

**REGULAR MEETING OF WASHINGTON, MISSOURI CITY COUNCIL
TUESDAY, JUNE 20, 2023 - 7:00 P.M.
COUNCIL CHAMBER, 405 JEFFERSON STREET, WASHINGTON, MISSOURI**

	<u>SUGGESTED</u>	
	<u>COUNCIL ACTION</u>	
1. <u>INTRODUCTORY ITEMS:</u>		
Roll Call / Pledge of Allegiance		
Approval of the Minutes from the June 5, 2023, Council Meeting	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 – February 2023		
b. Investment Report – February 2023		
c. Final Payment Request – Fairgrounds Pavilion Concrete		
d. Final Payment Request – Library HVAC System		
e. Final Payment Request – Skate Park Siding & Soffit		
f. Fireworks Display		
g. Liquor License Renewals		
2. <u>PRIORITY ITEMS:</u>		
<u>Mayor's Presentations, Appointments & Reappointments</u>		
a. Board of Appeals Reappointment	Approve/Mayor	
b. Board of Public Works Reappointment	Approve/Mayor	
c. Parks & Recreation Commission Appointment	Approve/Mayor	
d. Police Chief Reappointment	Approve/Mayor	
e. Police Department Reappointments	Approve/Mayor	
3. <u>PUBLIC HEARINGS:</u>		
a. Special Use Permit – 805, 809 & 811 East Third Street – Temporary Parking Lot	Accept Into Minutes	Memo
b. An ordinance granting a Special Use Permit for temporary parking at 805, 809 & 811 East Third Street, Mercy Hospital in the City of Washington, Franklin County, Missouri.	Read & Int/Read/Vote/Mayor	Memo
4. <u>CITIZENS COMMENTS:</u>		
5. <u>UNFINISHED BUSINESS:</u>		
6. <u>REPORT OF DEPARTMENT HEADS:</u>		
a. 2022 Annual Comprehensive Financial Report (handouts will be provided)	Discussion	
b. Landfill Fee Increase	Discussion	

7. ORDINANCES/RESOLUTIONS:

- a. An ordinance authorizing and directing the execution of a Statewide Transportation Improvement Program On Call Work Zone Enforcement Program Agreement by and between the City of Washington, Missouri and the Missouri Highways and Transportation Commission. Read & Int/Read/Vote/Mayor Memo
- b. An ordinance amending the provisions of Title III Traffic Code, Schedule X Pedestrian Crosswalks, Table X-A Pedestrian Crosswalks of the Code of the City of Washington, Missouri. Read & Int/Read/Vote/Mayor Memo
- c. An ordinance amending the provisions of Title III Traffic Code, Schedule V Restricted Parking, Table V-A No Parking At Certain Times of the Code of the City of Washington, Missouri. Read & Int/Read/Vote/Mayor Memo
- d. An ordinance annexing 4.09 acres as C-2 General Commercial into the City of Washington, Franklin County, Missouri. Read & Int/Read/Vote/Mayor Memo

8. COMMISSION, COMMITTEE AND BOARD REPORTS:

- a. Preliminary Plat Approval – Highland Meadows Plat 9 Accept/Approve/Mayor Memo

9. MAYOR’S REPORT:

- a. Next Council Meeting – Monday, July 17, 2023

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:

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, JUNE 14, 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, JUNE 5, 2023**

INTRODUCTORY ITEMS:

The Regular Meeting of the City of Washington, Missouri, City Council was held on Monday, June 5, 2023, at 7:15 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	Present
	Mark Wessels	Present
Ward III	Chad Briggs	Present
	Jeff Patke	Present
Ward IV	Mike Coulter	Present
	Joe Holtmeier	Present

Also Present:	City Attorney	Mark Piontek
	City Administrator	Darren Lamb
	City Clerk	Sherri Klekamp
	Police Chief	Jim Armstrong
	Economic Development Director	Sal Maniaci
	Interim City Engineer	Charles Stankovic
	Parks Director	Wayne Dunker
	Emergency Management Director	Mark Skornia
	Public Works Superintendent	Kevin Quaethem
	Street Superintendent	Tony Bonastia
	Library Director	Nelson Appell

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 May 15, 2023, Council Meeting

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

Approval and Adjustment of Agenda including Consent Agenda:

* Fireworks Display

May 19, 2023

Honorable Mayor & City Council

City of Washington

Washington, Missouri

Re: Fireworks Display Permit Request for July 4th, 2023

Dear Honorable Mayor and Members of City Council:

William (Kelly) Owens would like to request a permit for a public fireworks display on behalf of American Legion Post 218. The permit will be for the evening of Tuesday, July 4, 2023 with a rain date of Wednesday, July 5, 2023 at the fairgrounds.

The issuance of this permit is contingent upon all paperwork and approvals being met by all departments and weather conditions being favorable.

Respectfully submitted,

Blake Marquart

Building Official

* Liquor License Approval – Wortman-Fortner LLC dba Jack Flash

* Liquor License Renewals: Cinema 1 + 1 Corporation DBA Cinema 1 Plus Corporation; I B Nuts & Fruit Too; Creek Side Enterprises of Washington Missouri LLC DBA The Creek Grill & Sports Bar; Fischer's Food Shop; Custard Pie, LLC DBA Cowan's Restaurant; Imo's; Front Street Cellar & Inn; American Legion Post #218; Back Alley Entertainment; Los Cabos; Walmart Supercenter #172; Schnuck Markets Inc DBA Schnuck; Veterans of Foreign Wars; Williams Brothers Meat Market; Hoffmann Hillermann Nursery & Florist; Guffey's LLC; Fas-Trip #102; Fas-Trip #104; Fas-Trip #107; Fas-Trip #108.

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

PRIORITY ITEMS:

Mayor's Presentations, Appointments & Reappointments:

* Industrial Development Authority Reappointment

May 18, 2023

Washington City Council

405 Jefferson Street

Washington, Missouri 63090

Dear Council Members:

I herewith submit for your approval the following for reappointment to the Industrial Development Authority:

Walter Hellebusch – term ending May 2029

Respectfully submitted,

James D. Hagedorn

Mayor

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

* Library Board of Trustees Appointment

May 18, 2023

Washington City Council

405 Jefferson Street

Washington, Missouri 63090

Dear Council Members:

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

Jamie Holtmeier – term ending June 2026

Respectfully submitted,

James D. Hagedorn

Mayor

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

* Library Board of Trustees Reappointment

May 18, 2023

Washington City Council

405 Jefferson Street

Washington, Missouri 63090

Dear Council Members:

I herewith submit for your approval the following for reappointment to the Library Board of Trustees:

Leanne Gisburne – term ending June 2026

Respectfully submitted,

James D. Hagedorn

Mayor

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

* Parks & Recreation Commission Reappointments

May 18, 2023

Washington City Council

405 Jefferson Street

Washington, Missouri 63090

Dear Council Members:

I herewith submit for your approval the following for reappointment to the Parks & Recreation Commission:

Tessie Steffens – term ending June 2026

Gavin Woolley – term ending June 2026

Respectfully submitted,

James D. Hagedorn

Mayor

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

PUBLIC HEARINGS

* Proposed Code Amendments – Short Term Lodging

May 25, 2023

Honorable Mayor and City Council

City of Washington

Washington, Missouri

Re: Proposed Code Amendments-Short Term Lodging

Dear Mayor and Council Members:

At their March, April, and May meetings, the P&Z Commission has been discussing possible amendments to the Short Term Lodging (STR) regulations. There were mainly two scenarios discussed:

1. Create a new “tourism/lodging overlay district” that would span multiple zoning districts but would designate an area where STR’s were permitted.
2. Only allow new STR’s in R-2 Overlay District, given that area approximately covers much of what is considered “walkable” to downtown currently.

There were many recommendations from proponents and those in opposition. The Tourism Commission also showed their support for a designated district that would cover more than just the R-2 Overlay District.

At the regular meeting of the Planning and Zoning Commission, held on Monday, May 8, 2023, the Commission reviewed and recommends the following changes to the STR section of City Code.

1. STR will be defined as any rental of transient guests staying for less than 30 days and is not owner occupied.
2. STR’s will continue to be permitted by right in C-1, C-2, C-2 Overlay, and C-3.
3. New STR’s will be required to have a Special Use Permit in R-2 Overlay and R-3 Multi-Family Residential.
4. Any new STR shall be 150 ft. away from any existing STR.
5. STR’s will not be permitted in any other zone district.

Below is the most recent information that the commission reviewed with links to additional maps.

150 ft Buffer - <https://arcg.is/0bfXLm>

300 ft Buffer - <https://arcg.is/10XL5b0>

Also, here is a link to third party occupancy data à [Free Airbnb Data for Washington, MO | Instant Projections \(rabbu.com\)](#)

- Two tabs, one for future projects and one for historical performance. Average occupancy is 43%
- Two things of note I believe the commission wanted,
 - There are 31 active hosts with 52 listings (could be multiple apartments in one building)
 - Average occupancy over the next 30 days is 40%

Sincerely,

Sal Maniaci

Community and Economic Development Director

Hagedorn: Okay.

Maniaci: All right.

Lamb: Sal.

Maniaci: Yes.

Hagedorn: Go ahead.

Maniaci: So, I'm going to do the presentation from down here so I can run the computer. But as I'm sure you all are aware, when the moratorium was passed about four months ago, at this point on all new short-term lodging in residential areas, part of that requirement was for the Planning and Zoning Commission to send a recommendation to Council after their May Meeting. So, that means they were able to review it for three months straight. And that is what I and that is what they did. They had three different discussion items, one public hearing on the proposed changes. And tonight, I'm here to present you with their recommendation of the Short-Term Lodging Code Amendment. And again tonight, this is just the public hearing. There's not an ordinance on there.

But as you can see in my letter, there are two kind of scenarios that they really went back and forth, back and forth with and reviewed at their three meetings. The first of which, which was to create a Tourism Lodging Overlay District that would span multiple zoning districts and designate an area where short-term lodging was permitted. And there was a lot of discussion on how far reaching out would be and in the areas of that.

And then the other discussion was to only allow new short-term rentals in the R-2 Overlay District and R-3, given that approximately covers much of what is considered walkable in the downtown currently. So that R-2 Overlay was created years ago for a reason that it was downtown adjacent neighborhoods that often have single and two-family uses and so there was a lot of discussion that that overlay district why reinvent the wheel of that boundary has kind of already been set of what is considered almost downtown, adjacent and walkable to downtown.

And so at their last at their May Meeting, they did make a recommendation of the following, and it would be to make an amendment to the code to allow short-term rentals defined as any rental of transient guests staying for less than 30 days and is not owner occupied. That was an important designation that we didn't have before, where if it was a more traditional bed and breakfast where the owner actually lived in-house that would remain as a Special Use Permit across all residential districts. If it was more short-term rental where the owner is not occupying the home at the same time, it would have to fall under this new definition.

The second would be short-term rentals would continue to be permitted by right, meaning they don't need a Special Use Permit in C-1, C-2, C-2 Overlay and C-3. So, that essentially is commercial districts where they're already permitted today. And our C-2 Overlay is this darker blue that it was created again years ago as an overlay district of kind of our Fifth Street Corridor that allows for single-two family as well as commercial uses. So, most often business downstairs, residential up top, kind of that mixed use and then our C-3 which is our down to ours, our actual downtown designation zoning. And so basically what you would be able to see is a lot of this blue and this corridor as well as our downtown district would continue to be able by right, meaning that you don't need a Special Use Permit and you don't have to be a certain distance from one another.

So, new short-term rentals would be required to have a in the R-2 Overlay in our R-3 Multi-Family District. So again, just the same process we have today. But now short-term rentals would only be permitted in this pink. This is the R-2 Overlay District that was created, I believe in 2012. Darren, if I'm not mistaken?

Lamb: Yes, it was about the time when we recognized that single-family and two-family could both be permitted uses.

Maniaci: Yes. In that area on both it straddles both sides of downtown and goes south of downtown is you know often seen as downtown adjacent and walkable to downtown. And so that was kind of the boundary of utilizing that existing overlay district for new short-term rentals to be able to apply for Special Use Permits. And then on top of that, any new short-term rentals shall not be within 150 feet of any existing short-term rental. And that is what this map is showing you today. Charles in our Engineering Department put this together for us on GIS and it shows what boundaries today would actually disqualify the parcels that could not apply for a Short-Term Rental Permit.

The reason we chose 150, they went back, we went back and forth between a couple different 150, 300, even, we looked at a map that was at 500 and just to look at what different boundaries would look like. And 150 we thought was the most appropriate. And I think the best example actually is right here. There are two short-term rentals, catty corner from each other on High Street and the discussion was with this 150' buffer that would remove the homes pretty much directly adjacent to it on Rand, but then would still open up homes on Rand to be able to apply for it on the other side of the street. Once you got more than 150', all of these homes on Rand, the property owners would not be permitted to apply for a Special Use Permit if they wanted to. And we thought it was unnecessary for someone on Rand Street to not be able to apply for that use because someone all the way on the other side of High Street that they may or may not even know that is an operation is over there. And so there's 150' you know our blocks downtown are not all the same. You can see here there are different shapes depending on where they're at. But 150' is pretty generally a half of a block. And this gave a good example of that this house actually is dead center on the block and you can see it pretty much says that is the one that it's going to be printed it permitted on that block. And so if you can imagine that in the future, if you were to put one further down on High Street, that would kind of take up on that block.

Lamb: So, the question would be as if that like, for example, where you have it on High Street, those two that are there Sal, if one of those discontinues, how would how do we reassess that or how do we know that?

Maniaci: Yes. So, that was discussed as well. You have to remit your tourism tax quarterly, and we'd have to write that into the ordinance. But it was discussed possibly if you don't pay for two quarters. So, if you're not hosting for six months out of the year, you will become inactive, allowing this buffer to go away.

Lamb: And so then other properties could go ahead and apply?

Maniaci: Correct. And again, these would be grandfathered in. So, as you'll see some of these buffers already overlapping, that does not affect anything existing. That is just the new requirement for anyone wanting to apply.

And then the last recommendation was that short-term rentals would not be permitted in any other residential district. So, that being essentially downtown and this corridor on Fifth Street in commercial districts still permitted, everything you see in pink here would be a Special Use Permit as well as this light blue, because this Market Street is all zoned multi-family, that could still apply for special use. But any...

Unknown: *Inaudible*

Maniaci: Yes with the buffer, and then anything else would not even be permitted to request a Special Use Permit. It's just not a permitted use. And so obviously anything in yellow here would no longer. We have some outliers here that approved previously that would no longer be able to do that. There are some gaps here. Essentially Elm and Cedar specifically for whatever reason were always stayed single-family probably because historically they were single-family that never got brought into the R-2 Overlay District and so you would have a gap here in the middle in between the two that would not be permitted. And so that was a lot of the discussion, but that is just how that recommendation played out.

And there was one other thing that was requested of staff to be able to, because we talked at one point about having a percentage of rent or percentage of total housing units in the City that could not be more than, you know, you take a percentage of your total units and that's your maximum amount of short-term rentals that you allow in your City and then build 100 homes in a year. Then that cap gets raised up. Well, when we're talking about creating an area that this is the only space that you can do it, we thought the buffer was a better idea and the the buffer is going to kind of cap itself out anyway as people continue to request it. There was a question about a general range of what that cap may be. Charles and I tried to play with the mapping system to figure out an idea of how many more we could fit. It's very hard because that buffer depends, you can see these buffers are based on property shape. And so if you have one larger property that chooses to do so, the buffer is going to be bigger. And so, you know, a very large range. If you just put 150' buffers in here, shoulder to shoulder and fit them in here, you could probably fit about 50 more. But again, that's probably an unscientific way of saying that's the absolute maximum that if...

Unknown: Right.

Maniaci: 150 here, do another one, do another one, more realistically, you're going to have buffers that start overlapping and you're going to have gaps that just don't fit. So, I would say realistically, you could probably do another 30 that without having any problem.

But essentially that is the recommendation from Planning and Zoning with those five that I put in the letter again, with 150' buffer and to reiterate that we didn't have before, if it is owner occupied, then it can still be in any other residential zoned district.

A good example of that is south of 100. We have one here off of Steutermann. This is an owner occupied one that was approved for a Special Use Permit. They had a basement that they wanted to have as a more traditional Airbnb. That was permitted there. That would still be able to be permitted today and in R-1A if they were owner occupied.

Unknown: Okay.

Hagedorn: So, they're grandfathered if they're owner occupied, is that correct?

Maniaci: Correct.

Lamb: Bed and Breakfast...*inaudible*

Maniaci: Everything existing is grandfathered.

Lamb: Right.

Hagedorn: Okay.

Maniaci: That's the only way you can get grandfathered if you're existing. If you're owner occupied, it's still Special Use Permit but you can do it outside of the R-2 Overlay District. I mean you could do it; you know, we have a couple over on the east side of town. As you can see, these buffers you know, here on Eighth Street. This I do not believe is owner occupier that's grandfathered in. If they wanted to come in and say this is approved, if they wanted to come in and request that same thing, it would have to be owner occupied in order for them to be able to get a Special Use Permit.

Wessels: So, if it's not owner occupied...

Maniaci: You have to be this...

Wessels: There aren't any in R-1?

Lamb: You're prohibited.

Maniaci: Prohibited.

Wessels: Prohibited

Maniaci: And R-1B, so, you would any residential district that's not R-2 Overlay. So, that is essentially saying we are putting short-term lodging in this pink area on the zoning map and that is essentially our downtown district is what this recommendation would say.

Now, two things. The last thing actually I want to say before I open it up for questions for me, is that we have from the get go said to Planning and Zoning as well as we're seeing this as a step one, as a possible temporary change. Our Comprehensive Plan is still in motion with our consultant, the issue of short-term lodging, short-term rentals and how to deal with those have come up at every public forum we've had. Every business roundtable, the Steering Committee. So, our consultant knows that is something that they maybe want to write into their recommendations. And I just want to throw out that we could have a recommendation from our consultant this fall that they could come up with a better solution. And so, we did let P&Z know that, hey, this is what this is what they are recommending to lift the moratorium and get this back open in these districts. And then when the Comprehensive Plan comes forward by the end of the year, we just have to do it by the end of 2023, that we could be looking at this again. Our zoning code is always a living document.

Wessels: And Sal, did P&Z look at the criteria, the 10 criteria for Special Use Permit?

Maniaci: We looked at it. Obviously, it was pulled up. It was difficult. It was decided not to write new criteria just for this one use. The Special Use Permit is those 10 criteria are for all special uses.

Lamb: Correct.

Maniaci: You know, whether it's a gas station in C-2 or short-term lodging in R-2, so you know I think if you're going to write new criteria, have new application, that's where you go back to that first option where you say, hey, here's your district, here are the rules. This is it, completely separate from a Special Use Permit. But I think the recommendation was to stray away from that from now and just utilize our existing code in R-2 Overlay.

And later on your agenda is the ability to revoke a Special Use Permit not related necessarily to short-term lodging, but right now we have no ability to revoke a Special Use Permit. We just

ticket, and sometimes the judge, you know, it takes a while for that process to go through. And so now Council would have the ability under certain circumstances to revoke Special Use Permits of any kind if they are not following the rules set forth in their ordinance.

Lamb: Mark, if I could ask the question with regards to if you have an existing short-term rental and you're in an R-2 Overlay District and assuming that the Council would pass would follow long on the recommendation of the Planning and Zoning Commission has recommended, are those buffers that are there for those homes, are they there forever or if those also become no longer use the short-term rentals, do those buffers go away?

Piontek: If they're no longer used...

Lamb: Put your mic over there.

Piontek: If they're no longer used, then those buffers would go away...

Lamb: Okay.

Piontek: Because the Special Use Permit would disappear.

Lamb: Just making sure right.

Piontek: Right.

Patke: And that's going to be possible if they don't pay for two quarters, then they're Special Use Permit...

Maniaci: So yeah, we are creating a master list of what is considered active and paying just to get everything in order as we've gotten a lot of these in the past few years. We can pretty easily say, okay, it's been two quarters without this person remitting any tourism tax, meaning they have not rented it out at all, is now considered inactive. It can just go back to long-term rental.

Patke: That's also a way of policing our short-term rental fees, I mean, are your bed tax fees.

Maniaci: Yes.

Patke: If you're not going to pay, you're not going to get allowed to continue...

Maniaci: That's right.

Patke: Approach.

Maniaci: And that doesn't they could it's very possible, we've had short-term rental owners decide to go back and forth between, hey, I'm going to do long-term rental for one year and then go back to short-term rental. They could still do that. But in within that one year period, if a neighbor comes and asks for it, then they could lose that. That's just the risk of turning off your short-term rental at that time.

Patke: Okay.

Behr: So, the way I'm reading it and I think Mr. Patke asked too, I just want to make sure, even Downtown, C-1, C-2, down Fifth Street, the overlay still 150' apart for anything new?

Maniaci: Not inside the commercial districts.

Behr: Okay.

Lamb: Because it is we have did we did look at adding a buffer in the C-2, C-3 District as well downtown because there was concern of taking away too many apartments that could be considered market rate, you know, workforce housing. The issue with that is that a lot of the buildings downtown, you have multiple units and so say you have six units in a building and you're deciding to do one of them, a short-term lodging, well that would take out the entire block. And so, it was determined, let's not do a buffer downtown. If it becomes a problem where we are having no long-term rental downtown and only short-term rental, I think it's something

that we can address. But at this point, as you can see, you know, there are quite a few dots downtown.

Behr: Right.

Maniaci: But it's not the majority of our parcels. And a lot of these that are on here have multiple units and have decided to just offer maybe one or two other units. A good example is where the old Droege's Building, John G's. That's three stories. They have six units on the second floor that are all long-term, two units on the third floor that are short-term. We don't think that them or the neighbors should be penalized because they're mixing it, which is the whole point of downtown. It's mixed use.

Behr: That's, yeah, that's why I'm asking, because just reading your bullet points here, the way I read it, it says any new short-term, but you're saying any new special use for a short-term then would be 150' apart?

Maniaci: Yes. I'm sorry.

Behr: Okay.

Maniaci: I should clarify that. Any special use in the that is required is 150', correct.

Behr: Thank you.

Hagedorn: No other questions? Okay, we need a motion to accept in the minutes.

Lamb: No, it's a public hearing. We're going to open it up to the public.

Hagedorn: Okay, great. Okay, folks, we're going to open it up to the public. Ground rules tonight, as you can tell, there's lots of folks here. Let's limit our comments, please, to three minutes and speak your piece in those three minutes, because there's not going to be an opportunity to return to the microphone after you state your piece. When you step to the mic, please say your name and your residence, please. So, without further ado, do I have a comment on the STR's?

Tyann Marcink: I'm Tyann Marcink Hammond, owner and Manager of Missouri House Vacation Rentals. Good Evening, Council and Mayor, my residence, 680 Scenic View, Union, Missouri. I am a sixth generation resident, well, not resident, sixth generation of Franklin County. So deep roots. Everybody graduated from high school here. I know you guys always like to hear that. And half my family have businesses in Washington as well. And several of my family also live in Washington. So, coming from residents as well as business folks.

I know a lot of folks look at short-term rentals as taking away housing affordability. So, I do want to say that. It is found from Oxford Economics Study that STR's are not a significant driver of rising rents and housing prices. This is information I had sent you all in February and happy to send this all to you again, including majority of short-term rentals are purchased off market or have been sitting on the market for weeks or even up to a year and then completely rehabbed or major renovations done to them. So, a lot of work going into making these homes and beautifying the community.

Claims that short-term rentals are unsafe and dangerous to neighbors and poorly maintained and degrade the neighborhood character. Facts, short-term rentals are bound by the exact same safety codes as long-term rentals and owner occupied residences, and we are incentivized to keep the properties beautifully maintained for our guests so they meet and often exceed Washington community standards of property care and appeal

Claims, short-term rentals don't contribute to local economy and don't support jobs, which also is untrue. I found vibrant responsibly *inaudible* and Vacation Rental Managers Association that 74% of operators employ at least one staff member or contractor and rely on services of a local folks as well. And we distribute tourism dollars to local businesses outside the commercial hotel areas. Money spent by guest are kept here.

As far as the area personally and business wise, I would love to see it larger because we have folks coming in for wedding venues on the outskirts of town. They're not staying in Downtown Washington. They want to be closer out to the other areas. Folks coming into Purina Event Center from all over the world. They want to stay close to Purina and Downtown Washington is not where they want to be either.

And I really think it's a residential use, whether it's three nights or three years that someone's staying. These are amazing folks coming in to visit family and relatives, dog shows and the tourism. Any questions? Okay, thank you.

Hagedorn: Thanks Tyann.

Mike McFatrigh: Good evening. My name is Mike McFatrigh, I live at 1514 First Parkway here in Washington. I didn't graduate from Washington High School or Saint Francis Borgia, but I am from Missouri. As many of you know, I have been engaged in this conversation for quite some time. I'm not particularly enamored with this solution, but I support the solution. I think this is a compromise.

The information that was provided at the P&Z Meeting with regard to occupancy, which was derived from a commercial website, which I think is probably overstated. I was when I initially spoke, I was speaking in terms of wanting to use the data that's developed from tax receipts, but regardless, you currently have an occupancy at or below 40%. So I don't necessarily think that they're opening the whole of Washington to STR's is necessary. And I certainly don't think that if I owned a short-term rental, having this solution provides me some stability with regard to my investment, knowing that there isn't going to be a blanket opening of STR's throughout the community.

And as I've said before, if in fact, the notion of supply and demand holds, the more STR's you have, the opportunity to lower the value derived in terms of revenue, both for the short-term rental owner as well as the City in terms of tax receipts is a real possibility. As you increase supply, you know, as you increase the supply, obviously there's going to be a more fight for demand. So, I think that this is a reasonable solution. And as Mr. Maniaci said, that this is something that can be revisited. So, I support the notion of engaging in this approach to the ordinance.

Hagedorn: Thank you, Mike. Anyone else?

Kim Obermark: Good Evening. My name is Kim Obermark. My address is 1418 East Fifth Street in Washington, and I am a realtor with Berkshire Hathaway. Some of the concerns that I have with the proposed short-term rental regulation in the City of Washington, the use of residential homes as a short-term rental would be limited to a very small area with special zoning and buffers applied currently to the operating short-term rentals.

There are no buffers nor zoning restrictions for long-term rentals. The City of Washington has only 35 operating short-term rentals in the City limits, with over 6,000 housing units. The short-term rentals are barely 0.6% of the housing and much needed lodging for options for

visitors. The proposal the proposed buffer is 150' around any short-term rental in the special R-2 Overlay near the downtown area.

A property must submit for a Special Use Permit within the zoning, and a Special Use Permit may be declined. I understand and support reasonable regulations for short-term rentals. However, the proposed regulation is severely restricting the property rights of homeowners in the City of Washington, Missouri, and effectively placing unreasonable low cap on the number of short-term rentals.

The property rights of both sellers and buyers are a concern for me. I had a buyer come in, he ended up buying the property next to Hawthorne Inn because I could not put him in a position where he would be going to Planning and Zoning and nothing else would happen. He was a cash buyer. The negative effect on my career and income and the legal ramifications for the realtors, which there are plenty in this meeting tonight.

The current information that would affect the use of the property. I have a very strong concern with the 150'. If I'm writing a contract for somebody and I don't know every single thing that's involved where their what their plan, what they're going to do and have to go out and figure out if it's 150' or not, really affects my career and the way that most of us do business.

In this market right now you write a contract because the properties are going to be gone in a minute. So, for us to make sure that it's 150' and figure out if there is another property that is used for short-term rental, I just don't even know how that we would be able to gather that information.

So those are some of the concerns that myself and many realtors in Franklin County have talked about and have taken to the board, hoping that they will come up with a decision that we can move forward. Thank you.

Hagedorn: Thank you.

Hidritch: Sal, is there something that we can put on our website stating where and I believe we have more than 35, don't we? That we know of.

Maniaci: There are 35 currently active that are paying the lodging.

Hidritch: Right, that we know.

Maniaci: Yes.

Hidritch: So, could we somehow put that on a website so somebody in that situation could just...

Maniaci: Absolutely.

Hidritch: Pop up a map and...

Maniaci: If this were to pass as recommended, we would publish this site and update it as needed. So, just like our zoning map is open to all citizens and realtors, they could pull this up and see what the buffers are.

Piontek: Mark...

Maniaci: We would need to use it for our internal...

Piontek: Yeah, they could also, and we get these occasionally. Sal probably has a better handle on it than I do, but sometimes we'll get a request from a realtor, or purchaser asking for a zoning letter, and they'll want a zoning letter from Sal that says, here's what the property is zoned and here's what it can be used for. It would be very simple to do the same thing with regard to short-term rentals.

Maniaci: That's correct. For the sake of easy, we would publish this map and keep it updated so people can see the buffers.

Hagedorn: Anyone else wish to address?

Cindy Johanning: Hi, my name is Cindy Johanning. I live at 134 Ladera Lane in Washington. I've been a realtor here in town for 23 years with Coldwell Banker Premier. I'm opposed to short-term rentals being limited to only a small portion of town, the R-2 Overlay. There are many other reasons people come to stay in Washington other than to visit downtown or to go to the fair. There are other wedding venues, there's Purina Farms, the wineries, the hospital, and lots of other reasons. People may want to stay in Washington but don't necessarily need or want to be in the downtown area. I think if short-term rentals were allowed throughout town with a Special Use Permit, of course. I think that just makes a little more sense in that they would be more spread out and they wouldn't all be in such a concentrated area. That's it, thank you.

Patke: Thank you.

Hagedorn: Thank you, Cindy.

Bonnie Martin: Hi, my name is Bonnie Martin and I live at #4 Riverview Court in here in Washington. We can see from the map today of where these are, they are primarily downtown. That's where they are today. And there are a few elsewhere. And they'll be grandfathered in with the new ordinance, which I support. Nobody that is operating a business today will be forced to stop operating their business if they're got one now, they can continue to have it even if they're not within or, you know, closer than 150'.

But what this does is give peace to the people who live in the residential neighborhoods. That's where we all bought our homes. I looked at the zoning map published by the City when we purchased our home, and that was a deciding factor in where we lived because we didn't want to live where there was business.

And this overlay and this proposed ordinance, this new ordinance would protect the residents who live here. And there is still I think it's a wonderful compromise. There is still a huge area and still lots and lots of properties that can be turned into more short-term rental if the City needs them or if people want to open them up here.

Like we we've heard that there's only occupied like, you know, less than 40% of the time. So, I don't know that we need more than we have now, but the opportunity for them is there and it's there in that zone.

And, you know, Washington is not I didn't grow up here either. So, I grew up in a much bigger place. Washington is small. You can get from one end of town to the other in a few minutes. You can get anywhere in this town with a car, any, you know, in less than 15 minutes. So nowhere is too far to go to Purina Farms or to weddings or whatever. But, you know, they're not a lot of these sit vacant a 60 or more percent of the time as it is.

So, to open it up beyond where they already are, that's where they are. That's where they're open right now. It doesn't make sense because the residents, they have rights as well. And that's where they bought their homes in a residential neighborhood to be amongst neighbors, not somebody else's customers. And that's all, I guess all I have to say.

Hagedorn: Thank you, Bonnie.

Maniaci: I just want to touch on it and kind of clarify a little bit the occupancy that keeps getting brought up. We did talk about that at the previous two Planning and Zoning Commission

Meetings. They requested a little bit more information about maybe how often these were used. As Mr. McFatrigh brought up, we looked at utilizing our tax data to determine how often these are leased out next is derived from okay, this person paid X amount this quarter. Here's what their nightly rent is and could figure out how many nights they stayed. But we quickly realized that was not a statistically valuable option because the nightly rentals fluctuate so often. Barbecue and Blues Fest can have one nightly rate and then in February it is significantly cheaper, and so we couldn't necessarily figure out exactly a good occupancy of how often these were rented via our tourism tax.

We did find we had Ms. Marcink sent us a link to that third party website for listing basically all Airbnb data, and that's where we were able to find that it hovered around her average. The last year is about 43% of the year occupied. That just means that properties that were listed on Airbnb were blocked out, meaning they could not be rented. They were full 43%. And then our average occupancy over the next 30 days, which I put in the letter as well, was about 40%.

So, that's where those numbers came from that we sent you. That was that link in your letter was from a third party that we thought was our best chance of getting some type of occupancy data. So, and it was full disclosure. It was brought up at Planning and Zoning Commission. There were some members that thought that was not relevant data into making a decision because we don't regulate usage based on how often they are used. I think the example was if a bar is doing well or not, we're not going to say the bar, if some want to do a bar next door, you can't open this business because the business next to you isn't doing well. And so that was also a discussion where the occupancy didn't necessarily come into the recommendations as much, which is why I added it to the letter. But it didn't really affect the recommendations from Planning and Zoning Commission.

Matt Hammond: Good Evening, Everyone. My name is Matt Hammond. I'm a resident at 680 Scenic View Drive. I'm also an owner and operator of Missouri House with my wife. So, I just wanted to ask when you got that data that was just Airbnb.

Maniaci: Yes.

Matt Hammond: Okay, so it doesn't take into account VRBO and direct bookings. It's probably almost reverse of that so, a lot more than 40%. So, I also wanted to kind of jot some stuff down. In 2018, the City of Washington spent \$12,000 on a study to determine if more lodging was needed. The study concluded that more than 100 hotel rooms need to be added to meet the demand within. And that was five years ago. According to the article in the Missourian in May 2022, only 11 hotel rooms have been added.

STR's are a major contributor to the Tourism Tax Fund and is exclusively used to promote tourism in Washington. STR's have been meeting and meeting the growing demand of visitors in the area. STR's also meet the increased change of how we a person travels and lives. All homeowners that use their property for any length of time rental within a reasonable, you know, guardrails, they don't they don't strip the property rights of other responsible hosts.

So, I guess one thing to consider is, you know, we need some more lodging. And that's the other thing I want also kind of emphasizes people working in this industry, the lodging professionals that are that are doing this. Those aren't the only people that are employed. We employ people that do landscaping, we employ people that do the maintenance on these houses

and rehab these houses. This employs a lot of people in this area. And without these people coming to visit these local shops, they don't get frequented. Most people here locally, they're not going to go to these shops as much as people coming from out of town. Everybody else, I'm going to catch all you guys at Walmart or Schnucks at some point. So that's one thing to consider. A lot of people are the tourists are coming around downtown and, you know, rather than Schnucks and Walmart. So please consider that. Thanks.

Hagedorn: Thank you.

Denise Dickinson: My name is Denise Dickinson. I have a short-term rental outside of your proposed boundaries. I've had it for several years. It's 508 Burnside and I would like to say that putting these boundaries keeps from Washington having free trade. If somebody comes into town and wants to purchase a property, they should have the ability to purchase their property wherever they want. The City has securities in place to protect neighbors. Before you can get a Special Use Permit, a letter is sent out to all neighbors. If a neighbor has a problem, they speak up. If neighbors don't have a problem, then you get your Special Use Permit.

I could say for a fact that my Airbnb is kept up better than long-term rental properties on my street. I contribute more to the beautification of the town than some actual homeowners do. I have guests who are traveling nurses who come to my property that's not in your proposed boundaries because they don't want to be downtown. They don't want the hustle and bustle of a downtown area. They want to be in a quiet neighborhood close to the hospital or after a long shift, they can come home and have quiet.

So bottom line, I disagree very strongly with there being boundaries for any future Airbnb's. Thank you.

Hagedorn: Thank you.

Delisa Curran: Hi, my name's Delisa Curran and I live at 2 Riverview Court here in Washington, and I appreciate this consideration. I think that this is a good compromise. Like those who've spoken before, we do have. I just looked up the real estate listings. I've heard some tonight about how houses have been purchased for Airbnb's that have been sitting on the market for a long time. We had two in our neighborhood that were purchased before anybody else had a chance to buy them. Looking at the market for home purchases, there's only six available in the price range of under 250,000 which severely limits housing for other people.

As far as nurses and traveling people staying in houses, like Bonnie said it's not far and the downtown area is fine. They don't want to do that, there's other places.

I agree, we need a hotel. We do need more rooms. There's a way to get that done. I strongly recommend it.

Also, as far as employment, residents also employ people. One of my neighbors hired someone to do her yard. She hired someone to come in and clean every week, not just 40% of the time.

So anyway, we appreciate what you're doing and ask for your vote. Thank you.

Hagedorn: Thanks to Delisa. Anyone else?

Emily Hopkins: Good Evening, Council. My name is Emily Hopkins. I live at 421 Watermill Drive in Washington, Missouri. I am the Tourism Director for the City of Missouri. And I just kind of wanted to point out a couple of different things. I understand both sides of this argument. I think that having regulations in place, very firm regulations so that there isn't wishy washy

voting going on is very important. I think that where I get hung up is not realizing how important tourism is to the City of Washington and the fact, as many people have said behind me, there are a lot of use, there's a lot of use for having STR's outside of just the already proposed zoning.

And I think that using the I forget what the yellow district is...

Maniaci: *Inaudible*

Lamb: *Inaudible*

Emily Hopkins: Okay. So, where Cedar and Elm as we discussed, having that block right there to me shows straight forward right there why we need to consider a Tourism Overlay. I think that there is just some oversight going on as to exactly the uses for where these short-term rentals should be and could be. And I think it's very important to consider that.

I am obviously immersed in tourism. I'm the Tourism Director. I see where this money is going. I see also the tourism dollars that are coming to me to be able to market Washington. Those dollars are significantly increasing year over year. In 2022 over 2021, we had more than a \$50,000 increase in our tourism bed tax. And if anyone would like any of those numbers, I'm happy to provide them. But that was without a significant increase in short-term rentals. Our short-term lodging establishments coming into town that weren't already previously existing.

In my opinion that's going to cap out eventually, which therefore means we are not going to have the rooms available for people when they come to town. The lodging study that happened in 2018 got mentioned and we do we are in need of more rooms. And like I said, with the increase in lodging tax that is happening consistently year over year, even in a post-pandemic world.

We are in need of those rooms excuse me, in need of those rooms. And so whether that is a hotel or short-term rentals, I think that that's something that we really need to keep in mind. And limiting those to just our Downtown District, I think is very much an oversight in my opinion.

I am in favor of regulations. I am in favor of having very strict rules. But I do think that not considering the Tourism Overlay and just where exactly those boundaries would fall is a little bit of an oversight, in my opinion.

Hagedorn: Thanks, Emily.

Emily Hopkins: Thank you.

Hagedorn: Anyone else?

Chelsea Allen: Hi.

Hagedorn: Hi.

Chelsea Allen: Chelsea Allen, 210 Macarthur. I actually just have a question for clarification. You brought up earlier that there was a change in the law that was going to be processed, I believe, with this request to change it from having to go before a judge to being able to have the City Councilmembers revoke a Special Use Permit. Correct?

Maniaci: That is the next item on the agenda.

Chelsea Allen: Okay.

Maniaci: Correct, yes. So, the proposal is to allow Council to be able to revoke a Special Use Permit. And when I say go before a judge right now, we can just do a zoning violation as...*inaudible*

Chelsea Allen: Sure, and you have to wait for the judge to respond. So, and my understanding of this, if you take that consideration, and before you take this consideration and allow you gentlemen to start making decisions based on usages after they've been permitted, then you're not punishing someone for what you think could happen and you're allowing people to show you how the business will thrive. And then if there is an issue, you all have the decision-making abilities to revoke that. And to me, that makes more sense than putting this very strict map in order to not be able to offer other things.

And I think also when we were talking about, you know, the usage of Purina, and I don't have that information, but the amount of income that happens from those shows at Purina, I know people that work there, it's insane the amount of money that goes into that facility. And when you do restrict people to only being able to go downtown, they can't stay downtown with their dogs. So, if you're using a Special Use Permit that's in more of a residential area, they're going to want to stay somewhere where they have a yard and they have the ability to let their dogs out, let them roam, run, you know, whatever. And obviously, these are very well-trained dogs and very high-end things. But I think you have to take into consideration that as well when you're looking at different areas than just say you can go downtown with concrete if you have kids or dogs.

Hagedorn: Thank you. No one else? Okay, discussion?

Patke: I would just like to say thank you to the Planning and Zoning Commission. I know it was a few months' worth of meetings and public hearings, etc. I was part of some of those in the Mayor's absence, but a lot of intelligent conversations went into making it happen. We looked at a cumbersome map that had 150 and 300 and 500', and it covered everything. So again, I think it's a great compromise.

I do understand Emily's point, where we have the one circle like we don't want to have that in our zoning where we have bubble zones out there. But in this case, we leave that go. That is something here but something we can look at again, I think, in the future.

But again, I just want to say thank you to Planning and Zoning Commission for their hard work and putting it forward, and I think it definitely makes sense so, thank you.

Behr: Yeah, I'd agree with that. And I also, you know, thanks everybody for your input tonight, because it's important to hear all the different sides of everything as we sit here and think about it. So...

Patke: Yes.

Behr: I think good points all. And it is, as Sal said, you know, it's a living thing that can be changed and if this is our starting point, then so be it. If it's not and we still tweak it, we can still do that now. But I think it's always going to be changing depending on what that occupancy is and where we're at going into the future.

Hagedorn: We talked a little bit about tonight. Some of you did too, about having the new hotel and we're very aware that the City needs one.

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

* Proposed Code Amendments – Special Use Permit Revocation

May 25, 2023

Honorable Mayor and City Council

City of Washington

Washington, Missouri

Re: Proposed Code Amendments-Special Use Permit Revocation

Dear Mayor and Council Members:

At the regular meeting of the Planning and Zoning Commission, held on Monday, May 8, 2023, the Commission reviewed a proposed code change that would allow Council the ability to revoke any Special Use Permit under certain circumstances. The attached code amendment, written by City Counsel, explains the situations where it could be necessary. The Commission voted unanimously to approve the change.

Feel free to reach out with any questions.

Sincerely,

Sal Maniaci

Community and Economic Development Director

Maniaci: Again, as stated this is an amendment to the Special Use Permit section of the code that allows Council under certain circumstances to be able to review an existing Special Use Permit and be able to vote on revocation of that Special Use Permit just as a Special Use Permit sounds like its name, you are able to conditionalize that with certain parameters that a business or that that user property owner has to abide by. And if they are not abiding by that currently, we just have to send them a zoning violation, give them 70 days to respond and then ticket, which is a way to handle that. But sometimes that can take some time. And in this case, if it becomes problematic, if we have repeated calls from a neighbor that they're not following the conditions of their Special Use Permit, we can open up another hearing at City Council to be able to revoke it.

And again, this goes across the board for all special uses in Planning and Zoning, actually two months ago decided that this was something to move forward with and was is a good code change regardless of what happened with short-term lodging.

Piontek: I would add, it's not just revocation, it's also you could do a suspension instead of revocation. So, you don't automatically go to revocation.

Holtmeier: I think it's a great idea.

Patke: Sorry, Joe.

Holtmeier: I think it's a great idea to have this available not only for short-term lodging, for any other permits we had allowed that we can come back and if we have problems and we could revoke them, that's a great, great amendment to add.

Patke: And so, elaborate just a bit, Mark, suspension or revocation of the Special Use Permit is what we've got written here...

Piontek: Correct.

Patke: So, we can regulate whether it's suspended for days, months...

Piontek: Right.

Patke: Or that's a decision of us as a Council also?

Piontek: Correct.

Patke: So, it's not just a they don't pay or they don't follow, we revoke...

Maniaci: I think a good example would be, if say there was screening that was required, they needed to put up fencing or landscaping and then if it were to be torn down, we've had that happen before on Special Use Permits and we've had to send them notices saying you have so many days to put it back up and if they don't comply, we'd have to send a ticket. And then that has to go before a judge. And in this case, we could say, hey, you are, you know...

Patke: *Inaudible*

Maniaci: You're out of compliance...

Patke: Sure.

Maniaci: And we'll bring it for before Council, and they could suspend it until it gets brought in back into conformity.

Patke: Okay.

Lamb: Mark, a question I have with regards to the how this was written up and just so the Council is aware of this. So, items you've got item number three and item number let's item number five, for example, failure of the permitted to pay any tax fee, fine or other governmental charge required by law.

Piontek: Yes.

Lamb: If you apply for a Special Use Permit, I get one, let's just say, to operate a gas station. I've got other properties within the City. As this Council knows, every year you get a list of people that are behind on their taxes. If I don't want somebody if I was a somebody that was opposed to a Special Use Permit for a gas station, I'm just using that again as an example. Can I go ahead and file this to go through this procedure because that individual didn't pay taxes on another piece of property that has nothing to do with the Special Use Permit?

Piontek: No.

Lamb: Okay.

Piontek: No.

Lamb: All right. That's just clarification...

Patke: Only on that piece of property?

Piontek: Yes, it would only be on that property, and it's not instituted by the public. It's instituted here.

Lamb: Okay. Did does that need clarification or could that need I guess because when I read this, I'm looking at violation of anything and then if you look at number three also says violation of any ordinance of the City regulating the permitting.

Piontek: Yes, but if you look at C. 1...

Lamb: Okay.

Piontek: City Council decides whether to refer the matter to Planning and Zoning for record recommendation. And then if it's referred to Planning and Zoning, you go through the same project process for a hearing as you would with the City Council and then ultimately it comes back to the Council for a decision.

Lamb: So, it can't be used as, you know, a vendetta for somebody...

Piontek: No.

Lamb: That didn't get the vote that they wanted to say, hey, they're not paying their taxes over here.

Piontek: It only applies to that part.

Lamb: Okay, just making, and you all understand that.

Wessels: I think that could be clarified. That number five could actually say, you know, tax fees, fines related to

Patke: That property.

Wessels: Yes, that property.

Lamb: My concern is just because Sal or anybody here at City Hall could start to get inundated with people that are like I said, they don't they didn't like the fact that somebody got a Special Use Permit and they want to go ahead and like I said, just do anything within their power to go ahead and stop or revoke it or suspended it.

Piontek: We can clarify it if you want. I think it's already covered because it talks about the failure of the permittee...

Lamb: Okay.

Piontek: To pay the tax. And if they're getting the permit for that parcel...

Lamb: Okay.

Piontek: That's the parcel that it applies to.

Lamb: Okay.

Patke: The Special Use Permit is for that parcel only?

Piontek: That's right. You've got the permit for that parcel; they are the permittee for that parcel.

Patke: And if they're negligent to pay on that parcel...

Piontek: Right.

Patke: Their Special Use Permit could be revoked for that parcel?

Piontek: Correct or suspended.

Patke: Or suspended, sorry.

Lamb: Or if they had for example, if it was a I don't know if we still have this our code, but if it was a liquor store and they didn't get their state license at that location...

Piontek: You could probably see it, although not often. We probably see it with sales tax...

Lamb: Right.

Piontek: When they don't pay their sales tax and then the state comes in and says padlock them.

Lamb: Yes.

Piontek: They didn't pay their sales tax and then if they got a Special Use Permit, you get suspended or revoked.

Lamb: Okay. But just so you guys know, if they're permitted, that doesn't that doesn't apply. This is just for Special Use Permit case.

Hidritch: That was a great point because we all know that there are some people that have five, six other even more properties that are not way behind.

Lamb: Correct.

Hagedorn: Any further discussion before we vote to send this on...

Lamb: You need to open it up to the public.

Hagedorn: Oh, you're right, thank you for reminding me.

Lamb: No problem.

Hagedorn: Sorry about that. Okay, if anyone would like to talk about this proposed code amendment for the revocation of Special Use Permits, please come forward. Okay.

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

Bill No. 23-12814, Ordinance No. 23-13778, an ordinance repealing Section 400.235 of the Code of the City of Washington, Missouri and enacting in lieu thereof a new Section 400.235.

The ordinance was introduced by Councilmember Holtmeier.

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

CITIZENS COMMENTS

- * Julie Howell addressed the Council regarding 604 Hancock Street.

UNFINISHED BUSINESS

- * None

REPORT OF DEPARTMENT HEADS

- * Renewal of City's Property/Casualty Insurance & Payment Authorization

May 25, 2023

Honorable Mayor & City Council

City of Washington

Washington, Missouri 63090

RE: Renewal of City's Property/Casualty Insurance & Payment Authorization

Honorable Mayor and Council Members:

Administration received the attached proposal for the renewal of the City's Property/Casualty Insurance from our current carrier The Daniel & Henry Company. After reviewing the proposal, it is staff's recommendation to accept the renewal proposal from The Daniel & Henry Company for July 1, 2023, through June 30, 2024, with the following changes:

- 1. Property and Equipment Floater coverages to move from Travelers to Chubb*
- 2. Crime Coverage:*

Enter into a three-year policy with Travelers for a savings of \$365.00

Due to the short timeframe for renewal, staff is requesting payment authorization at this time as well.

Amy Diblasi from The Daniel & Henry Company will be present at the June 5, 2023, Council Meeting to answer any questions.

Respectfully submitted,

Darren Lamb

City Administrator

Attachment

A motion to accept and approve the renewal of the City's Property/Casualty Insurance and authorized payment made by Councilmember Hidritch, seconded by Councilmember Patke, passed without dissent.

ORDINANCES/RESOLUTIONS

Bill No. 23-12815, Ordinance No. 23-13779, an ordinance authorizing and directing the City of Washington, Missouri to enter into an Owner's Representative Agreement with Eagan Building Group, LLC for Construction Improvements including the City Auditorium Roof Insulation.

The ordinance was introduced by Councilmember Patke.

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

Bill No. 23-12816, Ordinance No. 23-13780, an ordinance accepting the Quote from Redexim North America, Inc. for the purchase of a Blecavator.

The ordinance was introduced by Councilmember Behr.

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

Bill No. 23-12817, Ordinance No. 23-13781, an ordinance accepting the Quote from American Ramp Company for the purchase of Skate Park Features at Optimist Park.

The ordinance was introduced by Councilmember Behr.

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

Bill No. 23-12818, Ordinance No. 23-13782, an ordinance accepting the Quote from MTI Distributing for the purchase of a Workman UTX.

The ordinance was introduced by Councilmember Patke.

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

Bill No. 23-12819, Ordinance No. 23-13783, an ordinance authorizing and directing the City of Washington, Missouri to enter into a Sales Contract with Fabick Cat for the purchase of a Caterpillar 953 Track Loader with Extended Protection Plan.

The ordinance was introduced by Councilmember Holtmeier.

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

Bill No. 23-12820, Ordinance No. 23-13784, an ordinance enacting Sections 221.010, of the Code of the City of Washington, Missouri.

The ordinance was introduced by Councilmember Holtmeier.

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

Bill No. 23-12821, Ordinance No. 23-13785, an ordinance amending Section 700.020 of the Code of the City of Washington, Missouri.

The ordinance was introduced by Councilmember Hidritch.

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

Bill No. 23-12822, Ordinance No. 23-13786, an ordinance amending Section 700.140 of the Code of the City of Washington, Missouri and adding thereto two new sections 700.141 and 700.142.

The ordinance was introduced by Councilmember Hidritch.

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

Bill No. 23-12823, Ordinance No. 23-13787, an ordinance amending Section 700.320 of the Code of the City of Washington, Missouri.

The ordinance was introduced by Councilmember Hidritch.

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

Bill No. 23-12824, Ordinance No. 23-13788, an ordinance providing for the approval and acceptance of Minimum Improvements for Maintenance for “The Creek at Koch Farm” Subdivision in the City of Washington, Franklin County, Missouri.

The ordinance was introduced by Councilmember Holtmeier.

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

(Remaining of page intentionally left blank)

Bill No. 23-12825, Ordinance No. 23-13789, an ordinance authorizing and directing the acceptance of a General Release and Settlement Agreement by and between the City of Washington, Missouri and Kist, LLC.

The ordinance was introduced by Councilmember Holtmeier.

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

Resolution No. 23-13790, a resolution authorizing the City of Washington, Missouri to apply for funding through the Franklin County Transportation Committee for the Third Street Overlay and Improvements Project in the City of Washington, Franklin County, Missouri.

The resolution was introduced by Councilmember Patke, seconded by Councilmember Holtmeier. With no further discussion, the resolution passed.

COMMISSION, COMMITTEE AND BOARD REPORTS

Bill No. 23-12826, Ordinance No. 23-13791, an ordinance approving the Final Plat of Stone Crest Subdivision Plat 18, in the City of Washington, Franklin County, Missouri.

The ordinance was introduced by Councilmember Holtmeier.

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

Bill No. 23-12827, Ordinance No. 23-13792, an ordinance approving the Final Plat of W-W Industrial Park Plat 3, in the City of Washington, Franklin County, Missouri.

The ordinance was introduced by Councilmember Holtmeier.

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

MAYOR'S REPORT

- * Please keep Councilmember Duane Reed in your prayers.
- * Next Council Meeting – Tuesday, June 20, 2023, due to the Juneteenth Holiday.
- * Discussion on the July 3rd Council Meeting.
- * Brief discussion on 604 Hancock Street.

CITY ADMINISTRATOR'S REPORT

- * None

COUNCIL COMMENTS

- * None

CITY ATTORNEY'S REPORT

Public vote on whether or not to hold a closed meeting to discuss personnel, legal and real estate matters pursuant to Section 610.021 RSMo (2000) passed at 8:40 p.m. on the following roll call vote; Holtmeier-aye, Briggs-aye, Wessels-aye, Patke-nay, Coulter-aye, Behr-aye, Hidritch-aye, Reed-absent.

The regular session reconvened at 9:25 p.m.

ADJOURNMENT

With no further business to discuss, a motion to adjourn made at 9:25 p.m. by Councilmember Behr, seconded by Councilmember Holtmeier 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
 FEBRUARY 2023

	City Collector's Report				Adjusted Cash Position					
	CASH BALANCE AS OF 2/1/2023	RECEIPTS	DISBURSEMENTS	CASH BALANCE AS OF 2/28/2023	LESS RESTRICTED CASH	LESS RESERVED CASH	CASH UNRESTRICTED	INVESTMENTS AS OF 2/28/2023	① LESS 15% / 25% DESIGNATED	OVER (UNDER) FUNDED
CASH FUNDS:										
GENERAL FUND ②	2,474,189.91	1,668,741.51	(1,508,082.65)	2,634,848.77	(78,225.08)	(11,542.79)	2,545,080.90	2,452,158.75	(1,835,476.20)	3,161,763.45
LIBRARY FUND ②	329,862.01	106,306.94	(183,864.16)	252,304.79	(218,871.23)	(27,974.72)	5,458.84	0.00	0.00	5,458.84
VOLUNTEER FIRE FUND	1,999,512.60	285,508.77	(37,307.47)	2,247,713.90	0.00	(26,222.78)	2,221,491.12	0.00	0.00	2,221,491.12
VEHICLE & EQUIPMENT REPLACEMENT FUND ②	1,078,815.81	3,835.88		1,082,651.69	0.00	0.00	1,082,651.69	0.00	0.00	1,082,651.69
STORM WATER IMPROVEMENT FUND	3,071,226.13	161,390.03	(470,462.72)	2,762,153.44	0.00	0.00	2,762,153.44	1,363,676.00	0.00	4,125,829.44
CAPITAL IMPROVEMENT SALES TAX FUND	2,131,048.83	255,164.41	(159,364.45)	2,226,848.79	0.00	0.00	2,226,848.79	0.00	0.00	2,226,848.79
TRANSPORTATION SALES TAX FUND ②	414,577.87	368,255.91	(103,104.61)	679,729.17	0.00	0.00	679,729.17	0.00	0.00	679,729.17
DEBT SERVICE C.O.P. FUND	4,050,788.27	14,403.13	(2,099,000.00)	1,966,191.40	(1,643,338.39)	0.00	322,853.01	0.00	0.00	322,853.01
DOWNTOWN TIF RPA-1 FUND	1,104,128.74	166,815.41	(8,546.76)	1,262,397.39	0.00	0.00	1,262,397.39	0.00	0.00	1,262,397.39
FRONT & MAIN TIF RPA-3 FUND	78,095.11	12,152.56	0.00	90,247.67	0.00	0.00	90,247.67	0.00	0.00	90,247.67
RHINE RIVER TIF RPA-2 FUND	79,219.73	15,410.19	0.00	94,629.92	0.00	0.00	94,629.92	0.00	0.00	94,629.92
WATER FUND	628,384.48	185,185.28	(186,602.61)	626,967.15	0.00	0.00	626,967.15	0.00	(398,571.50)	228,395.65
SEWAGE TREATMENT FUND	(365,221.38)	249,503.25	(276,672.39)	(392,390.52)	0.00	0.00	(392,390.52)	0.00	(669,762.75)	(1,062,153.27)
SOLID WASTE FUND	3,710,817.23	223,932.56	(223,008.39)	3,711,741.40	(7,321,118.48)	0.00	(3,609,377.08)	0.00	(907,580.25)	(4,516,957.33)
PHOENIX CENTER II CID FUND	1,281.93	61,748.19	(61,286.52)	1,743.60	0.00	0.00	1,743.60	0.00	0.00	1,743.60
TOTALS	\$ 20,786,727.27	\$ 3,778,354.02	\$ (5,317,302.73)	\$ 19,247,778.56	\$ (9,261,553.18)	\$ (65,740.29)	\$ 9,920,485.09	\$3,815,834.75	\$(3,811,390.70)	\$ 9,924,929.14

DELINQUENT CITY RE & PP TAXES COLLECTED THIS MONTH: \$ 40,630.60


 DARREN J. LAMB, CITY ADMINISTRATOR/DEPUTY CITY TREASURER


6/12/23
 DATE


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

6/8/23
 DATE

- ① = Resolution No. 11-108880 15% =Fund Balance Reserved For General Operating Fund
 25% - Fund Balnace 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

 FEBRUARY 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	\$ 474,048.96	1,413.28	-	-	-	\$ 475,462.24
US TREASURY NOTE	7/27/2022	1.250%	7/31/2023	\$ 1,014,105.12	1,971.12	-	-	-	\$ 1,016,076.24
FEDERAL HOME LOAN BANK BONDS	1/31/2023	4.875%	9/13/2024	\$ 366,551.25	(3,595.25)	-	-	-	\$ 362,956.00
FEDERAL FARM CREDIT BANK	1/31/2023	3.625%	10/26/2026	\$ 369,904.10	(7,363.02)	-	-	-	\$ 362,541.08
FEDERAL HOME LOAN BANK BONDS	11/15/2019	2.250%	12/8/2023	\$ 469,660.80	(489.60)	-	-	-	\$ 469,171.20
IBN: BOND TOTALS:				\$ 2,694,270.23	\$ (8,063.47)	\$ -		\$ -	\$ 2,686,206.76
CERTIFICATES OF DEPOSITS:									
SYNCHRONY BANK DRAPER UT CD	7/27/2022	3.400%	7/29/2025	\$ 237,762.70	(1,391.60)	-	-	-	\$ 236,371.10
ALLY BANK MIDVALE UT CD	7/27/2022	3.300%	8/5/2024	\$ 239,987.30	(950.60)	4,075.73	-	-	\$ 239,036.70
KS STATE BANK CD	2/9/2018	2.450%	2/9/2023	\$ 51,977.64	(51,977.64)	108.20	(20.00)	\$ 52,000.00	\$ -
ENERBANK USA CD	9/27/2019	1.950%	3/27/2023	\$ 113,573.64	225.72	188.80	-	-	\$ 113,799.36
STATE BANK OF INDIA CD	2/25/2019	3.050%	2/28/2024	\$ 235,766.40	(518.40)	-	-	-	\$ 235,248.00
BMW BANK OF NORTH AMERICA CD	2/25/2022	1.700%	9/4/2024	\$ 237,650.58	(707.16)	-	-	-	\$ 236,943.42
CERTIFICATE OF DEPOSITS TOTALS:				\$ 1,116,718.26	\$ (55,319.68)	\$ 4,372.73	\$ (20.00)	\$ 52,000.00	\$ 1,061,398.58
MONEY MARKETS:									
IBN: MONEY MARKET				\$ 11,739.10	-	137.58	-	56,352.73	\$ 68,229.41
MONEY MARKET TOTALS:				\$ 11,739.10					\$ 68,229.41
GRAND TOTALS:				\$ 3,822,727.59	\$ (63,383.15)	\$ 56,490.31			\$ 3,815,834.75

ALLOCATIONS OF FUNDS:

PRINCIPAL - GENERAL FUND ACCT.- 001-103000	1,990,000.00	
INVESTMENT GENERAL FUND- GAIN/(LOSS)	462,158.75	
YEAR END MARKET VALUE ADJUSTMENT-SEPT	-	
TOTAL GENERAL FUND:		\$ 2,452,158.75
PRINCIPAL - STORMWATER FUND ACCT.- 250-103000	1,363,676.00	
TOTAL STORMWATER FUND:		\$ 1,363,676.00
TOTAL MARKET VALUE OF INVESTMENTS:		\$ 3,815,834.75


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



 DARREN J. LAMB, CITY ADMINISTRATOR/DEPUTY CITY TREASURER

6/10/23

 DATE



 MARY J. SPRUNG, CPA FINANCE DIRECTOR/CITY TREASURER

6/8/23

 DATE



June 20, 2023

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

RE: Final Payment Request – Fairgrounds Pavilion Concrete

Honorable Mayor and City Council:

The Parks and Recreation Department is asking for final payment for the concrete flatwork at the new Fairgrounds Pavilion. The project is completed per the specifications and documents, and as such, I am asking that you consider granting Curb Appeal Landscapes request for final payment in the amount of \$41,875.00.

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

Respectfully submitted,

Wayne Dunker

Wayne Dunker MA, CPRP
Director of Parks & Recreation

Attachment – 1



FINAL PAYMENT REQUEST

TO: City Council
NAME OF PROJECT: Fairgrounds Pavilion Concrete
OWNER: CITY OF WASHINGTON
CONTRACTOR: Curb Appeal Landscapes, LLC

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

Original Contract Price.....	\$81,875.00
Change Order.....	\$0.00
Contingency.....	\$0.00
New Contract Amount.....	\$0.00
Previous Payments.....	\$40,000.00
Final Payment.....	\$41,875.00

Approval:

Date: _____

City of Washington, Missouri

By: _____

Title: _____

Curb Appeal Landscapes, LLC

PO Box 21
Washington MO 63090
636-239-4344

Invoice

Date	Invoice #
6/9/2023	553

Bill To
City of Washington Attn: Wayne Dunker 405 Jefferson St Washington, MO 63090

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Final Bill - Fairgrounds Pavilion Concrete Project To complete contract	41,875.00	41,875.00

Total		\$41,875.00
Payments/Credits		\$0.00
Balance Due		\$41,875.00



June 20, 2023

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

RE: Final Payment Request – Library HVAC System

Honorable Mayor and City Council:

The Parks and Recreation Department is asking for final payment for the new Library HVAC system. The project is completed per the specifications and documents, and as such, I am asking that you consider granting Veregy, LLC request for final payment in the amount of \$114,617.18.

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

Respectfully submitted,

Wayne Dunker

Wayne Dunker MA, CPRP
Director of Parks & Recreation

Attachment – 1



FINAL PAYMENT REQUEST

TO: City Council
NAME OF PROJECT: Library HVAC System
OWNER: CITY OF WASHINGTON
CONTRACTOR: Veregy, LLC

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

Original Contract Price.....	\$1,176,946.00
Change Order.....	\$0.00
Contingency.....	\$0.00
New Contract Amount.....	\$0.00
Previous Payments.....	\$1,062,328.82
Final Payment.....	\$114,617.18

Approval:

Date: _____

City of Washington, Missouri

By: _____

Title: _____

APPLICATION AND CERTIFICATE FOR PAYMENT

To Owner: City of Washington
405 Jefferson Street
Washington, MO 63090

Project: 71-22-054 City of Washington Public
Library

Application No. : 7
Period To: 5/31/2023

Distribution to :
 Owner
 Architect
 Contractor
 Construction Manager

From Contractor: Control Technology & Solutions dba Veregy, L Via Architect:
16647 Chesterfield Grove Rd Suite 201
Chesterfield, MO 63005

Invoice Number : 52336

Project Nos:
Contract Date:

Contract For:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

1. Original Contract Sum	\$1,176,946.00
2. Net Change By Change Order	\$0.00
3. Contract Sum To Date	\$1,176,946.00
4. Total Completed and Stored To Date	\$1,176,946.00
5. Retainage:	
a. 0.00% of Completed Work	\$0.00
b. 0.00% of Stored Material	\$0.00
Total Retainage	\$0.00
6. Total Earned Less Retainage	\$1,176,946.00
7. Less Previous Certificates For Payments	\$1,062,328.82
8. Current Payment Due	\$114,617.18
9. Balance To Finish, Including Retainage	\$0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the work covered by this Application for Payment has been completed in accordance with the Contract Documents. That all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Control Technology & Solutions dba Veregy, LLC

By: Eric D. Smar Date: 6-02-2023

State of: MO
Subscribed and sworn to before me this 2nd
Notary Public: Sallianne Seigel County of: St. Louis
My Commission expires: 5/13/27 day of June, 2027

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect's Rep certifies to the Owner that to the best of his knowledge this payment application accurately reflects the progression of work and that the quality of the work is in accordance with the Contract Documents, and the contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 114,617.18

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total Approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
Net Changes By Change Order	\$0.00	



CONTINUATION SHEET

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

Application No. : 7
 Application Date : 06/01/23
 To: 05/31/23
 Architect's Project No.:

Contract : 71-22-054 City of Washington Public Library

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	Retainage
			From Previous Application (D+E)	This Period In Place					
01 - Washington Public Library									
01	General Conditions	212,929.79	191,636.81	21,292.98	0.00	212,929.79	100.00%	0.00	0.00
02	Metals	30,774.19	30,774.19	0.00	0.00	30,774.19	100.00%	0.00	0.00
03	Thermal & Moisture Protection	25,483.87	22,935.48	2,548.39	0.00	25,483.87	100.00%	0.00	0.00
04	Finishes	64,096.78	57,687.10	6,409.68	0.00	64,096.78	100.00%	0.00	0.00
05	Mechanical	657,844.60	592,060.14	65,784.46	0.00	657,844.60	100.00%	0.00	0.00
06	Electrical	56,869.67	51,182.70	5,686.97	0.00	56,869.67	100.00%	0.00	0.00
07	Technology	96,220.65	86,598.59	9,622.06	0.00	96,220.65	100.00%	0.00	0.00
	01 - Washington Public Library Subtotal	1,144,219.55	1,032,875.01	111,344.54	0.00	1,144,219.55	100.00%	0.00	0.00
02 - Public Safety Controls									
08	Public Safety Controls	32,726.45	29,453.81	3,272.64	0.00	32,726.45	100.00%	0.00	0.00
	02 - Public Safety Controls Subtotal	32,726.45	29,453.81	3,272.64	0.00	32,726.45	100.00%	0.00	0.00
Grand Totals		1,176,946.00	1,062,328.82	114,617.18	0.00	1,176,946.00	100.00%	0.00	0.00

1d



June 20, 2023

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

RE: Final Payment Request – Skate Park Siding & Soffit

Honorable Mayor and City Council:

The Parks and Recreation Department is asking for final payment for the new siding and soffit at Optimist Park. The project is completed per the specifications and documents, and as such, I am asking that you consider granting S-K Contractor's request for final payment in the amount of \$28,800.00.

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

Respectfully submitted,

Wayne Dunker

Wayne Dunker MA, CPRP
Director of Parks & Recreation

Attachment – 1



FINAL PAYMENT REQUEST

TO: City Council

NAME OF PROJECT: Skate Park Renovation Siding Project

OWNER: CITY OF WASHINGTON

CONTRACTOR: S-K Contractors, Inc.

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

Original Contract Price.....	\$28,800.00
Change Order.....	\$0.00
Contingency.....	\$0.00
New Contract Amount.....	\$0.00
Previous Payments.....	\$0.00
Final Payment.....	\$28,800.00

Approval:

Date: _____

City of Washington, Missouri

By: _____

Title: _____



S-K Contractors, Inc.
 Washington, MO 63090

Phone #

Fax #

636-239-4344

636-239-5889

Date	Invoice #
6/9/2023	6421

Bill To
City of Washington 405 Jefferson Street Washington, MO 63090

E-mail
office@skcontractors.com

Item	Description	Rate	Amount
	Optimist Park Restroom and Pavilion Siding Project		
Service	Mobilization	1,000.00	1,000.00
Service	Tear off & haul away	2,940.00	2,940.00
Service	Installation of new Hardie Plank Lap Siding, Soffit, Aluminum, air louvers, painting of doors and other materials. Includes all supplies and labor.	24,860.00	24,860.00
		Total	\$28,800.00

Past due accounts are subject to a 2% monthly service charge after 30 days. Failure of this contractor to pay those persons supplying materials or services to complete this contract can result in the filing of a Mechanic's Lien on the property which is the subject of this contract pursuant to Chapter 429RSMo. To avoid this result you may ask this contractor for lien waivers from all persons supplying materials or services for the work described in this contract. Failure to secure lien waivers may result in your paying for labor and material twice.

Payments/Credits	\$0.00
Balance Due	\$28,800.00



June 12, 2023

Honorable Mayor & City Council
City of Washington
Washington, Missouri

Re: Fireworks Display Permit Request for August 6th, 2023

Dear Honorable Mayor and Members of City Council:

The Washington Town & Country Fair Board would like to request a permit for a public fireworks display. The permit will be for the evening of Sunday, August 6th, 2023, at the fairgrounds.

The issuance of this permit is contingent upon all paperwork and approvals being met by all departments and weather conditions being favorable.

Respectfully submitted,

A handwritten signature in black ink that reads "Blake E. Marquart".

Blake Marquart
Building Official



June 13, 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 June 20, 2023 meeting.

Sincerely,

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

Heather Parker
Accounts Specialist I
City of Washington

1. The Tilted Skillet
Thomas Kent
323 W 5th St.
Suite A
Mon – Sat Sale of Intoxicating liquor of all kinds by the drink
\$300.00
2. Front Street Restaurant LLC
DBA: 514
Thomas Kent
514 W Front St.
Mon – Sat Sale of Intoxicating liquor of all kinds by the drink
\$300.00
3. Miller's Grill
Larry Miller
2227 Highway A
Mon – Sat Sale of Intoxicating liquor of all kinds by the drink
\$300.00
Sunday Sales
\$200.00
4. N-Sports
Randy J Kleinheider
3101 Recreation Dr.
Mon – Sat Sale of Intoxicating liquor of all kinds by the drink
\$300.00
Sunday Sales
\$200.00
5. Farm and Spirit
DBA: The Washington Distilling Company
Richard Anders
622 Jefferson St.
Mon – Sat Sale of Intoxication liquor of all kinds by the original package
\$100.00
Mon - Sat Sale of Intoxicating Liquor of All Kinds by the Drink at Retail
\$300.00
Manufacturing of Liquor of All Kinds
\$150.00
Wholesale of Liquor of All Kinds
\$100.00



June 12, 2023

To the City Council
City of Washington
Washington, Missouri

Dear Council Members:

I herewith submit for your approval the following for reappointment
to the Board of Appeals:

Matthew Colemann – term ending June 2028

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "J. D. Hagedorn", is written over the typed name.

James D. Hagedorn
Mayor



June 12, 2023

To the City Council
City of Washington
Washington, Missouri

Dear Council Members:

I herewith submit for your approval the following for reappointment
to the Board of Public Works:

Brad Mitchell – term ending June 2027

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "J. Hagedorn", is written over the typed name.

James D. Hagedorn
Mayor



June 12, 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 Parks & Recreation Commission:

John Freitag – term ending June 2026

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "J. Hagedorn", is written over the typed name.

James D. Hagedorn
Mayor



June 9, 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>
James Armstrong Police Chief	July 15, 2023	July 15, 2024

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "J. Hagedorn", is written over the text "Respectfully submitted,".

James D. Hagedorn
Mayor



June 9, 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>
James Pratt Reserve Officer	July 05, 2023	July 05, 2024
Wyatt Loague Police Officer	July 06, 2023	July 06, 2024
Darryl Balleydier Captain	July 15, 2023	July 15, 2024
Steve Sitzes Lieutenant	July 15, 2023	July 15, 2024
Doug Tollison Sergeant	July 15, 2023	July 15, 2024
Betsey Schulze Sergeant	July 15, 2023	July 15, 2024
Joseph Renkemeyer Lieutenant	July 15, 2023	July 15, 2024
Casey Hill Sergeant	July 15, 2023	July 15, 2024
Charles Scheer Detective	July 15, 2023	July 15, 2024
Chad Sloan Sergeant	July 15, 2023	July 15, 2024
Matthew Cooper Police Officer	July 20, 2023	July 20, 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: June 7, 2023
To: Mayor Doug Hagedorn
Subject: Reappointment of Police Officers

Honorable Mayor,

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

NAME	DATE EFFECTIVE	DATE EXPIRES
Reserve Officer James Pratt	July 05, 2023	July 05, 2024
Officer Wyatt Loague	July 06, 2023	July 06, 2024
Captain Darryl Balleydier	July 15, 2023	July 15, 2024
Lieutenant Steve Sitzes	July 15, 2023	July 15, 2024
Sergeant Doug Tollison	July 15, 2023	July 15, 2024
Sergeant Betsey Schulze	July 15, 2023	July 15, 2024
Lieutenant Joseph Renkemeyer	July 15, 2023	July 15, 2024
Sergeant Casey Hill	July 15, 2023	July 15, 2024
Detective Charles Scheer	July 15, 2023	July 15, 2024
Sergeant Chad Sloan	July 15, 2023	July 15, 2024
Officer Matthew Cooper	July 20, 2023	July 20, 2024

Thank you for your consideration.

Respectfully,

Chief James Armstrong

Jim Armstrong, Chief of Police



June 12, 2023

Mayor & City Council
City of Washington
Washington, MO 63090

**RE: File No. 23-0602-Special Use Permit-Temporary Parking Lot-Mercy- 805, 809 & 811 E.
Third Street**

Mayor & City Council,

At the regular meeting of the Planning & Zoning Commission held on Monday, June 12, 2023 the above mentioned Special Use Permit was approved with a unanimous 8-0 vote in favor.

Sincerely,

Thomas R. Holdmeier
Chairman
Planning & Zoning Commission

To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: June 12, 2023

Re: File # 23-0602 – Special Use Permit – Hospital Services – Mercy Hospital

Synopsis: The applicant is requesting approval Special Use Permit for a parking lot related to Hospital Services in R-2 Zoning

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

Analysis:

The Applicant, Mercy Hospital Washington, is requesting a Special Use Permit located at 805, 809, and 811 E. Third Street for what they are describing as a "temporary parking lot". City Code does not define temporary uses, however does allow "Hospital Services" as a Special Use Permit in residential districts. The applicant has requested to construct a hard surface parking lot with 52 spaces on the subject property.

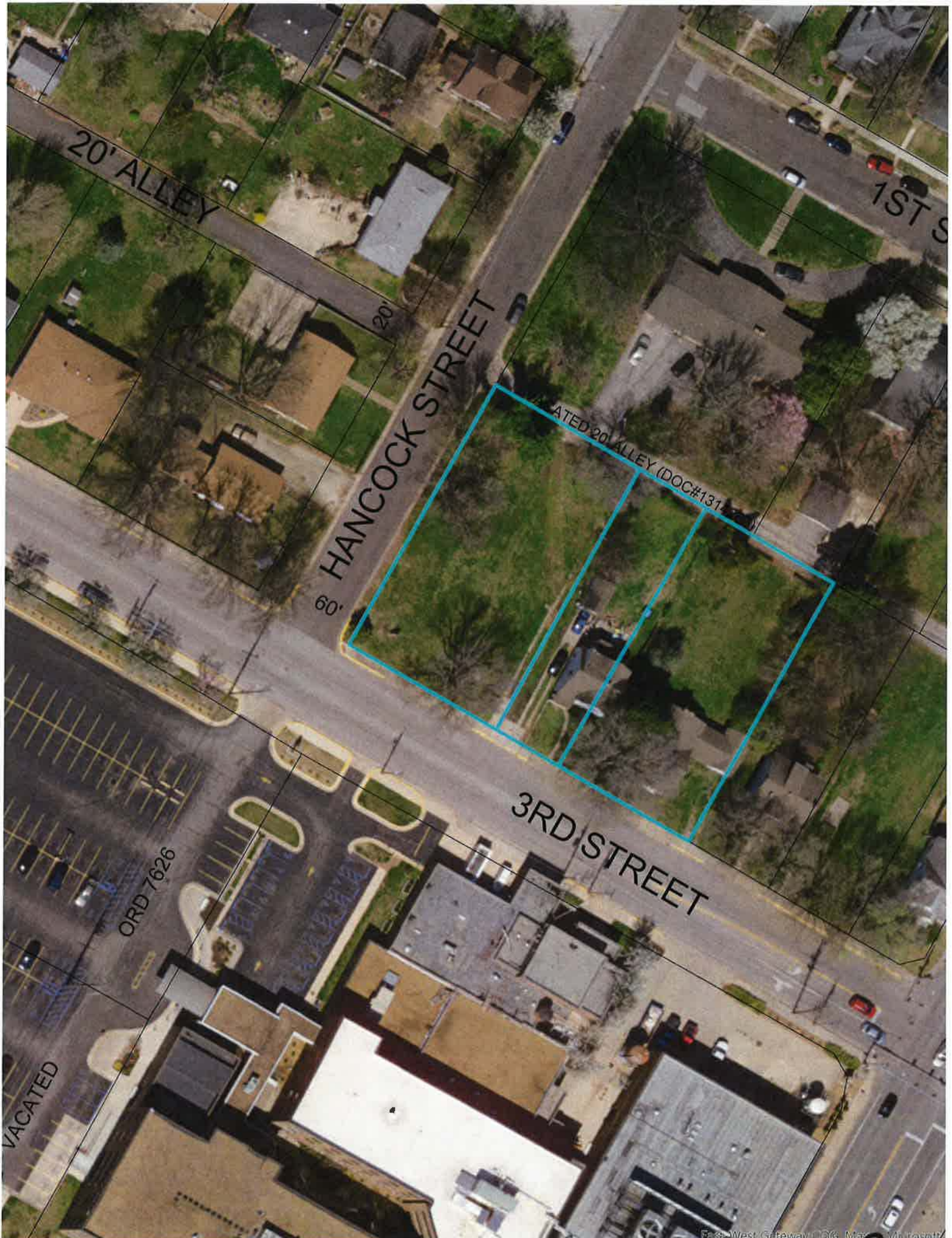
The block that the property sits on is entirely owned by Mercy Hospital and was cleared from any structures in 2020. The area surrounding the hospital campus has long been known to need additional parking, especially along Third Street with parking often ending up on the street on both sides of Highway 47. The submitted site plan shows an additional 52 parking stalls for hospital visitors and/or staff to utilize, a new crosswalk on 3rd street, and a new access point on Hancock Street. The plan also shows amended soils around the parking lot to handle any additional stormwater runoff from the hard surface. Staff sees no reason why the proposed parking lot would cause a detriment to the surrounding properties. The application calls it temporary, however, the special use permit will be permanent until the applicant brings forth a revised plan for the next

phase. At that time, another Special Use Permit and public hearing will be required.

The plan also proposed consolidating the lots into one lot for the parking lot. This will require a boundary adjustment approval by City Council, but no action required from Planning and Zoning.

Recommendation:

Staff recommends approval of the Special Use Permit for a parking lot related to Hospital Services at 805, 809, and 811 East Third Street.



20' ALLEY

HANCOCK STREET

ATED 20' ALLEY (DOC#131'

1ST S

3RD STREET

ORD 7626

VACATED

Legend

PARCELS_WITH_OWNER

Zoning

ZONING

C-1

C-2 O

R-1B

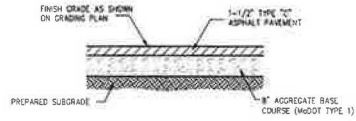
R-2



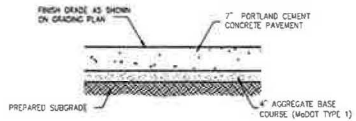
TEMPORARY PARKING LOT

MERCY HOSPITAL - WASHINGTON

PRELIMINARY SITE PLAN



ASPHALT PAVEMENT SECTION
N.T.S.



CONCRETE PAVEMENT SECTION
N.T.S.

LEGEND
EXISTING CONDITIONS

- CONTOUR
- SPOT ELEVATION
- SEWER
- FOUND IRON PIPE
- GRATE INLET
- AREA INLET
- CLEAN-OUT
- ROOF DRAIN
- VENT
- MANHOLE
- LIGHT STANDARD
- SION
- MAILBOX
- GUY WIRE
- POWER POLE
- WATER VALVE
- WATER METER
- IRRIGATION VALVE
- GAS VALVE
- GAS METER
- GAS DRIP
- FIRE HYDRANT
- WATER SPRINKLER
- FLAGPOLE
- WATER LINE
- GAS LINE
- OVERHEAD ELECTRIC
- ELECTRIC BOX
- UNDERGROUND TELEPHONE
- TELEPHONE BOX
- BUSH
- TREE

LEGEND
NEW IMPROVEMENTS

- CONTOUR
- SPOT ELEVATION
- STORM SEWER
- SANITARY SEWER
- IRRIGATION SLEEVE
- MANHOLE
- CURB INLET
- GRATE INLET
- YARD DRAIN
- CLEAN OUT
- STORM STRUCTURE DESIGNATOR
- SANITARY STRUCTURE DESIGNATOR
- LIGHT STANDARD
- SION
- PAINTED H.C. SYMBOL
- PAINTED DIRECTIONAL ARROW
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- SIGNAL
- SIGNAL CONTROL

UTILITY NOTE:

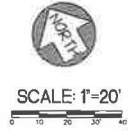
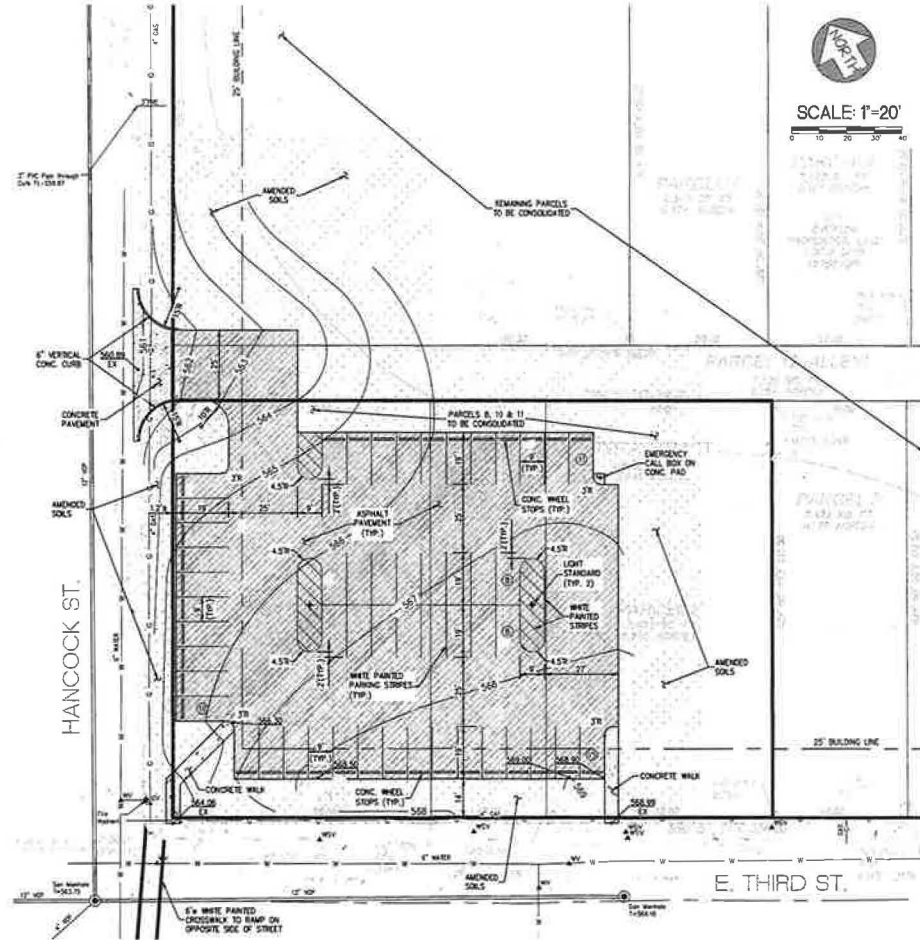
UTILITIES ARE LOCATED FROM AVAILABLE RECORD INFORMATION AND FIELD MEASUREMENTS WHERE POSSIBLE AND LOCATIONS SHOWN ARE TO BE CONSIDERED APPROXIMATE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXISTENCE OF ALL UTILITIES WHETHER SHOWN OR NOT SHOWN ON THESE PLANS AND TO FIELD VERIFY THE LOCATION, ELEVATION AND SIZE PRIOR TO COMMENCING ANY WORK. CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE 72 HOURS IN ADVANCE TO FIELD LOCATE ALL UTILITIES PRIOR TO GRADING OR CONSTRUCTION OF IMPROVEMENTS.

LEGAL DESCRIPTION:

A TRACT OF LAND BEING LOTS 1, 2, 5 THROUGH 24 IN BLOCK 13 OF THE TOWN OF WASHINGTON, AS RECORDED IN PLAT BOOK A, PAGE 13, LOTS 1, 2 OF BOUND SUBDIVISION AS RECORDED IN PLAT BOOK S, PAGE 309 AND PART OF A VACATED EAST-WEST 20 FEET WIDE ALLEY, LOCATED IN PART OF SECTION 2, TOWNSHIP 44 NORTH, RANGE 1 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI.

BENCHMARK:

Missouri Department of Agriculture, National Geodetic Survey, Station S-335 as published - NAVD 88, Elevation = 551.24
 Description: In Washington, at the intersection of E. 3rd St. and Boone St., 34.4 feet northeast of the center of 3rd St., 18.4 feet southeast of the center of Boone St., and 3.3 feet northeast of a utility pole. Note: Access to datum is had through a 5 inch top cap.



LOCATION MAP

PREPARED FOR:
 MERCY HOSPITAL - WASHINGTON
 501 E. 19TH STREET
 WASHINGTON, MISSOURI 63090
 CONTACT: RON JOLY
 TITLE: SENIOR Sr. MANAGER FACILITIES
 MAINTENANCE & OPERATIONS
 PHONE: (636) 734-7326
 E-MAIL: ronjoly@mercy.net

OWNER'S REPRESENTATIVE:
 NORTHSTAR MANAGEMENT
 10810 SUNSET OFFICE DRIVE, SUITE 202
 ST. LOUIS, MISSOURI 63127
 CONTACT: RYKER WIRTHMUTH
 TITLE: ASSISTANT PROJECT MANAGER
 PHONE: (618) 910-1640
 E-MAIL: ryker.wirthmuth@northstarpm.com

PREPARED BY:
 HEDDERMAN F ASSOCIATES, INC.
 12255 MEYER HILL ROAD, SUITE 200
 ST. LOUIS, MISSOURI 63177
 CONTACT: ZIONIS WILLY
 TITLE: SR. CIVIL DESIGN ENGINEER
 PHONE: (636) 492-2500
 E-MAIL: zionis@hfa.com

SITE DATA:
 SITE ADDRESS:
 901 E. Fifth Street
 WASHINGTON, MISSOURI 63090

PID NUMBER:
 10-6-23-2-2-001-081.000 (Rev. 083.000)

PRESENT ZONING:
 "R-2"

AREA OF PARCELS:
 0.75 Acres

F.I.R.M. PANEL:
 2907C01450

FLOOD ZONE:
 ZONE "X", AREA OF MINIMAL FLOOD HAZARD

SERVICES:
 AMEREN LINE
 SFRIC GAS SERVICE
 CITY OF WASHINGTON
 (FIRE, WATER, WASTEWATER, STREET DEPT.)

PARKING COUNTS:
 PROPOSED STALLS = 52

PRELIMINARY ENGINEERING DECLARATION:
 THE INFORMATION ON THIS PLAN IS FROM EXISTING AVAILABLE DATA. THE ENGINEERING IS PRELIMINARY AND CONCEPTUAL AND SHALL NOT BE CONSIDERED AS THE FINAL DESIGN FOR CONSTRUCTION, BUT FOR PRELIMINARY COSTS AND CONCEPT ONLY. THIS PRELIMINARY IS SUBJECT TO CHANGE BASED ON COMPLETE FIELD INFORMATION, ENGINEERING CALCULATIONS, AND FUTURE AVAILABLE DATA.

HEIDERMAN F ASSOCIATES, INC.
 12255 MEYER HILL ROAD
 ST. LOUIS, MISSOURI 63177
 www.hfa.com

No.	Date	Revisions

1541-013487

PRELIMINARY ISSUE
 NOT APPROVED FOR CONSTRUCTION

PROJECT NO.	05/19/2023	DATE
DESIGNED BY	SXG	DESIGNER
CHECKED BY	DPD	DESIGNER
DATE	05/19/2023	DATE

NOTED

MERCY HOSPITAL - WASHINGTON
 901 E. Fifth Street
 Washington, Missouri 63090

Temporary Parking Lot
 PRELIMINARY SITE PLAN

Project No. _____
 Sheet No. **1 of 1**

CITY OF WASHINGTON, MISSOURI
Department of Planning and Engineering Services
405 Jefferson Street · Washington, MO 63090
636.390.1010 Phone · 636.239.4649 Fax

SPECIAL USE PERMIT APPLICATION

All applications for Special Use Permits must be submitted to the Engineering Department at least 15 working days prior to the second Monday of each month in order to be placed on the agenda for the Planning & Zoning Commission Meeting.

Please Print:

Street Address: 805, 809 & 811 E. 3rd St.

Lot: 8, 10 & 11 Subdivision: Bassora PID# 10-6-23.0-2-001-081.0

Applicant Name: Dennis Pruitt Phone: (636) 492-3240

Address of Applicant: 12250 Weber Hill Rd., Suite 200, Sunset Hills, MO 63127

Owner: Mercy Hospital Washington (Ryker Warmouth-Owner's Rep.) Phone: (618) 910-1640

Owner's Address: 901 E. 5th St., Washington, MO 63090

Current Zoning: R-2 Proposed Zoning: R-2

It is proposed that the property be put to the following use: Temporary parking lot

Lot Size: Frontage 218 (feet) Depth 152 (feet) Number of Stories 0

Number of Units: 0 Number of Off-Street Parking Spaces: 52

Include with this Special Use Permit Application:

1. Application Fee of \$150.00 (make check payable to the 'City of Washington')
2. Completed Special Use Permit Application
3. Plot Plan
4. Legal Description of Property
5. Building Elevation Plan (for new construction only)

 _____ 05/19/2023
Signature of Applicant Date

Dennis Pruitt
Applicant Name Printed

SPECIAL USE PERMIT EVALUATION CRITERIA

The following criteria are used in evaluating a Special Use Permit Application. It is recommended these criteria be addressed as to their applicability to the proposed Special Use Permit request:

1. The compatibility of the proposal, in terms of both use and appearance, with the surrounding neighborhood.

The proposed temporary parking lot will be bound on the east by a parking lot & commercial building, the south by a medical office building & parking lot and to the southwest by another parking lot. There are residential homes to the north and west. The proposed parking lot will be adjacent to similar uses.

2. The comparative size, floor area, and mass of the proposed structure in relationship to adjacent structures and buildings in the surrounding properties and neighborhood.

There are no structures proposed.

3. The frequency and duration of various indoor and outdoor activities and special events, and the impact of these activities on the surrounding area.

The proposed temporary parking lot will be used during the same hours as the other adjacent hospital related parking lots. This should have minimal impact to the surrounding community.

4. The capacity of adjacent streets to handle increased traffic in terms of traffic volume, including hourly and daily levels.

The proposed temporary parking lot will include 52 stalls. The vehicular traffic in this area is due to the existing uses. The proposed parking lot will provide parking for the existing hospital and medical office traffic volume that currently exists.

5. The added noise level created by activities associated with the proposed use.

The traffic and noise level should not increase over what is currently existing.

6. The requirements for public services where the demands of the proposed use are in excess of the individual demands of the adjacent land uses, in terms of police and fire protection, and the presence of any potential or real fire hazards created by the proposed use.

Prior to the property being cleared, it was occupied by residential homes. The proposed temporary parking lot should not create higher demands for police and fire protection or create increased risk for fire hazards above the previous homes that existed on the site.

7. Whether the general appearance of the neighborhood will be adversely affected by the location of the proposed use on the parcel.

The proposed temporary parking lot will be of similar construction to adjacent parking lots and therefore not adversely affect the appearance of the neighborhood.

8. The impact of night lighting in terms of intensity, duration and frequency of use, as it impacts adjacent properties, and in terms of presence in the neighborhood.

The proposed lighting to be provided on the temporary parking lot should be down cast and not create a significant amount of light pollution on the adjacent residential properties.

9. The impact of the landscaping of the proposed use, in terms of maintained landscaped areas, versus areas to remain in a natural state, as well as the openness of landscape versus the use of buffers and screens.

The site is currently clear with just a few mature trees. The proposed parking lot will have grass surrounding it and will be maintained by the hospital.

10. The impact of a significant amount of hard-surfaced areas for buildings, sidewalks, drives, parking areas and service areas, in terms of noise transfer, water run-off, and heat generation.

The proposed temporary parking lot will be relatively small and should not create a significant amount of increased noise transfer, water run-off or heat generation. The small increase in water run-off will be directed to areas with amended soils that should absorb the increased water.

BILL NO. _____ INTRODUCED BY _____

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE PERMIT
FOR TEMPORARY PARKING AT 805, 809 & 811 EAST
THIRD STREET, MERCY HOSPITAL IN THE CITY OF
WASHINGTON, FRANKLIN COUNTY, MISSOURI

WHEREAS, an application for a Special Use Permit for a Temporary Parking Lot at 805, 809 & 811 E. Third Street, Mercy Hospital was submitted to the City; and

WHEREAS, the City Planning & Zoning Commission has recommended that said application be approved with conditions; and

WHEREAS, a Public Hearing on said application was held on Tuesday, June 20, 2023, in the Council Chambers of City Hall, 405 Jefferson Street, in Washington, Missouri, notice of said hearing having been duly published in the "Washington Missourian"; and

WHEREAS, the City Council has determined the granting of such Special Use Permit with conditions would be in the best interest of the City and will not adversely affect the general welfare of the community.

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

SECTION 1: That a Special Use Permit be issued for Mercy Hospital at 805, 809 & 811 East Third Street for a Temporary Parking Lot.

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: _____

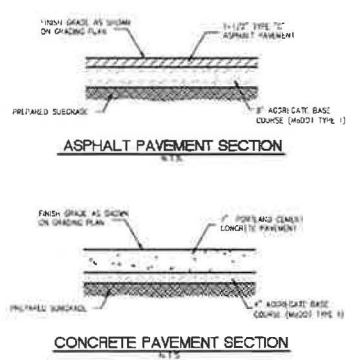
ATTEST: _____

Mayor of Washington, Missouri

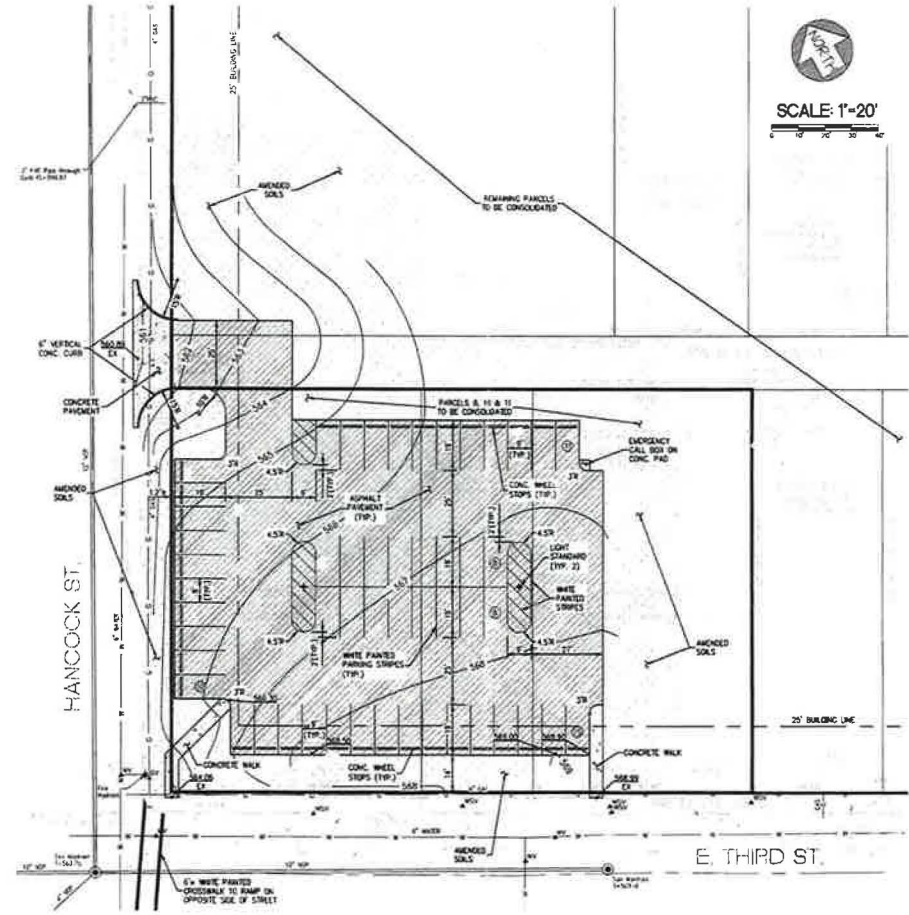
TEMPORARY PARKING LOT

MERCY HOSPITAL - WASHINGTON

PRELIMINARY SITE PLAN



LEGEND		LEGEND	
EXISTING CONDITIONS		NEW IMPROVEMENTS	
CONTOUR	---	SID	CONTOUR
SPOT ELEVATION	---	SPOT ELEVATION	---
SEWM	---	SEWM	---
FOUND IRON PIPE	---	SAUTARY SLUR	---
GRATE INLET	---	IRIGATION SLEEVE	---
WALK INLET	---	MANHOF	---
CLEAN-OUT	---	CURB INLET	---
ROOF DRAIN	---	GRATE INLET	---
VENT	---	YARD DRAIN	---
MANHOLE	---	CLEAN OUT	---
LIGHT STANDARD	---	STERN STRUCTURE	---
MAN BOX	---	DESIGNATOR	---
DUY WIRE	---	SAUTARY STRUCTURE	---
POWER POLE	---	DESIGNATOR	---
WATER VALVE	---	LIGHT STANDARD	---
WATER VALVE	---	SOL BURNING RISE HOLL	---
IRIGATION VALVE	---	SID	---
GAS VALVE	---	PAINTED H.C. SYMBOL	---
GAS METH	---	PAINTED DIRECTIONAL	---
GAS DRIP	---	ARROW	---
FIRE HYDRANT	---	CONCRETE PAVEMENT	---
WATER SPRINKLER	---	ASPHALT PAVEMENT	---
FLASHOFF	---	SHALE	---
WATER LINE	---	SEASON CONTROL	---
GAS LINE	---		
OVERHEAD ELECTRIC	---		
ELECTRIC BOX	---		
UNBUNDLED TELEPHONE	---		
TELEPHONE BOX	---		
FILE			



PREPARED FOR:
 MERCY HOSPITAL - WASHINGTON
 501 E. FIFTH STREET
 WASHINGTON, MISSOURI 63090
 CONTACT: WENJA MANHORN
 TEL: (314) 344-7028
 FAX: (314) 344-7028
 E-MAIL: wenja.manhorn@mhmc.com

PREPARED BY:
 HEDWIG J. ASSOCIATES, P.C.
 12206 WEBER PULP ROAD, SUITE 200
 ST. LOUIS, MISSOURI 63127
 CONTACT: JAMES PULLIT
 TEL: (314) 516-1000
 FAX: (314) 516-1000
 E-MAIL: jpullit@hedwigj.com

SITE DATA:
 SITE ADDRESS: 500 BOX 4 MILL E 3rd St WASHINGTON MO 63090
 PID NUMBER: 10-6-22-0-1001-001 000 0th 083 000
 PRESENT ZONING: "M-2"
 AREA OF PARCELS: 0.76 Acres
 C.I.R.M. PARCEL: 2922/001490

PARKING COUNTS:
 PROPOSED SPACES = 32

PRELIMINARY ENGINEERING DECLARATION:
 THE INFORMATION ON THIS PLAN IS FROM EXISTING AVAILABLE DATA. THE ENGINEER IS PRELIMINARY AND CONCEPTUAL AND SHALL NOT BE CONSIDERED AS THE FINAL BASIS FOR CONSTRUCTION, BUT FOR PRELIMINARY COSTS AND CONCEPT ONLY. THIS PRELIMINARY IS SUBJECT TO CHANGE BASED ON COMPLETE FIELD INVESTIGATION, ENGINEERING CALCULATIONS AND FUTURE AVAILABLE DATA.

UTILITY NOTE:
 UTILITIES ARE LOCATED FROM AVAILABLE RECORD INFORMATION AND FIELD MEASUREMENTS WHERE POSSIBLE AND LOCATIONS SHOWN ARE TO BE CONSIDERED APPROXIMATE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXISTENCE OF ALL UTILITIES WHETHER SHOWN OR NOT SHOWN ON THESE PLANS AND TO HOLD THEMSELF RESPONSIBLE FOR THE LOCATION, ELEVATION AND DEPTH. PRIOR TO COMMENCING ANY WORK, CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AT LEAST 48 HOURS IN ADVANCE TO FIELD LOCATE ALL UTILITIES PRIOR TO GRADING OR CONSTRUCTION OF IMPROVEMENTS.

LEGAL DESCRIPTION:
 A TRACT OF LAND BEING LOTS 1, 2, & 3 PARCEL 24 IN BLOCK 13 OF THE TOWN OF BASSARD, AS RECORDED IN PLAT BOOK A PAGE 198, LOTS 1, 2 & 3 BEING SUBDIVISION AS RECORDED IN PLAT BOOK C PAGE 100 AND PART OF A HANCOCK EAST 1/2 SECTION 22 TWP. 22S. R. 10E. S. 11E. J. 2E. PART OF SECTION 22, TOWNSHIP 22 NORTH, RANGE 10 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI.

BENCHMARK:
 Missouri Department of Agriculture, National Geodetic Survey, Station S-329, as published NAD83. Elevation = 537.4
 Description: In Washington, at the intersection of E. 3rd St. and Boone St., 34.4 feet northeast of the center of 3rd St., 19.4 feet southwest of the center of Boone St., and 2.2 feet northeast of a utility pole. Note: Access to Datum is had through a 5 inch loop cap.

1544-B-13487

MERCY HOSPITAL - WASHINGTON
 501 E. Fifth Street
 Washington, Missouri 63090

Temporary Parking Lot

PRELIMINARY SITE PLAN

DATE: 05/19/2023

BY: SKG

NOTED: DDP

1 of 1



20' ALLEY

1ST S

HANCOCK STREET

VACATED 20' ALLEY (DOC#131)

3RD STREET

ORD 7626

VACATED

BILL NO. _____ INTRODUCED BY _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AND DIRECTING
THE EXECUTION OF A STATEWIDE
TRANSPORTATION IMPROVEMENT PROGRAM ON
CALL WORK ZONE ENFORCEMENT PROGRAM
AGREEMENT BY AND BETWEEN THE CITY OF
WASHINGTON, MISSOURI AND THE MISSOURI
HIGHWAYS AND TRANSPORTATION COMMISSION

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

SECTION 1: The Mayor, City Clerk and Chief of Police are hereby authorized and directed to execute a Statewide Transportation Improvement Program On Call Work Zone Enforcement Program Agreement (valid for award years 2023-2027) by and between the City of Washington, Missouri and the Missouri Highways and Transportation Commission, a copy of which is marked Exhibit A and is attached hereto and incorporated herein by reference, and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance, for and on behalf of and as the act and deed of the City. The City Clerk is hereby authorized and directed to attest to and affix the seal of the City to the said agreement and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

SECTION 2: The City shall, and the officials, agents and employees of the City are hereby authorized and directed to, take such further action, and execute and deliver

such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

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

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

Passed: _____

ATTEST: _____

Approved: _____

ATTEST: _____

President of City Council

Mayor of Washington, Missouri

CCO Form: HS03
Approved: 07/06 (AMN)
Revised: 08/19 (GH)
Modified:

Award year: 2023-2027
Region: SL – St. Louis
eAgreements No.: 2023-05-79281

**MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION
STATEWIDE TRANSPORTATION IMPROVEMENT PROGRAM ON CALL WORK
ZONE ENFORCEMENT PROGRAM AGREEMENT**

THIS AGREEMENT is entered into by the Missouri Highways and Transportation Commission (hereinafter, "Commission") and the City of Washington, a municipal corporation in the State of Missouri (hereinafter, "City");

WITNESSETH:

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

(1) PURPOSE: The Commission has authorized funds to be used to support Statewide Transportation Improvement Program (hereinafter, "STIP") On Call Work Zone Enforcement activities. The purpose of this Agreement is to grant the use of such funds to the **City**.

(2) ACTIVITY: The funds which are the subject of this Agreement are provided to support law enforcement work zone activities to further STIP On Call Work Zone Enforcement.

(3) INDEMNIFICATION:

(A) To the extent allowed or imposed by law, the **City** shall defend, indemnify and hold harmless the Commission, including its members and the Missouri Department of Transportation (MoDOT) employees, from any claim or liability whether based on a claim for damages to real or personal property or to a person for any matter relating to or arising out of the **City** wrongful or negligent performance of its obligations under this Agreement.

(B) The **City** will require any contractor procured by the **City** to work under this Agreement:

(1) To obtain a no cost permit from the Commission's district engineer prior to working on the Commission's right-of-way, which shall be signed by an authorized contractor representative (a permit from the Commission's district engineer will not be required for work outside of the Commission's right-of-way); and

(2) To carry commercial general liability insurance and commercial automobile liability insurance from a company authorized to issue insurance in Missouri, and to name the Commission, and MoDOT and its employees, as additional named insureds in amounts sufficient to cover the sovereign immunity limits for Missouri

public entities as calculated by the Missouri Department of Insurance, Financial Institutions and Professional Registration, and published annually in the Missouri Register pursuant to Section 537.610, RSMo. The **City** shall cause insurer to increase the insurance amounts in accordance with those published annually in the Missouri Register pursuant to Section 537.610, RSMo.

(C) In no event shall the language of this Agreement constitute or be construed as a waiver or limitation for either party's rights or defenses with regard to each party's applicable sovereign, governmental, or official immunities and protections as provided by federal and state constitution or law.

(4) AMENDMENTS: Any change in this Agreement, whether by modification or supplementation, must be accomplished by a formal contract amendment signed and approved by the duly authorized representatives of the **City** and the Commission.

(5) COMMISSION REPRESENTATIVE: This Commission's District Engineer is designated as the Commission's representative for the purpose of administering the provisions of this Agreement. The Commission's representative may designate by written notice other persons having the authority to act on behalf of the Commission in furtherance of the performance of this Agreement.

(6) CITY REPRESENTATIVE: The **City's** _____ is designated as the **City's** representative for the purpose of administering the provisions of this Agreement. Further, the **City** Representative shall have the authority to execute Program Orders in accordance with this Agreement.

(7) NONDISCRIMINATION CLAUSE: The **City** shall also comply with all state and federal statutes applicable to the **City** relating to nondiscrimination, including, but not limited to, Chapter 213, RSMo; Title VI and Title VII of the Civil Rights Act of 1964 as amended (42 U.S.C. Sections 2000d and 2000e, *et seq.*); and with any provision of the "Americans with Disabilities Act" (42 U.S.C. Section 12101, *et seq.*).

(8) ASSIGNMENT: The **City** shall not assign, transfer or delegate any interest in this Agreement without the prior written consent of the Commission.

(9) LAW OF MISSOURI TO GOVERN: This Agreement shall be construed according to the laws of the State of Missouri. The **City** shall comply with all local, state and federal laws and regulations relating to the performance of this Agreement.

(10) CANCELLATION: The Commission may cancel this Agreement at any time for a material breach of contractual obligations by providing the **City** with written notice of cancellation. Should the Commission exercise its right to cancel this Agreement for such reasons, cancellation will become effective upon the date specified in the notice of cancellation sent to the **City**.

(11) FUNDING/REIMBURSEMENT:

(A) Eligible Costs / Documentation: With regard to work under this Agreement, the **City** agrees that funds to implement work zone law enforcement activities shall only be available for reimbursement of eligible costs which have been incurred by the **City**. The **City** shall supply to the Commission copies of all bid information, purchase orders, invoices and, for hours worked, certified payroll (on Program Agreements that include salaries). Any costs incurred by the **City** prior to authorization and notification to proceed from the Commission are **not** reimbursable costs. The Commission shall not be responsible for any costs associated with the activity herein unless specifically identified in this Agreement or subsequent written amendments or Task Orders.

(B) Peace Officer Standards and Training: Law enforcement work performed by a duly licensed, Peace Officer Standards and Training certified law enforcement officer will be reimbursed.

(12) EQUIPMENT:

(A) Procurement: The **City** may use its own procurement regulations which reflect applicable state/local laws, rules & regulations provided they adhere to the following:

1. Equipment with a cost of \$3,000 or more must be purchased on a competitive bid basis, or purchased through use of state cooperative procurement.

2. Price or rate quotations shall be solicited from at least three (3) sources.

3. All procurement transactions, regardless of whether by sealed bids or by negotiation, shall be conducted in a manner that provides maximum open and free competition.

4. The **City** shall have a clear and accurate description of the item to be purchased. Such description shall not, in competitive procurements, contain features that unduly restrict competition. A "brand name or equal" description may be used as a means to define the performance or other requirement of procurement.

5. If for some reason the low bid is not acceptable, the **City** must have written approval from the MHTC prior to bid approval and purchase.

6. The **City** will make a good faith effort to utilize minority and women owned businesses within resource capabilities when procuring goods and services.

(B) Disposition: The **City** shall make written request to the MHTC for instructions on the proper disposition of all items of equipment provided under the terms of this contract with a cost of \$3,000 or more. The **City** must keep and maintain equipment with a cost of under \$3,000 until it is no longer useful for its originally intended purpose.

(C) Replacement: No equipment may be funded on a replacement basis. Participation in equipment and manpower projects must be in addition to the **City** previous twelve months authorized strength.

(13) ACCOUNTING / DOCUMENTATION: The **City** shall maintain all documentation in file for audit review; failure to provide supporting documentation at the time of audit could result in questioned costs. The **City** must document the following: (1) Receipt of funds; (2) date and amount paid to officers; (3) officer's timesheet (regular hours and overtime hours). Documentation shall be kept available for inspection for representatives of the MHTC for a period of three years following date of final payments. Copies of such records shall be made available upon request.

(14) PROGRAM ORDER: On Call Work Zone Enforcement funding will be conducted under a Program Order. Each Program Order must be executed by the Commission and the City's Representative. Each Program Order shall contain, but is not limited to the following: (1) Program Order Job Number(s); (2) Funds available for the completion of the Program Order; (3) Starting and completion dates for the Program Order.

(15) LIMITS ON OVERTIME: The **City** will not be eligible for reimbursement for any individual law enforcement officer working under this grant where said officer is claiming to have worked as a law enforcement officer for more than 16 hours in any 24 hour period.

(16) USE OF FUNDS: Any employee of the **City** whose salary or wages are paid in whole or in part with federal funds is prohibited from participating in certain partisan political activities, including, but not limited to, being a candidate for elective office pursuant to Title 5 United States Code (hereinafter, "U.S.C."), Sections 1501-1508. If an employee of the **City** participates in activities prohibited by the Hatch Act, the **City** shall no longer pay that employee's salary or wages with federal funds unless the requirements of 5 U.S.C. Sections 1501-1508 are not applicable to that employee pursuant to 5 U.S.C. Section 1502(c).

(17) AUDIT OF RECORDS: The **City** must maintain all records relating to this Agreement, including but not limited to invoices, payrolls, etc. These records must be available at all reasonable times at no charge to the Commission and/or its designees or representatives during the period of this Agreement and any extension thereof, and for three (3) years from the date of final payment made under this Agreement.

(18) VENUE: It is agreed by the parties that any action at law, suit in equity, or other judicial proceeding to enforce or construe this Agreement, or regarding its alleged breach, shall be instituted only in the Circuit Court of Cole County, Missouri.

(19) FINAL AUDIT: The Commission may, in its sole discretion, perform a final audit of project costs. The **City** shall refund any overpayments as determined by the final audit.

(20) SOLE BENEFICIARY: This Agreement is made for the sole benefit of the parties hereto and nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the Commission and the **City**.

(21) EMPLOYEES ONLY: The funding granted by the Commission to the **City** under this Agreement extends only to reimbursement for work zone enforcement by employees of the **City** covered by the **City** worker's compensation plan.

(22) DURATION AND EXTENSION: Unless otherwise terminated, this Agreement shall be in effect for five years from the execution of this Agreement. Upon the approval of both parties, the terms and conditions of this Agreement are renewable for an additional two, one year extensions from the date of the expiration of the Agreement. Any extension shall be memorialized in an appropriate Supplemental Agreement and executed by the duly authorized representatives of the parties.

(23) AUTHORITY TO EXECUTE: The signers of this Agreement warrant that they are acting officially and properly on behalf of their respective institutions and have been duly authorized, directed and empowered to execute this Agreement.

[Remainder of Page Intentionally Left Blank]

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

Executed by City of Washington on _____ (DATE).

Executed by Commission on _____ (DATE).

**MISSOURI HIGHWAYS AND
TRANSPORTATION COMMISSION**

CITY OF WASHINGTON, MISSOURI

By _____

By _____

Title _____

Title _____

ATTEST:

Secretary to the Commission

By _____

Title _____

Approved as to Form

Commission Counsel

By _____

Title _____

ATTEST:

By _____

Title _____

Approved as to Form:

Title _____

Ordinance No _____

CCO Form: HS06
Approved: 07/06 (AMN)
Revised: 03/23 (GH)
Modified:

**WORK ZONE PROGRAM ORDER
TO ON CALL WORK ZONE ENFORCEMENT PROGRAM
AGREEMENT DATED _____
eAgreements No. 2023-05-79281**

C.F.D.A. Number: 20.205

Program Order Number: FWZER07Z

Date: _____

Contract Amount: \$35,000.00

Effective Date: July 1, 2023

Completion Date: December 31, 2024

Contractor: Washington Police Department

Mail Invoices/Vouchers to: MoDOT Highway Safety and Traffic Division
PO Box 270
Jefferson City, MO 65102

This Work Zone Program Order is issued under the authority of the Agreement between the Missouri Highways and Transportation Commission (the "Commission") and the City of Washington (the "City") dated _____ and is subject to all applicable provisions and covenants of that Agreement, which are incorporated herein by this reference.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the parties hereto have caused this contract to be duly executed intending to be bound thereby.

Executed by City of Washington on _____ (Date).

Executed by Commission on _____ (Date).

**MISSOURI HIGHWAYS AND
TRANSPORTATION COMMISSION**

CITY OF WASHINGTON

By _____

By _____

Title _____

Title _____

ATTEST:

By _____
Secretary to the Commission

APPROVED AS TO FORM:

By _____
Commission Counsel



POLICE
CITY OF WASHINGTON

Washington Police Department

301 Jefferson Street
Washington, MO 63090

Administration: (636)390-1055

Dispatch: (636)390-1050

Fax: (636)390-2455

June 8, 2023

To: City of Washington Council Members
Mayor Doug Hagedorn

From: Chief Jim Armstrong

Re: Work Zone Enforcement Program Agreement

Honorable Mayor and City Council,

The police department was recently contacted by the Missouri Highways and Transportation Commission (MHTC). The MHTC requested that we enter into an agreement to participate in a work zone enforcement program. The purpose of the agreement is for MoDOT to provide our agency with overtime funding on an as needed basis over the next five years. MoDOT has road construction scheduled on Highway 100 soon. For this project they are offering up to \$35,000 in overtime funding to have officers visible in work zones to create a safer work environment for construction workers.

Enclosed is a memo from Sgt. Mike Grissom. It contains an agreement that allows Washington Police Officers to work overtime in designated MoDOT construction zones. The agreement is valid for the award years 2023-2027. Also enclosed is a Work Zone Program Order which designates \$35,000 to cover the manpower hours of officers working the enforcement program. This is specifically for the Highway 100 project.

It should be noted that any overtime hours worked by WPD officers is 100% covered under the program at no cost to the City.

I request approval to enter into the agreements.

Respectfully,


Jim Armstrong, Chief of Police

7a



POLICE
CITY OF WASHINGTON

Washington Police Department

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

Date: 06/07/2023

To: Chief Armstrong
Re: Work Zone Program Agreement and Order

Chief Armstrong,

Attached to this letter are two documents sent to us by Mo-DOT. The first- Missouri Highways and Transportation Commission Statewide Transportation Improvement Program on Call Work Zone Enforcement Program Agreement. This document authorizes a city representative (The Chief of Police in our case) to execute the second attached document, which is a Work Zone Program Order. The first document requires an ordinance and authorizes the city's designated official (Chief of Police) to execute Work Zone Enforcement Program Orders (including the one attached) between now and December 31, of 2027.

The purpose of these agreements is for Mo-DOT to provide our agency with overtime funding on an as needed basis over the next five years. Their request will be to have our officers visible in their work zones in an effort to keep their crews safe as they conduct business. Reimbursement for hours worked will be handled by me in the same way that our current traffic safety grants are handled.

If approved, I will need to send the original signed copies back to my contact at Mo-DOT. Both attached documents are labeled as to where to sign and date. Dates on both documents must match.

If you have any questions let me know.

Respectfully,

Sgt. Mike Grissom #299
Washington Police Department

7a

Missouri Department of Transportation
Patrick K. McKenna, Director

573.751.4161
Fax: 573.634.5977
1.800.800.2358

May 23, 2023

Washington Police Department
Officer Mike Grissom
301 Jefferson Street
Washington, MO 63090

Dear Officer Grissom:

Enclosed is a **Work Zone Enforcement Program Agreement** and a **Work Zone Program Order** between the Missouri Highways and Transportation Commission (MHTC) and your agency for enforcement to be conducted in designated Missouri Department of Transportation (MoDOT) Work Zones.

The **Work Zone Enforcement Program Agreement** will be valid for the award years 2023-2027. The award years establishes a lengthier term agreement so that an agreement and ordinance will only need to be approved every five years. On the Work Zone Enforcement Program Agreement **article (6)**, please fill in your **Agency's Representative's title** which is the **authorizing official** for signature on the Work Zone Program Order. Please have the **appropriate authorizing official(s)** sign and **date** the Work Zone Enforcement Program Agreement and **attach a copy of an Ordinance**.

The **Work Zone Program Order** is for **Program Order Number FWZER07Z** in the contract amount of **\$35,000.00** with the effective date of **July 1, 2023 thru December 31, 2024**. Please have the appropriate **Agency Representative**, which is the **authorizing official**, sign and **date** the **Work Zone Program Order**.

NOTE: The Work Zone Enforcement Program Agreement must be dated prior to or same day to the date on the Work Zone Program Order. Return the original signed and dated Work Zone Enforcement Program Agreement, Work Zone Program Order and Ordinance to the MoDOT Highway Safety and Traffic Division, PO Box 270, Jefferson City, MO 65102.

Once the Work Zone Enforcement Program Agreement and Work Zone Program Order have been signed and fully executed by the MHTC, one original copy of each document will be returned to your agency and your agency may begin work.

If you have any questions about the process, please call me at 573-522-1341.

Sincerely,



Scott Jones
Highway Safety Program Administrator

c: Chief Jim Armstrong
Enclosure



Our mission is to provide a world-class transportation system that is safe, innovative, reliable and dedicated to a prosperous Missouri.

www.modot.org

BILL NO. _____ INTRODUCED BY _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE PROVISIONS OF TITLE III TRAFFIC CODE, SCHEDULE X PEDESTRIAN CROSSWALKS, TABLE X-A PEDESTRIAN CROSSWALKS 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: Title III Traffic Code, Schedule X Pedestrian Crosswalks, Table X-A Pedestrian Crosswalks, of the Washington City Code, is hereby amended as follows:

Schedule X Pedestrian Crosswalks, Table X-A Pedestrian Crosswalks

Location	Add	Delete
Third Street, on the east side of its intersection with Hancock Street	✓	

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



January 12, 2023

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

RE: Amend Ordinance for Pedestrian Crosswalk on Third Street near Hancock Street

Dear Mayor and City Council Members:

Please find enclosed an ordinance proposing to amend a portion of the Traffic Code, specifically Schedule X, Pedestrian Crosswalks. The Traffic Committee reviewed this request June 2, 2023 and recommends that a crosswalk be installed on the east side of the intersection of Third Street with Hancock Street. Mercy Hospital will be constructing a temporary parking lot on their property north of Third Street at this location and it was deemed necessary to install this crosswalk for pedestrian safety. This recommendation does not affect existing on-street parking spaces.

The Traffic Committee recommends that the pedestrian crosswalk in the attached ordinance be adopted. Thank you for your consideration.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Andrea F. Lueken".

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

Schedule X

Pedestrian Crosswalks

Table X-A Pedestrian Crosswalks.

[R.O. 1992 § X-A; Ord. No. 4462 §§ 1-3, 5, 9-16-1974; Ord. No. 4727 §§ 1-3, 4-12-1976; Ord. No. 4768 §§ 1, 2, 6-21-1976; Ord. No. 4831 §§ 1, 3, 10-18-1976; Ord. No. 5097 § 1, 7-17-1978; Ord. No. 5170 § 1, 2-5-1979; Ord. No. 5190 § 1, 4-16-1979; Ord. No. 5194 § 2, 5-7-1979; Ord. No. 5433 § 1, 12-1-1980; Ord. No. 5821 § 1, 8-15-1983; Ord. No. 7269 § 1, 8-17-1992; Ord. No. 97-8200 § 1, 7-7-1997; Ord. No. 97-8292 § 1, 12-1-1997; Ord. No. 98-8429 § 1, 8-3-1998; Ord. No. 98-8497 § 1, 11-16-1998; Ord. No. 99-8666 § 1, 9-20-1999; Ord. No. 99-8725 §§ 1—2, 12-20-1999; Ord. No. 00-8912 § 1, 10-16-2000; Ord. No. 00-8936 § 1, 11-20-2000; Ord. No. 03-9421 § 1, 8-18-2003; Ord. No. 03-9469 § 1, 11-17-2003; Ord. No. 04-9650 § 1, 9-20-2004; Ord. No. 05-9811 § 1, 7-5-2005; Ord. No. 06-10017 § 1, 5-1-2006; Ord. No. 08-10461 § 1, 8-18-2008]

A. The City Traffic Board is hereby authorized and directed to establish pedestrian crosswalks at the following locations in the City of Washington:

Blue Jay Drive, on the east side of its intersection with Sunnyside Street

Blue Jay Drive, on the west side of its intersection with Sunnyside Street

Cedar Street, at the intersection of Cedar Street and Main Street

Cedar Street, on the north side of the intersection of Cedar Street and Third Street

Cedar Street, on the south side of the intersection of Cedar Street and Fifth Street [**Ord. No. 16-11534, 6-6-2016**]

Cedar Street, on the south side of the intersection of Cedar Street and Second Street

Cedar Street, 79 feet south of the south line of West Main Street, a uniform width of 15 feet

Cedar Street, 68 feet south of the south line of West Main Street, a uniform width of 7.5 feet

Duncan Avenue, at the mid-point between the east and the west entrances to the Mercy Medical Building parking lot, to be uniform width of 15 feet [**Ord. No. 15-11463 § 1, 11-2-2015**]

Edith Street, at the intersection of Edith Street and the alley laying just west of High Street

Eighth Street, at the east and west lines of its intersection with Jefferson Street

Elm Street, just north of its intersection with Eighth Street

Fifth and Jefferson Streets, 1 each side of said intersection

Fifth and Stafford Streets, all sides of the intersection

Fifth Street, at the east line of the intersection of Fifth Street and Grand Avenue

Fifth Street, at the east line of the intersection of Fifth Street and Hancock Street

Fifth Street, at the east line of the intersection of Fifth Street and Lafayette Street

Fifth Street, at the east line of the intersection of Fifth Street and Windy Hills Drive

Fifth Street, at the west line of the intersection of Fifth Street and Cedar Street

Fifth Street, at the west line of the intersection of Fifth Street and Lafayette Street

Fifth Street, at the west line of the intersection of Fifth Street and Madison Street

Fifth Street, at the west line of the intersection of Fifth Street and Market Street [**Ord. No. 16-11481 § 1, 1-4-2016**]

Fifth Street, at the west line of the intersection of Fifth Street and Oak Street

Fifth Street, East at the west line of old Highway 100

Fourteenth Street, from the island at its intersection with Buckingham Drive northward to the loading zone on the north side of Fourteenth Street at the junior high school, to be a uniform width of 15 feet

Fourth Street, between Jefferson Street and Lafayette Street

Front Street, 51 feet west of the west line of Elm Street

Front Street, 62 feet east of the east line of Elm Street

Front Street, at its west intersection of Oak Street

Front Street, at its eastern intersection with Cedar Street

Front Street, at its west intersection of Olive Street [**Ord. No. 13-11215 § 1, 11-18-2013**]

Hancock Street, on the south side of its intersection with Fifth Street [**Ord. No. 15-11466 § 1, 11-16-2015**]

High Street, on the north and south side of its intersection with Fifth Street

High Street, on the south side of an alley intersection north Edith Street

High Street, on the south side of the West Second Street intersection

Jefferson Street, at the south line of its intersection with Eighth Street

Madison Avenue, beginning 100 feet north of the intersection of Fifth Street and Madison Avenue and extending north a distance of 114 feet

Market Street, at its southern intersection with Fifth Street

Pine Street, on the north side of its intersection with Second Street

Ridgeview Drive, at its intersection with Stafford Street

Second Street, on the east side of its intersection with Pine Street

Sixth Street [**Repealed by Ord. No. 15-11466, § 1, 11-16-2015**]

Southbend Drive, 30 feet from the east line of Steamboat Drive extending across to the south line of Southbend Drive

Southbend Drive, from the west line of Steamboat Drive extending across to the south line of Southbend Drive

Stafford Street [**Repealed by Ord. No. 14-11341 § 1, 11-17-2014**]

Stafford Street [**Repealed by Ord. No. 14-11341 § 1, 11-17-2014**]

Stafford Street, at its intersection with Ridgeview Drive, to be a uniform width of 40 feet and with the north line of said crosswalk coinciding with the south line of Ridgeview Drive [**Ord. No. 14-11341 § 1, 11-17-2014**]

Stafford Street, between Ridgeview Drive and Meadowlark Drive, to be a uniform width of 40 feet and with the south line of said crosswalk being 50 feet north of the north line of Ridgeview Drive [**Ord. No. 14-11341 § 1, 11-17-2014**]

Third Street, at its western intersection with Madison Avenue

Third Street, on the east side of its intersection with Hancock Street

- B. All motor vehicles approaching said pedestrian crosswalk shall, if any pedestrian is in the crosswalk, stop his/her motor vehicle and permit the pedestrian in said crosswalk to cross the street before the motor vehicle proceeds forward.
- C. All persons found guilty of violating this Schedule shall be punished as provided for in Section **100.070** of this Code.
- D. The Traffic Board is hereby authorized and directed to take all steps necessary to notify motorists of the locations of the pedestrian crosswalks, including painting said crosswalks and posting signs.

BILL NO. _____ INTRODUCED BY _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE PROVISIONS OF TITLE III TRAFFIC CODE, SCHEDULE V RESTRICTED PARKING, TABLE V-A NO PARKING AT CERTAIN TIMES 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: Title III Traffic Code, Schedule V Restricted Parking, Table V-A No Parking at Certain Times of the Washington City Code, is hereby amended as follows:

Schedule V Restricted Parking, Table V-A No Parking at Certain Times

Location	Add	Delete
Rand Street, west side, between Roberts Street and an alley 132 feet south of Rand Street		✓
Time Restriction	Add	Delete
No parking between 6:00 A.M. and 6:00 P.M. on any day, except Sundays and legal holidays		✓

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



June 02, 2023

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

RE: Repeal Ordinance for No Parking at Certain Times on Rand Street

Dear Mayor and City Council Members:

Please find enclosed an ordinance proposing to repeal a portion of the Traffic Code, specially Schedule V. Restricted Parking Table V-A. No Parking at Certain Times. The following ordinance was reviewed by the Traffic Committee June 2, 2023 and is recommended for approval. Thank you for your consideration.

Respectfully submitted,

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

Charles Stankovic, P.E.
Interim City Engineer

**Table V-A No Parking At Certain Times.
[R.O. 1992 § V-A]**

There shall be no parking at the times indicated in the following locations:

Location	Time Restriction
Alley, between Missouri Avenue and First Street from Franklin Avenue to Madison Avenue	No parking between 9:00 A.M. and 5:00 P.M. Mondays through Fridays
Cedar Street, on either the east or west side, from the south line of Second Street to the north line of Third Street, except Saturdays and Sundays	No parking between 7:00 A.M. and 4:00 P.M. Mondays through Fridays, from September 1 to June 1 of each year
Fifth Street, south side, beginning 140 feet east of the southeast corner of Elm and Fifth Streets, continuing east 150 feet	No parking between 7:00 A.M. and 3:00 P.M., Mondays through Fridays
International Avenue, west side, between a point 400 feet south of the south line of Fifth Street, East and a point 650 feet south of the south line of Fifth Street, East	No parking between 7:00 A.M. and 5:00 P.M. Mondays through Fridays
Madison Avenue, east side, from a point 35 feet north of the north line of Rainbow Drive to a point 90 feet south of the south line of Fieldstone Court	No parking between 7:00 A.M. and 4:00 P.M. Mondays through Fridays, from September 1 to June 1 of each year
Olive Street, west side, from a point 200 feet south of Front Street to a point 343 feet south of Front Street	No parking between 8:00 A.M. and 5:00 P.M. Monday through Friday
Rand Street, west side, between Roberts Street and an alley 132 feet south of Rand Street	No parking between 6:00 A.M. and 6:00 P.M. on any day, except Sundays and legal holidays
Second Street, north side, from a point 50 feet west of Johnson Street to a point 170 feet west of Johnson Street	No parking between 6:00 A.M. and 6:00 P.M. on any day, except Sundays and legal holidays
Second Street, west side, from Second Street to a point 188 feet south of Second Street	No parking between 6:00 A.M. and 6:00 P.M. on any day, except Sundays and legal holidays
Seventh Street [Repealed by Ord. No. 19-12086, 9-16-2019]	
Sunnyside Street, west side, from the intersection of Blue Jay Drive north to the bridge	No parking between 7:00 A.M. and 5:00 P.M. Mondays through Fridays

BILL NO. _____ INTRODUCED BY _____

ORDINANCE NO. _____

AN ORDINANCE ANNEXING 4.09 ACRES AS C-2,
GENERAL COMMERCIAL INTO THE CITY OF
WASHINGTON, FRANKLIN COUNTY, MISSOURI

WHEREAS, on March 29, 2023, a verified petition signed by Monica Frasier 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 contiguous and compact 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, and should be placed into the C-2, General Commercial District as requested by the applicant; 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 contiguous and compact to the present corporate limits.

SECTION 2: Pursuant to the provisions of Section 71.014 RSMo, as amended, the land described and incorporated herein by reference, is hereby annexed into the City of Washington, Missouri, and zoned C-2 General Commercial District.

SECTION 3: 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 4: This ordinance shall be in full force and effect from and after its passage and approval.

Passed: _____

ATTEST: _____

President of City Council

Approved: _____

ATTEST: _____

Mayor of Washington, Missouri

DESCRIPTION OF TRACT TO BE ANNEXED TO
PROPOSED ZONING "C2":

**It is the sole responsibility of the recipient to make sure
the word file contained herein matches the property
description written on the face of the survey for any type
of conveyance.**

A tract of land being part of the Southeast Quarter of the Northeast Quarter of Section 28, Township 44 North, Range 1 West of the 5th P.M., in Franklin County, Missouri, being more fully described as follows:

Commencing at an iron rod at the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 27;
Thence S 00° 11' 55" W on the section line 245.45 feet to the POINT OF BEGINNING;

Thence on said section line S 00° 11' 55" W 377.23 feet;

Thence leaving said section line N 89° 48' 05" W 49.45 feet;

Thence S 89° 10' 02" W 159.87 feet;

Thence S 80° 13' 07" W 271.81 feet;

Thence S 64° 24' 16" W 32.21 feet;

Thence N 00° 21' 45" E 284.40 feet;

Thence S 89° 59' 46" E 227.91 feet;

Thence N 00° 00' 14" E 215.43 feet;

Thence S 80° 22' 55" E a distance of 302.49 feet to the POINT OF BEGINNING;

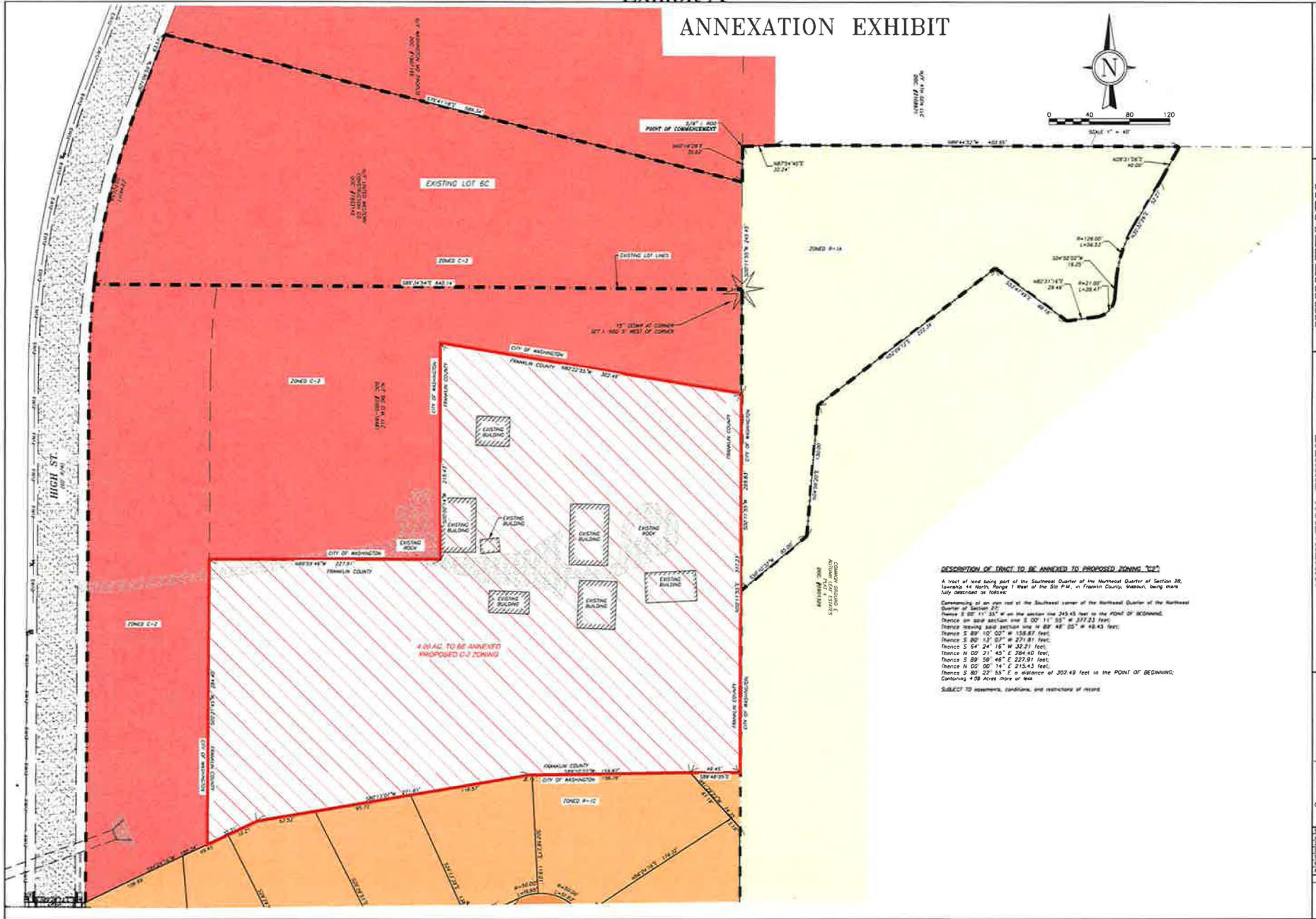
Containing 4.09 Acres more or less.

SUBJECT TO easements, conditions, and restrictions of record.

Missouri

Exhibit A

ANNEXATION EXHIBIT



DESCRIPTION OF TRACT TO BE ANNEXED TO PROPOSED ZONING "C-2"

A tract of land being part of the Southwest Quarter of the Northeast Quarter of Section 26, Township 44 North, Range 4 East of the 5th P.M., in Franklin County, Missouri, being more fully described as follows:

Commencing at an iron nail at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 26;

Thence S 02° 11' 55" W on the section line 243.45 feet to the POINT OF BEGINNING;

Thence on said section line S 00° 11' 55" W 237.23 feet;

Thence leaving said section line N 88° 48' 05" W 48.43 feet;

Thence S 89° 10' 00" W 155.87 feet;

Thence S 80° 13' 00" W 271.81 feet;

Thence S 64° 24' 16" W 32.21 feet;

Thence N 00° 21' 45" E 284.40 feet;

Thence S 89° 50' 46" E 227.91 feet;

Thence N 00° 00' 14" E 215.43 feet;

Thence S 80° 22' 55" E a distance of 302.49 feet to the POINT OF BEGINNING;

Containing 4.66 Acres more or less.

SUBJECT TO easements, conditions, and restrictions of record.



WUNDERLICH SURVEYING & ENGINEERING INC.
 512 EAST MAIN STREET
 UNION, MO 63084 (636) 563-8400
 MISSOURI SURVEYING BOARD LICENSE NO. 100000000000
 MISSOURI ENGINEERING BOARD LICENSE NO. 100000000000

ANNEXATION EXHIBIT

A TRACT OF LAND BEING PART OF SECTION 26, T44N, R1W OF THE 5TH P.M. IN FRANKLIN COUNTY, MISSOURI

PRELIMINARY NOT FOR CONSTRUCTION

PREPARED BY: ROYAL P. HOFF, P.E. - 2008019510
 FOR: WUNDERLICH SURVEYING & ENGINEERING INC.

THIS SEAL IS FOR DESIGN ONLY AND NOT CONSTRUCTION. INSTRUCTION ON SEALING OUT OF IMPROVEMENTS.

DATE	1-14-23
SCALE	AS SHOWN
PROJECT	23-13-3053
DRAWN BY	HW
CHECKED BY	
DATE	
SCALE	
SHEET	

7d



April 12, 2023

Mayor & City Council
City of Washington
Washington, MO 63090

File No. 23-0403-Voluntary Annexation-4.09 acres of Jasper Farm

Dear Mayor & City Council,

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

Sincerely,

Thomas R. Holdmeier
Chairman
Planning & Zoning Commission

To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: April 12, 2023

Re: File # 23-0403 – Voluntary Annexation – Jasper Farm

Synopsis: The applicant is requesting to annex 4.09 acres of the Jasper Farm

Adjacent Land Use / Zoning Matrix		
	Existing Land Use	Existing Zoning
North	Commercial Property	C-2
South	Vacant Land	R-1C
East	Common Ground / Creek	R-1A
West	Riverbend Estates Senior Living	SCD

Analysis:

The applicant has submitted an application to annex 4.09 acres of the Jasper farm south of Highway 100 and east of High Street. An exhibit is attached demonstrating the area to be annexed. The applicant is requesting the property to come in as C-2 General Commercial, even though there is an existing farm and farmhouse on the property. The way the property sits in conjunction to the Highland Meadows commercial development, staff agrees that this property, in the long term is appropriate for commercial development. The existing uses of livestock and single family residential will be lawfully non-conforming (grandfathered in). This closes a "donut" in the City limits and cleans up the boundaries in this area. This makes it much easier for emergency services to access and creates a uniform city limit.

Recommendation:

Staff recommends approval of the proposed annexation as well as the proposed zoning designation C-2 General Commercial.

7d



12

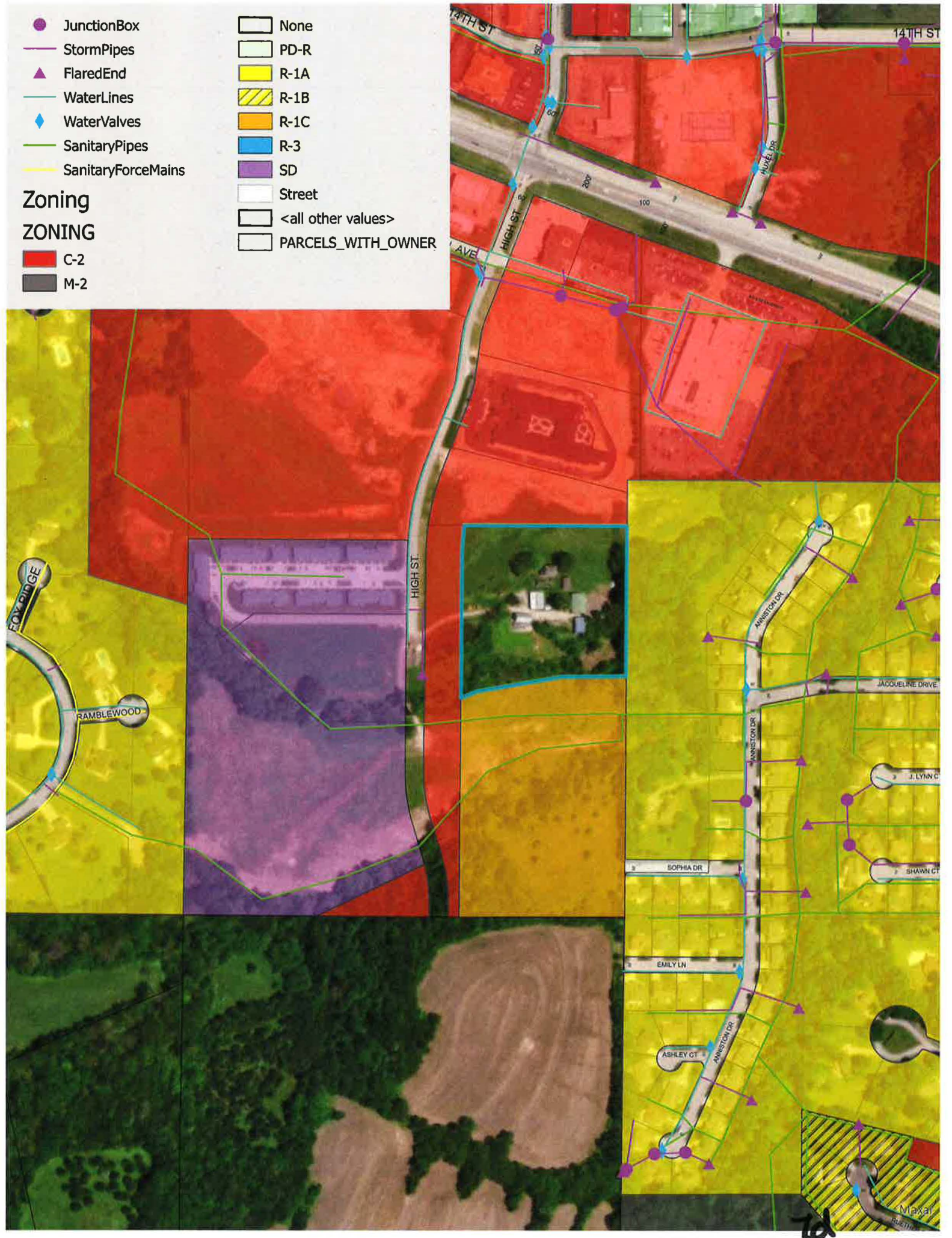
- JunctionBox
- StormPipes
- ▲ FlaredEnd
- WaterLines
- ◆ WaterValves
- SanitaryPipes
- SanitaryForceMains

- None
- PD-R
- R-1A
- ▨ R-1B
- R-1C
- R-3
- SD
- Street
- <all other values>
- PARCELS_WITH_OWNER

Zoning

ZONING

- C-2
- M-2



Maxar
RUEBING

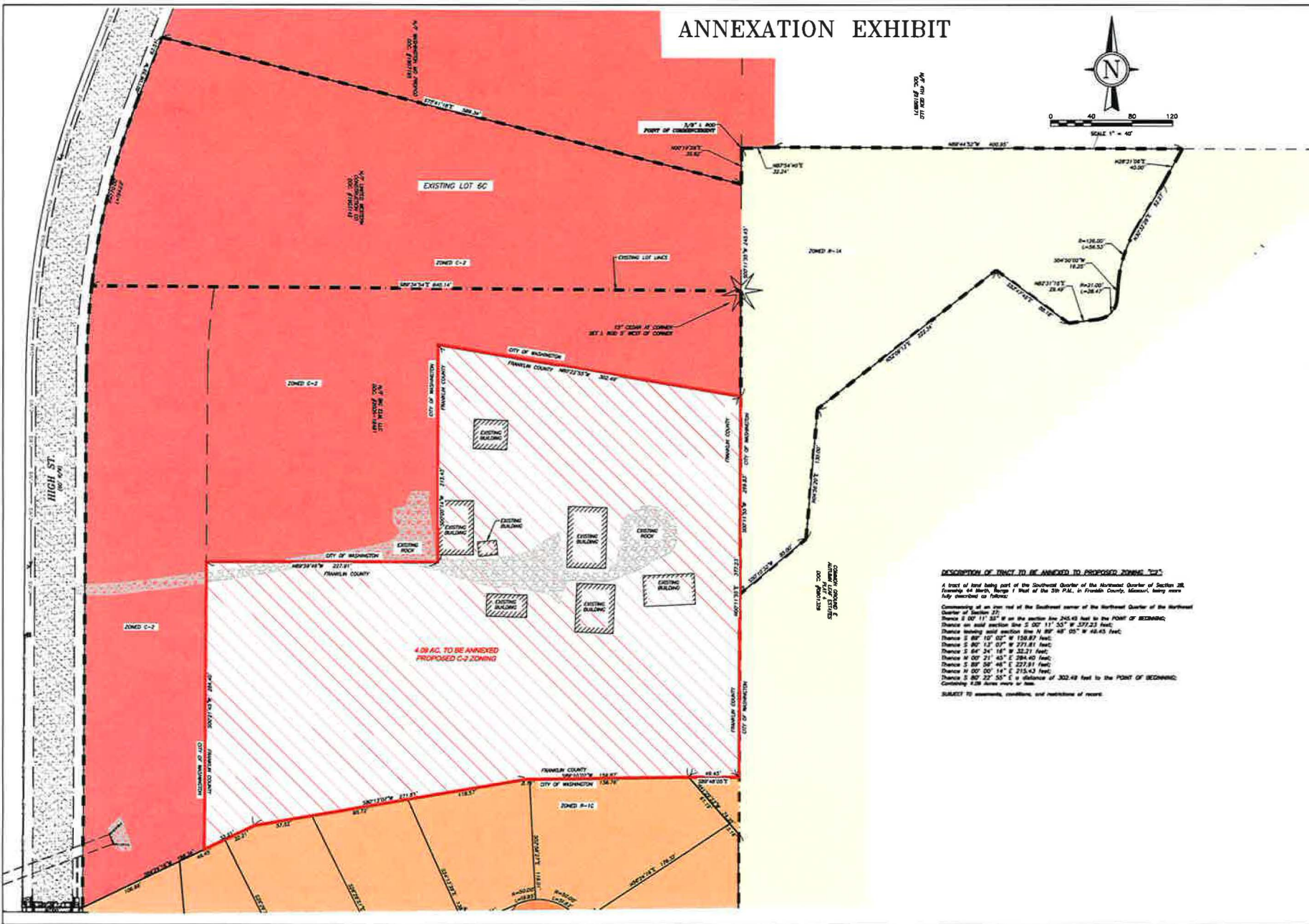
ANNEXATION EXHIBIT



SCALE 1" = 40'



**WILSON/BRILLOUGH
SURVEYING & ENGINEERING INC.**
512 EAST MAIN STREET
UNION, MO 65081
PHONE: (636) 383-8400
FAX: (636) 383-8401
WWW.WILSONBRILLOUGH.COM



DESCRIPTION OF TRACT TO BE ANNEXED TO PROPOSED ZONING C-2
 A tract of land being part of the Southwest Quarter of the Northeast Quarter of Section 28, Township 44 North, Range 7 West of the 5th P.M., in Franklin County, Missouri, being more fully described as follows:
 Commencing at an iron rod at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 27;
 Thence S 00° 11' 55" W on the section line 245.43 feet to the POINT OF BEGINNING;
 Thence on said section line S 00° 11' 55" W 372.23 feet;
 Thence bearing said section line N 88° 48' 00" W 46.63 feet;
 Thence S 89° 10' 00" W 150.87 feet;
 Thence S 90° 13' 00" W 271.81 feet;
 Thence S 64° 34' 18" W 32.21 feet;
 Thence N 00° 21' 43" E 284.43 feet;
 Thence S 89° 50' 48" E 227.91 feet;
 Thence N 00° 00' 14" E 215.43 feet;
 Thence S 89° 22' 50" E a distance of 302.48 feet to the POINT OF BEGINNING;
 Containing 4.09 Acres more or less.
 SUBJECT TO assessments, conditions, and restrictions of record.

ANNEXATION EXHIBIT
 A TRACT OF LAND BEING PART OF SECTION 28, T44N, R17W OF THE 5TH P.M. IN FRANKLIN COUNTY, MISSOURI

PRELIMINARY
 NOT FOR
 CONSTRUCTION

Prepared by: K. Smith
 P.E. #200801819
 P.L. by: Brilough Surveying & Engineering Inc.
 THIS SEAL IS FOR DESIGN ONLY AND NOT CONSTRUCTION. INSPECTION OR EXEMPT OUT OF REQUIREMENTS.
 SCALE: 1"=40'
 JOB: 2424
 DATE: 08-13-2023
 SHEET: 8th of 8
 CITY:
 COUNTY:
 STATE:
 SHEET

7d-

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 1750 High Street Washington, MO 63090

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. 00-8783 §1, 4-3-00)

X Monica Frasier

Applicant Name (print)

X Mannie Peasier

Applicant signature

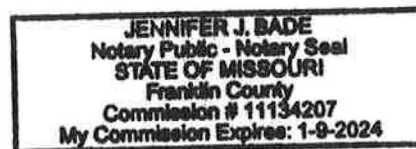
Address & Phone 9 Irish Lane Washington, MO 63090 636-667-3565

STATE OF MISSOURI)
) SS
COUNTY OF FRANKLIN)

On this 29 day of March, 2023 before me appeared Monica Frasier, 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.

Jennifer J. Bade





June 12, 2023

Mayor & City Council
City of Washington
Washington, MO 63090

RE: File No. 23-0601-Preliminary Plat Meadows, Plat 9

Mayor & City Council,

At the regular meeting of the Planning & Zoning Commission held on Monday, June 12, 2023 the above mentioned Preliminary Plat was approved with an unanimous 8-0 approval.

Sincerely,

Thomas R. Holdmeier
Chairman
Planning & Zoning Commission

To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: June 12, 2023

Re: File # 23-0601

Synopsis: The applicant is requesting approval of a preliminary plat for Highland Meadows Plat 9

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

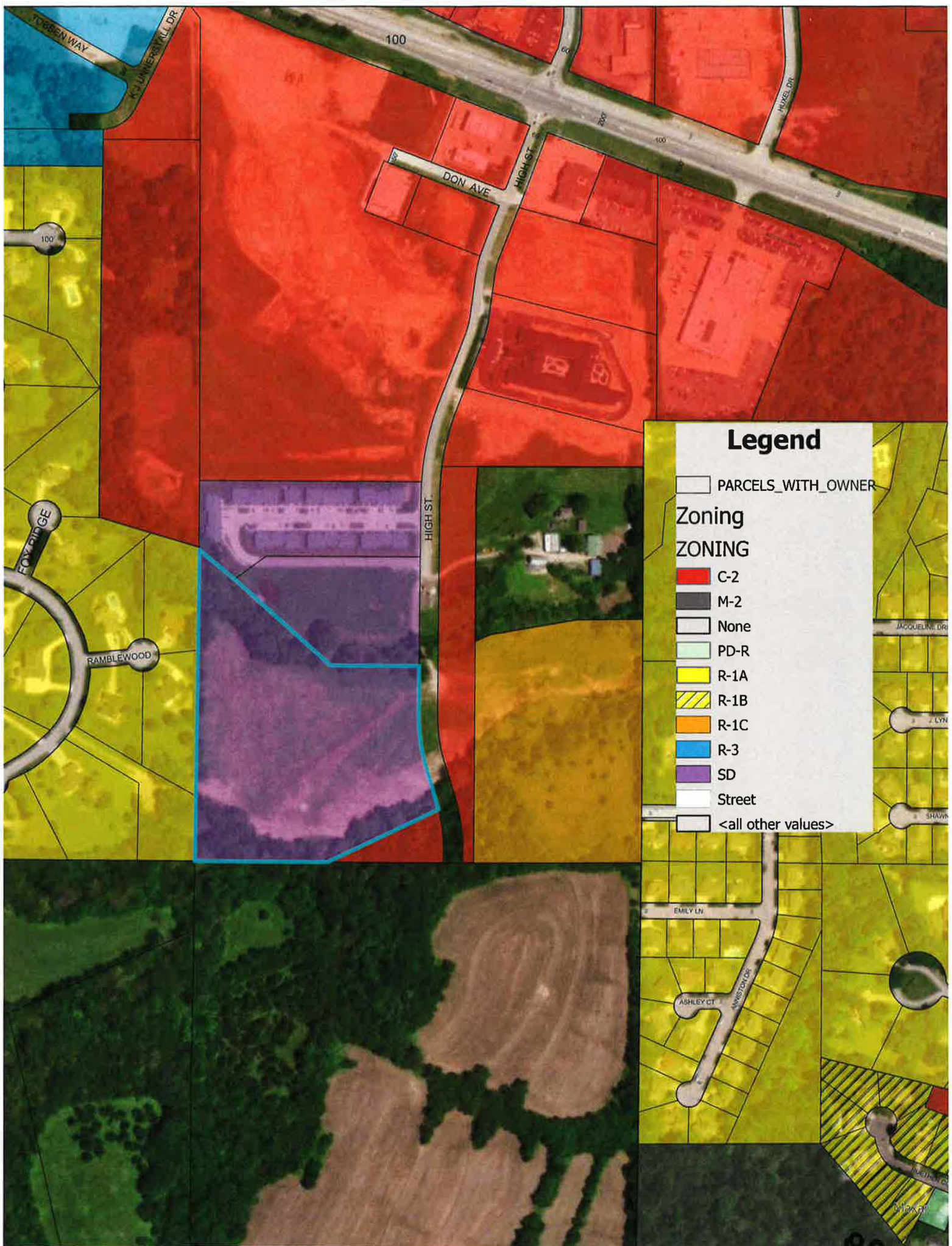
Analysis:

The applicant is requesting to create an additional lot by subdividing an 11.28 acre lot into two separate lots. Lot A2 is 3.29 acres in size and is located along High Street. Lot A1 is 7.99 acres in size and is located to the rear. The lot to the rear meets the minimum requirement set forth in the code by having a portion of the lot reaching High Street that is 70 ft. wide. However, the preliminary plat also proposes a 35 ft wide access easement on the north side of LotA2 to allow access to Lot A1. The property is still zoned Senior Community District, which has no minimum lot size. Subdivision requirements outside of the zoning district have also been met.

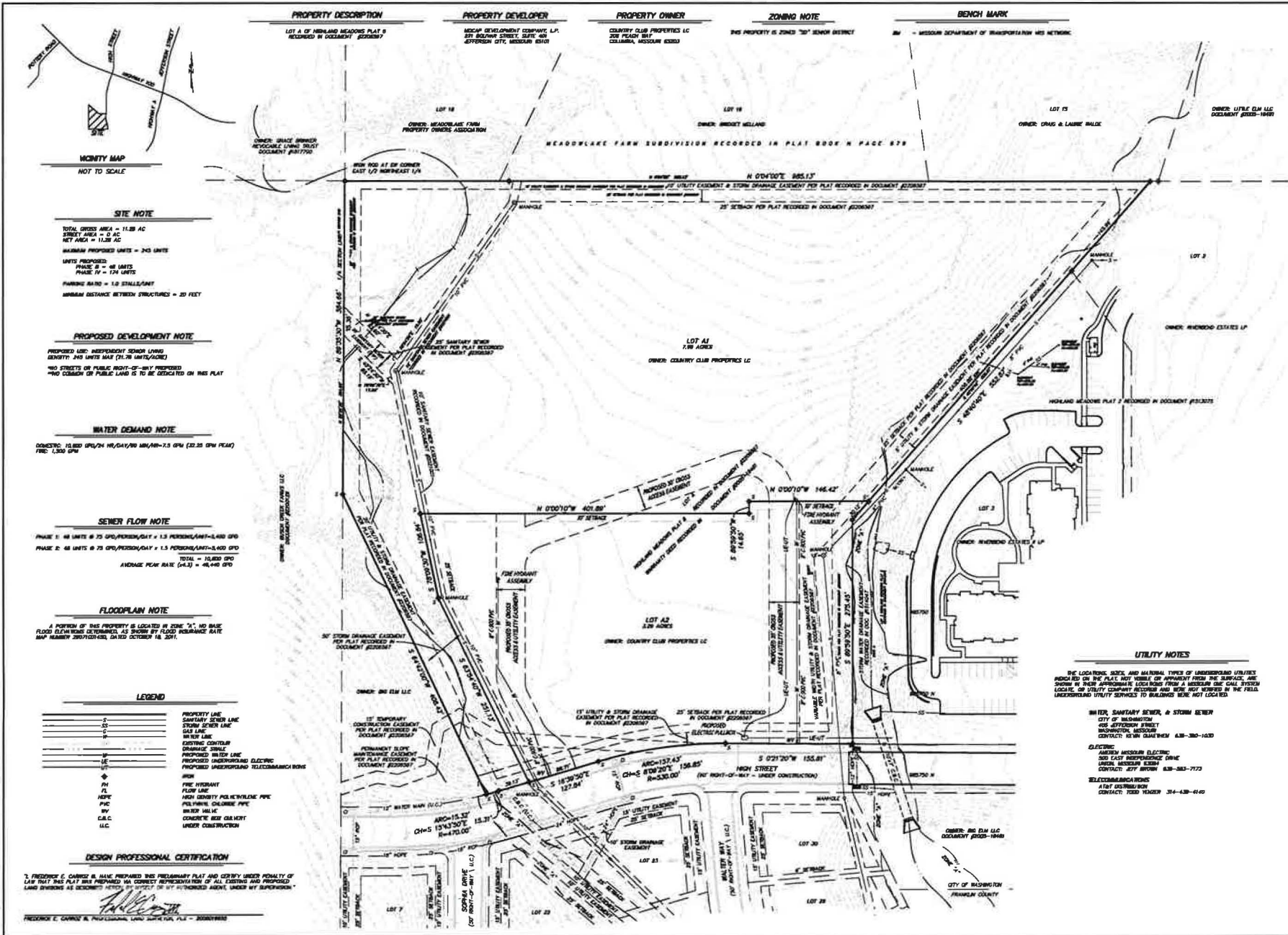
Riverbend Estates has submitted plans to build a 3 story residential building on Lot A1, identical to their Phase 2 building on Lot 3. The lot they are creating in the rear will be reserved for a Phase 4 development and because of this plat will have access secured. Staff's one comment is that the chosen plat number, Plat 7, has already been utilized further north in the development. Plat 8 has also been utilized. The final plat that is recorded shall be Plat 9.

Recommendation:

Staff recommends approval of the plat amendment for Highland Meadows Plat 9.







PROPERTY DESCRIPTION	PROPERTY DEVELOPER	PROPERTY OWNER	ZONING NOTE	BENCH MARK
LOT 4 OF HIGHLAND MEADOWS PLAT 9 RECORDED IN DOCUMENT #30387	MCCAP DEVELOPMENT COMPANY, L.P. 271 BOWLING STREET, SUITE 400 SPRINGFIELD, MISSOURI 65710	COUNTRY CLUB PROPERTIES LC 200 PLEASANT BAY COLUMBIA, MISSOURI 65203	THIS PROPERTY IS ZONED "D2" SENIOR DISTRICT	BM - MISSOURI DEPARTMENT OF TRANSPORTATION HIS NETWORK

MOBILITY MAP
NOT TO SCALE

SITE NOTE
TOTAL GROSS AREA = 11.28 AC
STREET AREA = 0 AC
NET AREA = 11.28 AC
MAXIMUM PROPOSED UNITS = 243 UNITS
UNITS PROPOSED:
PHASE I = 48 UNITS
PHASE IV = 174 UNITS
PARKING RATIO = 1.0 STALLS/UNIT
MINIMUM DISTANCE BETWEEN STRUCTURES = 20 FEET

PROPOSED DEVELOPMENT NOTE
PROPOSED USE: INDEPENDENT SENIOR LIVING (SENIORES) AND UNITS MAX (21.38 UNITS/AC)
NO STREETS OR PUBLIC RIGHT-OF-WAY PROPOSED
NO CORNER OF PUBLIC LAND IS TO BE DETACHED ON THIS PLAT

WATER DEMAND NOTE
DOMESTIC: 15,000 GPD/24 HRS/541,600 MB/AN-7.5 GPM (22.25 GPM PEAK)
FIRE: 1,200 GPM

SEWER FLOW NOTE
PHASE I: 48 UNITS @ 75 GPD/PERSON/DAY + 1.5 PERSONS/UNIT = 4,440 GPD
PHASE II: 48 UNITS @ 75 GPD/PERSON/DAY + 1.5 PERSONS/UNIT = 4,440 GPD
TOTAL = 10,880 GPD
AVERAGE PEAK RATE (APR) = 46,440 GPD

FLOODPLAIN NOTE
A PORTION OF THIS PROPERTY IS LOCATED IN ZONE "X1" NO BASE FLOOD ELEVATIONS DETERMINED AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 2207001004R, DATED OCTOBER 18, 2011.

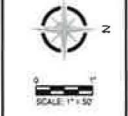
LEGEND

---	PROPERTY LINE
---	SENIARY SEWER LINE
---	STORM DRAIN LINE
---	GAS LINE
---	WATER LINE
---	EXISTING CONTOUR
---	CHANGING SCALE
---	PROPOSED WATER LINE
---	PROPOSED UNDERGROUND ELECTRIC
---	PROPOSED UNDERGROUND TELECOMMUNICATIONS
---	WALK
---	FIRE HYDRANT
---	FLOW LINE
---	HIGH DENSITY POLYETHYLENE PIPE
---	POLYETHYLENE GLASS REINFORCED PIPE
---	UNDER TANK
---	C.I.C.
---	CONCRETE NEW GULCH
---	UNDER CONSTRUCTION

DESIGN PROFESSIONAL CERTIFICATION
I, FREDERICK C. CARROLL II, HAVE PREPARED THIS PRELIMINARY PLAT AND CERTIFY UNDER PENALTY OF LAW THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF MISSOURI.
FREDERICK C. CARROLL II, PROFESSIONAL LAND SURVEYOR, P.L.S. - 00001000



1770 Park Blvd., Columbia, MO 65201
314-734-1000
800 W. Broadway, Suite 1000, St. Louis, MO 63102
314-241-1000
1772 West Main Street, Suite 100, St. Louis, MO 63103
314-241-1011
www.mccap.com
MCCAP Development, L.P. is an Equal Opportunity Employer



PRELIMINARY PLAT
HIGHLAND MEADOWS PLAT 9
WASHINGTON, FRANKLIN COUNTY, MISSOURI



MISSOURI LAND SURVEYOR
FREDERICK C. CARROLL II
P.L.S. - 00001000

DATE
MAY 3, 2023

Revised
DATE: JUNE 15, 2023

Design: RE Drawn: MSB

PRELIMINARY PLAT
Sheet
C1.01

ES&S PROJECT NO. 19288

8a

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: April 27, 2023

Applicant Information:

Name: MOCAP Development Company Phone: 573-635-2255

Address: 221 Bollvar Street Suite 401, Jefferson City, Missouri 65101

Do you own the subject property? Yes No

If not, please provide ownership information here:

Name: Country Club Properties, L.C. Phone: (573) 443-2021

Address: 206 Peach Way, Columbia, MO 65203

Name of Proposed Subdivision: Highland Meadows Plat 7

Number of Lots Proposed: 2 Zoning District(s): SD - Senior District

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):

MOCAP Development Company

LANDOWNER SIGNATURE(s):



LANDOWNER NAME (Printed):

Country Club Properties, L.C. C/O Jeffrey Smith