization of the Amtrak Missouri River Runner; and

WHEREAS, our hospitality and tourism businesses are a representation of small business, and are the foundation that make Washington an unforgettable destination, and are dependent and grateful for our community's steadfast support; and

WHEREAS, Washington continues to thrive with a blend of historical nature as well as a modern touch throughout our community, and portrays an ever-growing and lively downtown district that offers amusement for out-of-town guests; and

WHEREAS, visitors enjoy Washington as the Heart of Missouri Wine Country, overlooking the Missouri River, experiencing BBQ & Bluesfest, Art Fair & Winefest, Cajun Festival, Town & Country Fair, Fall Festival of the Arts & Crafts, Holiday Parade of Lights, hiking and biking trails, and numerous live music events; and

WHEREAS, Washington offers unique and incomparable opportunities for recreation with outstanding parks, breathtaking views, exceptional dining, shopping, experience-driven activities, tasting rooms and museums; and

WHEREAS, the power of travel and tourism will help in the growth of Washington, Missouri and is imperative to move us forward to a more prosperous future.

NOW, THEREFORE I, James D. Hagedorn, Mayor of the City of Washington, Missouri, do hereby proclaim May 7-13, 2023, as

National Travel and Tourism Week

in the City of Washington and urge all of our citizens to join me in this special observance.



In Witness Whereof I have hereunto set my hand and caused to be affixed the Seal of the City of Washington, Missouri, this 15th day of May 2023.

James D. Hagedorn
Mayor



May 10, 2023

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>
Joseph Kapustka Sergeant	May 30, 2023	May 30, 2024

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: May 10, 2023
To: Mayor Doug Hagedorn
Subject: Reappointment of Police Officer

Honorable Mayor,

I respectfully request that Sergeant Joseph Kapustka be presented to the City Council for reappointment with the Washington Police Department for a one-year term. Sgt. Kapustka has performed admirably and has proven to be an asset to the department and City of Washington.

NAME	DATE EFFECTIVE	DATE EXPIRES
Sergeant Joseph Kapustka	May 30, 2023	May 30, 2024

Thank you for your consideration.

Respectfully,

Chief James Armstrong

Jim Armstrong, Chief of Police



May 9, 2023

City Council
City of Washington
Washington, Missouri 63090

Dear Council Members:

I herewith submit for your approval the following for appointment to the Urban Forestry Council:

Harvey Mendez – term ending May 2023 (*bio attached*)

Respectfully Submitted,

James D. Hagedorn
Mayor

Harvey Mendez

- 2010 Graduate from Washington High School.
- Served in the Marine Corps on active duty for six years.
- Received a Bachelor's Degree in Business Administration from Central Texas College.
- Work as a Service Advisor for Kubota in Chesterfield, Missouri and run my own Detailing Business in the area.
- Board member of the American Legion Post 218 and a member of the Jaycees.

I would like to become a member of the Urban Forestry Council so I can continue to make a difference and help grow the City of Washington. I bring many years of leadership from my military background and various jobs I have had in the past. I will bring a lot of energy to the Urban Forestry Council to start making a difference in Washington.



May 8, 2023

Honorable Mayor and City Council
City of Washington
Washington, Missouri

Re: File No. 22-0801-Voluntary Annexation-Stone Bridge Development

Dear Mayor and Council Members:

At the regular meeting of the Planning and Zoning Commission, held on May 8, 2023 the Commission reviewed and approved the above request with a unanimous vote.

Sincerely,

Thomas R. Holdmeier for

Thomas R. Holdmeier
Planning & Zoning
Chairman

To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: May 8, 2023

Re: File # 23-0501 – Voluntary Annexation – Vic Hoerstkamp

Synopsis: The applicant is requesting to annex approximately 19 acres off Bieker Road. Exhibit attached

Adjacent Land Use /Zoning Matrix		
	Existing Land Use	Existing Zoning
North	Single Family Under Construction	R-1S
South	Vacant Land	N/A
East	Vacant Land	N/A
West	Single Family under construction	R-1D

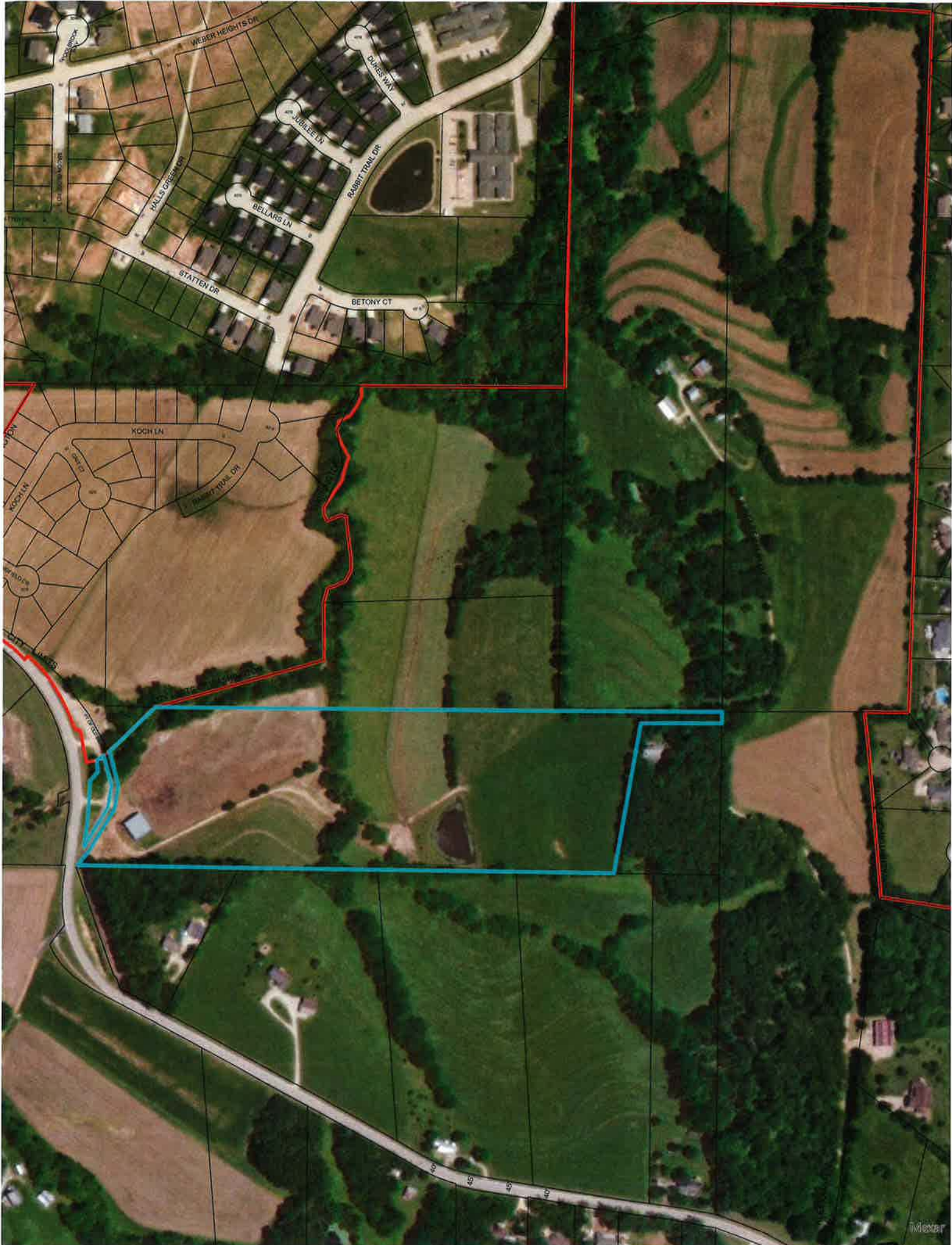
Analysis:

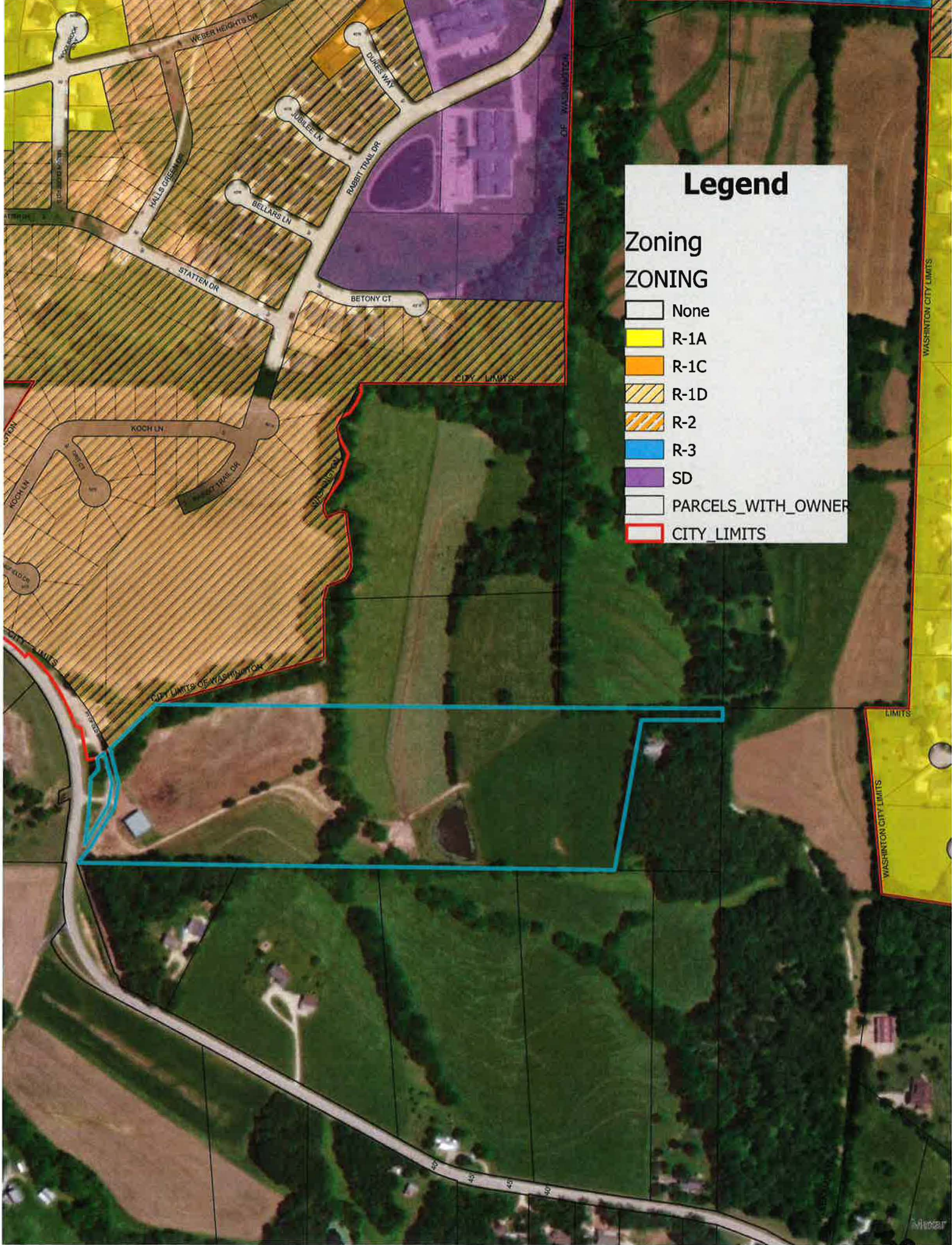
The applicant has submitted an application to annex 19.7 acres as shown with an attached survey and legal description. The application requests that the newly annexed property be zoned R1-D Single Family Residential. The future land use map of this specific area proposes residential uses as it develops. The proposed zoning of R1-D matches the vision of the comprehensive plan and the density requirements of this district are compatible with the surrounding area. The property to the north has developed as single family lots approximately 7,500 square feet in size under the R1-D zone district. This also allows for the first phase of the East-West Parkway to be built.

The City has entered into a development agreement with the owner and the applicant to annex the land and the City will build the street. This application is in accordance with the development agreement.

Recommendation:

Staff recommends approval of the proposed annexation as well as the proposed zoning designation of R1-D Single Family Residential.





Legend

Zoning

ZONING

-  None
-  R-1A
-  R-1C
-  R-1D
-  R-2
-  R-3
-  SD
-  PARCELS_WITH_OWNER
-  CITY_LIMITS

23-0502

CITY OF WASHINGTON, MISSOURI
Department of Planning and Engineering Services
405 Jefferson Street • Washington, Missouri 63090
636.390.1010 phone • 636.239.4649 fax

VERIFIED PETITION FOR ANNEXATION

By completing this document, the undersigned is verifying the following:

1. The undersigned is the owner of all fee interest in that real property described in Exhibit "A", a copy of which is attached hereto and incorporated herein by reference.
2. Said property described in Exhibit "A" is contiguous and compact to the existing corporate limits of the City of Washington, Missouri.
3. The undersigned hereby petitions the City Council of the City of Washington, Missouri, for voluntary annexation of the real property described in Exhibit "A".
4. The undersigned hereby requests the City Council of the City of Washington, Missouri, zone the real property described in Exhibit "A" as R1D

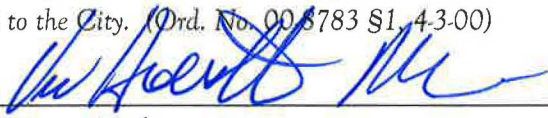
The following describes the fee involved with a voluntary annexation request, and the conditions of a refund, as called out in the City of Washington Codes:

SECTION 400.170: VOLUNTARY ANNEXATION PETITIONS FEES & PROCEDURES

A. Any request for voluntary annexation submitted to the City of Washington, Missouri, pursuant to Section 71.012 of the Revised Statutes of Missouri shall be accompanied by a cost deposit of two hundred dollars (\$200.00) for processing said request. Please make check payable to the City of Washington.

B. If the request for voluntary annexation is not approved by the City Council, the cost deposit shall be refunded to the applicant. If the request for voluntary annexation is withdrawn by the applicant, the cost deposit shall be forfeited to the City. If the request for voluntary annexation is contingent on the occurrence of one (1) or more events and these events do not transpire due to action or inaction by others than the City Council and the voluntary annexation is not approved by the City Council, then the cost deposit shall be forfeited to the City. (Ord. No. 008783 §1, 4-3-00)

NORTHERN STAR HOMES, L.L.C.
VIC HOERSTKAMP



Applicant Name (print)

Applicant signature

Address & Phone P.O BOX 1654, WASHINGTON, MO 63090 PHONE 636-390-2111 EXT. 23

STATE OF MISSOURI)
) SS
COUNTY OF FRANKLIN)

On this 24th day of April, 2023, before me appeared _____, to me personally known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their own free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, in the County and State aforesaid, the day and year last above written.

Notary Public

BILL NO. _____ INTRODUCED BY _____

ORDINANCE NO. _____

AN ORDINANCE ANNEXING 19.7 ACRES OFF BIEKER ROAD AS R1-D SINGLE FAMILY RESIDENTIAL, INTO THE CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI

WHEREAS, on April 24, 2023, a verified petition signed by Vic Hoerstkamp requesting annexation of certain territory into the City of Washington, Missouri, was filed with the City Clerk; and

WHEREAS, said real estate as hereinafter described is adjacent and contiguous to the present corporate limits of the City of Washington, Missouri; and

WHEREAS, the Washington Planning & Zoning Commission has recommended that the subject property described in Exhibit A, attached hereto, should be annexed into the City limits of the City of Washington, Missouri, and should be placed into the R1-D Single Family Residential as requested by the applicant; and,

WHEREAS, the City Council held a Public Hearing concerning the matter of annexation of the land described in Exhibit A, at City Hall in Washington, Missouri, on May 15, 2023, at 7:00 p.m. during a regular meeting of the City Council; and

WHEREAS, notice of said Public Hearing was given by publication of notice thereof in the "Washington Missourian", a bi-weekly newspaper of general circulation in the County of Franklin, State of Missouri; and

WHEREAS, at said Public Hearing, all persons, corporations or political subdivisions were afforded the opportunity to present evidence regarding the proposed annexation of the land described this ordinance; and

WHEREAS, the City Council of the City of Washington, Missouri does find and determine that said annexation of the land described in this ordinance is reasonable and necessary to the proper development of the City; and

WHEREAS, the City is able to furnish normal municipal services to said area within a reasonable time after annexation.

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

SECTION 1: The boundaries of the City of Washington, Missouri, are hereby altered to encompass the tracts of land described in Exhibit A of this ordinance, lying adjacent and contiguous to the present corporate limits.

SECTION 2: Notwithstanding the provisions of section 71.015, the governing body of any city, town or village which is located within a county which borders a county of the first classification with a charter form of government with a population in excess of six hundred fifty thousand, proceeding as otherwise authorized by law or charter, may annex unincorporated areas which are contiguous and compact to the existing corporate limits upon notarized petition requesting such annexation signed by the owners of all free interests of record in all tracts located within the area to be annexed. That a petition requesting annexation is not or was not verified or notarized shall not affect the validity of an annexation heretofore or hereafter undertaken in accordance with this section.

SECTION 3: Any action of any kind seeking to deannex from any city, town, or village an area annexed under this section, or seeking in any way to reverse, invalidate, set

aside, or otherwise challenged such annexation or oust such city, town, or village from jurisdiction over such annexed area shall be brought within five years of the date of adoption of the annexation ordinance.

SECTION 4: The City Clerk of the City of Washington is hereby ordered to have three (3) certified copies of this ordinance filed with the Franklin County Clerk.

SECTION 5: This ordinance shall be in full force and effect from and after its passage and approval.

Passed: _____

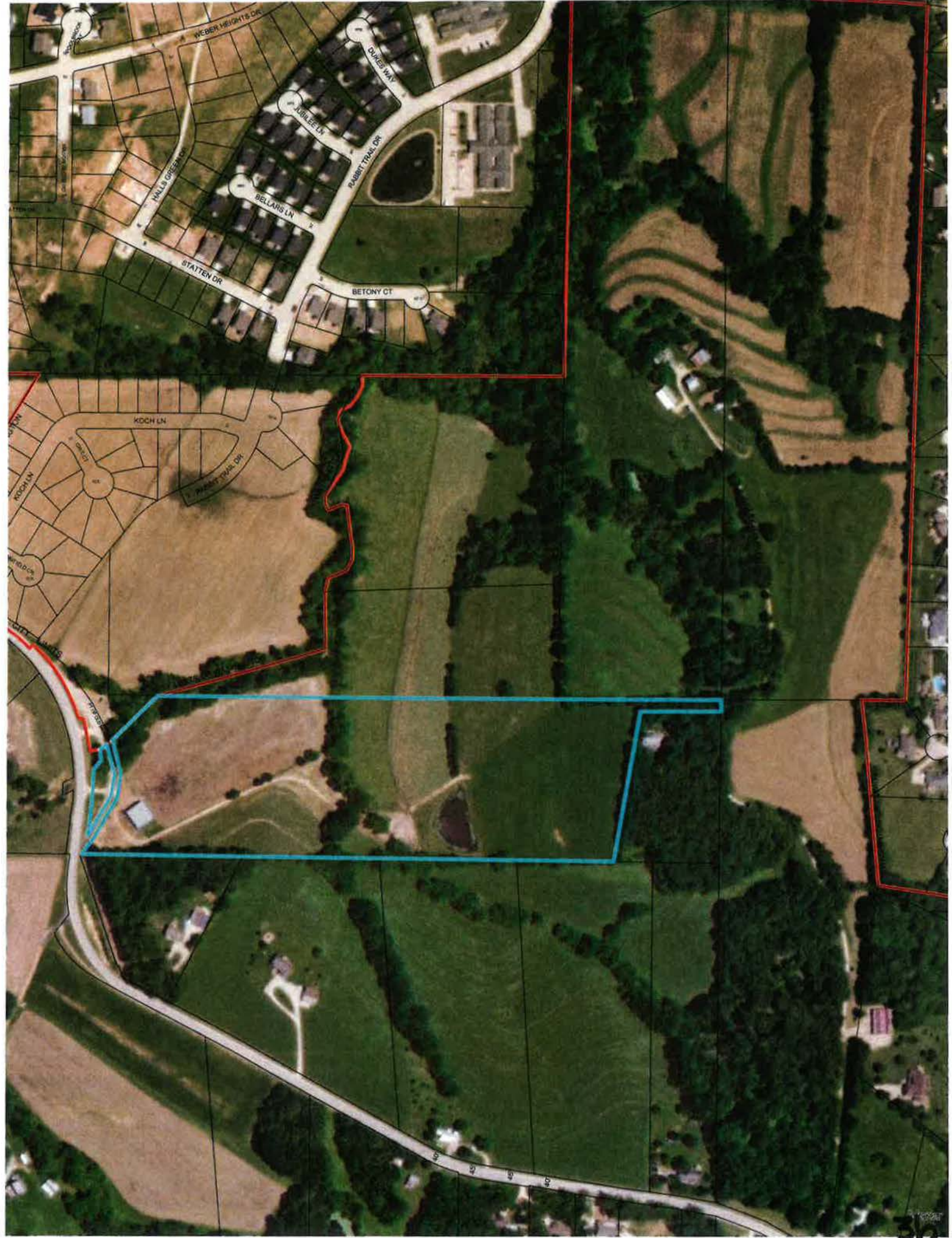
ATTEST: _____

President of City Council

Approved: _____

ATTEST: _____

Mayor of Washington, Missouri



BILL NO. _____ INTRODUCED BY _____

ORDINANCE NO. _____

AN ORDINANCE ACCEPTING THE PROPOSAL FROM WUNDERLICH SURVEYING AND ENGINEERING, INC. FOR ENGINEERING DESIGN SERVICES FOR THE EAST-WEST PARKWAY PROJECT

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 from Wunderlich Surveying and Engineering, Inc. for Engineering Design Services for the East-West Parkway Project. A copy of the agreement is attached and is marked as Exhibit A.

SECTION 2: The Mayor and City Clerk are hereby authorized and directed to execute said contract, and to do all things necessary by the terms of said contract.

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

SECTION 4: 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



WUNDERLICH SURVEYING & ENGINEERING, INC.

512 EAST MAIN STREET, UNION, MO 63084
(636) 583-8400

May 9, 2023

RE: East West Parkway Project

City of Washington
c/o Darren Lamb
405 Jefferson Street
Washington, MO 63090

Dear Mr. Lamb:

I have put together a proposal for the East-West parkway project. This project has been discussed with the city staff and the developer to develop a plan to build the first phase of the East-West parkway and the required utilities. This proposal is for the first phase of the East-West parkway from Bieker Road to approximate station 11+00 on Exhibit A attached dated 5-9-2023.

This project can be split into phases

- 1.) Preliminary Design and Analysis.
 - a. WSE will complete topo and work with the city to determine preliminary route. The vertical and horizontal alignment will be determined and agreed upon.
- 2.) Permit set of plans and analysis.
 - a. A permit set of plans will be completed. A storm water analysis will be completed and all of the storm sewer and utilities sized. Plans will be submitted to City for approval.
- 3.) Permitting through all agencies.
 - a. With the approval of the permit set of plans, WSE will apply for permits through all required entities.
- 4.) Construction set of plans.
 - a. After all permits have been received a construction set of plans will be submitted to the City for approval. After the city accepts the plans, they will be approved for construction.
- 5.) Bid quantities based on construction plans.
 - a. WSE will provide a list of quantities to build the proposed roadway and improvements. The contractor will submit prices for all quantities to be approved by the city before construction begins.

Stakeout, construction inspection and testing not provided in this proposal. Retaining wall design is not included in this proposal. If retaining walls are required additional fees will be determined at that time.

This proposal is to include:

- Topographic Survey to be completed of street extension area
- Street horizontal and vertical alignment to be approved by the City
- Entrance approval off of Bieker Road
- Storm water analysis for storm sewer in the street
- Culvert design for flow and loading conditions at the connection points
- Utility Design to include street light locations per the City
- Coordination with Ameren UE for street light electric plan
- MoDNR permitting for Land Disturbance
- Floodplain development permit if required
- Bike path location and elevation to be approved by the City

This proposal is for phases 1-5 to be completed one time. If any phase has to be completed multiple times the fee will change. WSE will complete phases 1-5 as described above for a fee not to exceed \$39,435.

All permit fees shall be paid by the City.

Again, thank you for contacting our office and as always, it is a pleasure doing business with you. If you have any questions, please do not hesitate to contact our office at (636) 583-8400.

Sincerely,

WUNDERLICH SURVEYING & ENGINEERING, INC.



Cameron Lueken,
President, Wunderlich Surveying and Engineering, Inc.

If you find this proposal acceptable, please sign and date below and return the signed document to our office at your earliest convenience.

Signature

Date



May 9, 2023

Honorable Mayor and City Council
Washington, MO 63090

Re: Design of East West Parkway

Dear Mayor and Council,

At the April 3rd City Council meeting the Council approved an ordinance to purchase the property necessary to construct the East West Parkway from Bieker Road to approximately 1,050 feet to the east and to design from Bieker Road to approximately 1,700 feet to the east.

The ordinance is to approve a design contract with WSE not to exceed \$39,435. Per the sales agreement the roadway is to be constructed in the summer of 2023. Costs for the project are as follows:

Purchase of property/right of way	\$351,200
Roadway design	\$ 39,435
<u>Roadway construction (estimate)</u>	<u>\$416,850</u>
Total	\$807,485

Staff has asked for design and potential construction (now or future) of a separated bike/pedestrian path. Costs associated with it have yet to be determined (not included with the above estimate).

Funds are available within the Transportation Sales Tax fund since right of way discussions have been unsuccessful for the Earth Crest Extension which was included within the 2023 budget.

Sincerely,

Darren Lamb, AICP
City Administrator

BILL NO. _____ INTRODUCED BY _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AND DIRECTING THE CITY OF WASHINGTON, MISSOURI, TO ENTER INTO A SALES CONTRACT BETWEEN LOU FUSZ FORD, CHESTERFIELD, MISSOURI, FOR THE PURCHASE OF ONE (1) 2023 FORD POLICE INTERCEPTOR SPORT UTILITY VEHICLE

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 Sales Contract between Lou Fusz Ford, Chesterfield, Missouri, and the City of Washington, Missouri, for the purchase of one (1) 2023 Ford Police Interceptor Sport Utility Vehicle. A copy of said contract is marked Exhibit A and is attached hereto and incorporated herein by reference.

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.

Passed: _____

ATTEST: _____

President of City Council

Approved: _____

ATTEST: _____

Mayor of Washington, Missouri

Exhibit A

SALES CONTRACT

This Sales Contract made and entered into this 15th day of May 2023, by and between Lou Fusz Ford, Chesterfield, Missouri, hereinafter referred to as "Seller", and the City of Washington, Missouri, a municipal corporation hereinafter referred to as "City".

WITNESSETH: Whereas, Seller was a sole source for a new 2023 Ford Police Interceptor Sport Utility Vehicle.

NOW, THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:

1. Seller agrees to provide to the City a 2023 Ford Police Interceptor Sport Utility; in the manner set forth in the contract documents, for payment in the total sum of forty-four thousand, eight hundred and twenty-five dollars (\$44,825.00).

2. The contract documents shall consist of the following:

- A. This Contract
- B. Signed copy of Ordinance
- C. General Specification and Quote

This contract, together with the other documents enumerated in this paragraph, forms the contract between the parties.

These documents are as fully a part of the contract as if attached hereto or repeated herein.

3. This agreement shall be construed or determined according to the laws of the State of MO.

IN TESTIMONY WHEREOF, Seller has hereunto set its hand, and the City of Washington executes this contract the day and year first above written.

SELLER:

BY: _____
Company Representative

CITY:

BY: _____
Mayor - Washington, Missouri

ATTEST: _____
City Clerk



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

May 9, 2023

To: City Council
Mayor Hagedorn

From: Chief Armstrong

RE: Purchase of replacement vehicle- 2022/2023 Budget Year

Respected Council Members and Honorable Mayor:

For the year 2022/2023 budget, I am requesting the purchase of one (1) police vehicle:

2023 Ford Police Interceptor AWD SUV

The vehicle will be assigned to the patrol division for use and will replace a vehicle that was involved in a motor vehicle crash. The 2020 Ford Interceptor was struck by a Union Ambulance in December. After evaluation of the vehicle by an insurance adjuster, it was determined a total loss. Since it could not be repaired, the police department needs a vehicle to replace it in the fleet.

The insurance payout for the total loss vehicle is \$35,498. This vehicle was used by the patrol division and was a fully outfitted, marked unit. There was a significant delay in getting the insurance payout. We had two options on replacing the vehicle. One was to order a new vehicle through the manufacturer and wait an undetermined amount of time for completion. The other option was to find an available vehicle at a dealership. With the current market, it has proven difficult to find police fleet vehicles. There are a limited number of dealerships that carry police fleet vehicles. After an extensive search, we were able to locate an available vehicle through Lou Fusz Ford in Chesterfield, MO. We have purchased several vehicles from them in the past. After negotiation, the final sale price offered was \$44,825. I recently requested approval for the purchase and outfitting of three new patrol vehicles under the vehicle replacement fund. The approved amount for those vehicles came in well under budget. I am requesting to use \$9,327 from that fund to supplement the purchase of the replacement vehicle.

76

We have a good purchase history with Lou Fusz Ford, and they were the only dealership in the area that had a vehicle in stock. Therefore, consider them to be the sole source and recommend we purchase from them.

I request approval of an ordinance and a sales contract with Lou Fusz Ford of Chesterfield for the purchase of one (1) 2023 Ford Police Interceptor SUV at a total purchase price of \$44,825. After the insurance payout of \$35,498 the amount used from the current budget will be \$9,327.

Should you have any questions or concerns, feel free to contact me prior to the City Council meeting.

Respectfully submitted,

Chief James Armstrong

Chief James Armstrong, DSN 256

A division of the



LOU FUSZ "PYRAMENT. LOUIS"
 2 Caprice Drive Chesterfield, MO 63005
 (636)532-9955

SOLD TO CITY OF WASHINGTON
 ADDRESS 405 JEFFERSON ST
 CITY, STATE WASHINGTON, MO 63090
 PHONE # HOME (636)390-1042 WORK N/A
 DATE 04/28/23

VEHICLE AS EQUIPPED: PRICE:
 SELLING PRICE: 44,326.00
 LESS TRADE: N/A
 TOTAL: 44,326.00

INVOICE # FF23224

DEAL #	CUST. #
YR MAKE 2023 FORD	MODEL POLICE INTERCEPTOR UTIL
NEW USED NEW	STOCK # FF23224
BODY KEYS AWD	COLOR GATE BLACK
VIN 1FM5K8AB3PGA63895	MILES 6

DESCRIPTION	ACCT	PRICE
VEHICLE:		44,326.00
Admin Fee		499.00
EXTD SERVICE		N/A
INSURANCE		N/A
TAX (LUX. ETC.)		N/A
TITLE FEE		N/A
OTHER		N/A
FINANCING		0.00
TOTAL PRICE		44,825.00

SETTLEMENT	ACCT	AMOUNT
DEPOSIT		N/A
CASH ON DELIVERY		N/A
REBATE		N/A
TOTAL TRADE ALLOWANCE		N/A
FINANCING		
1 MONTHS @ \$ 44,825.00		MONTH
TOTAL SETTLEMENT		44,825.00
PAY-OFF BALANCE ON TRADE		

\$44,825.00

*Always Bring Your
 Car Here For
 JOHN DOLAN
 Factory Authorized
 Service*

N/A N/A

USED VEHICLE TRADED			
YR.	MAKE	MODEL	VIN
N/A	N/A	N/A	N/A

BILL NO. _____ INTRODUCED BY _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE PROVISIONS OF CHAPTER 335 SCHEDULE II OF THE CODE OF THE CITY OF WASHINGTON, MISSOURI BY ADDING PROVISIONS FOR A STOP SIGN AT THE LOCATIONS DESCRIBED BELOW

Be it ordained by the Council of the City of Washington, Missouri, as follows:

SECTION 1: Chapter 335 Schedule II of the Code of the City of Washington, Missouri, is hereby amended by adding provisions for a stop sign at the following locations, on the *first name street*:

Schedule II: Stop Signs

Location	Add	Delete
Koch Lane, approaching Bieker Road from the North	✓	
Youngfield Circle, approaching Koch Lane from the East	✓	
Grit Court, approaching Koch Lane from the East	✓	
Koch Lane, approaching Rabbit Trail Drive from the West	✓	
Rabbit Trail Drive, approaching Bieker Road from the North	✓	
Peyton's Place Avenue, approaching Rabbit Trail Drive from the East	✓	
Ellerslie Way, approaching Rabbit Trail Drive from the East	✓	
Crewe Court, approaching Rabbit Trail Drive from the East	✓	
Jacqueline Drive, approaching Anniston Drive from the East	✓	
Jacqueline Drive, approaching Marquart Drive from the West	✓	
Sophia Drive, approaching Anniston Drive from the West	✓	
Sophia Drive, approaching High Street from the East	✓	
Walter Way, approaching High Street from the East	✓	
Greta Court, approaching Sophia Drive from the North	✓	
Elm Street, approaching W. 4 th Street from the North	✓	
Elm Street, approaching W. 4 th Street from the South	✓	

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

SECTION 3: This ordinance shall take full 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



May 05, 2023

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

RE: Propose Stop Signs
Koch Farms Subdivisions, Highland Meadows, Autumn Leaf, and Elm St.

Dear Mayor and City Council Members:

The following ordinance was reviewed by the Traffic Committee May 5, 2023 and is recommended for approval. Thank you for your consideration.

Respectfully submitted,

Charles Stankovic, P.E.
Interim City Engineer

BILL NO. _____ INTRODUCED BY _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING SCHEDULE IV NO PARKING AT ANY TIME OF THE CODE OF THE CITY OF WASHINGTON, MISSOURI

Be it ordained by the Council of the City of Washington, Missouri, as follows:

SECTION 1: Schedule IV No Parking At Any Time of the Code of the City of Washington, is hereby amended as follows:

Schedule IV No Parking at Any Time

Location	Add	Delete
Southbend Drive, at the following location: Both sides, beginning at a point 510 feet east of the east line of Steamboat Drive, east and north, to a point 240 feet south of the south line of Riverbend Place, which includes the entire radius of the roadway	✓	

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

SECTION 3: This ordinance shall take full 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

7d



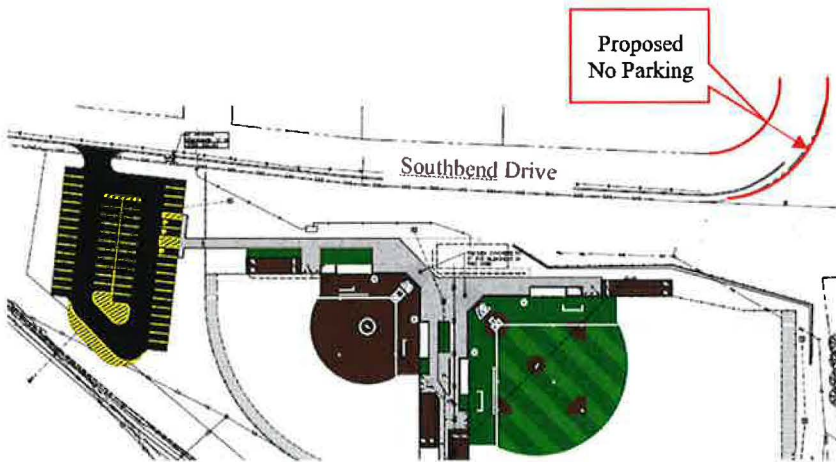
May 5, 2023

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

RE: Amend Ordinance for No Parking at Any Time on Southbend Drive

Dear Mayor and City Council Members:

Please find enclosed an ordinance proposing to amend a portion of the Traffic Code, specifically *Schedule IV, No Parking at Any Time*. The Traffic Committee reviewed this request and recommends that a no parking zone on the radius portion of Southbend, shown below, be adopted to address parking congestion concerns during athletic events at the newly constructed ball fields south of Southbend Drive. These events will occur no more than 40 times per year. The Traffic Committee recommends that the no parking amendment in the attached ordinance be adopted. Thank you for your consideration.



Respectfully submitted,

Andrea F. Lueken, P.E.
Assistant City Engineer

BILL NO. _____ INTRODUCED BY _____

ORDINANCE NO. _____

AN ORDINANCE REZONING 1322 EAST FIFTH STREET FROM R-1B SINGLE FAMILY RESIDENTIAL TO C-1 LIGHT COMMERCIAL IN THE CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI

WHEREAS, an application has been filed with the City of Washington, Missouri to rezone 1322 East Fifth Street from R-1B Single Family to C-1 Light Commercial; 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 May 1, 2023, notice of said hearing having been duly published in the "Washington Missourian"; and

WHEREAS, the City Council has determined that allowance of said request would be proper and the best interest 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 and moved to C-1, Light Commercial.

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.

Passed: _____

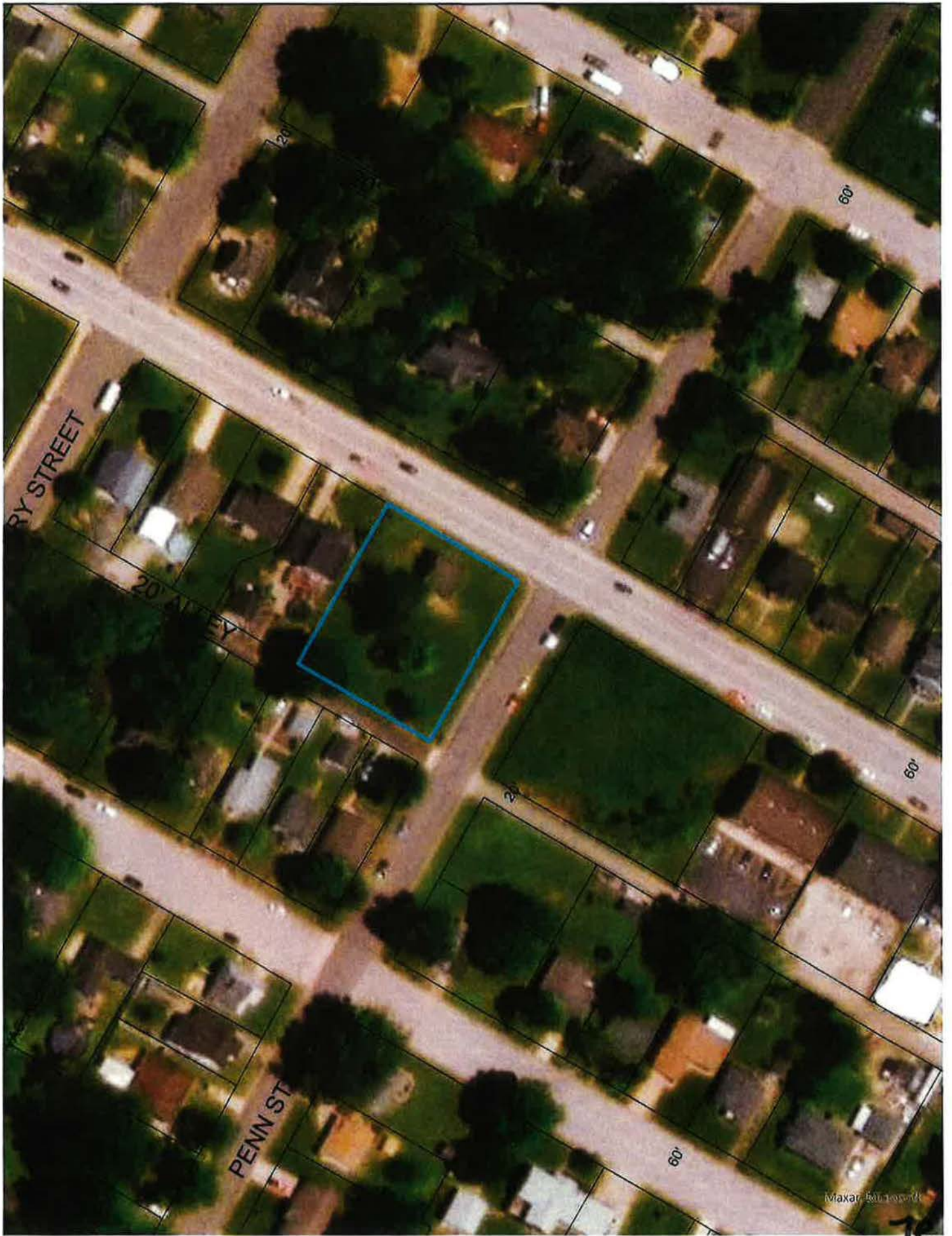
ATTEST: _____

President of City Council

Approved: _____

ATTEST: _____

Mayor of Washington, Missouri





April 12, 2023

Mayor & City Council
City of Washington
Washington, MO 63090

File No. 23-0401-1322 E. Fifth Street-Rezoning from R-1B, Single Family to C-1, Light Commercial

Dear Mayor & City Council,

At the regular meeting of the Planning & Zoning Commission held on April 12, 2023 the above mentioned rezoning was approved with a 5-2 in favor vote.

Sincerely,

A handwritten signature in black ink that reads "Thomas R. Holdmeier".

Thomas R. Holdmeier
Chairman
Planning & Zoning Commission

To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: April 12, 2023

Re: File # 230401

Synopsis: The applicant is requesting approval of a rezoning of 1322 E 5th Street from R-1B Single Family Residential to C-1 Light Commercial

Adjacent Land Use /Zoning Matrix		
	Existing Land Use	Existing Zoning
North	Single Family / Office Building	R-1B
South	Single Family	R-1B
East	Vacant Land	C-1
West	Single Family	R-1B

Analysis:

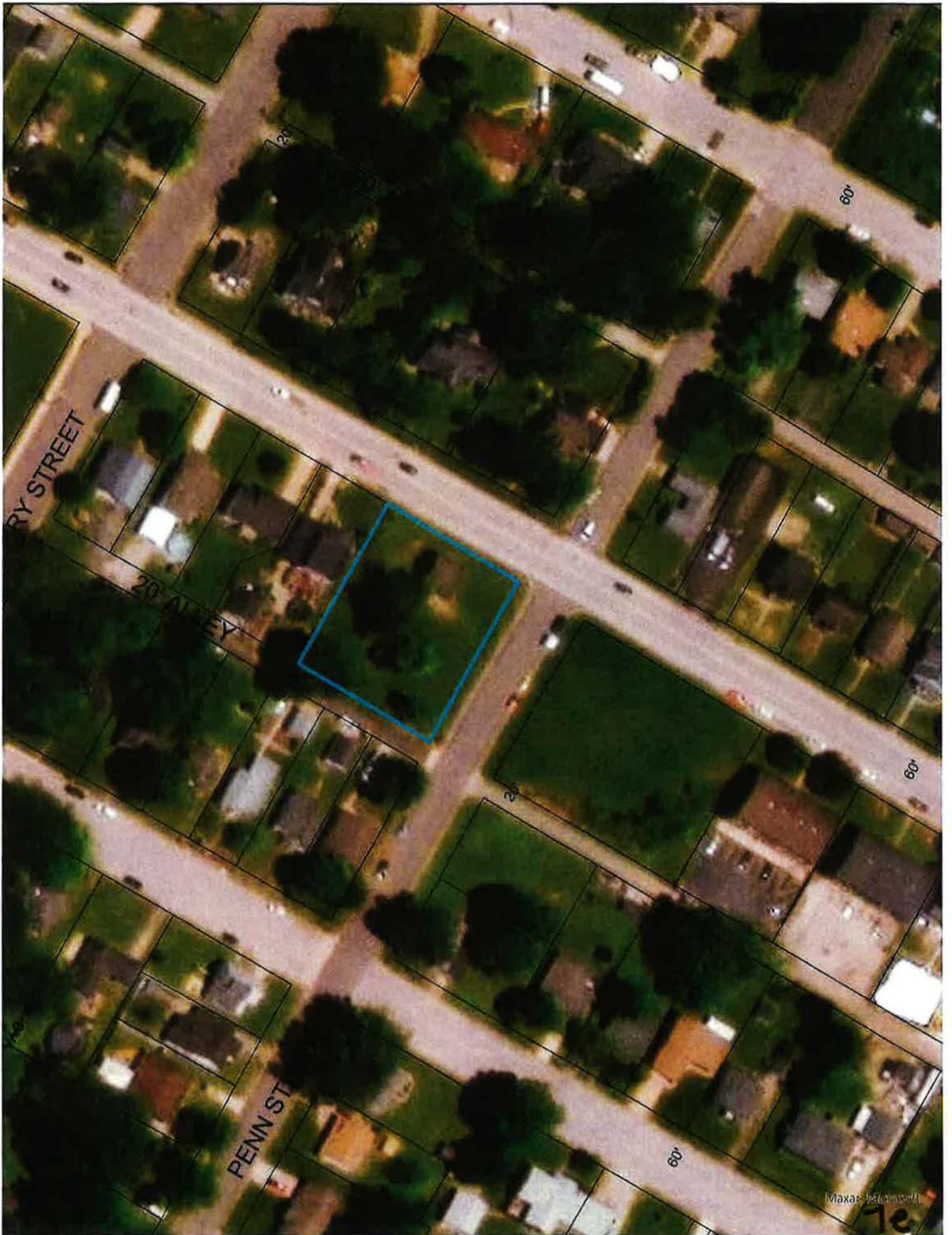
The applicant has requested to rezone a corner lot at the southwestern intersection of East Fifth Street and Penn Street from R-1B Single Family Residential to C-1 Light Commercial. The subject property is approximately 0.5 acres in size with 18,000 sq. ft and has access from 5th Street, Penn Street, and an existing alley to the rear. The property currently has a vacant home on it.

The 5th Street corridor is often mixed use; however, this portion is primarily residential. Directly across the street there is a grandfathered office building but even that is zoned R-1B Single Family Residential. In 2021, the property owner across the street at 5th and Penn requested to have their lot rezoned from R-3 Multi Family Residential to C-1 Light Commercial. At the time, Staff recommended denial of the rezoning, however it was approved by City Council.

Staff’s recommendation remains that same that the existing zoning is more appropriate given the surrounding uses, however, it is worth noting that since the previous rezoning was granted across the street, this intersection could become commercial. Staff believes highest and best use would be for the property on the other side of the street to revert back to Multi-Family Residential and this property remain single family, with the acknowledgement that the existing and proposed zoning could potentially be properly developed to not detriment the surrounding properties.

Recommendation:

Staff recommends denial of a request to rezone 1322 East 5th Street from R-1B Single Family Residential to C-1 Light Commercial.



23-0401

CITY OF WASHINGTON, MISSOURI
Department of Planning and Engineering Services
405 JEFFERSON STREET • WASHINGTON, MO 63090
636.390.1010 phone • 636.239.4649 fax

Applicant Information for Rezoning Land

Please print:

Site Address: 1322 East 5th St.

Lot # 1, 2 & PT. 3 Subdivision: Hahne Field

PID# 1062303010092000

Applicant Name Cowboy's Holdings, LLC Daytime phone 636-544-8829 ^{Angie}

Address of Applicant 101 Skyviews Ln. Labadie MO 63055

Name of Owner Larry "Cowboy" Proemsey Daytime phone 314-422-7541

Address of Owner (if different from Applicant) Same

Site Information

Address or Legal: 1322 East 5th St, Washington MO 63090

Current Zoning: R-1B Lot Size: 18,731 sq ft

Existing Land Use: _____

Proposed Zoning and Intended Use of Property: C-1 or Residential/Comm Overlay

Surrounding Land Use

North R-1B South R-1B

East C-1 West R-1B

To the best of my knowledge and belief, the data in this application and all attachments thereto are true and correct.

Larry Proemsey Signature of Applicant 3/11/2023 Date

Signature of Landowner (if different) Date

Rezoning 1322 E fifth Street

Good evening, I am Steve Wilmesherr I live at 1318 east fifth street adjacent to the property requested to be rezoned from Residential to Commercial. My house was built in 1928 by my grandfather I have lived in it for well over 35 years. Many years ago, I was here objecting another request to rezone the same property to commercial. I object to this request on three issues, first value of my property and that of my neighbors, safety concerns of the neighborhood and the continuity of the neighborhood.

If the property was rezoned commercial it will hurt the value of my home and that of my neighbor's property. The last information I had on the use of the property was that it was going to be developed into a bed and breakfast. I was okay with that since the property has plenty of room for parking and activities there wouldn't be bothersome since we are on Fifth street with all the traffic. I have friends that live near a bed and breakfast that have had issues with them, they mentioned having their driveway blocked and loud parties. After the hold was put on permitting more bed and breakfasts, the houses windows were boarded up. Before that the house without close examination didn't look unoccupied. Now with it boarded up looks like another derelict property which greatly devalues my property and my neighbors, my neighbors across the street agree. If this property was rezoned to commercial no matter what the use is, it will devalue surrounding residential properties.

Safety- My safety concerns are for increased traffic around this block and security of an unattended building during off hours. I have seen this neighborhood change from mostly retired residents to now a neighborhood full of kids. The immediate two block area around this property has a dozen or more kids 2nd graders to high school aged. They ride bikes, scooters, and hover boards on Sixth street the alley and Henry and Penn streets to and from ball field. A commercial building, I believe will not help issues we already have. The last few years we have had on going issues with foot traffic on fifth the alley and sixth street. The traffic is from individuals going back on forth from the gas stations on fifth street by the hospital. I found one subject in my garage gathering up some of my tools he ran to the apartments east of me. I contacted Washington PD. They quickly responded and had an idea who it was. Another incident occurred in front of my house, a person riding a bike was carrying shopping bags with quart containers of beer, he lost his balance and hit my parted vehicle. I arrived home one day and a couple had laid out a blanket on my yard and were sharing a bottle of gin they quickly left. I did not report these incidents because I am retired law enforcement and I know the issues law enforcement has with these individuals. We just all keep a close eye on our kids when they are out. Now that spring has arrived the number of single serve alcohol plastic containers, I find in my yard is increasing.

The property in questioned when it was purchased was zoned residential so I believe it should remain \that way, it would be the only commercial lot in the whole block.

Thank you

Steve Wilmesherr 314- 313-2937 swilm43@sbcglobal.net

Good afternoon,

My name is Madeline Slay and I reside at 320 Penn Street, located diagonally from 1322 E. Fifth Street, the property in question. I previously spoke at the Planning and Zoning Commission meeting on Wednesday, April 12th, and voiced my opposition for the rezoning of this property at that time.

While I still oppose the rezoning of the property, in an effort to compromise with the rezoning request, I wrote to the City Council asking that conditions be placed on the property to address the concerns that us in the neighborhood have related to this change. I have since learned that such conditions cannot be placed.

Here are my concerns that ultimately influence my decision to oppose the rezoning:

- Safety and security of the property - The current structure has been vacant for some time, and there have been safety concerns in the past with individuals breaking out windows to enter the building. The windows have since been boarded up, but no additional security has been added to the property, at least to my knowledge.
- Property values - I am also concerned about the impact the rezoning will have on the values of the surrounding residential properties, as this would be the only commercial property on the block. Ideally, I would like to see a quality structure that fits in with the residential feel of the area if the property were to not retain its residential zoning status.
- Increased traffic and parking - I'm concerned about the increased traffic that would result from the addition of a commercial business in this area. If able, I would hope that appropriate off-street parking would be added to help reduce the traffic on this already-busy stretch of Fifth Street.

I have obtained signatures from neighbors and community members that share these concerns and also oppose the rezoning of the 1322 E. Fifth Street property, which are attached.

Thank you for your time and consideration. If there are any further questions, please let me know.

Thank you,

Madeline Slay
320 Penn Street
636-887-5150

Additional Neighborhood Supporters:

John and Kris Morice 

Dave and Jane Arnold 

Robyn Boland 

Mike McFatrith 

Cris and Jennifer Slay 

Jeff and Chris Blocker 

Ben Gibson 

Lauren & Phil
Martin 

BILL NO. _____ INTRODUCED BY _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING A BOUNDARY ADJUSTMENT FOR THE RESUBDIVISION OF LOTS 12 AND 13 OF STEPHENSON'S ADDITION AND PART OF LOTS 10 AND 11 OF CHARLES SCHMIDT'S ADDITION IN THE CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI

WHEREAS, the plat, attached as Exhibit A demonstrating the boundary adjustment in the City of Washington, Missouri has been submitted to the City for approval; and

WHEREAS, said plat meets the requirements of the applicable ordinances of the City of Washington, Missouri.

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

SECTION 1: The boundary adjustment as shown in the attached Exhibit A in the City of Washington, Missouri is hereby approved.

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.

Passed: _____

ATTEST: _____

President of City Council

Approved: _____

ATTEST: _____

Mayor of Washington, Missouri

BILL NO. _____ INTRODUCED BY _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING A BOUNDARY ADJUSTMENT
FOR THE MEADOW AT KOCH FARM PLAT 4, IN THE CITY OF
WASHINGTON, FRANKLIN COUNTY, MISSOURI

WHEREAS, the plat, attached as Exhibit A demonstrating the boundary adjustment
in the City of Washington, Missouri has been submitted to the City for approval; and

WHEREAS, said plat meets the requirements of the applicable ordinances of the
City of Washington, Missouri.

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

SECTION 1: The boundary adjustment as shown in the attached Exhibit A in
the City of Washington, Missouri is hereby approved.

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.

Passed: _____

ATTEST: _____

President of City Council

Approved: _____

ATTEST: _____

Mayor of Washington, Missouri

BILL NO. _____ INTRODUCED BY _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING A BOUNDARY ADJUSTMENT
FOR STONE CREST SUBDIVISION PLAT 19, IN THE CITY OF
WASHINGTON, FRANKLIN COUNTY, MISSOURI

WHEREAS, the plat, attached as Exhibit A demonstrating the boundary adjustment
in the City of Washington, Missouri has been submitted to the City for approval; and

WHEREAS, said plat meets the requirements of the applicable ordinances of the
City of Washington, Missouri.

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

SECTION 1: The boundary adjustment as shown in the attached Exhibit A in
the City of Washington, Missouri is hereby approved.

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.

Passed: _____

ATTEST: _____

President of City Council

Approved: _____

ATTEST: _____

Mayor of Washington, Missouri

7h

STONE CREST SUBDIVISION - PLAT 19

A RESUBDIVISION OF LOT 129 OF 'STONE CREST PLAT 5' IN U.S. SURVEY
1912, TOWNSHIP 44 NORTH, RANGE 1 WEST, OF THE 5TH P.M.,
CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI



NOTES:

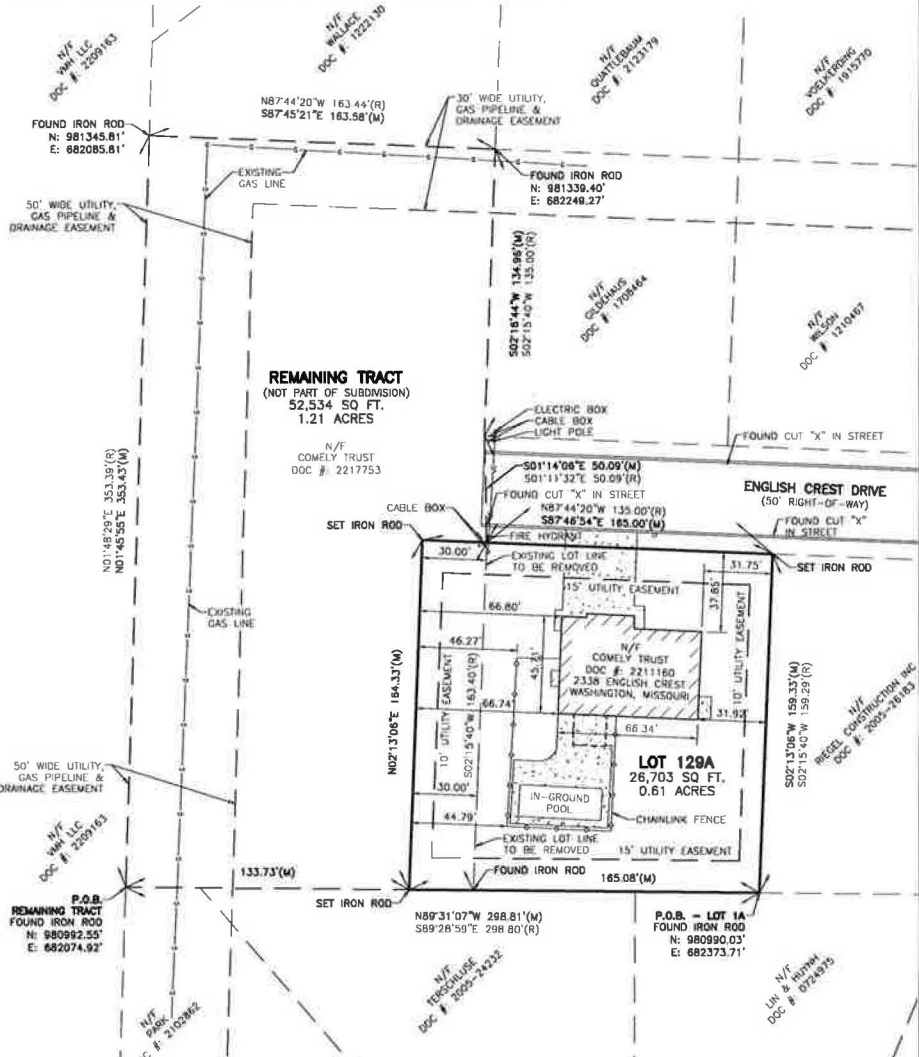
- Bearings referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observations utilizing the MoDOT VRS RTK Network.
- Field work was completed on this site by Buescher Frankenberg Associates, Inc. on December 28, 2022.
- M = Indicates measured outboundary information obtained by Buescher Frankenberg Associates, Inc.
- R = Recorded outboundary information as per 'Stone Crest Subdivision - Plat 5' recorded on September 16, 2005 with Document No. 2005-22681 of the Franklin County Recorder of Deeds Office.
- General Warranty Deed recorded on July 14, 2022 with Document No. 2211160 of the Franklin County Recorder of Deeds Office.
- General Warranty Deed recorded on November 28, 2022 with Document No. 2217753 of the Franklin County Recorder of Deeds Office.
- Zoning ID - R-1A

LEGAL DESCRIPTION: LOT 129A

A resubdivision of Lot 129 of 'Stone Crest Subdivision Plat 5' in U.S. Survey 1912, Township 44 North, Range 1 West of the 5th P.M., City of Washington, Franklin County Missouri, to wit:
Beginning of a found iron rod at the Southeast Corner of Lot 129 of 'Stone Crest Subdivision Plat 5', recorded on September 16, 2005 with Document No. 2005-22681, thence along said south line N89°31'07\"/>

LEGAL DESCRIPTION: REMAINING TRACT (NOT PART OF SUBDIVISION)

A resubdivision of Lot 129 of 'Stone Crest Subdivision Plat 5' in U.S. Survey 1912, Township 44 North, Range 1 West of the 5th P.M., City of Washington, Franklin County Missouri, to wit:
Beginning of a found iron rod at the Southwest Corner of a tract of land recorded on November 28, 2022 with Document No. 2217753, thence along said west line N01°45'55\"/>



CERTIFICATE OF OWNERSHIP:

We, Tracy D. Comely and Christine M. Comely, trustees of the Tracy D. Comely and Christine M. Comely J.R.L.T. hereby certify that we are the owners of the property shown and described hereon, and have caused the same to be surveyed and subdivided in the manner shown on this plat, and we hereby freely adopt this plan of subdivision.

The subdivision shall be known as "Stone Crest Subdivision - Plat 19".

The utility easements as shown hereon are hereby dedicated to the various utility companies for utility purposes.

IN WITNESS WHEREOF, we have executed this plat as of this ____ day of _____, 2023.

Tracy D. Comely, Trustee
Tracy D. Comely and Christine M. Comely J.R.L.T.

Christine M. Comely, Trustee
Tracy D. Comely and Christine M. Comely J.R.L.T.

**STATE OF MISSOURI)
COUNTY OF FRANKLIN) SS**

On this ____ day of _____, 2023, before me personally appeared Tracy D. Comely and Christine M. Comely, trustees of the Tracy D. Comely and Christine M. Comely J.R.L.T., to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My term expires: _____

CITY CLERK'S CERTIFICATE:

I, Sherri Klekamp, City Clerk for and within the City of Washington, Missouri, do hereby certify that the above plat of "Stone Crest Subdivision Plat 19" was approved by the City Council of Washington, Missouri by:

Ordinance No. _____ passed and approved the
_____ day of _____, 2023.

Sherri Klekamp, City Clerk

**STATE OF MISSOURI)
COUNTY OF FRANKLIN) SS**

This is to certify to Tracy D. Comely and Christine M. Comely, Trustees of the Tracy D. Comely and Christine M. Comely J.R.L.T., that during the month of April, 2023 we executed a Property Boundary Survey and Subdivision Plat on all of Lot 129 of 'Stone Crest Subdivision - Plat 5' recorded on September 16, 2005, with Document No. 2005-22681 and a tract of land recorded on November 28, 2022 with Document No. 2217753, both being in U.S. Survey 1912, Township 44 North, Range 1 West, of the 5th P.M., City of Washington, Franklin County, Missouri. To the best of my knowledge and belief, this map or plat and the survey on which it is based were made in accordance with the current Missouri Standards for Property Boundary Surveys of the Missouri Department of Commerce and Insurance, Missouri Board of Architects, Professional Engineers, Professional Land Surveyors, and Professional Landscape Architects and meets the accuracy requirement of a Urban Survey as defined therein.

Date: _____
Mark R. Frankenberg, PLS #2365
State of Missouri
Registered Land Surveyor
for Buescher Frankenberg Associates, Inc.
Corporate #0098

COMELY
2238 English Crest Drive
Washington, Franklin
Missouri, 63090

DRAWN
A.C.W.
DATE
04-24-23
JOB No.
7589
SHEET NAME
STONE CREST
PLAT 19

bfeng.com TELEPHONE: (636) 239-4751
BFA
Engineering-Surveying
103 ELM STREET WASHINGTON, MISSOURI 63090

7h



May 8, 2023

Honorable Mayor and City Council
City of Washington
Washington, Missouri

Re: File No. 22-0801-Preliminary Plat -Stone Bridge Development

Dear Mayor and Council Members:

At the regular meeting of the Planning and Zoning Commission, held on May 8, 2023 the Commission reviewed and approved the above request with a unanimous vote.

Sincerely,

Thomas R. Holdmeier

Thomas R. Holdmeier
Planning & Zoning
Chairman

To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: May 8, 2023

Re: File # 23-0502– Preliminary Plat – Stone Bridge Plat 1

Synopsis: The applicant is requesting approval of Stone Bridge Plat 1 – a 35 lot subdivision

Adjacent Land Use /Zoning Matrix		
	Existing Land Use	Existing Zoning
North	Single Family	R-1D
South	Farm Land	N/A
East	Single Family/ Vacant	N/A
West	Single Family	R-1D

Analysis:

The applicant has submitted a preliminary plat on newly annexed 19.7 acres that was previously the Koch Farm. The plat consists of 35 single-family lots, the first phase of The East-West Parkway of and 3 proposed streets.

The plat shows East-West Parkway in the same location and general design as the City’s comprehensive plan. This consists of a 40 ft. road within an 80 ft. ROW for future widening and expansions. This particular plat also includes two access points to the new subdivision from East-West Parkway. The first street is Stone Bridge Court, a cul-de-sac street with 10 homes on it. Since it has no more than 10 homes, the code allows it to be 30 ft. wide, which is proposed.

The second access point shows the main entrance into the subdivision with Koch Cattle Drive as well as another cul-de-sac street of Matthias Close. Both streets either have or will have more than 10 homes accessing them so they are shown as 35 ft. streets within a 50 ft. ROW.

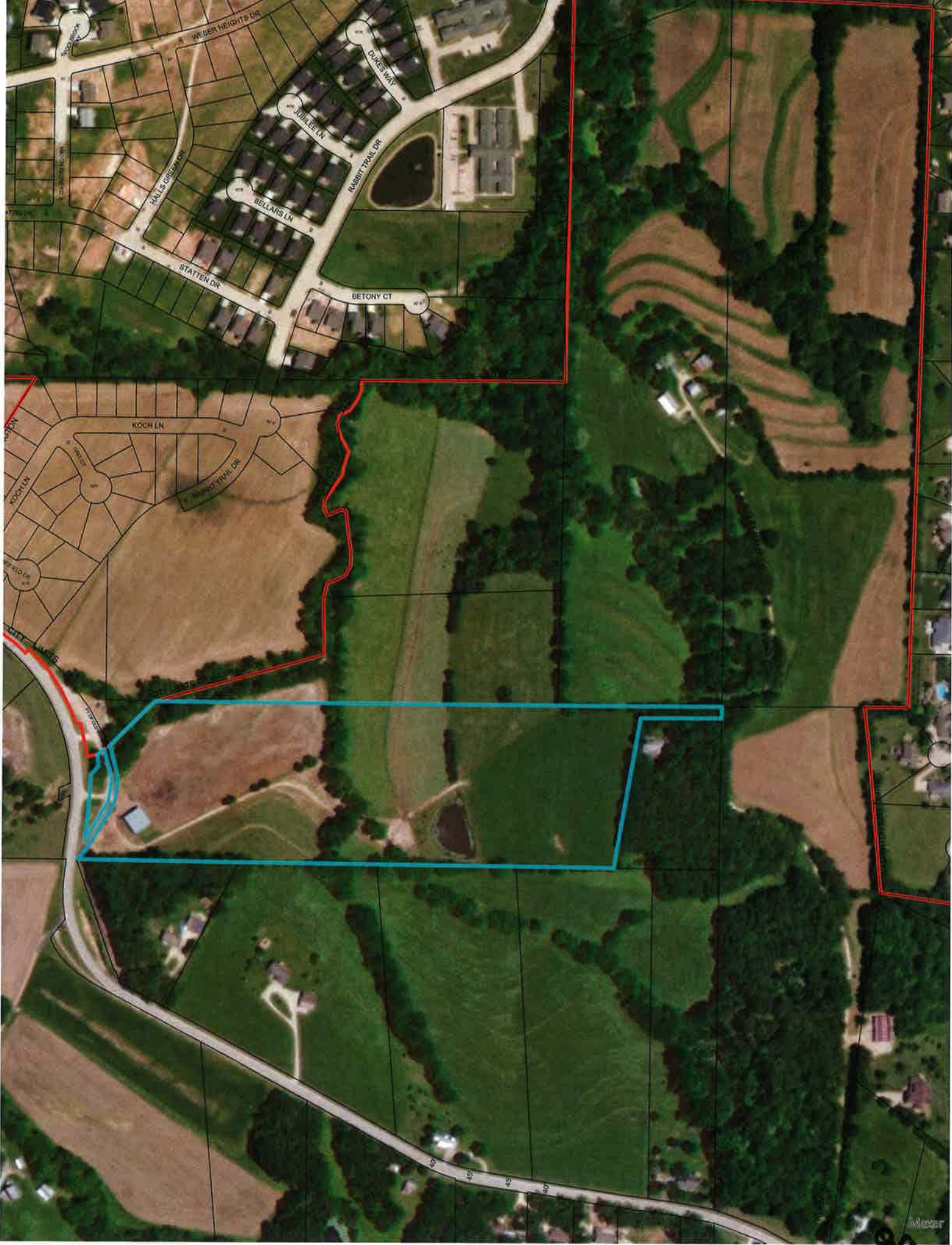
The plat meets all easement, lot size and access requirements set forth in the City Code. The property is zoned R-1D Single Family Residential allowing for lots down to 7,500 sq. ft. There are no stormwater detention easements shown. Stormwater calculations will need to be submitted proving that prior to a final plat being approved. If they end up needing to place stormwater on site, a revised plat will have to be approved by Planning and Zoning.

Per a previous development agreement, the City is constructing The East-West Parkway portion under the condition that no driveways access it. The City is currently in the design process to determine if either a trail or sidewalk will fit better into the existing ROW. Construction plans will finalize the pedestrian access the parkway has.

Recommendation:

Staff recommends approval of preliminary plat for Stone Bridge Plat 1 under the following conditions:

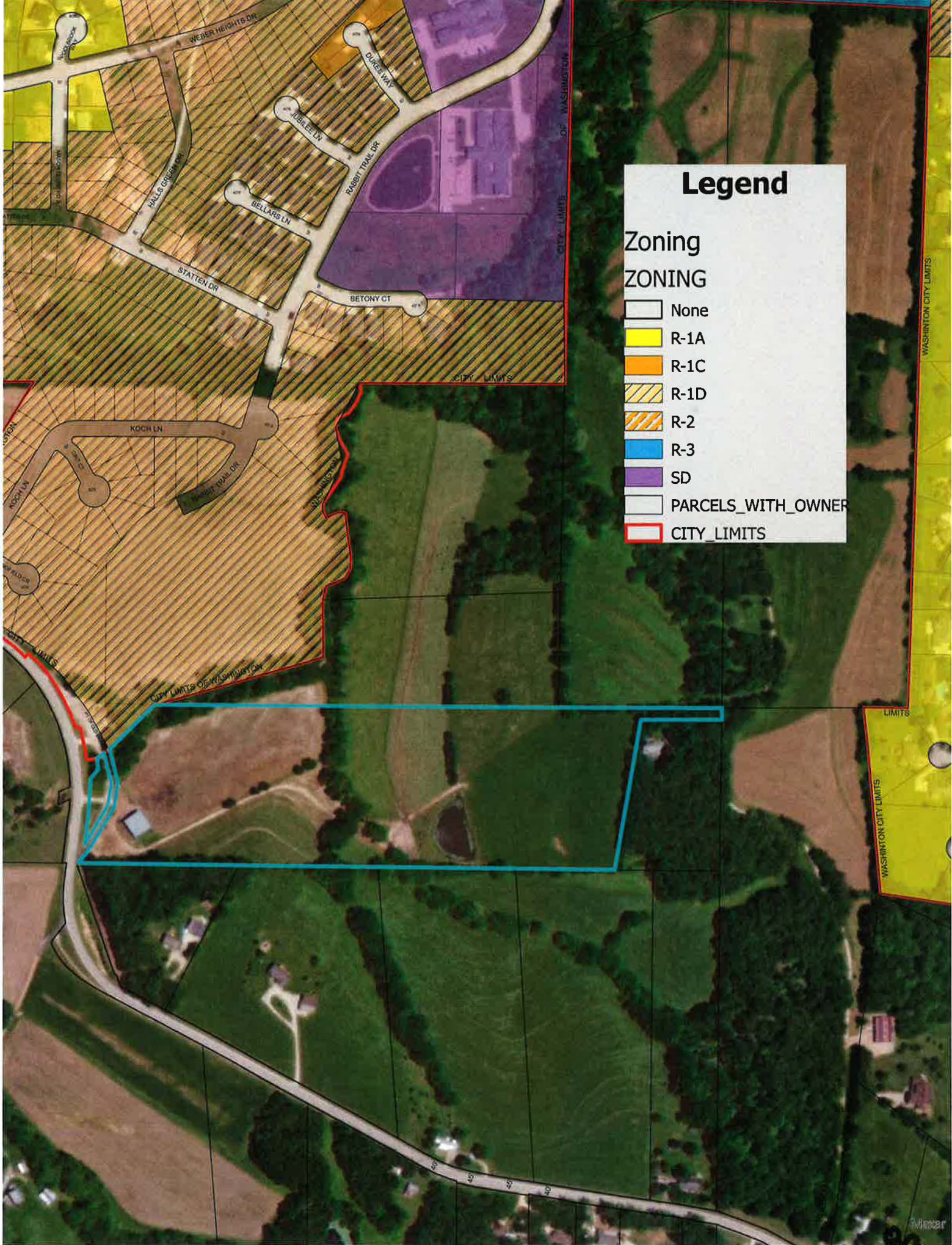
1. Stormwater calculations allowing the now on site detention must be submitted and verified by the engineering department.
2. Improvements must be completed per approved construction plans prior to a final plat being approved or a performance guarantee must be approved accompanied by a letter of credit or escrow.



WEBER HEIGHTS DR
DURES WAY
JUBILEE LN
RABBIT TRAIL DR
BELLARS LN
STATTEN DR
BETONY CT

KOCH LN
RABBIT TRAIL DR
WHITE HILLS

40'
45'
45'
40'



Legend

Zoning

ZONING

-  None
-  R-1A
-  R-1C
-  R-1D
-  R-2
-  R-3
-  SD
-  PARCELS_WITH_OWNER
-  CITY_LIMITS

23-0501

CITY OF WASHINGTON, MISSOURI
Department of Planning and Engineering Services
405 Jefferson Street • Washington, Missouri 63090
636.390.1010 phone • 636.239.4649 fax

PRELIMINARY PLAT APPLICATION

Date: 4-21-2023

Applicant Information:

Name: Northern Star Homes, LLC. Phone: 314-544-6331

Address: P.O. Box 1654 Washington, MO 63090

Do you own the subject property? Yes No

If not, please provide ownership information here:

Name: Northern Star Homes, LLC. (owner by contract) Phone: 314-544-6331

Address: P.O. Box 1654 Washington, MO 63090

Name of Proposed Subdivision: Stone Bridge

Number of Lots Proposed: 35 Zoning District(s): R1D

Two copies of a detailed plat of the subject property must accompany this request.

Fee: Seventy-five dollars (\$75.00) for the first two lots, plus seven dollars (\$7.00) for each lot in excess of two. This fee must be paid to the City of Washington at the time this application is filed.

APPLICANT'S SIGNATURE:


APPLICANT/COMPANY NAME (Printed):
Northern Star Homes, LLC

LANDOWNER SIGNATURE(s):


LANDOWNER NAME (Printed):
Northern Star Homes, LLC. (owner by contract)

8a

BILL NO. _____ INTRODUCED BY _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE FINAL PLAT OF
MERIWETHER ESTATES PLAT 6, IN THE CITY OF
WASHINGTON, FRANKLIN COUNTY, MISSOURI

WHEREAS, the final plat of Meriwether Estates Plat 6, in the City of Washington,
Missouri has been submitted to the City for approval; and

WHEREAS, said plat meets the requirements of the applicable ordinances of the
City of Washington, Missouri.

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

SECTION 1: The final plat of Meriwether Estates Plat 6, in the City of Washington,
Missouri is hereby approved and the same is ordered recorded in the Office of the Recorder
of Deeds of Franklin County, Missouri.

SECTION 2: 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

MERIWETHER ESTATES PLAT 6

A RESUBDIVISION OF UNITS 6A & 6B OF AMENDED LOT 6 REVISED MERIWETHER ESTATES CONDOMINIUMS, LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 44 NORTH, RANGE 1 WEST OF THE 5TH P.M., CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI

Common wall agreement

The undersigned are the owners of Lots 6A and 6B of Meriwether Estates Plat 6 as shown on the plat recorded herewith and do hereby acknowledge and agree that inasmuch as the individual lot owners identified herein share a common wall with adjoining lot owners, they hereby each grant and convey an easement for the common wall with equal rights and responsibilities thereto. Said easements shall run with and attach to the lots identified above. The owners of each property shall have a perpetual easement in and to that part of the adjoining property on which the common wall is located, for party wall purposes, including mutual support, maintenance, repair and inspection. In the event of damage to or destruction of the common wall from any cause, the owners, at their joint expense, shall repair or rebuild said common wall. Each owner shall have the right to the full use of any common wall so repaired and rebuilt. Notwithstanding anything contained above to the contrary, if the negligence, willful act or omission of any owner or his or her family, or agent or invitees shall cause damage to or destruction of the common wall, such owners shall bear the entire cost of the repair or the reconstruction. An owner who by his or her negligent or willful act causes the common wall to be exposed to the elements shall bear the full cost of furnishing the necessary protection against such elements as well as the cost of repairing any degradation and damage to the building or its components.

Certificate of Ownership

We, the undersigned owners of the tract of land shown hereon have caused the same to be surveyed and subdivided in the manner shown and said subdivision shall henceforth be known as "MERIWETHER ESTATES PLAT 6". The utility easements shown hereon are hereby dedicated for the use, installation and maintenance of public utilities.

_____	DATE _____
LINDA PRITCHETT	
_____	DATE _____
JAMES PARSONS	
_____	DATE _____
CATHERINE PARSONS	

STATE OF MISSOURI
COUNTY OF FRANKLIN

On this _____ day of _____ in the year _____ before me, the undersigned notary public, personally appeared _____

known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public
Print Name: _____
My commission expires: _____

STATE OF MISSOURI
COUNTY OF FRANKLIN

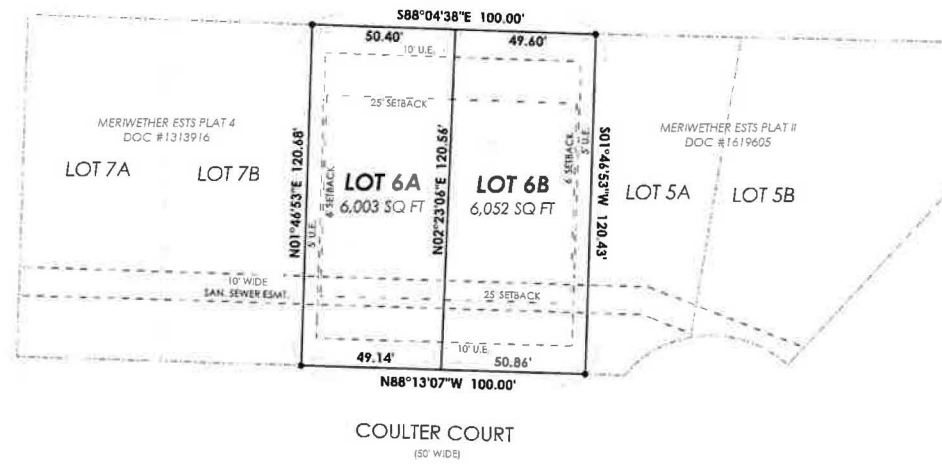
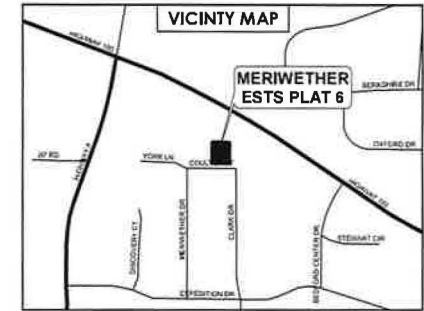
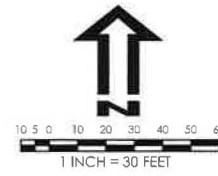
On this _____ day of _____ in the year _____ before me, the undersigned notary public, personally appeared _____

known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public
Print Name: _____
My commission expires: _____

N/A
JOHNSTON HOLDINGS LLC
DOC #2110387



Legal Description of Meriwether Estates Plat 6

A tract of land located in the Southwest quarter of the Northwest quarter of Section 27, Township 44 North, Range 1 West of the 5th P.M., in the City of Washington, Franklin County, Missouri, being Units 6A & 6B of Amended Lot 6 Revised Meriwether Estates Condominiums, as recorded in Plat Book P, Page 1003, in the Franklin County Recorder of Deeds office.

Containing 12,055 square feet.
Subject to any and all easements, restrictions, conditions, etc., of record.

- NOTES:
1. North derived from the bearings of record of the plat of Amended Lot 6 Revised Meriwether Estates Condominiums, as recorded in Plat Book P, Page 1003, in the Franklin County Recorder of Deeds office.
 2. Deeds of record for the subject property are Documents #0806917, #1308347 and Book 1026 Page 515, as recorded in the Franklin County Recorder's Office.
 3. Property is zoned R-3.
 4. This survey meets the Accuracy standards for "Urban Property".
 5. Subject to any and all easements, restrictions, conditions, etc., of record.

MERIWETHER ESTATES PLAT 6

A RESUBDIVISION OF UNITS 6A & 6B OF AMENDED LOT 6 REVISED MERIWETHER ESTATES CONDOMINIUMS, LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 44 NORTH, RANGE 1 WEST OF THE 5TH P.M., CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI

SURVEY PREPARED FOR: LINDA PRITCHETT AND JAMES & CATHERINE PARSONS
SITE OF SURVEY: 309/313 COULTER CT WASHINGTON MO 63090
DATE OF DRAWING: 03/23/2023

State of Missouri)
County of Franklin)

This is to certify to Linda Pritchett and James & Catherine Parsons, that we have during the month of March, 2023, executed a survey and resubdivision of a tract of land being Units 6A & 6B of Amended Lot 6 Revised Meriwether Estates Condominiums, in the City of Washington, Franklin County, Missouri. To the best of my knowledge and belief this plat represents a true and accurate record of said survey and was executed in accordance with the current "Minimum Standards for Property Boundary Surveys of the Missouri Department of Insurance, Financial Institutions and Professional Registration, Division of Land Survey. Witness my original signature and seal this 21st day of March, 2023.

Kurt J. Muser



Kurt J. Muser PLS #1852
Professional Land Surveyor State of Missouri
PO Box 343 Washington MO 63090

MUSER & ASSOCIATES LAND SURVEYING
KURT MUSER REGISTERED LAND SURVEYOR
204 OAK ST WASHINGTON MO 63090
636-239-1247

I, Douglas Trenlmann, Collector of Revenue for Franklin County, Missouri, first being sworn depose and say that I am familiar with the land belonging to Linda Pritchett, James Parsons, and Catherine Parsons and subdivided as "Meriwether Estates Plat 6" and further state that there are no delinquent tax assessments on the aforesaid land shown due Franklin County.

Douglas Trenlmann Collector of Revenue
Franklin County MO

I, Sherri Klekamp, City Clerk for and within the City of Washington, Missouri do certify that the above plat of MERIWETHER ESTATES PLAT 6 was approved by the City of Washington, Missouri by:

Ordinance No. _____ Passed and approved the _____ day of _____

Sherri Klekamp
City Clerk, City of Washington, MO

eb

BILL NO. _____ INTRODUCED BY _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE FINAL PLAT OF THE
CREEK AT KOCH FARM PLAT 2, IN THE CITY OF
WASHINGTON, FRANKLIN COUNTY, MISSOURI

WHEREAS, the final plat of The Creek at Koch Farm Plat 2, in the City of
Washington, Missouri has been submitted to the City for approval; and

WHEREAS, said plat meets the requirements of the applicable ordinances of the
City of Washington, Missouri.

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

SECTION 1: The final plat of The Creek at Koch Farm Plat 2, in the City of
Washington, Missouri is hereby approved and the same is ordered recorded in the Office
of the Recorder of Deeds of Franklin County, Missouri.

SECTION 2: 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

THE CREEK AT KOCH FARM PLAT 2

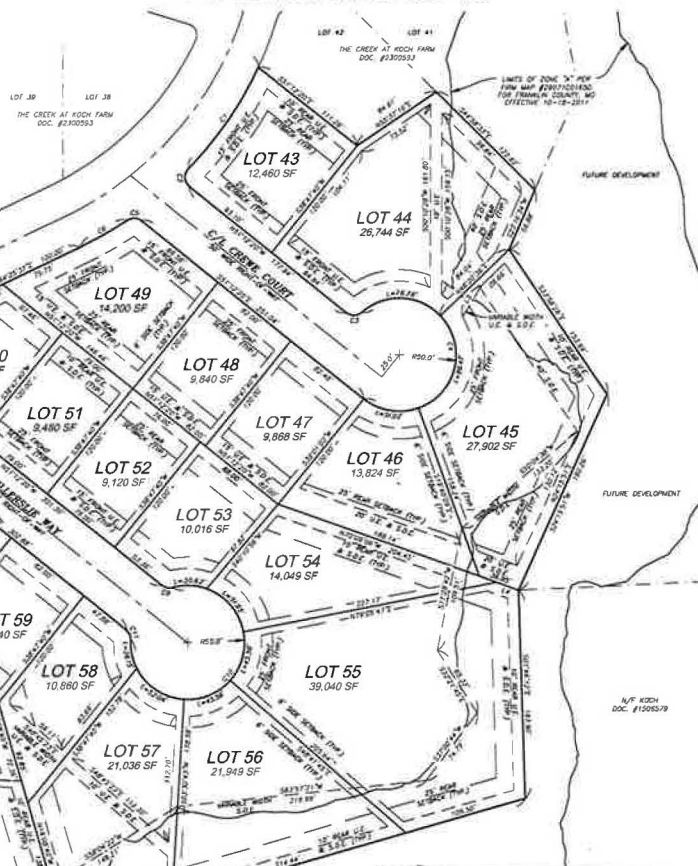
PART U.S. SURVEY 1912 & PART NE FRACTIONAL 1/4 SECTION 35, ALL IN T44N, R1W OF THE 5TH P.M., IN THE CITY OF WASHINGTON, FRANKLIN COUNTY, MO



SCALE 1" = 30'
 ■ = FOUND IRON ROD
 SET 1/2" IRON ROD AT LOT CORNERS
 U.C. = UTILITY CASE/BOX
 S.D.C. = STORM DRAINAGE CULVERT
 S' = SQUARE FEET
 ACCURACY STANDARD = URBAN PROPERTY
 BEARS REFERENCE DOC. #211484
 BEARINGS BASED ON MISSOURI STATE PLANE COORDINATE SYSTEM, EAST ZONE (GEO NORTH)
 TRACTS ARE CURRENTLY ZONED "R10"
 R10 ZONING:
 SETBACKS:
 FRONT YARD = 25'
 SIDE YARD = 5'
 REAR YARD = 25'
 MINIMUM UTILITY easement WIDTHS:
 (MAY NOT BE GRAPHICALLY DEPICTED HEREON)
 FRONT = 15'
 REAR = 10'
 SIDE = 5'

NOTES:

Schedule B of a current title report has not been furnished to the Lessor by the Grantor and an investigation has been conducted as to the present status of easements or other restrictive conditions affecting the subject land.
 There are no encroachments which are not shown on the plat.
 Life estates are not to be construed unless specifically required.
 Furthermore, without a current title report, the Lessor does not warrant the accuracy of the information shown hereon or the absence of other restrictive conditions affecting the subject land.
 Conveyance by deed shall follow recording of plat to ensure compliance.
 The Lessor does not warrant that access to the lands shown hereon has been granted, quantified, or reserved.



MARKER	CHORD DIMENSION	CHORD LENGTH	RADIUS	ARC LENGTH
C1	N 34°29'40" E	108.28	330.00	108.80
C2	N 02°39'50" W	14.77	18.00	18.42
C3	S 88°33'28" W	12.81	18.00	18.83
C4	S 01°24'31" E	76.28	30.00	227.23
C5	S 87°32'37" E	11.88	18.00	12.89
C6	N 01°13'29" E	48.00	330.00	48.36
C7	N 24°42'31" E	80.34	270.00	80.57
C8	N 82°32'28" W	14.80	18.00	15.81
C9	N 28°21'48" W	8.13	18.00	8.48
C10	S 28°47'40" W	38.33	30.00	251.88
C11	S 24°30'34" E	8.12	18.00	8.48
C12	N 82°47'40" E	14.14	18.00	15.71
C13	N 08°18'28" E	14.14	18.00	15.71
C14	S 88°23'28" W	12.81	18.00	18.83
C15	N 21°34'21" E	76.28	30.00	227.23
C16	N 87°47'40" E	14.14	18.00	15.71
C17	N 52°38'29" E	38.33	30.00	13.87
C18	N 28°34'12" W	121.34	620.00	171.89

MARKER	DIRECTION	DISTANCE
L1	N 72°13'58" W	18.29
L2	S 81°28'25" W	32.00
L3	S 88°37'31" W	24.81
L4	N 70°58'08" W	20.84
L5	N 21°18'20" E	31.89
L6	S 30°59'07" W	82.80
L7	N 18°17'40" E	17.18
L8	N 18°18'40" E	28.38

NOTE:
 THE FLOODING HAS BEEN RECALCULATED ON LOT #4, 45, 46, 54, 55, 56, 57, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

CERTIFICATES:

I, the undersigned Member of Northern Star Homes, LLC, owner of the tracts of land shown hereon have caused the same to be surveyed and published into lots in the manner herein shown. Said subdivisions shall be known as THE CREEK AT KOCH FARM PLAT 2. THE VENDOR'S DEED IS ESTABLISHED AS SHOWN HEREON.
 The utility easements shown on the plat are hereby granted to the City of Washington, Southern Bell Telephone Company, Union Electric Company, AmeriGas and their successors and assigns for installation and maintenance of public utilities. The utility easements shown hereon are not hereby reserved for the construction and maintenance of sewer lines leading from the sanitary sewer main to the lot in which it serves.
 The owner of each lot shall install and maintain the storm water management system shown on the subdivision unless the storm water management system has been accepted for maintenance by the City of Washington, Missouri. The maintenance costs shall be shared equally with each owner of the lot served by the storm water management system.
 I hereby dedicate Civic Court, Elevate Way, Project's Place Avenue, and Rabbit Trail Drive as shown hereon to the City of Washington, MO for public use forever.
 The use is subject to restrictions of record as now exist or may be subsequently recorded or amended.
 IN WITNESS WHEREOF, I have hereunto set my hands this _____ day of _____, 2022.
 NORTHERN STAR HOMES, LLC

By: _____
 My Commission Expires: _____
 STATE OF MISSOURI
 COUNTY OF FRANKLIN
 On this _____ day of _____, 2022, before me personally appeared _____, Member of Northern Star Homes, LLC, known to me to be the person who executed the within subdivision in behalf of said limited liability company and acknowledged to me that he executed the same for the purposes therein stated and acknowledged that he executed the same as his free act and deed.
 IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in the County and State aforesaid, this _____ day of _____, 2022.
 Notary Public: _____

I, Doug Tomlinson, Collector of Revenue for Franklin County, Missouri, do hereby certify that the above plat of THE CREEK AT KOCH FARM PLAT 2 was approved by the City Council of Washington, Missouri, by Ordinance No. _____ passed and approved the _____ of _____, 2022.
 Doug Tomlinson
 Collector of Revenue
 Franklin County, MO

I, Brent Kibben, City Clerk for and with the City of Washington, Missouri, do hereby certify that the above plat of THE CREEK AT KOCH FARM PLAT 2 was approved by the City Council of Washington, Missouri, by Ordinance No. _____ passed and approved the _____ of _____, 2022.
 Brent Kibben
 City Clerk, Washington, MO

I, Cameron Lueken, hereby certify to the Member of Northern Star Homes, LLC, that the survey was completed under my direct supervision and to the best of my knowledge, information and professional judgment the results shown herein are correct and true and comply with the current standards for property boundary surveys of the Missouri State of Surveys. (General Enclosed and Professional Regulation (20-CMR-2930-18) as set forth therein.)

Cameron Lueken
 P.E. for Professional Surveying
 # Engineering Inc.
 510 East Main Street, Suite 100, Kansas City, MO 64106
 (816) 263-8400
 www.#engineeringinc.com

THE CREEK AT KOCH FARM PLAT 2

PART U.S. SURVEY 1912 & PART NE FRACTIONAL 1/4 SECTION 35, ALL IN T44N, R1W OF THE 5TH P.M., CITY OF WASHINGTON, FRANKLIN COUNTY, MO

DATE: 11-22-22
 SHEET: 1 OF 1



JOIN US FOR THE

47TH ANNUAL BICYCLE SAFETY RODEO

A FREE COMMUNITY EVENT

SATURDAY, MAY 20, 2023

REGISTRATION 9:00 -10:30AM

WASHINGTON FAIRGROUNDS SWINE PAVILION

ACTIVITIES

- **OBSTACLE COURSE** Ages 5-13 (Under 5 can participate) No training wheels. Bring your bike & helmet or receive a helmet at the event. Trophies to top winners in each age group and bikes for overall girl and boy winners.
- **SAFETY TOWN** Ages 5 and Under
- **CAR SEAT CHECK AND DISTRIBUTION EVENT: 9-11AM**
- **HELMET GIVEAWAY AND HELMET FITTING**
- **MISSOURI CHILD ID PROGRAM • BIKE LICENSING**
- **BIKE INSPECTIONS AND REPAIR**
- **AIREVAC HELICOPTER** (weather permitting and availability)
- **FIRETRUCK**
- **AMBULANCE**
- **BALLOON TWISTERS**

ALL PARTICIPANTS WILL RECEIVE

- A PIZZA SLICE OR HOTDOG
- COOKIE
- ONE DRINK
- POPCORN FOR EVERYONE

ATTENDANCE PRIZES INCLUDE BIKES, BIKE ACCESSORIES AND BIKE-THEMED STORYBOOKS

FOR MORE INFORMATION CONTACT

CINDY BUESCHER

636-390-1055



Special thanks to the following businesses & individuals for their donations to make this project a success.

B&J Printing, Berkshire Hathaway-Carol Weber, Paul & Nell Redhage, Diane, Matthew & Jessica Borovic, Carriage Care - Mark & Barb Trebacz, Rick & Julie Frankenberg, Gary & Peg Winzenburger, Rita Griesheimer, Moe's Restaurant, The Thiemann Family - FKI Cleaning, Domino's Pizza, Hope Lodge #251 and Revolution Cycles.

VACCINATE YOUR PETS!



RABIES CLINIC •

\$15 per animal
Thursday, May 25th 3-5pm

Rabies vaccinations will be offered at a rate of \$15 per animal with Dr. Smith at Animal Hospital of Washington.

211 W. 5th St.
636.239.2745

No Appointment Required!

