

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL
CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI
MONDAY, JULY 17, 2023**

INTRODUCTORY ITEMS:

The Regular Meeting of the City of Washington, Missouri, City Council was held on Monday, July 17, 2023, at 7:06 p.m. in the Council Chamber. Mayor Doug Hagedorn opened the meeting with roll call and Pledge of Allegiance.

Mayor:	Doug Hagedorn	Present
Council Members: Ward I	Al Behr	Present
	Duane Reed	Absent
Ward II	Mark Hidritch	Absent
	Mark Wessels	Absent
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
	Fire Chief	Tim Frankenberg
	Economic Development Director	Sal Maniaci
	Interim City Engineer	Charles Stankovic
	Parks Director	Wayne Dunker
	Finance Director	Mary Sprung
	Human Resources Manager	Shauna Pfitzinger

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 June 20, 2023, Council Meeting

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

Approval and Adjustment of Agenda including Consent Agenda:

- * Change Order #3 & Final Payment Request – 2022 Overlay Project
- * Change Order #1 & Final Payment Request - 2023 Overlay Project
- * Final Payment Request – Rabbit Trail Extension
- * Liquor License Approval: Wanderlust Market

- * Liquor License Renewals: Walgreens #5717; 1422 Apothecary DBA Bootleggers Cigars & Apothecary; Dolgencorp LLC DBA Dollar General Store #1251; Dolgencorp LLC DBA Dollar General Store #10885; Aldi Inc #05; Target Store T-2225; Ernesto's Mexican Restaurant; Tonino Cucina LLC DBA Aldo's Pizza; Colton's Steak House & Grill; Mid River Restaurants LLC DBA Applebee's Neighborhood Grill; Murphy USA #7416; Old Bridge Brewing Inc.; 3G Infinity LLC DBA Plush; Olivino, LLC; Bud's American Pub; Casey's Marketing Company; Sirens Hotel LLC DBA River Sirens Hotel; Augusta Brewing Venture LLC; Elijah's LTD; Aces and Eagles LLC DBA The Office, Aces and Eagles Disc Golf; TLRR Entertainment LLC DBA 1861 Social House Eatery & Bar

After a brief discussion on Change Order #3 & Final Payment Request – 2022 Overlay Project, a motion to accept and approve the agenda including the consent agenda accordingly made by Councilmember Holtmeier, seconded by Councilmember Patke, passed without dissent.

PRIORITY ITEMS:

- * Certificate of Appreciation – Optimist Club of Washington

CITY OF WASHINGTON

Certificate of Appreciation

PRESENTED TO

Optimist Club of Washington

WHEREAS, the Optimist Club of Washington, Missouri, was chartered August 15, 1949, and have followed the mission “By providing hope and positive vision, Optimists bring out the best in youth, our communities and ourselves”; and

WHEREAS, the Optimist Club has recently donated \$7,000 for the purchase of playground benches at James W. Rennick Riverfront Park and water fountain at Optimist Park.

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

James D. Hagedorn, Mayor

July 17, 2023

Mayor's Presentations, Appointments & Reappointments:

- * Proclamation – Parks and Recreation Month

Parks and Recreation Month

Whereas, parks and recreation programs are an integral part of communities throughout this country, including the City of Washington; and

Whereas, our parks and recreation are vitally important to establishing and maintaining the quality of life in our communities, ensuring the health of all citizens, and contributing to the economic and environmental well-being of a community and region; and

Whereas, parks and recreation programs build healthy, active communities that aid in the prevention of chronic disease, provide therapeutic recreation services for those who are mentally or physically disabled, and also improve the mental and emotional health of all citizens; and

Whereas, parks and recreation programs increase a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

Whereas, parks and recreation areas are fundamental to the environmental well-being of our community; and

Whereas, parks and natural recreation areas improve water quality, protect groundwater, prevent flooding, improve the quality of the air we breathe, provide vegetative buffers to development, and produce habitat for wildlife; and

Whereas, our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

Whereas, the Parks and Recreation Department helps make Washington the best place for everyone to live, work, learn and play.

Now Therefore, I, James D. Hagedorn, Mayor of the City of Washington do hereby proclaim July as Parks and Recreation Month in the City of Washington.

In Witness Whereof I have hereunto set my hand and caused to be affixed the Seal of the City of Washington, Missouri, this 17th day of July 2023.

James D. Hagedorn

Mayor of Washington, Missouri

* Police Department Appointment

July 11, 2023

To The City Council

Washington, Missouri

Dear Council Members:

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

NAME

TERM BEGINS

TERM ENDS

Max Keeler

July 18, 2023

January 18, 2024

Police Officer

(1st 6 months)

Respectfully submitted,

James D. Hagedorn

Mayor

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

* Police Department Reappointments

July 11, 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:

<i>NAME</i>	<i>TERM BEGINS</i>	<i>TERM ENDS</i>
<i>Brendan M. McMillan Police Officer</i>	<i>March 14, 2023</i>	<i>March 14, 2024</i>
<i>Calvin Broz Police Officer</i>	<i>April 04, 2023</i>	<i>April 04, 2024</i>
<i>Ian Ray Police Officer</i>	<i>April 04, 2023</i>	<i>October 03, 2023 (2nd 6 months)</i>
<i>Chase Wurth Police Officer</i>	<i>May 08, 2023</i>	<i>November 08, 2023 (2nd 6 months)</i>
<i>Zachary Chadwick Police Officer</i>	<i>June 06, 2023</i>	<i>December 06, 2023 (2nd 6 months)</i>
<i>Robert Kelley Police Officer</i>	<i>June 06, 2023</i>	<i>December 06, 2023 (2nd 6 months)</i>

*Respectfully submitted,
James D. Hagedorn
Mayor*

Police Officer Ian Ray's term ends October 03, 2023. A motion to accept and approve the reappointments made by Councilmember Patke, seconded by Councilmember Behr, passed without dissent.

* Special Police Appointments

July 11, 2023

City Council

City of Washington

Washington, Missouri 63090

RE: Special Police Officer Appointments – 2023 Washington Town & Country Fair

Dear Council Members:

I herewith submit for your approval the following for appointment as Special Police Officers August 2-6, 2023, for the 2023 Washington Town & Country Fair:

<i>Darrell Floyd</i>	<i>Franklin County Sheriff's Department</i>
<i>Ryan Morgan</i>	<i>Franklin County Sheriff's Department</i>
<i>Gabriel Wiles</i>	<i>Franklin County Sheriff's Department</i>
<i>James Cross</i>	<i>Franklin County Sheriff's Department</i>
<i>Charles Holtz</i>	<i>Gasconade County Sheriff's Department</i>
<i>Brenn Finley</i>	<i>Owensville Police Department</i>
<i>Chad Johnmeyer</i>	<i>St. Clair Police Department</i>

*Respectfully submitted,
James D. Hagedorn
Mayor*

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

* Washington Area Highway Transportation Committee Reappointments

June 27, 2023

City Council

City of Washington

Washington, Missouri 63090

Dear Council Members:

I herewith submit for your approval the following for reappointment to the Washington Area Highway Transportation Committee:

William L. Miller – term ending July 2026

Bill Straatmann – term ending July 2026

Respectfully submitted,

James D. Hagedorn

Mayor

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

PUBLIC HEARINGS

* Rezoning – 2549 East Fifth Street

July 10, 2023

Honorable Mayor and City Council

405 Jefferson Street

Washington, MO 63090

RE: File No. 23-0701-Rezoning 2549 E. Fifth Street from R-1A, Single Family to R-3, Multi-Family

Dear Mayor and City Council Members:

The Planning & Zoning Commission reviewed the requested zoning change at their July 10, 2023 meeting and approved the request with a unanimous vote.

Sincerely,

Thomas R. Holdmeier

Chairman

Planning & Zoning Commission

Maniaci: Yes, Good Evening Council. There's three Public Hearings on your agenda tonight. The first two actually deal with the same project. The first is a rezoning and the second is an annexation for the same property. I'll kind of walk through here the details of that.

The subject property here is on East Fifth Street just on the east side of the street north of Hillermann's, so just north of the highway intersection there on East Fifth Street. You can see here actually it's four parcels currently which is what I'll get into, two of them are currently in the City limits and two of them are outside the City limits.

You can see there's an existing home here on this one parcel, and then the parcel that goes down along Fifth Street is also in the City limits here. And then the rest of the property is bordered by Busch Creek and Dubois Creek, actually it's where they come together before they enter the Missouri River.

So, you can see here on the zoning map the 14 acres on the western side of the property is zoned R-1A Single-Family Residential and then the eastern half of the property, the 19 acres, is outside the City limits.

As you can see the property is primarily surrounded by commercial zoning and uses. On the north side here across the creek there's commercial property that is currently vacant. There is the old Patriot Towing here, still operated as a tow lot but I'm not sure if it's currently Patriot, and then obviously with Hillermann's, the gas station and the, I'm sorry, the bank and the hotel to the south, car wash and then this vacant lot here. What I want to point out on the lot where my laser pointer is, that is currently C-2 General Commercial. In 2019, the Planning and Zoning Commission and City Council actually approved a rezoning to PDR for a higher density multi-family development. The reason why it didn't actually go R-3 is that at that time the applicant wanted a higher number of units than what was currently permitted in R-3, and so they requested the PDR. That was actually approved by both Planning and Zoning Commission and City Council for an apartment complex on this lot but our PDR's have a two year clock that if they're not constructed on it reverts back. That project never came to fruition so they, that reverted back to C-2. So, that is why you see it as such, as such on the zoning map.

The Willows in this area, I just want to point out some other multi-family. This is a multi-family development, senior housing complex, Willows down at the bottom of the hill here. There actually is multi-family right across the street. The corner of Brookview, it's vacant lot but it is zoned for multi-family and there is actually a multi-family apartment building north of the site here at the intersection of Old 100 and East Fifth and then actually here this is C-1 Neighborhood Commercial that is actually now non-conforming that is also a multi-family assisted living facility. So, there are some multi-family type uses in the area as you can see.

And for as the developable land of the property, just cause you know when you talk about density and what's actually buildable, you can see here this is the flood maps. We overlay this for what we get from FEMA on our aerial so these aren't perfect, the applicant will have to get a survey to show exactly where these lines are. But the hatch lines really show what is unbuildable and floodway and then anything in this bluer orange, that's the 100 and 500 will require Flood Plain Development Permit. So, you can kind of see the main buildable area here is outside of that buffer.

And then the topo is on the site plan as well but you can see the *inaudible*, the site does have some significant topo. This bluff here along the creek and it actually valleys down in between so it's kind of split into two halves here, there's the peak and then it slowly tapers out, kind of a plateau here. But you can kind of see how the topo so it's not necessarily a flat site where you're going to see tons of apartment buildings. It's going to have some significant grades and roads going into different sites.

One thing I want to point out and I just want to reiterate. In my staff report, the applicant was willing to provide a preliminary draft site plan of the kind of development they are interested in putting here just to show that is kind of full life cycle housing and in the sense of *inaudible* diverse housing options from duplexes to quad-plex townhomes all the way up to traditional apartment buildings. And then have some amenities as well. There's pickleball courts here on the northside, a clubhouse and pool as well so it is a development with amenities.

One thing we did want to point out and we brought this up at the Planning and Zoning Commission, is that this vote tonight is strictly for the validity of the R-3 zoning in this location. It is not for this actual site plan. There was some discussion about the layout of this and what would be the best for emergency services. All of that would have to go through our Site Plan Committee including Engineering, Communications, our Fire Department to be reviewed and approved by staff. And so if there's any questions or concerns on that, I just want to reiterate that we will have the ability to fully comment on this site plan in the future. But since the applicant submitted this information, we thought that it would be good to put it into the packet.

And so here again, this is just the overview zoning. City staff does recommend approval of the rezoning of this portion here from R-1A Single-Family Residential to Multi-Family R-3.

Our Comprehensive Plan has been pretty clear about setting some objectives of entertaining and encouraging life cycle housing as well as diverse housing options. I think this does both by not having just traditional apartment buildings but also townhomes, condos all for rent. One of the goals in there is to encourage opportunities for renters to be able to become homeowners in the City limits and I think that this is an opportunity for that to happen. We have seen there is a very low vacancy rate in our apartments currently in City limits, and actually I know that the applicant can attest to that for his current buildings has low vacancy rate.

As for the surrounding zoning, there's a pretty intensive commercial uses in the area so this is a good transitional use between commercial and residential. We typically don't encourage Single-Family Residential right up against Commercial. We like to have some type of what we call transitional zoning which is what this R-3 would be.

And lastly with us, with all that being said, having those goals in the Comprehensive Plan it can be difficult to find developable property in the City limits that meets that requirement because of how developed the City is around our commercial areas. And so being able to find a piece that is adjacent to those commercial uses, I think it bodes well, it sets up the property pretty well to be an appropriate zoning for multi-family.

Like I said, staff does recommend approval. This went to the Planning and Zoning Commission last week and did pass unanimously approval to approve the rezoning and annexation as well. Happy to answer any questions.

Behr: So, I guess, obviously the heartache that I've heard and it came up in P&Z and I'm sure that you were talked about it too. The intersection there, East Fifth and 100, and what are the plans there? I know that we're not looking at the site plan right here and only two exit entrances into the complex here but there's a lot of heartburn over the...

Maniaci: *Inaudible*

Behr: Wait time at Highway 100, not having a right turn lane there all of the things that we just talked about with Rabbit Trail at some length this year so...

Maniaci: That is, I mean that has been an existing concern without this development.

Behr: Correct.

Maniaci: And we have obviously looked at that with MoDOT. I believe there are potential plans for turn lanes on there with some MoDOT with some improvements to the highway that they are doing, but at this time it is not a recommendation to make the applicant add any of those improvements.

Hagedorn: No other questions?

Maniaci: This is a Public Hearing.

Hagedorn: Okay.

Maniaci: I can switch it over to the applicant whenever you're ready.

Hagedorn: Okay. Applicant, is Ed here? Yes, you are and Cameron, okay. Go ahead Cam.

Maniaci: Cam, here's your laser pointer.

Cameron Lueken: Good Evening Council, Mr. Mayor. I think Sal did a very good job of giving you an overview, so I'll just go through maybe a few more points on the slide. So, the developer is here tonight, Ed, he's with ELS Properties. Just to give you a little background, he is the developer that developed the Shoe Factory addition and the 100 West. So, he's familiar with the codes and building process here in the City. So, he's excited to bring you another project, and Sal mentioned there's a low vacancy rate relevant to the life cycle housing and we believe that this is another great place for another successful project.

So, as Sal has mentioned, the goal is to annex 19.4 acres as R-3, also to rezone 16.15 acres from R-1A to R-3. And right now as it's planned, there's about 196 family units on that property. As Sal mentioned, he gave you a good idea where the property is located at.

As far as the annexation, this is a little bit more detailed map on that. There's about 19.4 acres that lies in the northeast side of Hillermann's, the south side I guess of the old Seco Building.

I'll get into the zoning, but Sal made a case for how it makes sense to annex and rezone. This is R-3 giving the surrounding uses topographically and current land use. Like I said, there's the area to be rezoned R-3.

And so, as Sal mentioned, we made it just a few little modifications to the sketch plan after we submitted those to Sal. This is a little bit cleaner looking plan, and as Sal mentioned, there is the life cycle housing from the three bedroom, two car garage, all up to the 16 unit two-story structure, like Ed has on 100 West.

So, what's that going to look like as far as density? It's about 35 acres in totality, there's about 196 dwelling units proposed, the density equates to about 5 ½ dwelling units per acre. How's that relate to your other densities? This R-1A, that's about four units or four structures per acre, R-1B is about seven, R-1D which is kind of what the Overlook is zoned and the Creek and what not, that's about five, R-2 seven, R-3 could be 21 but with Sal or what Ed's proposing here is about five units per acre. So, that's about 1 per 7,900 square feet so it's similar to an R-1D Density.

As far as green space, in this particular instance because of the floodway, floodplain, topographical issues, there's about 26 acres of green space that will not be roof, parking lot, driveways, so that's in the case it's about 73% almost ¾ that will remain green so that's a fair amount of it.

This is a typical A Building, this is 100 West, a C Building eight units, F Building, the garages, and like Sal mentioned,

I'll just stop here for a minute. This does provide a great, for someone that's outside and is wanting to locate here that doesn't have a house available because there is lower housing stock, this is a way to transition into the community and then hopefully transition to a home.

And then as Sal has mentioned the amenities, the dog park, the playground, the pickleball court, pavilion, there's some *inaudible*.

In summary, rezone 16 acres from R-1A to R-3, annex 19.4 acres similar to an R-1 Density, it's about 73% of the properties entire green space.

So, I kind of rushed through that but does anyone have any questions about anything? I thought Sal did a good job so I didn't go very slow. Ed's here tonight if you have any questions for him. I'll step away. Thank you.

Hagedorn: Thanks Cameron.

Ed Schmelz: Yes, good evening. Ed Schmelz, developer. So, I don't know how to follow those two guys very well, they did a pretty good job obviously but so, I guess does anybody have any questions for me?

Holtmeier: No, I appreciate you giving Washington quality housing.

Ed Schmelz: Thank you.

Holtmeier: I appreciate you doing all of that.

Ed Schmelz: We've had quite a bit of success. As I said, in the past our phone just rings every day looking for places over here and right now we don't have anything available between 100 West and the Shoe Factory. We're totally full with waiting lists. So, we feel like this give us something a little bit different.

I feel like we have the west side of town covered. We have a little bit in the central part of town. This gives us something on the east side of town and also gives us something a little bit different. It is a little bit lower density than your 100 West and obviously the Shoe Factory.

If you look at that map, basically everything over to where our proposed retention pond is, everything there has garages. So, that's something we don't, I mean we have a few garages at 100 West but not a lot of them. Mostly it's the two story higher density apartment buildings, but these are a little bit lower density duplexes, fourplexes that provide some garages. And then when you get to the back further off the road, and obviously it's because we get into some flatter areas, but we'll try to make up for a little bit of density with some of the 60 units. We feel like it's, we're fulfilling a need on a different part of town with a little bit of a different product also.

Holtmeier: Thanks again.

Hagedorn: Thank you, Ed.

Ed Schmelz: And if anybody's wondering, we are actually keeping the old farmhouse, the brick farmhouse on there. That's going to be our clubhouse. So, we've had some really neat ideas for that, and we will be doing a pool back behind there. Thank you very much.

Hagedorn: Thank you. Anybody else? Anybody else in the audience would like to speak? Okay.

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

Bill No. 23-12833, Ordinance No. 23-13798, an ordinance rezoning 2549 East Fifth Street from R-1A Single-Family Residential to R-3 Multi-Family Residential in the City of Washington, Franklin County, Missouri.

The ordinance was introduced by Councilmember Patke.

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

* Annexation – 19.4 acres Ed Schmelz

July 10, 2023

Honorable Mayor and City Council

405 Jefferson Street

Washington, MO 63090

RE: File No. 23-0702-Annexation-Ed Schmelz

Dear Mayor and City Council Members:

The Planning & Zoning Commission reviewed the requested Annexation at their July 10, 2023 meeting and approved the request with a unanimous vote.

Sincerely,

Thomas R. Holdmeier

Chairman

Planning & Zoning Commission

Maniaci: So, this is just the Public Hearing following for the annexation of the 19 acres and actually for the newer annexation laws. The reason why we have to have a Public Hearing for this is because it's coming in as requested for R-3, instead of the default R-1A and then the item directly after is the ordinance.

Hagedorn: Open this one up too?

Lamb: Open this up.

Hagedorn: Yes, please. Anybody else in the audience like to comment on this? Okay, questions?

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

Bill No. 23-12834, Ordinance No. 23-13799, an ordinance annexing 19.4 acres off Fifth Street as R-3 Multi-Family Residential into the City of Washington, Franklin County, Missouri.

The ordinance was introduced by Councilmember Patke.

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

* Parking Minimum Reduction for Multi-Family Developments

July 11, 2023

Mayor & City Council

City of Washington

Washington, MO 63090

Re: Parking Minimum Reduction for Multi Family Developments

Mayor & City Council,

On your agenda for the July 17th meeting is a code amendment pertaining to parking minimums for Multi-Family Developments. In an effort to reduce over parking and decrease polluted stormwater runoff, City Staff is recommending reducing the parking minimums for one bedroom apartments to account for single car households. Currently, the code requires

2 parking spaces for each unit, regardless of how many one bedroom or studio units are in the development.

City Staff reviewed surrounding communities' regulations and found Cities such as St. Peter's, O'Fallon and St. Charles have similar reductions available for single bedroom units. The American Planning Association's Recommended Park Standards also allowed for such reductions.

The Planning and Zoning Commission held a public hearing on July 10th, where no comments from the public were given. They reviewed staff's recommendation and voted unanimously to change the parking requirement for multi-family dwellings to the following: 1.5 spaces for each 1 bedroom units, 2 spaces for each unit two bedrooms and above.

Feel free to reach out with any questions.

Sincerely,

Sal Maniaci

Community and Economic Development Director

Maniaci: All right, yes thank you. So, this next Public Hearing is for a requested, requested by staff to reduce the parking minimums for apartments. Currently our code requires two spaces for each dwelling unit regardless of how many bedrooms it has. So, even if it's a studio where you more typically will find someone that could very easily be in a single car household or it's a three bedroom unit, it has two spaces across the board.

And then as, we didn't have apartments proposed for a long time because of our density was so low and then when we increased our density in 2018, as you are all aware, we have had an increase in these requests just like we've had tonight. And as we've looked at these developments and as we've looked at other sections of our code, we've strived to make sure we're not overparked in some situations. Actually in 2019, we reduced our parking minimum for retail, actually reduced it by 20% because a lot of our commercial developments were overparked for their typical use, and we wanted to do the same really for our apartments for two reasons.

One, it is more developer friendly. You're not putting as much of an *inaudible* on a developer to put parking spaces that aren't going to be utilized.

And two, as we get further into our MS4 Audit and looking at stormwater runoff, that is a big area that we could tackle for future developments of reducing the size of our required parking lots.

And so, as I've described in my letter, we did look at some other communities. More particularly kind of communities not so much in the more urban St. Louis area but right outside. So, St. Peters, O'Fallon and St. Charles were three good examples. St. Peters and O'Fallon actually have the same code we are proposing tonight, and St. Charles kind of had a, they split the middle at 1.7 across the board so instead of doing it by bedroom they did just 1.7 units.

And so, what we are proposing is that it would be 1.5 spaces for each one-bedroom unit and two spaces for each two-bedroom unit and above. And so that does give a little bit of leeway there for when a developer has a handful of single bedrooms or studio units that they don't have to have two parking spaces for each.

A good example of this is actually the Shoe Factory. There was, that went through a planned development so they got their own parking calculation. But when that came forward he

had shown a certain percentage that had studio units and so we actually reduced that to about 1.7 per unit, and you can see I think Ed would say that it's not overparked. They have plenty of parking there.

And that we did look at the American Planning Associations recommendations and they gave plenty of other communities our size that have similar allowances for single bedrooms.

Planning and Zoning had a Public Hearing on this last week and voted unanimously to amend the code to the as proposed and then at the Public Hearing there were no comments given. I'd be happy to take any questions.

Hagedorn: Anyone in the audience like to comment? Great. Go ahead Mike, sorry. I missed you.

Mike Johns: Mike Johns, 610 Roberts Street. Can you explain 1.5?

Maniaci: Yeah, so 1.5 parking spaces per single-bedroom unit and we always round up and so that instead of having, if they have five one bedroom units, they used to have 10 and now it would be, now I'm going to make myself do math...

Patke: Eight.

Maniaci: Eight, thank you.

Mike Johns: I'm just trying to understand...*inaudible*.

Maniaci: *Inaudible*...round up, thank you. But so...

Lamb: It just rounds up.

Mike Johns: I understand that.

Lamb: Okay.

Mike Johns: But so, who violates and who doesn't violate? It just, I think you're doing this and you're going to low, you, I think, you said you did it because of the runoff and you guys got your hands slapped, and that's figuratively, I just think you're going towards low hanging fruit. *Inaudible*...

Maniaci: It's just one item that, we...

Mike Johns: Right, are you planning on doing it to homeowners too?

Maniaci: No, this is just for multi-family.

Mike Johns: Just, right, the low income. Planning and Zoning own homes and most people that live in apartments don't come to meetings and stuff like that. I just don't think, I just think we should do this across the board. If we are going to do this, is that your plan?

Lamb: You mean across the board Mike, like in the sense like single-family homes?

Mike Johns: Yeah.

Lamb: Two-family homes?

Mike Johns: Yeah, if we're worried about the runoff, are we just aiming towards the lower class?

Maniaci: Single-family homes don't have parking lots, so that's where it doesn't necessarily have much of an issue. This is just to reduce the size of the actual parking lot that goes along with the development.

Lamb: People typically don't overbuild a driveway for a single-family unit.

Mike Johns: Right, right, I'm just saying...

Lamb: Unless they got a lot of...

Mike Johns: I understand totally, I understand totally. I just think it looks like overreach again. That we're just overreaching and it seems like we're going down here, and I just want the playing field to be same or it doesn't matter what you make, it's all the same.

Maniaci: Yeah, we have parking calculations for each use.

Briggs: We're not limiting the amount of people that can park there, we're making the developer so he can make a smaller parking lot. If somebody lives there, they have two cars...

Mike Johns: Yeah, but if you have a single-family and you got two people living in that apartment, you're already, you know, and they got a work vehicle and everything, I just think it's kind of, you know what I'm saying? I don't know if we've thought through all of this.

Maniaci: Yeah, I mean that's why we looked at the American Planning Associations recommendation. We've looked at other communities. I mean it's fairly common to just give a split down the middle, so instead of one space per unit and two spaces per unit, it would be 1.5 because then your basically hedging your bets that you're going to have a percentage of those single bedrooms that aren't going to have two cars.

Mike Johns: Right.

Maniaci: You're just anticipating the end user not having two cars 100% of the time.

Mike Johns: Right. I just wanted to make sure that were playing on a playing field that's level because you brought up the rain, runoff water and everything like that there and I know you wanted smaller parking lot and everything. I just want to make sure were, every, the community is being treated the same.

Maniaci: Yeah, I think, we're not...

Hagedorn: Oh Yeah.

Maniaci: We're not...*inaudible*.

Mike Johns: I'm just here to ask, that's all I'm saying. If nobody asks, nobody asks. That's what you just said. Nobody went to the meeting, everybody voted unanimously, and it was fine.

Hagedorn: That's why you're up here, Mike...*inaudible*.

Mike Johns: And that's why I show up.

Hagedorn: *Inaudible*.

Mike Johns: Yeah, so thank you. This wasn't *inaudible*, I just wanted an explanation and stuff.

Coulter: So, obviously this hasn't been a problem in any other places that, it's working?

Maniaci: Correct, yeah. I mean, I think...

Coulter: Nobody's looking for a parking spot?

Maniaci: Correct, yeah. And I mean, a good example is when we have developers who haven't developed here before, they look at our calculation, they think two per unit that's high compared to most Cities they work in so we were higher than...

Briggs: And what were the other Cities that you looked at, Sal, I can't remember?

Maniaci: St. Peters, O'Fallon and St. Charles were the three in the region and the national average that we looked at from APA.

Mike Johns: Okay, I just wanted to make sure that everything is on the same playing field for everybody. Thanks.

Hagedorn: Thank you, Mike. Anyone else? Okay.

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

Bill No. 23-12835, Ordinance No. 23-13800, an ordinance amending Section 400.265.C of the Code of the City of Washington, Missouri.

The ordinance was introduced by Councilmember Behr.

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

CITIZENS COMMENTS

* None

UNFINISHED BUSINESS

* None

REPORT OF DEPARTMENT HEADS

* None

ORDINANCES/RESOLUTIONS

Bill No. 23-12836, Ordinance No. 23-13801, an ordinance authorizing and directing the execution of a Depository Contract by and between the City of Washington, Missouri and the Bank of Franklin County.

The ordinance was introduced by Councilmember Patke.

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

Bill No. 23-12837, Ordinance No. 23-13802, an ordinance accepting the Bid from Modern Auto for the purchase of a 2024 Chevrolet Silverado 3500HD 4WD Crew Cab & Chassis.

The ordinance was introduced by Councilmember Patke.

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

Bill No. 23-12838, Ordinance No. 23-13803, an ordinance accepting the Quote from Knapheide for the purchase of a 60" Knapheide Bed.

The ordinance was introduced by Councilmember Patke.

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

Bill No. 23-12839, Ordinance No. 23-13804, an ordinance accepting the Bid from Chris Auffenberg Ford for the purchase of two (2) 2024 Ford Expedition SSV Response Vehicles.
The ordinance was introduced by Councilmember Patke.

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

Bill No. 23-12840, Ordinance No. 23-13805, an ordinance authorizing and directing the City of Washington, Missouri to enter into an Agreement with St. Francis Borgia Regional High School, St. Francis Borgia Grade School, Our Lady of Lourdes School and Immanuel Lutheran School for the assignment of one (1) School Resource Officer.

The ordinance was introduced by Councilmember Holtmeier.

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

Bill No. 23-12841, Ordinance No. 23-13806, an ordinance authorizing and directing the execution of an Agreement with Jokerst Paving & Contracting, Inc. for the 2023 Third Street Overlay and Improvements Project and amend the 2023 Budget.

The ordinance was introduced by Councilmember Patke.

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

Bill No. 23-12842, Ordinance No. 23-13807, an ordinance authorizing and directing the execution of an Economic Development Agreement by and between the City of Washington, Missouri and the Missouri Highways and Transportation Commission.

The ordinance was introduced by Councilmember Behr.

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

Bill No. 23-12843, Ordinance No. 23-13808, an ordinance authorizing and directing the execution of a Subrecipient Contract between the County of Franklin, Missouri and the City of Washington, Missouri.

The ordinance was introduced by Councilmember Patke.

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

Bill No. 23-12844, Ordinance No. 23-13809, an ordinance authorizing and directing the execution of a Subrecipient Contract between the County of Franklin, Missouri and the City of Washington, Missouri.

The ordinance was introduced by Councilmember Patke.

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

Bill No. 23-12845, Ordinance No. 23-13810, an ordinance repealing the provisions of Title III Traffic Code, Schedule VI Turning Movements, Table VI-A No U-Turns 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; Patke-aye, Behr-aye, Briggs-aye, Holtmeier-aye, Coulter-aye, Hidritch-absent, Reed-absent, Wessels-absent.

COMMISSION, COMMITTEE AND BOARD REPORTS

* 1780 High Street – PDR Preliminary Plan Review

July 10, 2023

Honorable Mayor and City Council

405 Jefferson Street

Washington, MO 63090

RE: File No. 23-0603-1780 High Street-PDR-Preliminary Plan Review

Dear Mayor and City Council Members:

The Planning & Zoning Commission reviewed the requested Planned Development Residential at their July 10, 2023 meeting and approved the request with a unanimous vote.

Sincerely,

Thomas R. Holdmeier

Chairman

Planning & Zoning Commission

After discussion, a motion to accept and approve this item made by Councilmember Behr, seconded by Councilmember Patke, passed without dissent.

Bill No. 23-12846, Ordinance No. 23-13811, an ordinance approving the Final Plat of Highland Meadows Plat 9, 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; Patke-aye, Behr-aye, Briggs-aye, Holtmeier-aye, Coulter-aye, Hidritch-absent, Reed-absent, Wessels-absent.

MAYOR'S REPORT

* Thanks for coming this evening.

* A lot of exciting things are going on around Washington with good, managed growth.

CITY ADMINISTRATOR’S REPORT

* Budget Workshop scheduled for August 7, 2023, 6:00 p.m.

COUNCIL COMMENTS

* None

ADJOURNMENT

With no further business to discuss, a motion to adjourn made at 8:21 p.m. by Councilmember Patke, seconded by Councilmember Holtmeier passed without dissent.

Adopted: _____

Attest: _____
City Clerk

President of City Council

Passed: _____

Attest: _____
City Clerk

Mayor of Washington, Missouri