

**REGULAR MEETING OF WASHINGTON, MISSOURI CITY COUNCIL  
MONDAY, AUGUST 21, 2023 - 7:00 P.M.  
COUNCIL CHAMBER, 405 JEFFERSON STREET, WASHINGTON, MISSOURI**

<b><u>1. INTRODUCTORY ITEMS:</u></b>	<b><u>SUGGESTED</u></b>	<b><u>COUNCIL ACTION</u></b>
Roll Call / Pledge of Allegiance		
Approval of the Minutes from the August 7, 2023, Council Meeting	Need Motion/Mayor	Memo
<u>Approval and Adjustment of Agenda including Consent Agenda</u>		
a. Collector's/Treasurer's Report Summary – March 2023	Need Motion/Mayor	Memo
b. Investment Report – March 2023		
c. Liquor License – Droege's Caterers LLC		
<b><u>2. PRIORITY ITEMS:</u></b>		
a. Washington Fire Department Officers	Approve/Mayor	Memo
<b><u>Mayor's Presentations, Appointments &amp; Reappointments</u></b>		
b. Proclamation – Celebrating Othmar "Ott" Jasper	Mayor	
c. Proclamation – Recognizing Mark Skornia	Mayor	
d. Washington Historic Preservation Commission Appointment	Approve/Mayor	Memo
<b><u>3. PUBLIC HEARINGS:</u></b>		
a. Rezoning - 1780 High Street	Accept Into Minutes	Memo
b. An ordinance rezoning 1780 High Street from R-1C Single-Family Attached to PDR-Planned Residential in the City of Washington, Franklin County, Missouri.	Read & Int/Read/Vote/Mayor	
c. A resolution approving the Preliminary Development Plan submitted by Bridgewater Communities, Inc. for the property located at 1780 High Street, Washington, Missouri.	Read/Second/Vote/Mayor	
d. An ordinance approving the Final Development Plan submitted by Bridgewater Communities, Inc. for the property located at 1780 High Street, Washington, Missouri.	Read & Int/Read/Vote/Mayor	
<b><u>4. CITIZENS COMMENTS:</u></b>		
<b><u>5. UNFINISHED BUSINESS:</u></b>		
<b><u>6. REPORT OF DEPARTMENT HEADS:</u></b>		
a. Washington Police Explorer Post 2438		

**7. ORDINANCES/RESOLUTIONS:**

- |  |                            |      |
|--|----------------------------|------|
| a. An ordinance amending the 2023 Budget of the City of Washington, Missouri for the purchase and installation of a 100kW Generator and Transfer Switch for the Communications Division at the Public Safety Building.                           | Read & Int/Read/Vote/Mayor | Memo |
| b. An ordinance authorizing and directing the execution of a Maintenance Agreement by and between the City of Washington, Missouri and AT&T for maintenance of 911 call handling equipment and services and amend the 2023 Budget.               | Read & Int/Read/Vote/Mayor | Memo |
| c. An ordinance amending the 2023 Budget of the City of Washington, Missouri for construction of the East-West Parkway Project.  | Read & Int/Read/Vote/Mayor | Memo |
| d. An ordinance authorizing and directing the execution of a Contract Agreement by and between the City of Washington, Missouri and K.J. Unnerstall Construction Company for the Second Street Improvements Project and amend the 2023 Budget.   | Read & Int/Read/Vote/Mayor | Memo |
| e. An ordinance authorizing and directing the execution of a Contract Agreement by and between the City of Washington, Missouri and N.B. West Contracting for the Westlink Drive Improvement Project STP-6400(627).                              | Read & Int/Read/Vote/Mayor | Memo |
| f. An ordinance providing for the approval and acceptance of minimum improvements for maintenance for River Place Subdivision Plat II, in the City of Washington, Franklin County, Missouri.   | Read & Int/Read/Vote/Mayor | Memo |
| g. An ordinance authorizing and directing the execution of a Residential Sale Contract and Amendment to Sale Contract by and between the City of Washington, Missouri and Myles Branch.  | Read & Int/Read/Vote/Mayor | Memo |
| h. An ordinance authorizing and directing the execution of a Special Sale Contract by and between the City of Washington, Missouri and R.C. Schrader Construction, LLC.  | Read & Int/Read/Vote/Mayor | Memo |
| i. An ordinance repealing Ordinance No. 23-13789 and enacting in lieu thereof 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. | Read & Int/Read/Vote/Mayor | Memo |
| j. An ordinance amending the provisions of Chapter 335 Schedule II of the Code of the City of Washington, Missouri by adding provisions for a stop sign at the location described below.   | Read & Int/Read/Vote/Mayor | Memo |
| k. An ordinance approving a Boundary Adjustment for Stone Crest Subdivision Plat 19, in the City of Washington, Franklin County, Missouri.   | Read & Int/Read/Vote/Mayor |      |
| l. An ordinance approving a Boundary Adjustment for the Wash Mo Main Street Development Plat II, in the City of Washington, Franklin County, Missouri.   | Read & Int/Read/Vote/Mayor |      |
| m. A resolution adopting a 2023 Community Economic Development Strategy.   | Read/Second/Vote/Mayor     | Memo |

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

**9. MAYOR'S REPORT:**

- a. Special Council Meeting – August 28, 2023, 6:00 p.m.
- b. Next Regular Council Meeting – Tuesday, September 5, 2023, due to the Labor Day Holiday

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

**11. COUNCIL COMMENTS:**

**12. CITY ATTORNEY'S REPORT:**

Public Vote on whether or not to hold a closed meeting to discuss personnel, legal and real estate matters pursuant to Section 610.021 RSMo (2000).

Roll Call Vote

**13. INFORMATION:**

**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, AUGUST 18, 2023  
A COPY OF THIS NOTICE IS ALSO AVAILABLE ONLINE AT [www.washmo.gov](http://www.washmo.gov)

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL  
CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI  
MONDAY, AUGUST 7, 2023**

**INTRODUCTORY ITEMS:**

The Regular Meeting of the City of Washington, Missouri, City Council was held on Monday, August 7, 2023, at 7:05 p.m. in the Council Chamber. Mayor Doug Hagedorn opened the meeting with roll call and Pledge of Allegiance.

<b>Mayor:</b>	Doug Hagedorn	Present
<b>Council Members: Ward I</b>	Al Behr	Absent
	Duane Reed	Present
<b>Ward II</b>	Mark Hidritch	Present
	Mark Wessels	Present
<b>Ward III</b>	Chad Briggs	Present
	Jeff Patke	Present
<b>Ward IV</b>	Mike Coulter	Present
	Joe Holtmeier	Present

<b>Also Present:</b>	City Attorney	Mark Piontek
	City Administrator	Darren Lamb
	City Clerk	Sherri Klekamp
	Economic Development Director	Sal Maniaci
	Interim City Engineer	Charles Stankovic
	Finance Director	Mary Sprung
	Police Chief	Jim Armstrong
	Street Superintendent	Tony Bonastia
	Communications Director	Jennifer Brune
	Emergency Management Director	Mark Skornia

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 July 17, 2023, Council Meeting

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

**Approval and Adjustment of Agenda including Consent Agenda:**

\* Liquor License Renewal: *Cherry Blossom*

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:**

**Mayor's Presentations, Appointments & Reappointments:**

\* Proclamation – Aging Ahead is Awesome Month

*Aging Ahead*

*Is Awesome Month*

*Whereas, Aging Ahead is one of ten Area Agencies on Aging in Missouri which has been providing supportive services in surrounding communities since 1973 and will be celebrating fifty years supporting countless journeys; and*

*Whereas, the Washington Senior Center joined Aging Ahead, formerly known as the Mid-East Area Agency on Aging, in August 1984; and*

*Whereas, their vision is for all individuals to have opportunities to age with honor and dignity; and*

*Whereas, adults sixty and older count on Aging Ahead to provide nutritious meals, connection to resources and supportive services like Meals on Wheels, Community Centers, Caregiving Services and Community Options Consulting and Case Management.*

*Now Therefore, I, James D. Hagedorn, Mayor of the City of Washington, Missouri, do hereby proclaim August 2023 as*

*Aging Ahead Is Awesome Month*

*in the City of Washington and urge all citizens to join in supporting Aging Ahead as we “Re-imagine Aging” and support individuals through the journey of aging.*

*In Witness Whereof I have hereunto set my hand and caused to be affixed the Seal of the City of Washington, Missouri, this 7<sup>th</sup> day of August 2023.*

*James D. Hagedorn*

*Mayor*

\* Police Department Reappointment

*July 26, 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:*

*NAME*

*DATE EFFECTIVE*

*DATE EXPIRES*

*Eric Dobelmann*

*August 6, 2023*

*August 6, 2024*

*Detective*

*Respectfully submitted,*

*James D. Hagedorn*

*Mayor*

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

**PUBLIC HEARINGS**

\* None

**CITIZENS COMMENTS**

\* None

**UNFINISHED BUSINESS**

\* None

**REPORT OF DEPARTMENT HEADS**

\* 911 Update

*July 27, 2023*

*Honorable Mayor and City Council*

*Washington, MO*

*Re: 911 Update*

*Honorable Mayor and City Council,*

*This letter is to provide you with an update of the 911 system project. Since January, myself along with the other PSAP directors in the county, have been researching other options for the 911 system. These options have included other vendors, going out on our own with Pacific, joining an established system with another county and all the PSAPs in the county going in together. Of these options, we decided that staying virtually consolidated on the same system with Franklin County and AT&T is the best option. We found that this option is more reliable than the other vendors and costs less. Staying with AT&T as our vendor and being virtually consolidated with Franklin County, Pacific and Gasconade County our all-in total cost for 5 years is \$289,506.21 (see attached chart). This number also includes text-to-911 and adding an ESInet. In January our total to go along was \$341,444.13. If we stayed with Franklin County, our total was \$290,457.61. Our current costs haven't decreased much, but we are adding options that will help us provide better service to callers. I will be available at the August 7<sup>th</sup> meeting to answer any questions.*

*Sincerely,*

*Jennifer Brune, Director of Communications*

Communications Director Jennifer Brune updated Council on the 911 System Project.

\* Proposed Hangar Rental Rates

Economic Development Director Sal Maniaci presented to Council the new proposed hangar rental rates. Topics included new leases and language for all hangars and existing and proposed hangar rates. After discussion, a motion to increase the hangar rental rates made by Councilmember Holtmeier, seconded by Councilmember Patke, passed without dissent. An ordinance will be presented at the August 21, 2023, Council Meeting.

*(Remaining of page intentionally left blank)*

**ORDINANCES/RESOLUTIONS**

**Bill No. 23-12847, Ordinance No. 23-13812, an ordinance authorizing and directing the City of Washington, Missouri to accept the Bid from NOC Technology for the purchase of new servers, configuration, set up and installation.**

The ordinance was introduced by Councilmember Holtmeier.

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

**Bill No. 23-12848, Ordinance No. 23-13813, an ordinance amending Section 220.015 Use of Municipal Landfill 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; Wessels-aye, Holtmeier-aye, Reed-aye, Coulter-aye, Patke-aye, Briggs-aye, Hidritch-aye, Behr-absent.

**Bill No. 23-12849, FAILED, Introduced by Councilmember Holtmeier, an ordinance amending Section 400.045, 400.080.D, 400.085.D, 400.095.B, 400.205 and Chapter 400, Attachment I of the Code of the City of Washington, Missouri.**

The ordinance was introduced by Councilmember Holtmeier.

After discussion, the ordinance was read a second time and failed 4-3 on the following roll call vote; Wessels-aye, Holtmeier-aye, Reed-aye, Coulter-aye, Patke-nay, Briggs-nay, Hidritch-nay, Behr-absent.

After the ordinance failed, discussion ensued regarding going with the Planning and Zoning Commissions recommendation.

- Permitted by right in C-1, C-2, C-2 Overlay and C-3
- Special Use Permits allowable in R-2 Overlay with 150 ft. buffer between uses
- If a STR passes two quarters without remitting any tourism tax, it is considered inactive, and the permit is revoked
- All SUP's revokable via City Council ordinance

A motion to go with the Planning and Zoning Commissions recommendation and remove the verbiage of Special Use Permits allowable in R-1 Single Family Residential Zone Districts with 500 ft. buffer between uses made by Councilmember Hidritch, seconded by Councilmember Briggs and passed 5-2 on the following roll call vote; Wessels-nay, Holtmeier-nay, Reed-aye, Coulter-aye, Patke-aye, Briggs-aye, Hidritch-aye, Behr-absent.

**Bill No. 23-12850, Ordinance No. 23-13814, an ordinance amending Section 400.045, 400.080.D, 400.085.D, 400.090.B, 400.095.B, 400.205 and Chapter 400, Attachment I of the Code of the City of Washington, Missouri.**

The ordinance was introduced by Councilmember Holtmeier and passed on the following roll call vote; Wessels-nay, Holtmeier-nay, Reed-aye, Coulter-aye, Patke-aye, Briggs-aye, Hidritch-aye, Behr-absent.

**Bill No. 23-12851, Ordinance No. 23-13815, an ordinance of the City of Washington, Missouri to establish a procedure to disclose potential conflicts of interest and substantial interest for certain Municipal Officials.**

The ordinance was introduced by Councilmember Holtmeier.

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

**COMMISSION, COMMITTEE AND BOARD REPORTS**

- \* None

**MAYOR'S REPORT**

- \* Thank you to the Emergency Responders, Fair Board and Volunteers for their hard work during the Washington Town & Country Fair.
- \* A Proclamation for Othmar "Ott" Jasper will be presented at the August 21, 2023, Council Meeting.

**CITY ADMINISTRATOR'S REPORT**

- \* Budget Workshop Meeting scheduled for August 21, 2023, 6 p.m.

**COUNCIL COMMENTS**

- \* Ott Jasper was recognized on stage Saturday night at the Washington Town & Country Fair.
- \* Brief discussion on the Washington Town & Country Fair.
- \* Washington AAA Legion Baseball Team are State Champions.

**ADJOURNMENT**

With no further business to discuss, a motion to adjourn made at 7:53 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



CITY OF WASHINGTON  
 CITY COLLECTOR'S/TREASURER'S REPORT SUMMARY  
 MARCH 2023

	City Collector's Report				Adjusted Cash Position					OVER (UNDER) FUNDED
	CASH BALANCE AS OF 3/1/2023	RECEIPTS	DISBURSEMENTS	CASH BALANCE AS OF 3/31/2023	LESS RESTRICTED CASH	LESS RESERVED CASH	CASH UNRESTRICTED	INVESTMENTS AS OF 3/31/2023	① LESS 15% / 25% DESIGNATED	
<b>CASH FUNDS:</b>										
GENERAL FUND ②	2,634,848.77	992,801.32	(2,005,388.01)	1,622,262.08	(79,462.38)	(11,333.84)	1,531,465.86	2,483,550.62	(1,835,476.20)	2,179,540.28
LIBRARY FUND ②	252,304.79	783,044.13	(449,184.29)	586,164.63	(219,552.10)	(28,087.62)	338,524.91	0.00	0.00	338,524.91
VOLUNTEER FIRE FUND	2,247,713.90	66,578.74	(65,254.64)	2,249,038.00	0.00	(26,435.28)	2,222,602.72	0.00	0.00	2,222,602.72
VEHICLE & EQUIPMENT REPLACEMENT FUND ②	1,082,651.69	17,672.88	(18,000.00)	1,082,324.57	0.00	0.00	1,082,324.57	0.00	0.00	1,082,324.57
STORM WATER IMPROVEMENT FUND	2,762,153.44	99,833.50	(293,200.40)	2,568,786.54	0.00	0.00	2,568,786.54	1,363,676.00	0.00	3,932,462.54
CAPITAL IMPROVEMENT SALES TAX FUND	2,226,848.79	209,407.86	(218,229.03)	2,218,027.62	0.00	0.00	2,218,027.62	0.00	0.00	2,218,027.62
TRANSPORTATION SALES TAX FUND ②	679,729.17	290,671.88	(291,352.21)	679,048.84	0.00	0.00	679,048.84	0.00	0.00	679,048.84
DEBT SERVICE C.O.P. FUND	1,966,191.40	7,935.19	0.00	1,974,126.59	(1,433,338.39)	0.00	540,788.20	0.00	0.00	540,788.20
DOWNTOWN TIF RPA-1 FUND	1,262,397.39	5,784.36	0.00	1,268,181.75	0.00	0.00	1,268,181.75	0.00	0.00	1,268,181.75
FRONT & MAIN TIF RPA-3 FUND	90,247.67	293.00	0.00	90,540.67	0.00	0.00	90,540.67	0.00	0.00	90,540.67
RHINE RIVER TIF RPA-2 FUND	94,629.92	307.22	0.00	94,937.14	0.00	0.00	94,937.14	0.00	0.00	94,937.14
WATER FUND	626,967.15	180,785.09	(210,071.45)	597,680.79	0.00	0.00	597,680.79	0.00	(398,571.50)	199,109.29
SEWAGE TREATMENT FUND	(392,390.52)	227,098.76	(291,324.94)	(456,616.70)	0.00	0.00	(456,616.70)	0.00	(669,762.75)	(1,126,379.45)
SOLID WASTE FUND	3,711,741.40	191,782.54	(304,994.99)	3,598,528.95	(7,374,298.39)	0.00	(3,775,769.44)	0.00	(907,580.25)	(4,683,349.69)
PHOENIX CENTER II CID FUND	1,743.60	47,997.37	(47,518.02)	2,222.95	0.00	0.00	2,222.95	0.00	0.00	2,222.95
<b>TOTALS</b>	<b>\$ 19,247,778.56</b>	<b>\$ 3,121,993.84</b>	<b>\$ (4,194,517.98)</b>	<b>\$ 18,175,254.42</b>	<b>\$ (9,106,651.26)</b>	<b>\$ (65,856.74)</b>	<b>\$ 9,002,746.42</b>	<b>\$3,847,226.62</b>	<b>\$(3,811,390.70)</b>	<b>\$ 9,038,582.34</b>

DELINQUENT CITY RE & PP TAXES COLLECTED THIS MONTH: \$ 17,079.84

  
 DARREN J. LAMB, CITY ADMINISTRATOR/DEPUTY CITY TREASURER

8/1/23  
 DATE


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

7/31/2023  
 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**

 <b>MARCH 2023</b>	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
	<b>GOVERNMENT BONDS:</b>								
FEDERAL FARM CREDIT BANK BOND	3/31/2023	0.550%	7/22/2026	\$ -	78,265.90	(194,383.87)	-	-	\$ 192,265.90
US TRASURY BILL	8/11/2022	0.000%	7/13/2023	\$ 475,462.24	2,178.00	-	-	-	\$ 477,640.24
US TREASURY NOTE	7/27/2022	1.250%	7/31/2023	\$ 1,016,076.24	3,911.28	-	-	-	\$ 1,019,987.52
FEDERAL HOME LOAN BANK BONDS	1/31/2023	4.875%	9/13/2024	\$ 362,956.00	3,836.15	6,227.81	-	-	\$ 366,792.15
FEDERAL FARM CREDIT BANK	1/31/2023	3.625%	10/26/2026	\$ 362,541.08	6,661.78	-	-	-	\$ 369,202.86
FEDERAL HOME LOAN BANK BONDS	11/15/2019	2.250%	12/8/2023	\$ 469,171.20	2,529.60	-	-	-	\$ 471,700.80
<b>IBN: BOND TOTALS:</b>				<b>\$ 2,686,206.76</b>	<b>\$ 97,382.71</b>	<b>\$ (188,156.06)</b>		<b>\$ -</b>	<b>\$ 2,897,589.47</b>
<b>CERTIFICATES OF DEPOSITS:</b>									
SYNCHRONY BANK DRAPER UT CD	7/27/2022	3.400%	7/29/2025	\$ 236,371.10	431.20	-	-	-	\$ 236,802.30
ALLY BANK MIDVALE UT CD	7/27/2022	3.300%	8/5/2024	\$ 239,036.70	401.80	-	-	-	\$ 239,438.50
ENERBANK USA CD	9/27/2019	1.950%	3/27/2023	\$ 113,799.36	200.64	170.53	-	\$ 114,000.00	\$ -
STATE BANK OF INDIA CD	2/25/2019	3.050%	2/28/2024	\$ 235,248.00	345.60	3,690.08	-	-	\$ 235,593.60
BMW BANK OF NORTH AMERICA CD	2/25/2022	1.700%	9/4/2024	\$ 236,943.42	667.32	2,099.10	-	-	\$ 237,610.74
<b>CERTIFICATE OF DEPOSITS TOTALS:</b>				<b>\$ 1,061,398.58</b>	<b>\$ 2,046.56</b>	<b>\$ (182,196.35)</b>	<b>\$ -</b>	<b>\$ 114,000.00</b>	<b>\$ 949,445.14</b>
<b>MONEY MARKETS:</b>									
IBN: MONEY MARKET				\$ 68,229.41		178.95	(20.00)	(68,196.35)	\$ 192.01
<b>MONEY MARKET TOTALS:</b>				<b>\$ 68,229.41</b>					<b>\$ 192.01</b>
<b>GRAND TOTALS:</b>				<b>\$ 3,815,834.75</b>	<b>\$ 99,429.27</b>	<b>\$ (68,017.40)</b>	<b>\$ (20.00)</b>		<b>\$ 3,847,226.62</b>

**ALLOCATIONS OF FUNDS:**

PRINCIPAL - GENERAL FUND ACCT.- 001-103000	1,990,000.00	
INVESTMENT GENERAL FUND- GAIN/(LOSS)	493,550.62	
<b>TOTAL GENERAL FUND:</b>		<b>\$ 2,483,550.62</b>
PRINCIPAL - STORMWATER FUND ACCT.- 250-103000	1,363,676.00	
<b>TOTAL STORMWATER FUND:</b>		<b>\$ 1,363,676.00</b>
<b>TOTAL MARKET VALUE OF INVESTMENTS:</b>		<b>\$ 3,847,226.62</b>

  
 DARREN J. LAMB, CITY ADMINISTRATOR/DEPUTY CITY TREASURER

8/1/23  
 DATE

  
 MARY J. SPRUNG, CPA FINANCE DIRECTOR/CITY TREASURER

7/31/2023  
 DATE



August 16, 2023

Re: Liquor License

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

Dear Sherri,

Michelle Unnerstall has submitted an alcohol license application for the privilege of selling liquor of all kinds in the original package at retail. She will sell Monday through Saturday. Mrs. Michelle Unnerstalls business is named Droeges Caterers LLC and is located at 109 W Main.

Mrs. Michelle Unnerstall has submitted all required paperwork and has paid the \$100.00 fee.

Mrs. Michelle Unnerstall has asked that his application go before the City Council on August 21, 2023.

Sincerely,

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

Heather M Parker, Clerk  
City of Washington



**City of Washington Fire Department**  
200 E. Fourteenth Street, Washington, MO 63090  
www.washmofire.org

Phone 636-390-1020 | www.washmo.gov

Professional Volunteer Service Since 1852



August 9, 2023

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

**RE: Ordinance 17-11667**

Honorable Mayor and City Council:

Pursuant to the aforementioned ordinance, I am forwarding for your review the names of the Officers selected by the membership to serve the Washington Fire Department through July 2024.

Fire Chief- Tim Frankenberg  
Assistant Chief- Mark Skornia  
Deputy Chief of Support-Mike Holtmeier  
Deputy Chief of Administration- Louis "Buzz" Eckelkamp III

The Fire Company Membership stands at 74 with recruitment a constant priority.

If you have additional questions, feel free to contact me.

Yours in service,

Tim Frankenberg  
Fire Chief

# Mayor's Proclamation

CITY OF WASHINGTON, MISSOURI

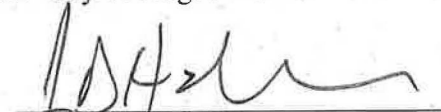
## Celebrating Othmar "Ott" Jasper

- WHEREAS*, Othmar "Ott" Jasper was born in Washington, Missouri on July 1, 1920, and is one of Franklin County's oldest World War II Veterans; and
- WHEREAS*, Ott served in the United States Army from 1942 to 1945 and landed with his unit at Utah Beach in 1944. The unit fought through France, Belgium, Holland, Luxembourg and Germany; and
- WHEREAS*, he served as a Tank Gunner and was promoted to Sergeant as Commander of a Sherman Tank throughout the final days of the war; and
- WHEREAS*, throughout his service, Ott earned seven medals, including two Purple Hearts.

*NOW THEREFORE*, I James D. Hagedorn, by virtue of the authority vested in me as Mayor of the City of Washington, and on behalf of the entire City Council hereby extend Ott Jasper our token of affection and admiration with which you are regarded in this city.



*In Witness Whereof*, I have hereunto set my hand and caused to be affixed the Seal of the City of Washington, Missouri this 21<sup>st</sup> day of August 2023.

  
James D. Hagedorn  
Mayor

# Mayor's Proclamation

CITY OF WASHINGTON, MISSOURI

**RECOGNIZING MARK SKORNIA  
FOR HIS SERVICE TO THE CITY OF WASHINGTON  
AND WISHING HIM CONTINUED SUCCESS UPON  
HIS RETIREMENT FROM PUBLIC SERVICE**

**WHEREAS,** It is with great admiration and respect, we honor Mark Skornia, a valued employee of the City of Washington, on the occasion of his retirement after six (6) years of dedicated service to the City of Washington as Emergency Management Director; and

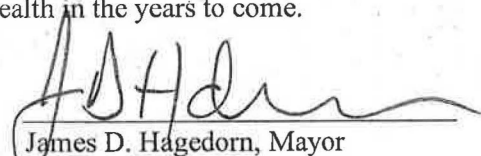
**WHEREAS,** he started his public service career with the Washington Volunteer Fire Company in August of 1980 and served as Secretary from June 1982 to June 1984. Mark rose through the ranks and became First Lieutenant from July 1984 to July 1988, Second Lieutenant from July 1989 to July 1990, Captain from July 1990 to July 1997, Assistant Chief from June 1997 to June 2017 and was relected as Assistant Chief in 2021 where he still serves; and

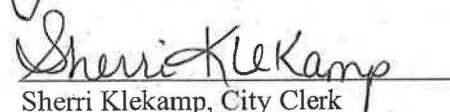
**WHEREAS,** Mark joined the City of Washington in August 2017 as Emergency Management Director where he has faithfully served the community. During his tenure, he served as Safety Officer, trained Staff in CPR and AED usage, instructed NIMS Training to Staff and Elected Officials, navigated us through COVID-19, revived the City's Safety Program helping to reduce employee injuries and raising safety awareness and how it affects Worker's Compensation Premiums, and coordinated replacement of back up generators in critical infrastructure buildings within the City; and

**WHEREAS,** his years of service have been marked by exemplary dedication to the best interest of our community and the public safety of our employees and citizens. Mark is entitled to just recognition for his efforts in the important work for the good in the growth and development of the City of Washington, where he is proud to be a part of the community as a whole.

**NOW, THEREFORE, I, JAMES D. HAGEDORN** do hereby honor and congratulate Mark Skornia for six (6) years of dedicated public service with the City of Washington and speaking on behalf of the City Council and all our citizens, do hereby tender to him this Proclamation extending our congratulations on his retirement, and our best wishes to him for continued success, happiness and good health in the years to come.



  
James D. Hagedorn, Mayor

  
Sherri Klekamp, City Clerk



August 11, 2023

City Council  
City of Washington  
Washington, Missouri 63090

Dear Council Members:

I herewith submit for your approval the following for appointment to the Washington Historic Preservation Commission:

Deanna Fitzgerald – term ending August 2024  
*(Filling vacancy of Danielle Grotewiel)*

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "JDH", with a long, sweeping underline.

James D. Hagedorn  
Mayor



July 26, 2023

Mayor & City Council  
City of Washington  
Washington, MO 63090

**File No. 23-0603**-Rezoning 1780 High Street from R-1C, Single Family Attached to PDR, Planned Residential.

Dear Mayor & City Council,

At the regular meeting of the Planning & Zoning Commission held on July 10, 2023 the above mentioned rezoning was approved with a unanimous vote.

Sincerely,

Thomas R. Holdmeier  
Chairman  
Planning & Zoning Commission





July 10, 2023

**APPROVED**  
7/17/23

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,

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

Thomas R. Holdmeier  
Chairman  
Planning & Zoning Commission

To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: June 12, 2023

Re: File # 23-0603

Synopsis: The applicant is requesting review of a sketch plan for The Villas at High Street – a proposed Planned Residential Development

<b>Adjacent Land Use / Zoning Matrix</b>		
	Existing Land Use	Existing Zoning
North	Detention Basin	C-2
South	Vacant Land	R-1D
East	Autumn Leaf Common Ground	R-1A
West	Senior Housing	SCD

**Analysis:**

The applicant is requesting to rezone 4.4 acres of land from R-1C Single Family Attached Residential to PDR- Planned Residential. This process requires the following steps.

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

They are currently on step 3, requesting P&Z to review the attached plan.

In the attached sketch plan, the applicant is requesting to create 25 lots off of Walter Way with 25 new single family residential units. The property is currently zoned R-1C Single Family Attached for traditional shared wall duplexes. The applicant is requesting to rezone to PDR – Planned Residential so they can revise the plan to include 1 duplex, 1 triplex, two four-plexes, and two six-plexes. This proposed change would allow new single family homes to have shared walls on both sides, similar to a townhome, however the proposal shows single story units for all 25 homes.

The plan proposes a 25 front and rear yard setback as well as a 6 ft. side yard setback on the ends of each building. Each home will access Walter Way with its own driveway and garage, allowing two parking spaces for each. As shown in the sketch plan notes, the overall density of the development is 6,478 sq. ft. per unit. The current zoning requires 6,000 sw. ft. per unit, meaning the proposed zoning change to PDR does not necessarily increase the density requirement but requests the shared walls between units on the 3, 4, and 6 unit buildings.

The sketch plan designates individual water and sewer laterals for each unit, just like any other single family home would have. It shows the existing sanitary sewer easements and keeps all buildings and patios in buildable area only allowing the development to move forward without the relocation of any utilities. Walter Way is 35 ft. in width with a 96 ft. cul-de-sac making it more than capable for handling 25 units.

The development is clearly designed and marketed towards seniors allowing it to fit in nicely with the surrounding neighborhood on High Street. They do not propose any additional landscaping or screening other than what exists today. The single family to the east is buffered by a creek and common ground for Autumn Leaf and the proposed single family to the south is also buffered by a creek. Staff sees no reason the proposed Planned Residential Development would cause any detriment to the surrounding properties.

**\*No changes were requested by the Commission or neighboring properties at the June 2023 meeting, prompting none in the attached document.**

**Recommendation:**

The submitted preliminary plan meets the requirements of the Planned Residential Code and staff recommends approval for the review to move to Council for Preliminary and Final Review.



### Legend

- PARCELS\_WITH\_OWNER
- Zoning**
- ZONING**
- C-2
- M-2
- None
- PD-R
- R-1A
- R-1B
- R-1C
- R-3
- SD
- Street
- <all other values>

Subject Property -  
Zoned R-1C

3a

3a



Subject Property -  
Zoned R-1C

3a



# VILLAS AT HIGH STREET PD-R SKETCH PLAN



**LEGEND**

ES-0	EXISTING SANITARY SEWER LINE
ES-1	PROPOSED SANITARY SEWER LINE
ES-2	PROPOSED SANITARY SEWER LINE
ES-3	PROPOSED SANITARY SEWER LINE
ES-4	PROPOSED SANITARY SEWER LINE
ES-5	PROPOSED SANITARY SEWER LINE
ES-6	PROPOSED SANITARY SEWER LINE
ES-7	PROPOSED SANITARY SEWER LINE
ES-8	PROPOSED SANITARY SEWER LINE
ES-9	PROPOSED SANITARY SEWER LINE
ES-10	PROPOSED SANITARY SEWER LINE
ES-11	PROPOSED SANITARY SEWER LINE
ES-12	PROPOSED SANITARY SEWER LINE
ES-13	PROPOSED SANITARY SEWER LINE
ES-14	PROPOSED SANITARY SEWER LINE
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ES-93	PROPOSED SANITARY SEWER LINE
ES-94	PROPOSED SANITARY SEWER LINE
ES-95	PROPOSED SANITARY SEWER LINE
ES-96	PROPOSED SANITARY SEWER LINE
ES-97	PROPOSED SANITARY SEWER LINE
ES-98	PROPOSED SANITARY SEWER LINE
ES-99	PROPOSED SANITARY SEWER LINE
ES-100	PROPOSED SANITARY SEWER LINE

**PROPOSED USE**  
ZERO LOT LINE ATTACHED VILLAS

**ZONING**  
EXISTING ZONING: PD-R  
PROPOSED ZONING: PD-R

**OPEN SPACE / COMMON AREA**  
TOTAL ACREAGE: 4.84 ACRES  
TOTAL BUILDING AREA: 4.75 ACRES  
TOTAL PAVEMENT AREA: 0.10 ACRES  
TOTAL COMMON OPENSPACE: 0.10 ACRES

**RESIDENTIAL DATA**  
PROPOSED DWELLING UNITS: 26  
PROPOSED FLD AREA: 4.44 ACRES  
PROPOSED RESIDENTIAL DENSITY: 5.38 D.U./AC

**PROPERTY DESCRIPTION**  
SOL. FLD. TRACT

**PARKING**  
REQUIRED: 2 PER DWELLING UNIT  
PROPOSED REQUIRED: 52 SPACES + 50 SPACES  
PROPOSED PROVIDED: 50 SPACES (INC. LOSES GARAGE)

**SEWER SERVICES**  
ONE SEWER LATERAL PER UNIT

**WATER SERVICES**  
ONE WATER LATERAL PER UNIT



**WUNDERLICH SURVEYING & ENGINEERING INC.**  
512 EAST MAIN STREET  
UMDNJ, MD 63084 (301) 583-8400  
WSETEAM.COM

MEMBER STATE SOCIETY OF SURVEYORS & ENGINEERS, INC.  
MEMBER STATE SOCIETY OF SURVEYORS & ENGINEERS, INC.

**SKETCH PLAN  
VILLAS AT HIGH STREET PD-R**

A TRACT OF LAND BEING PART OF SECTION 28,  
T44N R1W OF THE 5TH P.M. IN THE CITY OF  
WASHINGTON, FRANKLIN COUNTY, MO

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

Prepared by: [Name]  
Checked by: [Name]  
P.E. for Subdivision Surveying & Engineering Inc.  
Date: 11/11/2011  
Scale: 1" = 50'  
Sheet: 1 OF 2

# VILLAS AT HIGH STREET PD-R CONCEPTUAL LANDSCAPE PLAN



**WUNDERLICH**  
SURVEYING & ENGINEERING, INC.  
512 EAST MAIN STREET  
UNION, MO 63094 (636) 583-8400  
WSETEAM.COM

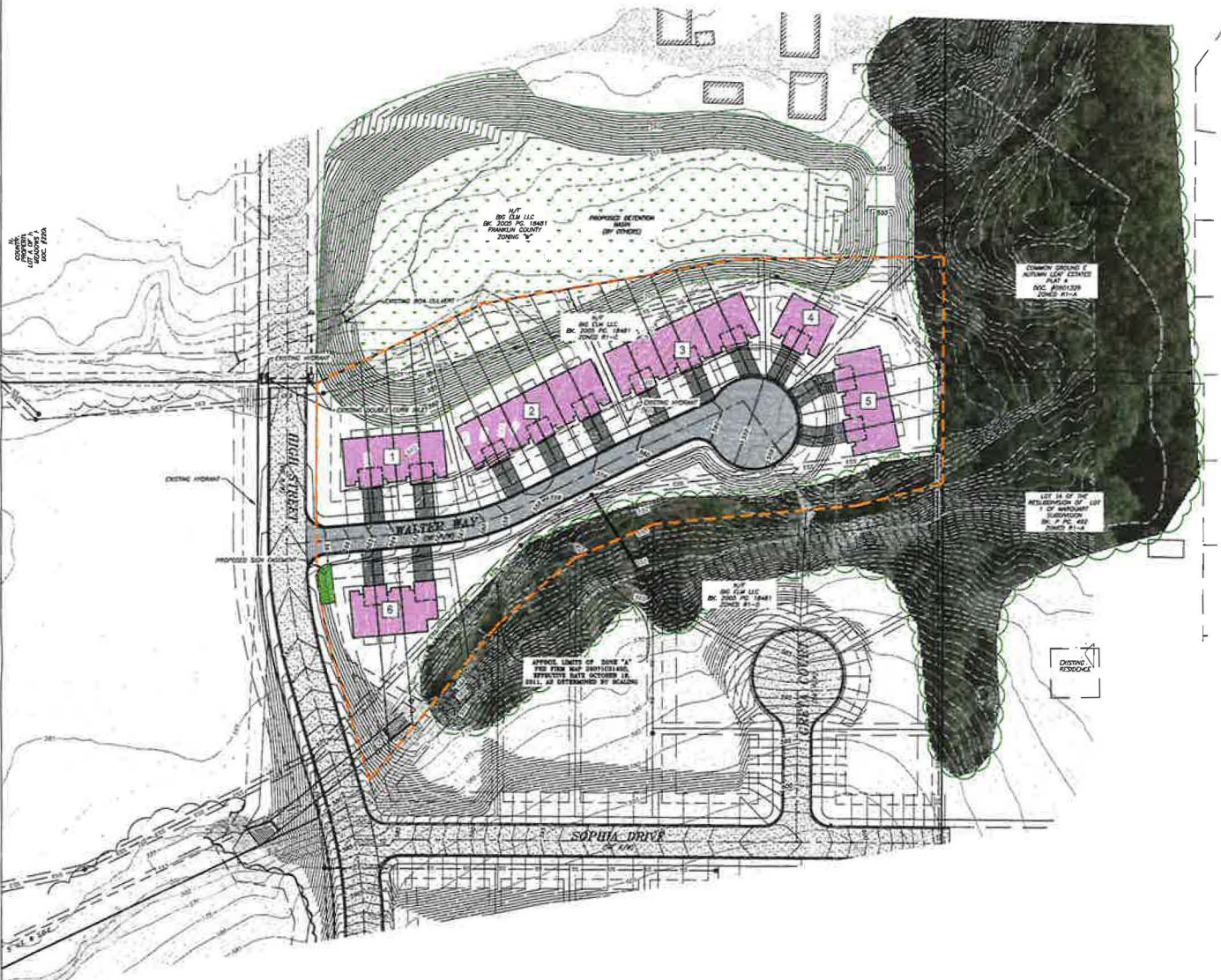
REGISTERED SURVEYOR & ENGINEER, INC.  
MISSOURI STATE CERTIFICATE OF AUTHORITY # 02-000000

CONCEPTUAL LANDSCAPE PLAN  
VILLAS AT HIGH STREET PD-R  
A TRACT OF LAND BEING PART OF SECTION 28  
T44N, R14W OF THE 5TH P.M. IN THE CITY OF  
WASHINGTON, FRANKLIN COUNTY, MO

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

Kristopher D. Smith  
P.E. - SURVEYOR  
for Wunderlich Surveying  
& Engineering, Inc.

DATE: 11-20-2019  
SCALE: 1" = 50'  
DRAWN BY: [unintelligible]  
CHECKED BY: [unintelligible]  
REV: [unintelligible]



99  
98  
97  
96  
95  
94



**LEGEND**

[Symbol]	EXISTING SANITARY SEWER LINE
[Symbol]	PROPOSED SANITARY SEWER LINE
[Symbol]	EXISTING ELECTRIC
[Symbol]	PROPOSED ELECTRIC
[Symbol]	EXISTING 4" WATER LINE
[Symbol]	PROPOSED 4" WATER LINE
[Symbol]	EXISTING 12" WATER LINE
[Symbol]	PROPOSED 12" WATER LINE
[Symbol]	EXISTING WATER LINE
[Symbol]	PROPOSED WATER LINE
[Symbol]	STONE CURB
[Symbol]	STATIONARY BENCHMARK
[Symbol]	TRIP POLETS P3
[Symbol]	WATER VALVE/STOP
[Symbol]	GRADED ALLEY/PAV'D DRIVE
[Symbol]	SHALLI DRIVE ALLEY/STOP
[Symbol]	DOUBLE CURB (NUTCRACK)
[Symbol]	WALK WALKING
[Symbol]	STONEMASTER JUNCTION (SIGNAL)
[Symbol]	STONEMASTER GROUND LAMPPOST
[Symbol]	SANITARY LATERAL
[Symbol]	EXISTING SANITARY MANHOLE/COVER
[Symbol]	PROPOSED SANITARY MANHOLE/COVER
[Symbol]	STREET LIGHT
[Symbol]	EXISTING PAVEMENT
[Symbol]	EXISTING CONCRETE
[Symbol]	PROPOSED STREET PAVEMENT
[Symbol]	PROPOSED DRIVEWAY
[Symbol]	PROPOSED ROCK

**PROPOSED USE**  
ZERO LOT LINE ATTACHED VILLAS

**ZONING**  
EXISTING ZONING: R1-C  
PROPOSED ZONING: PD-R

**OPEN SPACE / COMMON AREA**  
TOTAL ACRES: 4.44 ACRES  
TOTAL BUILDING AREA: 0.75 ACRES  
TOTAL PAVEMENT AREA: 0.10 ACRES  
TOTAL COMMON GROUND: 0.51 ACRES

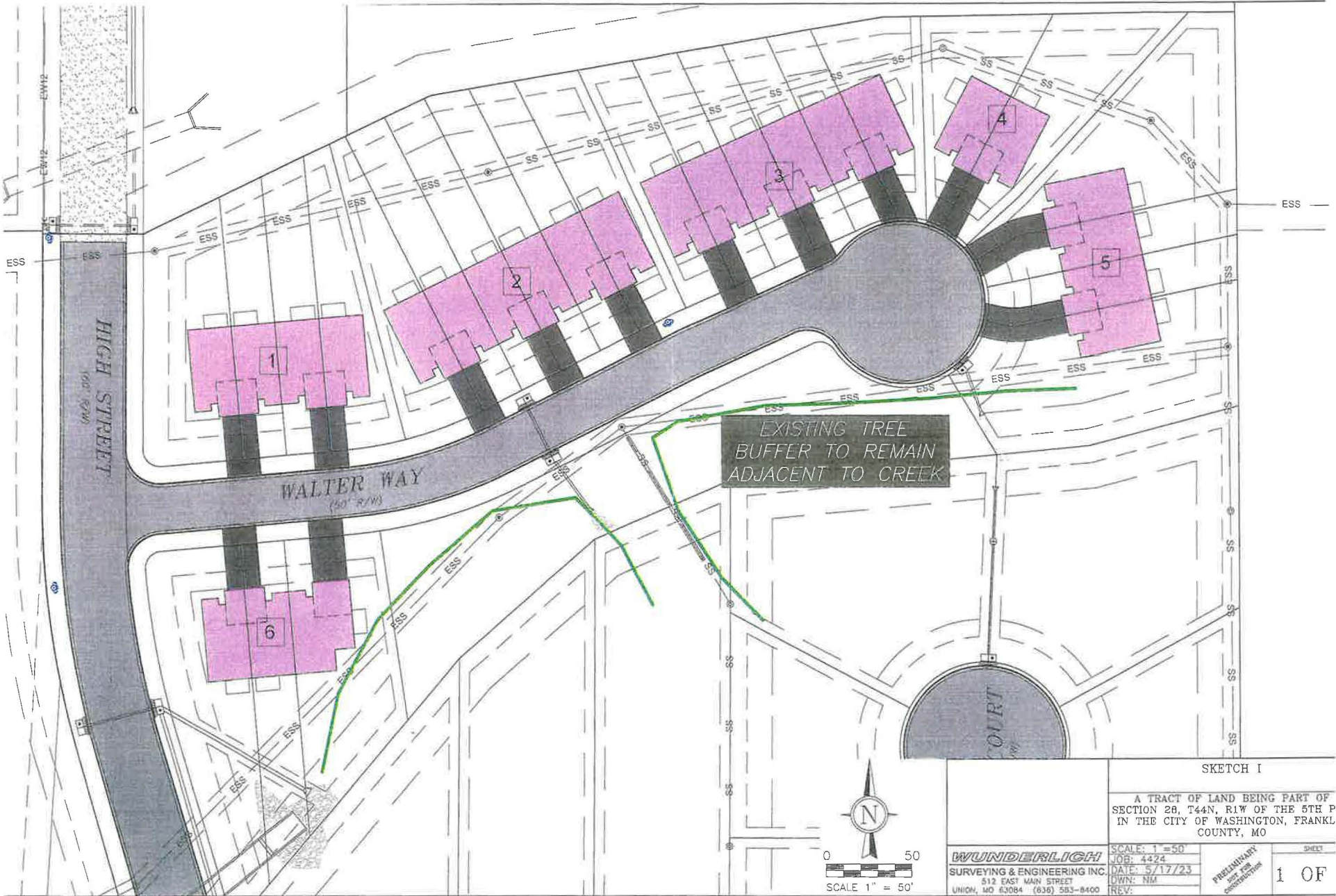
**RESIDENTIAL DATA**  
PROPOSED DWELLING UNITS: 28  
PROPOSED PAD AREA: 4.41 ACRES  
PROPOSED RESIDENTIAL DENSITY: 6.318 SF/AC

**PROPERTY DESCRIPTION**  
DGC #2025-18481

**PARKING**  
REQUIRED 7 PER DWELLING UNIT  
PROPOSED REQUIRED: 228 UNITS x 50 SPACES  
PROPOSED PROVIDED: 80 SPACES (INCLUDES GARAGE)

**SEWER SERVICES**  
ONE SEWER LATERAL PER UNIT

**WATER SERVICES**  
ONE WATER LATERAL PER UNIT



SKETCH I

A TRACT OF LAND BEING PART OF SECTION 28, T44N, R1W OF THE 5TH P IN THE CITY OF WASHINGTON, FRANKL COUNTY, MO

<b>WUNDERLICH</b> SURVEYING & ENGINEERING INC. 512 EAST MAIN STREET UNION, MO 63084 (636) 583-8400	SCALE: 1" = 50' JOB: 4424 DATE: 5/17/23 DWTN: NIM REV:	PRELIMINARY NOT FOR CONSTRUCTION	SHEET 1 OF
---	--	--	---------------



VILLAS AT HIGH STREET PD-R  
PRELIMINARY DEVELOPMENT PLAN



**WSE**  
WASHINGTON SURVEYING ENGINEERS & ARCHITECTS

**WSE SURVEYING & ENGINEERING INC.**  
517 EAST MAIN STREET  
UNION, MD 20784 (301) 563-8400  
WWW.WSETEAM.COM

PRELIMINARY DEVELOPMENT PLAN  
VILLAS AT HIGH STREET PD-R  
A TRACT OF LAND BEING PART OF SECTION 28,  
T44N, R1W OF THE 5TH P.M. IN THE CITY OF  
WASHINGTON, FRANKLIN COUNTY, MD

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

Prepared by: WSE  
P.E. by: WSE  
& Engineering Inc.

DATE	12/12/2023
DWG NO.	1111
PROJECT	12/2023
SCALE	AS SHOWN
BY	
CHECKED	
DATE	

1 OF 2



- LEGEND**
- EXISTING SANITARY SEWER LINE
  - EXISTING SANITARY WATER LINE
  - EXISTING WATER LINE
  - EXISTING 12" WATER LINE
  - EXISTING 6" WATER LINE
  - EXISTING 3" WATER LINE
  - EXISTING 1.5" WATER LINE
  - EXISTING SANITARY MANHOLE(S)
  - EXISTING POWERLINE
  - EXISTING CONCRETE
  - EXISTING ASPHALT
  - EXISTING BRICK
  - PROPOSED SANITARY SEWER LINE
  - PROPOSED SANITARY WATER LINE
  - PROPOSED WATER LINE
  - PROPOSED 12" WATER LINE
  - PROPOSED 6" WATER LINE
  - PROPOSED 3" WATER LINE
  - PROPOSED 1.5" WATER LINE
  - PROPOSED SANITARY MANHOLE(S)
  - PROPOSED CONCRETE
  - PROPOSED ASPHALT
  - PROPOSED BRICK

**PROPOSED USE**  
ZERO LOT LINE ATTACHED VILLAS

**ZONING**  
EXISTING EDZING: R1-C  
PROPOSED ZONING: PD-R

**OPEN SPACE / COMMON AREA**  
TOTAL GROSS ACRES = 4.42 ACRES  
TOTAL NET ACRES = 3.72 ACRES  
TOTAL BUILDING AREA = 0.73 ACRES  
TOTAL PAVEMENT AREA = 0.19 ACRES  
TOTAL COMMON GROUND = 0.51 ACRES

**RESIDENTIAL DATA**  
PROPOSED DWELLING UNITS = 25  
PROPOSED PD-R GROSS AREA = 4.42 ACRES  
PROPOSED PD-R NET AREA = 3.72 ACRES  
PROPOSED RESIDENTIAL DENSITY = 6.72 SF/AC

**PROPERTY DESCRIPTION**  
DDC: 62005-1641

**PARKING**  
REQUIRED: 2 PER DWELLING UNIT  
PROPOSED PROVIDED: 25 SPACES (50 SPACES INCL. GARAGE)

**SEWER SERVICES**  
ONE SEWER LATERAL PER UNIT

**WATER SERVICES**  
ONE WATER LATERAL PER UNIT

**TRASH SERVICES**  
INDIVIDUAL TOTES PER UNIT

BUILDING 1: 5,150 SF (4 UNITS)  
BUILDING 2: 7,225 SF (6 UNITS)  
BUILDING 3: 7,230 SF (6 UNITS)  
BUILDING 4: 2,577 SF (2 UNITS)  
BUILDING 5: 5,155 SF (4 UNITS)  
BUILDING 6: 4,241 SF (3 UNITS)

# VILLAS AT HIGH STREET PD-R CONCEPTUAL LANDSCAPE PLAN

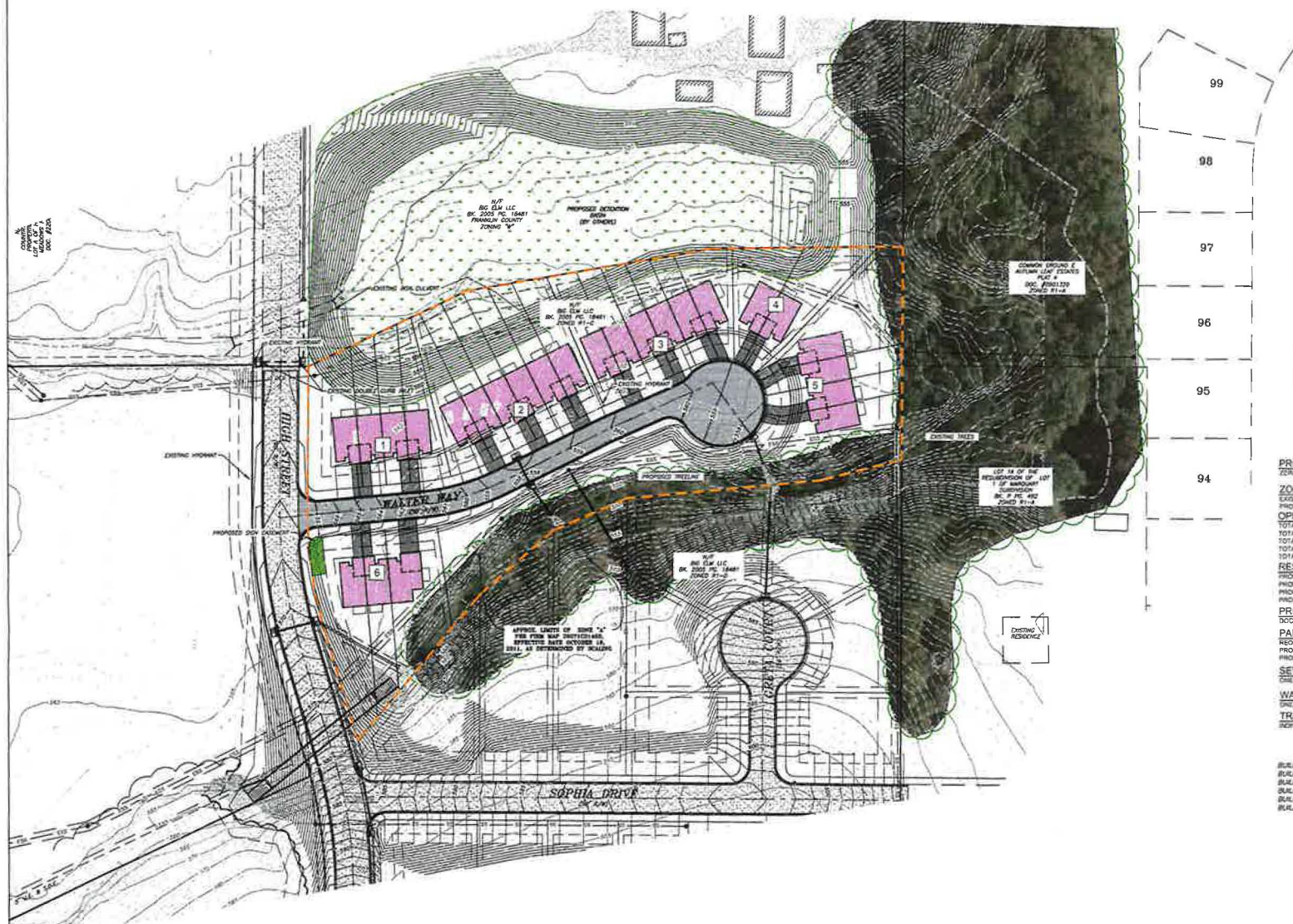


**WUNDERLICH SURVEYING & ENGINEERING INC.**  
512 EAST MAIN STREET  
UNION, MD 20694 (536) 953-8400  
WSETEAM.COM  
REGISTERED SURVEYOR & ENGINEERING INC.  
REGISTERED STATE CERTIFICATE OF AUTHORITY # 22-343848

CONCEPTUAL LANDSCAPE PLAN  
VILLAS AT HIGH STREET PD-R  
A TRACT OF LAND BEING PART OF SECTION 28,  
T-44N, R1W OF THE 5TH P.M. IN THE CITY OF  
WASHINGTON, FRANKLIN COUNTY, MD

PRELIMINARY  
NOT FOR  
CONSTRUCTION

Prepared by: WSE  
PL-200601014  
Checked by: WSE  
Date: 01/20/2014  
Scale: 1" = 50'  
Sheet: 2 OF 2



SCALE 1" = 50'

**LEGEND**

---	EXISTING SANITARY SEWER LINE
---	PROPOSED SANITARY SEWER LINE
---	EXISTING ELECTRICAL
---	PROPOSED ELECTRICAL
---	EXISTING 8" WATER LINE
---	PROPOSED 8" WATER LINE
---	EXISTING WATER LINE
---	PROPOSED WATER LINE
---	EXISTING GAS
---	PROPOSED GAS
---	TEMPORARY BENCHMARK
---	UTILITY POLE(S)
---	WATER VALVE(S)
---	PIPE WORK
---	GRAVEL INLET/PAVED DRAIN
---	BRICK CURB (RECT)
---	GRAVEL CURB (RECT)
---	AREA (RECT)
---	EXISTING CONC. FOUNDATION
---	STORMWATER DRAINAGE DIRECTION
---	SANITARY LATERAL
---	PROPOSED SANITARY MANHOLE(S)
---	PROPOSED SANITARY MANHOLE(S)
---	STREET LIGHT
---	EXISTING PAVEMENT
---	EXISTING CONCRETE
---	PROPOSED STREET PAVEMENT
---	PROPOSED DRIVEWAY
---	PROPOSED ROCK

**PROPOSED USE**  
ZONED LOT LINE ATTACHED VILLAS

**ZONING**  
EXISTING ZONING: R-1C  
PROPOSED ZONING: PD-R  
**OPEN SPACE (COMMON AREA)**  
TOTAL GROSS ACREAGE = 4.41 ACRES  
TOTAL NET ACREAGE = 3.71 ACRES  
TOTAL BUILDING AREA = 819 ACRES  
TOTAL PAVEMENT AREA = 979 ACRES  
TOTAL COMMON OPENING = 1.51 ACRES

**RESIDENTIAL DATA**  
PROPOSED DWELLING UNITS = 26  
PROPOSED PD-R GROSS AREA = 4.41 ACRES  
PROPOSED PD-R NET AREA = 3.71 ACRES  
PROPOSED RESIDENTIAL DENSITY = 8.478 UNITS/AC

**PROPERTY DESCRIPTION**  
DOC. 4055-15481

**PARKING**  
REQUIRED 2 PER DWELLING UNIT  
PROPOSED REQUIRED = 725 UNITS = 50 SPACES  
PROPOSED PROVIDED: 50 SPACES (INCLUDES GARAGE)

**SEWER SERVICES**  
ONE SEWER LATERAL PER UNIT

**WATER SERVICES**  
ONE WATER LATERAL PER UNIT

**TRASH SERVICES**  
INDIVIDUAL TOILET PER UNIT

BUILDING 1: 5,155 SF (4 UNITS)  
BUILDING 2: 7,729 SF (6 UNITS)  
BUILDING 3: 7,729 SF (6 UNITS)  
BUILDING 4: 2,577 SF (2 UNITS)  
BUILDING 5: 5,155 SF (4 UNITS)  
BUILDING 6: 4,241 SF (3 UNITS)



## Cottage Villa Summary

Bridgewater Communities Cottage Villa Series is designed for people who want an "Easy Living" lifestyle combined with luxury features. Our target buyer profile is a customer who desires safety, convenience, and value. Our buyers want to free themselves of older homes and/or oversized homes and yards that require too much money and energy to maintain.

Our customers have typically raised their families in large homes on large lots that simply are too big and require too much time and money to maintain at this stage in their lives. Until we designed our cottage villa series, our customer base might have had to move to an apartment with surface parking on a parking lot and multiple steps/staircases to their apartment. That lifestyle is not what they want but it is some of the only housing stock available.

Some of the many features and benefits include:

Fee simple ownership - the buyer owns their building and home site.

There is an HOA that is granted an easement to come on to the property to provide lawn, landscaping, and snow removal for the resident.

Single level living

Low threshold entries – no steps

2 bedroom and 2 bathrooms

9' ceilings

1<sup>st</sup> floor laundry

Attached garage with garage door opener

Luxury Vinyl Plank flooring

Walk-In Pantry

Walk-in Master closet

Wider doorways, wider hallways, and lever door handles

Sodded yards (where disturbed) and a landscape package

The brochure for a similar community that we built in St. Peters, MO is attached.

Tim Miller 636 299-1931



**GREEN FOREST**  
VILLAS

DRAFT  
SAMPLE  
PRESENTATION

---

## Yes, It's Included

- Location, Location, Location
  - Single Level Living
  - Low Threshold Entry
- 2 Bedrooms/2 Bathrooms
  - 9' Ceilings
  - Granite Countertops
  - Upgraded Cabinetry
- Luxury Vinyl Plank Flooring
  - Walk-In Pantry
  - Walk-In Closet
  - and MUCH MORE





## GREEN FOREST VILLAS

DRAFT  
SAMPLE  
PRESENTATION

# Yes, It's Included

### Convenience Features

- Easy Access to Shopping Areas along Mexico Road and Mid Rivers Mall Drive
- Fully Sodded Homesites
- No Steps Outside to Front Door
- Common Ground Areas
- Utilities Individually Metered
- Master Bedroom and Bathroom Suite
- Covered Front Porch
- Lever Handles on All Doors
- Wider Hallways and Wide Doors
- Garage Door Opener
- Recessed Can Lights in Kitchen
- Kitchen Island with Seating
- 3 Phone and 1 TV Outlets
- Raised Vanities with drawers in both bathrooms
- Walk-In Master Bedroom Closet
- Over-sized Closet in 2nd Bedroom
- 2 Exterior Freeze-Proof Faucets
- 2 Exterior GFCI Protected Outlets
- 36" Wall Cabinetry in Kitchen
- 6' Privacy Fence on 3 Sides of Community
- Moen Chrome Single-Lever Faucets
- Anti-Scald Pressure Balanced Shower Heads
- Termite Treatment Applied
- Concrete Personal Driveways
- Screens on all Operable Windows

### Safety Features

- Carbon Monoxide Detectors
- Smoke Detectors (Hardwired with Battery Back-up and interconnected - if one rings, they all ring)
- Deadbolts plus Key Locks on all Exterior Doors
- Street Lights
- No Through Streets

- Smoke Detectors Inside and Outside each Bedroom
- Electric Furnace and Water Heater
- Fire Walls Between Villas
- High Glass Window in Front Door Allows light and maintains security

### Value Features

- 1/10 Builder Warranty
- Five Year Electrical Warranty Package
- 10'x6' Concrete Patio
- 9' Ceilings Throughout
- Brick on All Elevations
- Dryer Vented to the Outside
- Electric Dryer Receptacle (220 Volts)
- Microwave Vented to Outside
- Grills on Front Windows
- No Shared Walls (each villa has 4 side walls with 1.5" between walls in connecting areas)
- 13 SEER Air Conditioner
- 5 1/4" Base Mouldings in Public Areas
- 80% Efficient Electric Furnace
- Brushed Nickel Door Hardware
- Painted, Smooth 2-panel Interior Doors
- Wide-Plank Luxury Vinyl Plank (LVP) flooring in all Public Areas and Bathrooms
- Tyvek House Wrap on all Exterior Walls
- Vinyl Siding for Reduced Maintenance Cost
- Painted Wood Window Sills and Aprons
- Vinyl Windows with Insulated Glass
- 30-Year Warranty on Shingles
- Enclosed Soffits and Fascia
- Lighting Package

for additional information call: Tracy Geraghty 314-315-5925  
tracygeraghty@bridgewatercommunities.com

# BridgewaterCommunities.com

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

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

AN ORDINANCE REZONING 1780 HIGH STREET FROM R-1C SINGLE-FAMILY ATTACHED TO PDR-PLANNED RESIDENTIAL IN THE CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI

WHEREAS, an application has been filed with the City of Washington, Missouri to rezone 1780 High Street from R-1C Single-Family Attached to PDR-Planned Residential; and

WHEREAS, pursuant to the ordinances of the City of Washington, Missouri, a Public Hearing on such request was held in the City Council Chambers, 405 Jefferson Street, Washington, Missouri, on Monday, August 21, 2023, notice of said hearing having been duly published in the "Washington Missourian"; and

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

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

SECTION 1: The following above-described property is hereby rezoned from R-1C Single-Family Attached to PDR-Planned Residential.

SECTION 2: Attached hereto is the legal description of the development.

SECTION 3 Attached hereto is Resolution \_\_\_\_\_ passed on Monday, August 21, 2023, approving the preliminary development plan and which authorizes preparation of the final development plan.

SECTION 4: The Final development plan was submitted to City Council for approval on Monday, August 21, 2023.

SECTION 5: The proposed development includes 25 two-bedroom units varying from 4,241 sq. ft to 7,732 sq. ft.

SECTION 6: Building shall not exceed 30 ft in height.

SECTION 7: The proposed setbacks are shown on the attached exhibit.

SECTION 8: Two parking spaces per unit are provided.

SECTION 9: A sign easement is shown along Walter Way, the actual sign will be subject to Chapter 405 of the City's Sign Regulations.

SECTION 10: Gross Acreage is 4.4 acres, total net acres is 3.7 acres, total building area is 0.75 acres, total pavement area is .7 acres, total common ground is 0.51 acres.

SECTION 11: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 12: 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 REZONED FROM "R1C" TO "PDR":

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 East half 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 622.68 feet to the POINT OF BEGINNING;  
Thence S 00° 11' 55" W 232.19 feet;  
Thence S 75° 20' 59" W 91.34 feet;  
Thence S 84° 37' 49" W 212.71 feet;  
Thence S 66° 33' 30" W 87.33 feet;  
Thence S 49° 07' 56" W 106.11 feet;  
Thence S 40° 04' 33" W 206.36 feet;  
Thence N 16° 39' 22" W 119.08 feet;  
Thence on a curve to the right in a northwesterly direction having a radius of 470.00 feet and a chord bearing and distance of N 08° 08' 47" W 139.10 feet;  
Thence N 00° 21' 47" E 165.96 feet;  
Thence N 67° 14' 44" E 184.13 feet;  
Thence N 80° 13' 07" E 271.81 feet;  
Thence N 89° 10' 02" E 159.87 feet;  
Thence S 89° 48' 05" E a distance of 49.45 feet to the POINT OF BEGINNING;

Containing 4.41 Acres more or less.

SUBJECT TO easements, conditions, and restrictions of record.



# VILLAS AT HIGH STREET PD-R PRELIMINARY DEVELOPMENT PLAN



**WUNDERLICH SURVEYING & ENGINEERING INC.**  
 SURVEYING & ENGINEERING INC.  
 512 EAST MAIN STREET  
 UNION, MO 63094 (636) 583-8400  
 WSETEAM.COM

**PRELIMINARY DEVELOPMENT PLAN**  
**VILLAS AT HIGH STREET PD-R**  
 A TRACT OF LAND BEING PART OF SECTION 28,  
 T44N, R14W OF THE 5TH P.M. IN THE CITY OF  
 WASHINGTON, FRANKLIN COUNTY, MO

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

THIS SEAL IS FOR DESIGN ONLY AND  
 NOT CONSTRUCTION INSPECTION OR  
 STAMPING OUT OF AMENDMENTS

SCALE: 1" = 30'  
 DATE: 11-20-24  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SHEET NO. 1 OF 2



**LEGEND**

---	EXISTING SANITARY SINKED LINE
---	PROPOSED SANITARY SINKED LINE
---	EXISTING OVERHEAD ELECTRIC
---	PROPOSED OVERHEAD ELECTRIC
---	EXISTING 8" WATER LINE
---	PROPOSED 8" WATER LINE
---	EXISTING WATER LINE
---	PROPOSED WATER LINE
---	STORM SEWER
---	PROPOSED STORM SEWER
---	TEMPORARY BENCHMARK
---	UTILITY POLE(S)
---	WATER VALVE(S)
---	GRATED INLET/PAVED DRAW
---	SINGLE CURB VALET(S)
---	DOUBLE CURB VALET(S)
---	AREA ARCHAEOLOGY
---	STORMWATER SANITATION STRUCTURE
---	STORMWATER DRAINAGE COLLECTION
---	WATER LATERAL
---	SANITARY LATERAL
---	EXISTING SANITARY MANHOLE(S)
---	PROPOSED SANITARY MANHOLE(S)
---	STREET LIGHT
---	EXISTING PAVEMENT
---	PROPOSED PAVEMENT
---	PROPOSED STREET FURNISHMENT
---	PROPOSED DRIVEWAY
---	PROPOSED ROAD

**PROPOSED USE**  
 ZERO LOT LINE ATTACHED VILLAS

**ZONING**  
 EXISTING ZONING R1-C  
 PROPOSED ZONING PD-R  
**OPEN SPACE / COMMON AREA**  
 TOTAL GROSS ACRES = 4.42 ACRES  
 TOTAL NET ACRES = 3.74 ACRES  
 TOTAL BUILDING AREA = 0.76 ACRES  
 TOTAL PAVEMENT AREA = 0.70 ACRES  
 TOTAL COMMON CIRCULARS = 0.51 ACRES

**RESIDENTIAL DATA**  
 PROPOSED DWELLING UNITS = 25  
 PROPOSED PD-R GROSS AREA = 4.44 ACRES  
 PROPOSED PD-R NET AREA = 3.74 ACRES  
 PROPOSED RESIDENTIAL DENSITY = 6.68 SP/AC

**PROPERTY DESCRIPTION**  
 DDC #2085-19481

**PARKING**  
 REQUIRED 2 PER DWELLING UNIT  
 PROPOSED REQUIRED = 50 SPACES  
 PROPOSED PROVIDED 50 SPACES (INCLUDES GARAGE)

**SEWER SERVICES**  
 ONE SEWER LATERAL PER UNIT

**WATER SERVICES**  
 ONE WATER LATERAL PER UNIT

**TRASH SERVICES**  
 INDIVIDUAL TOTES PER UNIT

**BUILDING 1:** 5,155 SF (4 UNITS)  
**BUILDING 2:** 7,732 SF (6 UNITS)  
**BUILDING 3:** 7,212 SF (6 UNITS)  
**BUILDING 4:** 2,577 SF (2 UNITS)  
**BUILDING 5:** 5,155 SF (4 UNITS)  
**BUILDING 6:** 4,241 SF (3 UNITS)

# VILLAS AT HIGH STREET PD-R CONCEPTUAL LANDSCAPE PLAN



**WUNDERLICH**  
SURVEYING & ENGINEERING INC.  
UNION, MO 63084 (636) 583-8400  
WSETEAM.COM

**CONCEPTUAL LANDSCAPE PLAN  
VILLAS AT HIGH STREET PD-R**  
A TRACT OF LAND BEING PART OF SECTION 28,  
T44N, R1W OF THE 5TH P.M. IN THE CITY OF  
WASHINGTON, FRANKLIN COUNTY, MO

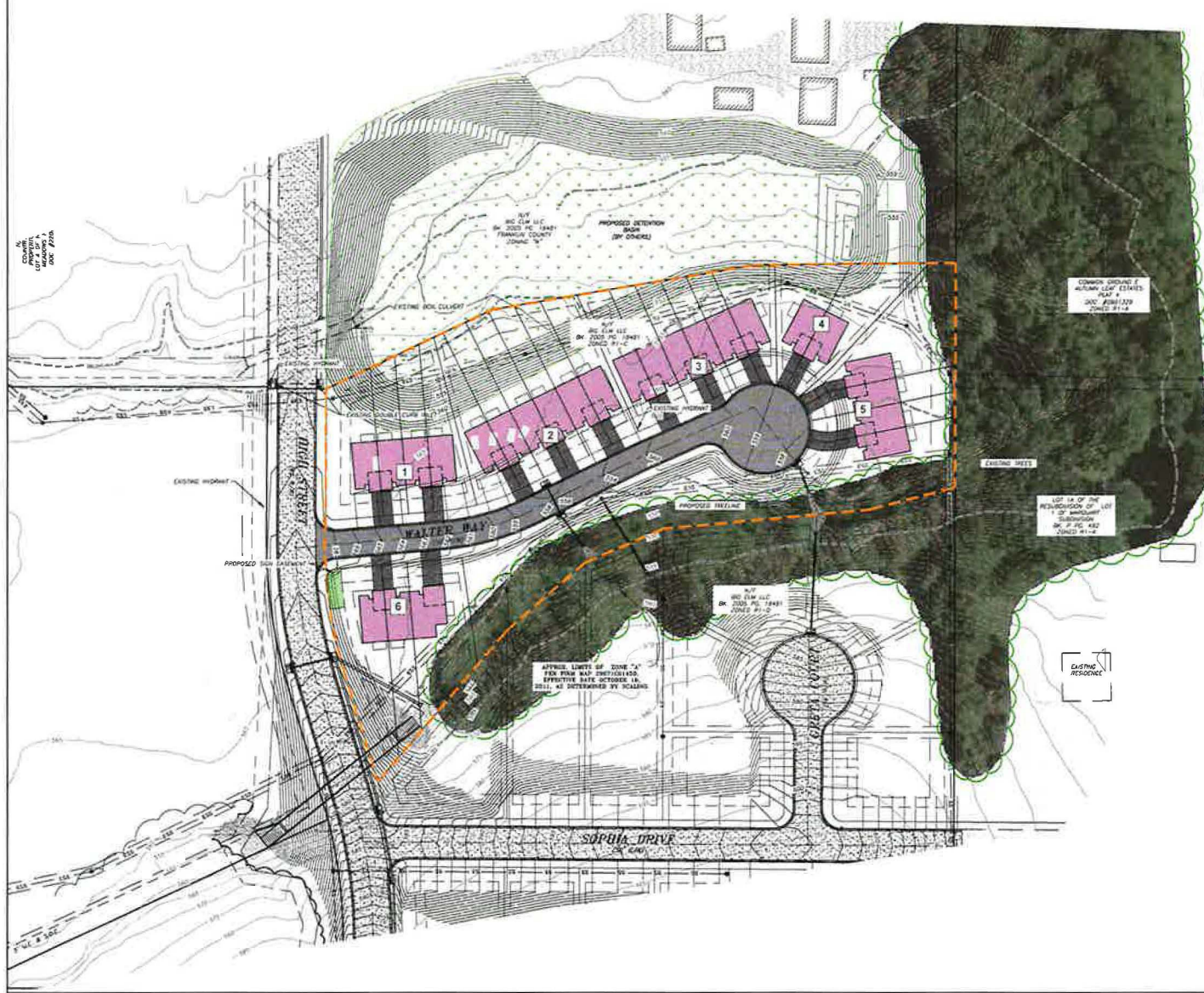
**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

Prepared in part  
by WUNDERLICH  
for WUNDERLICH SURVEYING  
& ENGINEERING INC.

THIS SEAL IS FOR DESIGN ONLY AND  
NOT CONSTRUCTION INSPECTION OR  
STAMPING OUT OF IMPROVEMENTS

SCALE	1" = 50'
DATE	11-20-2013
DRAWN BY	WSE
CHECKED BY	WSE
DATE	
SCALE	

**2 OF 2**



**LEGEND**

- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING OVERHEAD ELECTRIC
- PROPOSED OVERHEAD ELECTRIC
- EXISTING 4" WATER LINE
- PROPOSED 4" WATER LINE
- EXISTING 12" WATER LINE
- PROPOSED 12" WATER LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING CURB
- PROPOSED CURB
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING DRIVEWAY
- PROPOSED DRIVEWAY
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- EXISTING ROCK
- PROPOSED ROCK

**PROPOSED USE**  
ZERO LOT LINE ATTACHED VILLAS

**ZONING**  
EXISTING ZONING: R1-C  
PROPOSED ZONING: PD-R  
**OPEN SPACE / COMMON AREA**  
TOTAL GROSS ACRES: 4.84 ACRES  
TOTAL NET ACRES: 3.78 ACRES  
TOTAL BUILDING AREA: 0.75 ACRES  
TOTAL PAVEMENT AREA: 0.73 ACRES  
TOTAL COMMON GROUND: 0.51 ACRES

**RESIDENTIAL DATA**  
PROPOSED DWELLING UNITS: 25  
PROPOSED FSI-GROSS AREA: 4.48 ACRES  
PROPOSED PD-R NET AREA: 3.74 ACRES  
PROPOSED RESIDENTIAL DENSITY: 6.678 SP/UNIT

**PROPERTY DESCRIPTION**  
DCC #2005-18481

**PARKING**  
REQUIRED 2 PER DWELLING UNIT  
PROPOSED PROVIDED: 225 UNITS / 50 SPACES  
PROPOSED PROVIDED 30 SPACES (INCLUDES GARAGE)

**SEWER SERVICES**  
ONE SEWER LATERAL PER UNIT

**WATER SERVICES**  
ONE WATER LATERAL PER UNIT

**TRASH SERVICES**  
INDIVIDUAL TOTES PER UNIT

**BUILDING 1:** 5,155 SF (4 UNITS)  
**BUILDING 2:** 7,732 SF (6 UNITS)  
**BUILDING 3:** 7,732 SF (6 UNITS)  
**BUILDING 4:** 2,577 SF (2 UNITS)  
**BUILDING 5:** 5,155 SF (4 UNITS)  
**BUILDING 6:** 4,241 SF (3 UNITS)

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

A RESOLUTION APPROVING THE PRELIMINARY DEVELOPMENT PLAN SUBMITTED BY BRIDGEWATER COMMUNITIES, INC. FOR THE PROPERTY LOCATED AT 1780 HIGH STREET, WASHINGTON, MISSOURI

WHEREAS, Bridgewater Communities, Inc. has submitted an Application to rezone the property located at 1780 High Street, Washington, Missouri from R-1C Single Family Residential and PDR-Planned Development-Residential; and

WHEREAS, in addition to the Application for Rezoning Bridgewater Communities, Inc. has submitted a Preliminary Development Plan as required by Section 400.115 of the Code of the City of Washington, Missouri; and

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

WHEREAS, the Preliminary Development Plan was referred to the Planning and Zoning Commission for review and public hearing and said Commission voted on July 10, 2023, to recommend approval of said Plan to the City Council; and

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

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

Section 1: The Preliminary Development Plan submitted by Bridgewater Communities, Inc. and reviewed by the City Council of the City of Washington, Missouri on July 17, 2023, is hereby approved.

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

Section 3. The Final Development Plan shall also include:

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

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

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

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

Section 5. The Zoning Administrator shall review the Final Development Plan for compliance with the approved Preliminary Development Plan and any modifications and refinements that resulted from the final design process and provide a report to the City Council.

If the Final Development Plan is in compliance with the approved Preliminary Development Plan and any approved modifications or refinement, the City Council shall introduce an ordinance approving the Final Development Plan.

Section 6. After the final development plan (and subdivision plat, if applicable) and other associated documents have been approved by the City Council, the applicant shall record the Final Development Plan in accordance with provisions of Section 410.040 of the Code of the City of Washington, Missouri.

Section 7. Minor changes in the location, siting and height of buildings and structures may be authorized by the Zoning Administrator if required by engineering or other circumstances not

foreseen at the time the final plan was approved. No change authorized by this Section shall cause any of the following:

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

Section 8. All proposed changes in use, or rearrangement of lots, blocks and building tracts, changes in the provision of common open spaces, and changes which would cause any of the situations listed under Section 400.11 5(Q)(1) shall be subject to approval by the City Council. In such event, the applicant shall file a revised development plan and be subject to the requirements of this Section as if it were an entirely new application.

Section 9. No approval of a Final Development Plan shall be valid for a period longer than two (2) years from the date of approval unless, within such period, a building permit is obtained, and construction of a development's foundation is commenced. The City Council may grant a one-year extension upon written request of the original applicant if the application submitted is substantially the same as the initially approved application. At such time as the period of validity of an approved Final Development Plan lapses, the Final Development Plan and all uses, terms and conditions thereof may be declared null and void, and the City Council may initiate proceedings to rezone the site to its original or other appropriate zoning district in accordance with the procedures and requirements of Article XII, Amendments, of the Code of the City of Washington, Missouri.

Adopted this 21<sup>st</sup> day of August 2023 by the City Council of the City of Washington, Missouri.

(Seal)

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

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

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

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

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

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

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

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

AN ORDINANCE APPROVING THE FINAL DEVELOPMENT PLAN SUBMITTED BY BRIDGEWATER COMMUNITIES, INC. FOR THE PROPERTY LOCATED AT 1780 HIGH STREET, WASHINGTON, MISSOURI

WHEREAS, Bridgewater Communities, Inc. has submitted an Application to rezone the property located at 1780 High Street, Washington, Missouri from R-1C Single Family Residential to PD-R, Planned Development-Residential; and

WHEREAS, in addition to the Application for Rezoning Bridgewater Communities, Inc. has submitted a Preliminary Development Plan as required by Section 400.115 of the Code of the City of Washington, Missouri; and

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

WHEREAS, the Preliminary Development Plan was referred to the Planning and Zoning Commission for review and public hearing and said Commission voted on July 10, 2023, to recommend approval of said Plan to the City Council; and

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

WHEREAS, the City Council approved the Preliminary Development Plan on August 21, 2023; and

WHEREAS, Bridgewater Communities, Inc. has submitted its Final Development Plan for approval; and

WHEREAS, the Final Development Plan includes the required information described in Section 400.115(K) and (M) of the Code of the City of Washington, Missouri; and

WHEREAS, the Final Development Plan includes the information required for the Preliminary Development Plan and the final landscape plan with specific location of all plant material, specifying size and species; and

WHEREAS, the Final Development Plan is in substantial compliance with the approved Preliminary Development Plan; and

WHEREAS, the Zoning Administrator has reviewed the Final Development Plan for compliance with the approved Preliminary Development Plan and has determined that the Final Development Plan is in compliance with the approved Preliminary Development Plan and any approved modifications or refinements.

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

SECTION 1: The Final Development Plan submitted by Bridgewater Communities, Inc. for the property located at 1780 High Street, Washington, Missouri, a copy of which is marked Exhibit A and is incorporated herein by reference, is hereby approved.

SECTION 2: As a condition of approval of the Final Development Plan, the applicant is hereby ordered and directed to record the Final Development Plan in the Office of the Recorder of Deeds of Franklin County, Missouri.

SECTION 3: Approval of this Final Development Plan shall be valid for a period of two (2) years from August 21, 2023, unless, within such period, a building permit is obtained, and construction of a development's foundation is commenced. At such time as the period of validity of the approved Final Development Plan lapses, the Final Development Plan and all uses, terms and conditions thereof may be declared null and void, and the City Council may initiate proceedings to rezone the site to its original or other appropriate zoning district in accordance with the procedures and requirements of Article XII, Amendments, of the Code of the City of Washington, Missouri.

SECTION 4: All ordinances or parts of ordinances in conflict herewith are hereby repealed.



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

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

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

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

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

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

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

**EXHIBIT**

**A**



**Cottage Villa Summary**

Bridgewater Communities Cottage Villa Series is designed for people who want an "Easy Living" lifestyle combined with luxury features. Our target buyer profile is a customer who desires safety, convenience, and value. Our buyers want to free themselves of older homes and/or oversized homes and yards that require too much money and energy to maintain.

Our customers have typically raised their families in large homes on large lots that simply are too big and require too much time and money to maintain at this stage in their lives. Until we designed our cottage villa series, our customer base might have had to move to an apartment with surface parking on a parking lot and multiple steps/staircases to their apartment. That lifestyle is not what they want but it is some of the only housing stock available.

Some of the many features and benefits include:

Fee simple ownership - the buyer owns their building and home site.

There is an HOA that is granted an easement to come on to the property to provide lawn, landscaping, and snow removal for the resident.

Single level living

Low threshold entries - no steps

2 bedroom and 2 bathrooms

9' ceilings

1<sup>st</sup> floor laundry

Attached garage with garage door opener

Luxury Vinyl Plank flooring

Walk-In Pantry

Walk-in Master closet

Wider doorways, wider hallways, and lever door handles

Sodded yards (where disturbed) and a landscape package

The brochure for a similar community that we built in St. Peters, MO is attached.

Tim Miller 636 299-1931



**GREEN FOREST**  
VILLAS

DRAFT  
SAMPLE  
PRESENTATION

---

## Yes, It's Included

- Location, Location, Location
  - Single Level Living
  - Low Threshold Entry
- 2 Bedrooms/2 Bathrooms
  - 9' Ceilings
  - Granite Countertops
  - Upgraded Cabinetry
- Luxury Vinyl Plank Flooring
  - Walk-In Pantry
  - Walk-In Closet
  - and MUCH MORE





## GREEN FOREST VILLAS

DRAFT  
SAMPLE  
PRESENTATION

### Yes, It's Included

#### Convenience Features

- Easy Access to Shopping Areas along Mexico Road and Mid Rivers Mall Drive
- Fully Sodded Homesites
- No Steps Outside to Front Door
- Common Ground Areas
- Utilities Individually Metered
- Master Bedroom and Bathroom Suite
- Covered Front Porch
- Lever Handles on All Doors
- Wider Hallways and Wide Doors
- Garage Door Opener
- Recessed Can Lights in Kitchen
- Kitchen Island with Seating
- 3 Phone and 1 TV Outlets
- Raised Vanities with drawers in both bathrooms
- Walk-In Master Bedroom Closet
- Over-sized Closet in 2nd Bedroom
- 2 Exterior Freeze-Proof Faucets
- 2 Exterior GFCI Protected Outlets
- 36" Wall Cabinetry in Kitchen
- 6' Privacy Fence on 3 Sides of Community
- Moen Chrome Single-Lever Faucets
- Anti-Scald Pressure Balanced Shower Heads
- Termite Treatment Applied
- Concrete Personal Driveways
- Screens on all Operable Windows

#### Safety Features

- Carbon Monoxide Detectors
- Smoke Detectors (Hardwired with Battery Back-up and interconnected - if one rings, they all ring)
- Deadbolts plus Key Locks on all Exterior Doors
- Street Lights
- No Through Streets

- Smoke Detectors Inside and Outside each Bedroom
- Electric Furnace and Water Heater
- Fire Walls Between Villas
- High Glass Window in Front Door Allows light and maintains security

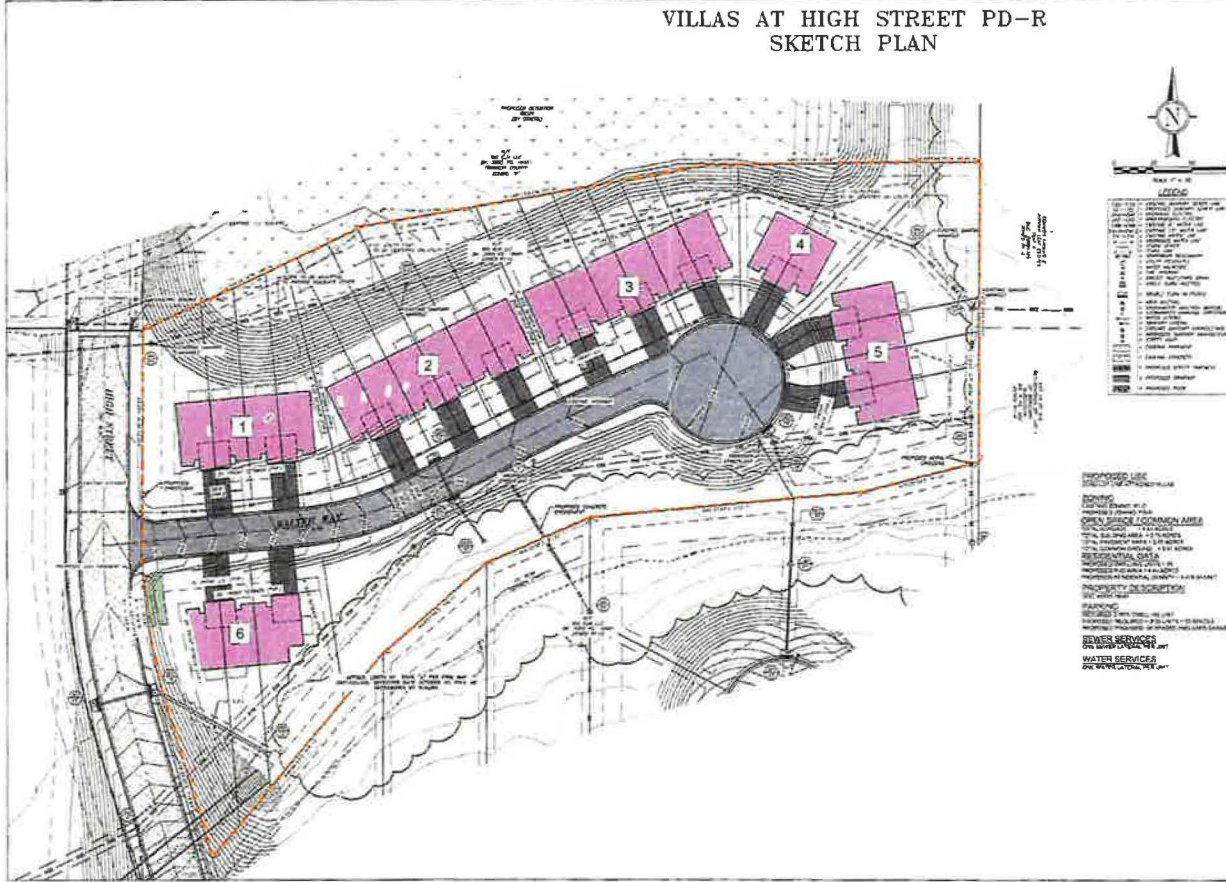
#### Value Features

- 1/10 Builder Warranty
- Five Year Electrical Warranty Package
- 10'x6' Concrete Patio
- 9' Ceilings Throughout
- Brick on All Elevations
- Dryer Vented to the Outside
- Electric Dryer Receptacle (220 Volts)
- Microwave Vented to Outside
- Grills on Front Windows
- No Shared Walls (each villa has 4 side walls with 1.5" between walls in connecting areas)
- 13 SEER Air Conditioner
- 5 1/4" Base Mouldings in Public Areas
- 80% Efficient Electric Furnace
- Brushed Nickel Door Hardware
- Painted, Smooth 2-panel Interior Doors
- Wide-Plank Luxury Vinyl Plank (LVP) flooring in all Public Areas and Bathrooms
- Tyvek House Wrap on all Exterior Walls
- Vinyl Siding for Reduced Maintenance Cost
- Painted Wood Window Sills and Aprons
- Vinyl Windows with Insulated Glass
- 30-Year Warranty on Shingles
- Enclosed Soffits and Fascia
- Lighting Package

for additional information call: Tracy Geraghty 314-315-5925  
tracygeraghty@bridgewatercommunities.com

**BridgewaterCommunities.com**

VILLAS AT HIGH STREET PD-R  
SKETCH PLAN



**LEGEND**

Proposed Building Footprint	Proposed Building Footprint
Proposed Driveway	Proposed Driveway
Proposed Parking	Proposed Parking
Proposed Street	Proposed Street
Proposed Utility	Proposed Utility
Proposed Fencing	Proposed Fencing
Proposed Retention Wall	Proposed Retention Wall
Proposed Stormwater Management	Proposed Stormwater Management
Proposed Landscaping	Proposed Landscaping
Proposed Site	Proposed Site

**PROPOSED USE**  
SINGLE-FAMILY RESIDENTIAL

**OWNER**  
LINDEN STREET LLC

**OWNER'S ADDRESS**  
1000 10TH AVE SE  
SEASIDE, WA 98148

**OWNER'S PHONE**  
(206) 465-1234

**OWNER'S FAX**  
(206) 465-1234

**OWNER'S EMAIL**  
LINDEN@LINDENSTREET.COM

**PROPERTY DESCRIPTION**  
SITING

**SEWER SERVICES**  
ON-SITE TREATMENT

**WATER SERVICES**  
ON-SITE TREATMENT

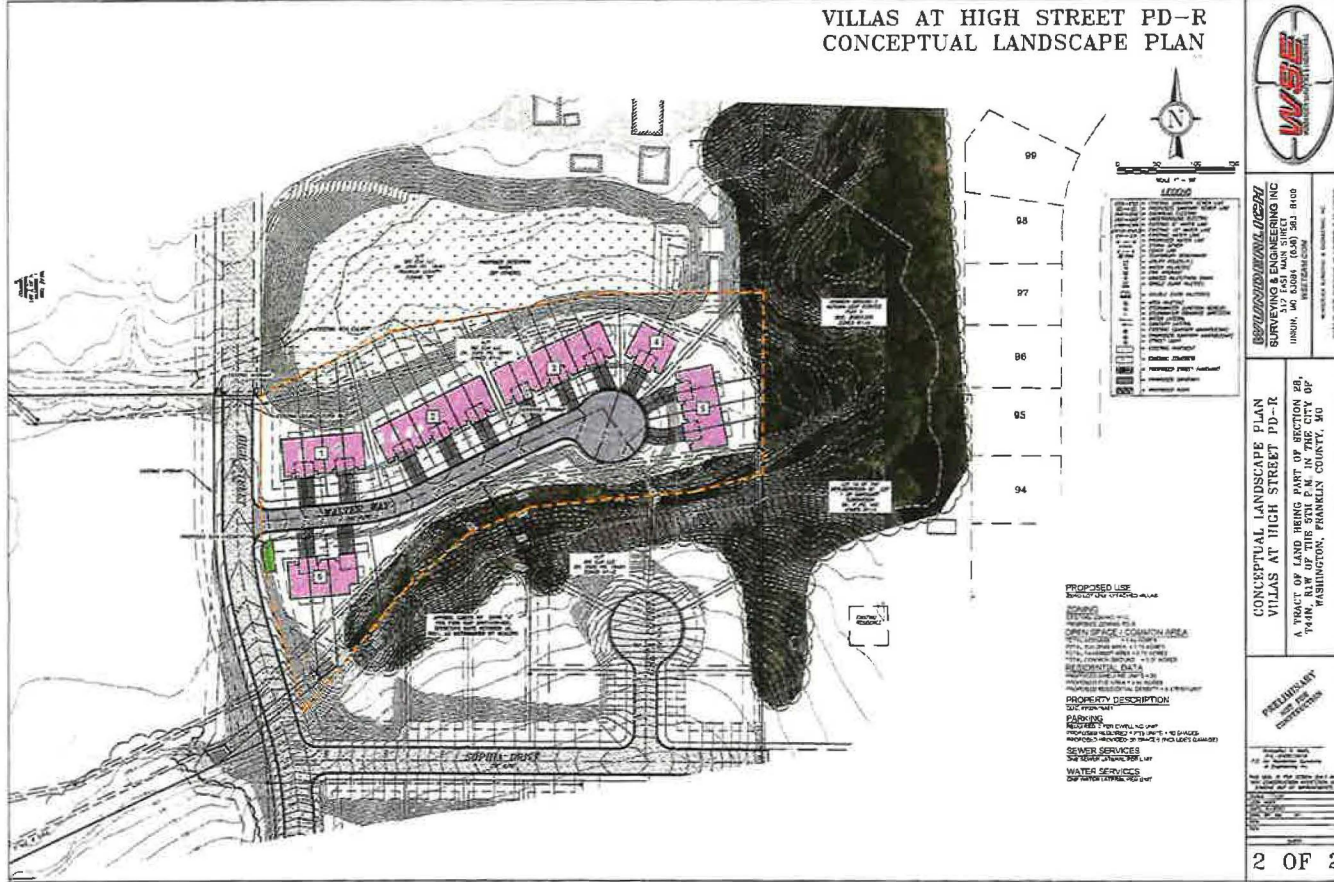


**WASHINGTON VALLEY SURVEYING & ENGINEERING, INC.**  
1000 10TH AVE SE  
SEASIDE, WA 98148  
(206) 465-1234  
WWW.WVSE.COM

**SKETCH PLAN**  
VILLAS AT HIGH STREET PD-R  
A TRACT OF LAND BEING PART OF SECTION 28,  
T44N, R1W OF THE 5TH P.M. IN THE CITY OF  
WASHINGTON, PENNINGTON COUNTY, GA

**PENNINGTON**  
COUNTY  
GA

VILLAS AT HIGH STREET PD-R  
CONCEPTUAL LANDSCAPE PLAN




**PROPOSED USE**  
MULTIFAMILY UNITS

**EXISTING**  
EXISTING DRIVE

**OPEN SPACE / COMMON AREA**  
OPEN SPACE

**SEWER SERVICES**  
SEWER SERVICES

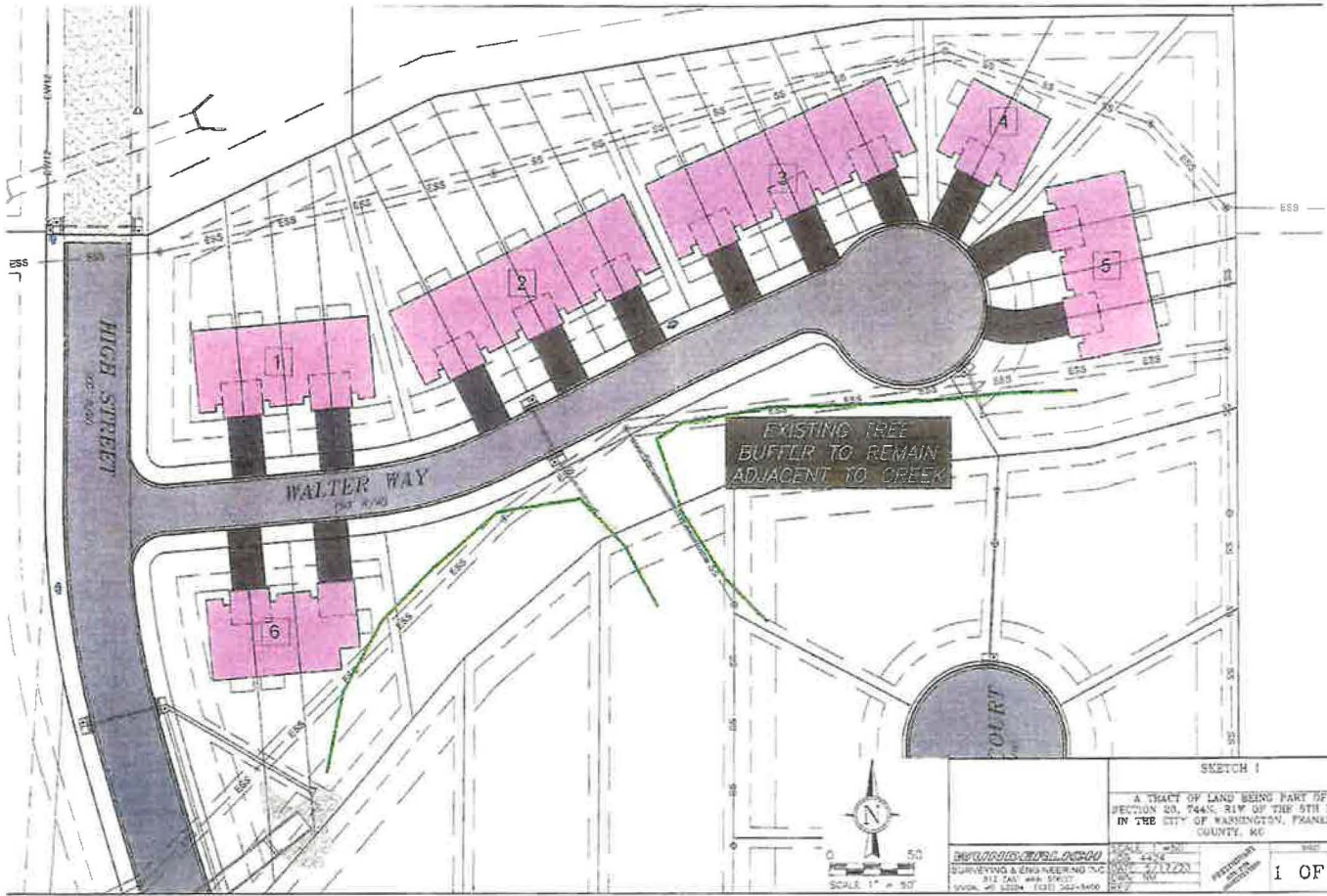
**WATER SERVICES**  
WATER SERVICES



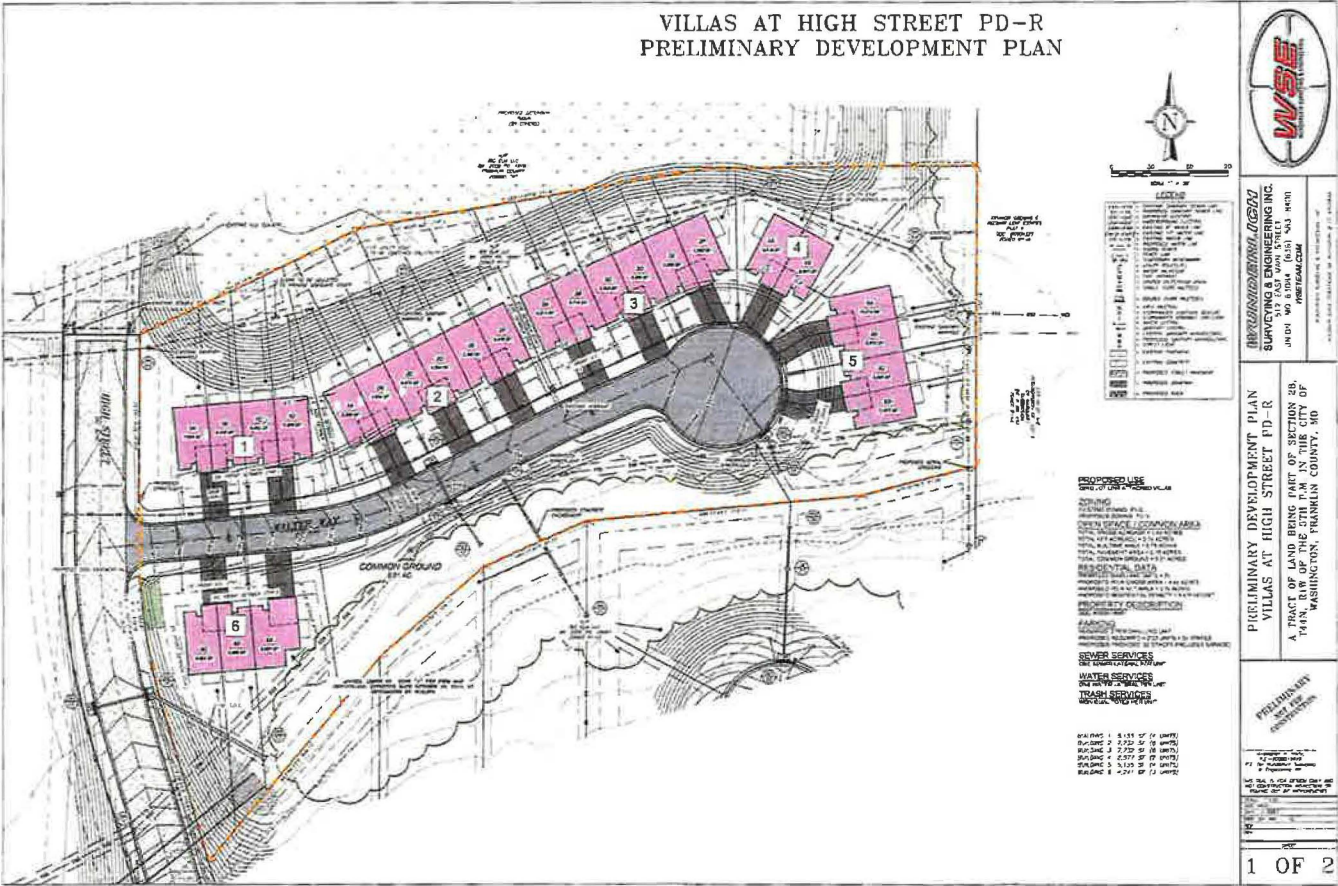
**CONCEPTUAL LANDSCAPE PLAN**  
VILLAS AT HIGH STREET PD-R  
A TRACT OF LAND BEING PART OF SECTION 28,  
T41N, R12W OF THE 5TH P.M. IN THE CITY OF  
WASHINGTON, FRANKLIN COUNTY, MO

**PRELIMINARY**  
AND FOR  
CONSTRUCTION

DATE: _____	SCALE: _____
DRAWN BY: _____	CHECKED BY: _____
DESIGNED BY: _____	APPROVED BY: _____
2 OF 2	



VILLAS AT HIGH STREET PD-R  
 PRELIMINARY DEVELOPMENT PLAN



**LEGEND**

(Symbol)	Proposed Road
(Symbol)	Proposed Sidewalk
(Symbol)	Proposed Utility
(Symbol)	Proposed Building Footprint
(Symbol)	Proposed Parking Space
(Symbol)	Proposed Driveway
(Symbol)	Proposed Storm Drain
(Symbol)	Proposed Easement
(Symbol)	Proposed Right-of-Way
(Symbol)	Proposed Conduit Grounds
(Symbol)	Proposed Contour
(Symbol)	Proposed Survey Boundary
(Symbol)	Proposed Section Boundary
(Symbol)	Proposed Elevation
(Symbol)	Proposed Spot Elevation
(Symbol)	Proposed Spot Elevation (Water Table)
(Symbol)	Proposed Spot Elevation (Groundwater Table)
(Symbol)	Proposed Spot Elevation (Flood Elevation)
(Symbol)	Proposed Spot Elevation (Finish Floor)
(Symbol)	Proposed Spot Elevation (Top of Foundation)
(Symbol)	Proposed Spot Elevation (Top of Grade)
(Symbol)	Proposed Spot Elevation (Bottom of Foundation)
(Symbol)	Proposed Spot Elevation (Bottom of Grade)

WSE CONSULTING, INC.  
 SURVEYORS AND ENGINEERS  
 1250 10th Street, N.E.  
 Seattle, WA 98107  
 (206) 467-7000  
 www.wse.com

PRELIMINARY DEVELOPMENT PLAN  
 VILLAS AT HIGH STREET PD-R  
 A TRACT OF LAND BEING PART OF SECTION 28,  
 T48N, R3W, OF THE 3RD T13N IN THE CITY OF  
 WASHINGTON, TARRANT COUNTY, TX

**PROPOSED USE**  
 PD-R (RESIDENTIAL)  
**PROPOSED ZONING**  
 PD-R (RESIDENTIAL)  
**PROPOSED SETBACKS**  
 FRONT 10 FT  
 SIDE 5 FT  
 REAR 10 FT  
**PROPOSED OPEN SPACE / COMMON AREAS**  
 TOTAL OPEN SPACE: 12,500 SQ FT  
**PROPOSED TRASH**  
 TRASH STORAGE: 2 TRASH CONTAINERS  
**PROPOSED UTILITY**  
 UTILITY: WATER, SEWER, GAS, ELECTRIC, CABLE, TELEPHONE  
**PROPOSED CONDUIT GROUNDS**  
 CONDUIT GROUNDS: 1000 SQ FT  
**PROPOSED ELEVATION**  
 FINISH FLOOR: 5.00 FT  
 TOP OF FOUNDATION: 4.50 FT  
 TOP OF GRADE: 5.50 FT  
 BOTTOM OF FOUNDATION: 0.00 FT  
 BOTTOM OF GRADE: 0.00 FT  
**PROPOSED SPOT ELEVATION**  
 SPOT ELEVATION: 5.00 FT  
 SPOT ELEVATION (WATER TABLE): 3.50 FT  
 SPOT ELEVATION (GROUNDWATER TABLE): 2.50 FT  
 SPOT ELEVATION (FLOOD ELEVATION): 6.00 FT  
 SPOT ELEVATION (FINISH FLOOR): 5.00 FT  
 SPOT ELEVATION (TOP OF FOUNDATION): 4.50 FT  
 SPOT ELEVATION (TOP OF GRADE): 5.50 FT  
 SPOT ELEVATION (BOTTOM OF FOUNDATION): 0.00 FT  
 SPOT ELEVATION (BOTTOM OF GRADE): 0.00 FT

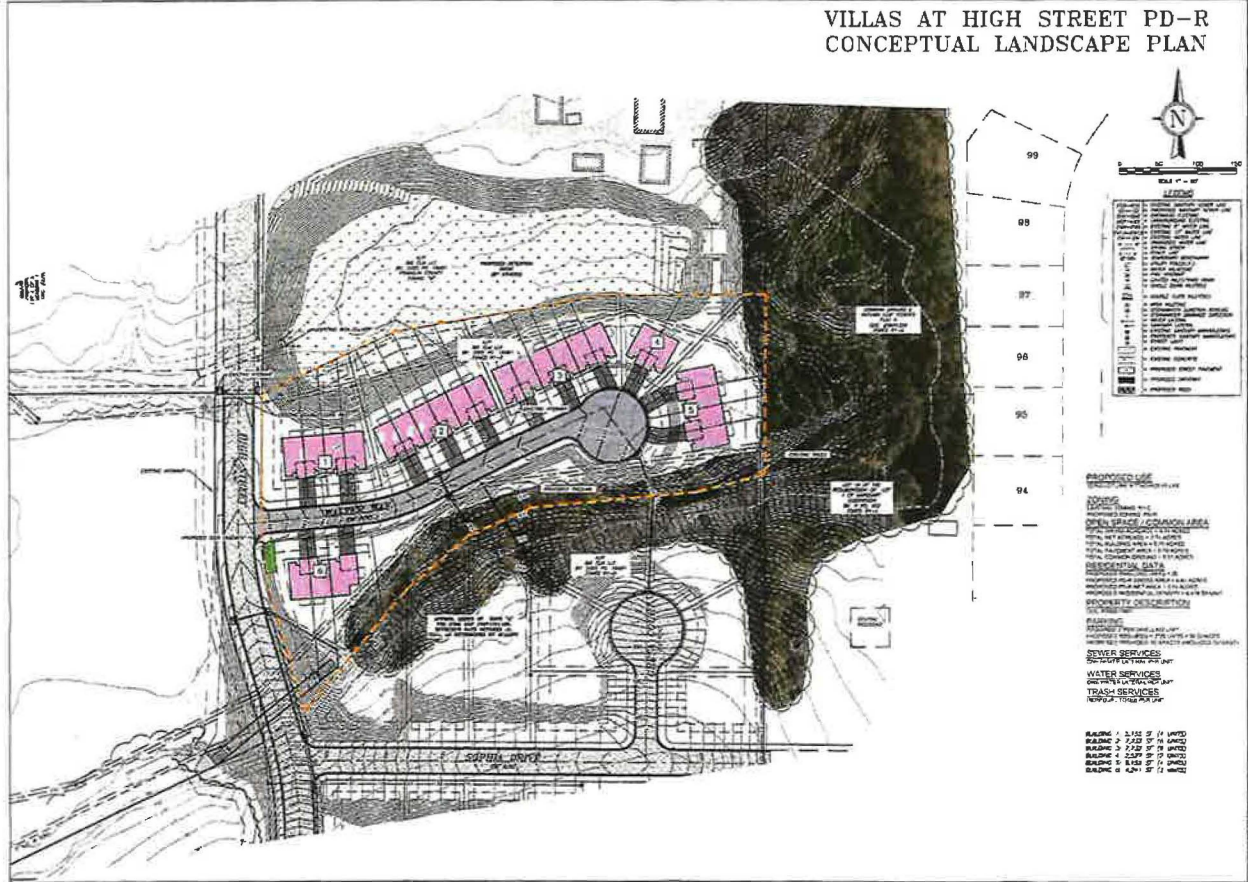
**PROPOSED UNIT COUNT**  
 UNIT 1: 1,150 SQ FT (1 UNIT)  
 UNIT 2: 1,150 SQ FT (1 UNIT)  
 UNIT 3: 1,150 SQ FT (1 UNIT)  
 UNIT 4: 1,150 SQ FT (1 UNIT)  
 UNIT 5: 1,150 SQ FT (1 UNIT)  
 UNIT 6: 1,150 SQ FT (1 UNIT)

PRELIMINARY  
 AND NOT  
 TO BE CONSIDERED

NO.	DESCRIPTION
1	REVISION
2	REVISION
3	REVISION
4	REVISION
5	REVISION
6	REVISION
7	REVISION
8	REVISION
9	REVISION
10	REVISION



VILLAS AT HIGH STREET PD-R  
CONCEPTUAL LANDSCAPE PLAN





**WASHINGTON SURVEYING & ENGINEERING, INC.**  
SURVEYING & ENGINEERING INC.  
11104 40 CROSS RD SE  
TUMACUM, WA 98148  
WWW.WSE-INC.COM

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CONCEPTUAL LANDSCAPE PLAN  
VILLAS AT HIGH STREET PD-R  
A TRACT OF LAND BEING PART OF SECTION 28,  
T44N, R14W OF THE 5TH P.M. IN THE CITY OF  
WASHINGTON, FRANKLIN COUNTY, WA

---

**PRELIMINARY**  
CONCEPTUAL

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2 OF 2



**POLICE**  
CITY OF WASHINGTON

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

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

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August 15, 2023

To: Washington City Council  
Mayor Doug Hagedorn

From: Chief Jim Armstrong

Re: Washington Police Explorer Post

Honorable Mayor and City Council,

I would like to recognize the Washington Missouri Police Explorer Post 2438. Members of the post recently spent a week at Lindenwood University for the 2023 St Louis Area Law Enforcement Academy. They participated in competitions against other explorer posts from the St. Louis region. They also learned about DWI investigations, crash investigations, traffic stops, K9, SWAT, firearms, defensive tactics, crime scene processing, and many other topics. The explorer post earned three 3<sup>rd</sup> place awards. One for a C.I.T. incident, one for a shooting investigation and one for arrest and search procedures.

The explorers along with their police advisors, Officer Mindy Schmelz and Officer Nolan Crawford, worked hard for several months to prepare for the academy. The young people in the program set a positive example for other youth in the community. Please join me in congratulating members of the Washington Missouri Police Explorer Post 2438 and their advisors.

Respectfully,

*Chief James Armstrong*

6a

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

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

AN ORDINANCE AMENDING THE 2023 BUDGET OF THE CITY OF WASHINGTON, MISSOURI FOR THE PURCHASE AND INSTALLATION OF A 100 kW GENERATOR AND TRANSFER SWITCH FOR THE COMMUNICATIONS DIVISION AT THE PUBLIC SAFETY BUILDING

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

SECTION 1: This ordinance shall amend the 2023 Budget as follows:

General Fund--Increase 001-13-000-54220 Machinery and Equipment \$69,875.00

Decrease--001-341000 Fund Balance-Unreserved \$69,875.00

SECTION 2: This ordinance shall take effect and be in full force from and after its passage and approval.

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

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

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

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

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

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



August 07, 2023

Mayor Doug Hagedorn  
City Council Members  
405 Jefferson St.  
Washington, MO 63090

Honorable Mayor and City Council Members,

Attached you will find an ordinance to amend the 2023 budget in the amount of \$69,875.00 for the emergency purchase and installation of the new 100kw generator for Communications at the Public Safety Building. I have also attached the approved ordinance dated December 5, 2022, accepting the bid from Rowles Electric. At that time, I did not include a budget amendment.

I will be available at the August 21<sup>st</sup> council meeting to answer any questions.

Sincerely,

Jennifer Brune, Director of Communications

BILL NO. 22-12704 INTRODUCED BY PATKE

ORDINANCE NO. 22-13666

AN ORDINANCE ACCEPTING THE PROPOSAL FROM ROLWES ELECTRIC, WENTZVILLE, MISSOURI AND TO APPROVE THE PURCHASE AND INSTALLATION OF A 100kW GENERATOR AND TRANSFER SWITCH FOR THE COMMUNICATIONS DIVISION AT THE PUBLIC SAFETY BUILDING

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

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

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

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

Passed: 12-05-22

ATTEST: Sheri Kekamp

[Signature]  
President of City Council

Approved: 12-05-22

ATTEST: Sheri Kekamp

[Signature]  
Mayor of Washington, Missouri

Exhibit A



City of Washington

Emergency Generator Proposal

405 Jefferson Street

Washington, MO 63090

ATTN: Sherri Klekamp, City Clerk

Date: 10/3/2022

Included In Quote

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

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



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

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

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

**Total: \$69,875**

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



City of Washington

Emergency Generator Proposal

405 Jefferson Street

Washington, MO 63090

ATTN: Sherri Klekamp, City Clerk

Date: 10/3/2022

Included In Quote

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

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

7a





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

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

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

**Total: \$69,875**

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

7a

# INVOICE

**Rolwes Electric**  
1736 Hiawatha Dr  
Wentzville, MO 63385

rolweselectric@gmail.com  
(314)249-5563



City of Washington

**Bill to**  
City of Washington

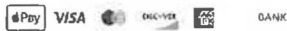
### Invoice details

Invoice no.: 1868  
Terms: Net 30  
Invoice date: 08/04/2023  
Due date: 09/03/2023

Product or service	Amount
1. <b>Per Bid</b> Emergency Generator Replacement at Police Department Bid Amount \$69,875 Project Complete 7/28/2023	1 unit x \$69,875.00 \$69,875.00

**Total** **\$69,875.00**

### Ways to pay



7a

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

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

AN ORDINANCE AUTHORIZING AND DIRECTING THE EXECUTION OF A MAINTENANCE AGREEMENT BY AND BETWEEN THE CITY OF WASHINGTON, MISSOURI AND AT&T FOR MAINTENANCE OF 911 CALL HANDLING EQUIPMENT AND SERVICES AND AMEND THE 2023 BUDGET

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

SECTION 1: The Mayor is hereby authorized and directed to execute a Maintenance Agreement by and between the City of Washington, Missouri and AT&T for maintenance of 911 call handling equipment and services. A copy of the agreement is attached and is marked as Exhibit A.

SECTION 2: This ordinance shall amend the 2023 Budget as follows:  
General Fund--Increase 001-13-000-521620 Equipment Repair & Maintenance \$14,000  
Decrease--001-341000 Fund Balance-Unreserved \$14,000

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

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

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

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

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

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

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

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



August 17, 2023

Mayor Doug Hagedorn

City Council Members

405 Jefferson St.

Washington, MO 63090

Honorable Mayor and City Council Members,

Attached you will find an ordinance accepting a maintenance agreement between the City of Washington and AT&T for the maintenance of 911 call handling equipment and services and amending the 2023 budget in the amount of \$14,000. Currently, we are using the equipment without a maintenance contract. The maintenance was previously paid for by the County and when the contract expired, they passed the cost onto the individual PSAPs. This equipment is vital to our 911 operations and without a contract, repairs can become costly. The maintenance contract also secures our total figures for the 911 system upgrade. Having this contract in place would mean we will receive an update rather than a new system with new licensing which would increase our overall costs for the upcoming project. It is my recommendation to enter into a maintenance agreement with AT&T.

I will be available at the August 21<sup>st</sup> council meeting to answer questions.

Sincerely,

Jennifer Brune, Director of Communications

Exhibit A



AT&T Public Safety Equipment Resale and Related Services  
Pricing Schedule for 911 CPE Call Handling

MA Reference No.: MA50005030UA  
Pricing Schedule No.: \_\_\_\_\_

CUSTOMER Legal Name ("Customer")	AT&T Corp. ("AT&T")	AT&T Branch Sales Contact Name
City of Washington	AT&T Corp.	Name: Todd Karl
CUSTOMER Address	AT&T Corp. Address and Contact	AT&T Branch Sales Contact Information
301 Jefferson St Washington Missouri USA 63090	One AT&T Way Bedminster, NJ 07921-0752 Attn: Master Agreement Support Team E-mail: <a href="mailto:mast@att.com">mast@att.com</a>	115 W Adams Ave Kirkwood, Missouri USA 63122 Phone : (314) 450-2520 Email : <a href="mailto:todd.karl@att.com">todd.karl@att.com</a> Sales/Branch Manager: Dustin Alexander SCVP Name: Scott Agnew
CUSTOMER Contact		AT&T Contact Information
Name: Jennifer Brune Title: Director of Communication Telephone: 636-390-1050 Fax: Email: <a href="mailto:jbrune@washmo.gov">jbrune@washmo.gov</a>		Name: Todd Karl Address: 115 W Adams Ave City: Kirkwood State / Province: Missouri Country: USA Domestic / Intl / Zip Code: 63122 Telephone: (314) 450-2520 Email: <a href="mailto:todd.karl@att.com">todd.karl@att.com</a>
CUSTOMER Billing Address and Contact		
301 Jefferson St Washington Missouri USA 63090 Contact Name: Jennifer Brune Title: Director of Communication Telephone: 636-390-1050 Fax: E-mail: <a href="mailto:jbrune@washmo.gov">jbrune@washmo.gov</a>		

This Pricing Schedule is part of the Agreement between AT&T and Customer referenced above. In the case of a conflict, the descending order of priority for the documents in this Pricing Schedule is Sub-Rider B3, the other applicable Sub-Riders, the applicable Rider and the General Terms.

- Rider A – Purchased Equipment
  Rider B – AT&T-Provided Services
  Sub-Rider B1 – AT&T-Provided 911 Voice Maintenance  
 Sub-Rider B2 – AT&T-Provided 911 Voice Warranty Services  
 Sub-Rider B3 – AT&T 911 Call Handling Equipment and Services

CUSTOMER	AT&T Corp.
By: _____ (by its authorized representative)	By: _____ (by its authorized representative)
(Typed or Printed Name)	(Typed or Printed Name)
(Title)	(Title)
(Date)	(Date)

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**GENERAL TERMS APPLICABLE TO  
AT&T PUBLIC SAFETY EQUIPMENT RESALE AND RELATED SERVICES**

**1. SERVICES AND PURCHASED EQUIPMENT**

- "Purchased Equipment" – means equipment (including Software) sold and Software separately sold by AT&T to Customer pursuant to this Pricing Schedule. "Purchased Equipment" includes replacement hardware and Software provided in connection with AT&T-Provided Maintenance and Warranty Services.
- "Software" – means software purchased separately or software included with the equipment purchased, pursuant to this Pricing Schedule.
- "Services" – per applicable Riders and Sub-Riders.

**2. QUOTE**

AT&T may provide a quote for the price of Purchased Equipment or Services to Customer ("Quote") or include such information in a Statement of Work ("SOW"). Such Quote will expire thirty (30) days after the date of the Quote, unless a different time period for expiration is stated in the Quote. All such pricing is applicable only to the project or purchase specified in such Quote unless stated otherwise in the SOW or Sub-Rider.

**3. ORDERS**

(a) Order means an order for Purchased Equipment or Services, including Statements of Work and requests to change an Order, that Customer submits to AT&T in writing (or other method specifically authorized by AT&T). AT&T reserves the right not to accept any Order. Except for information required by AT&T to fulfill the Order, no terms and conditions, or other language contained in any Customer-supplied document or purchase order shall apply.

(b) Telephone Orders may be accepted for moves, adds, or changes to Purchased Equipment that do not require design engineering support from AT&T or the supplier and can be ordered off the shelf without being configured or designed with other components.

**4. TAX EXEMPTION**

Customer must present a tax exemption certificate to AT&T, valid in the place of delivery, prior to or with an Order to receive exemption status.

**5. TERMINATION**

(a) Either party may terminate this Pricing Schedule upon thirty (30) days' prior written notice, except that all work under any outstanding Orders will be completed unless one party notifies the other otherwise in writing.

(b) Customer may terminate an Order on five (5) days prior written notice. AT&T may recover all amounts owing under the Order for any time, materials and expenses incurred through the effective date of termination, and any third party charges resulting from the termination.

**6. LIMITATION OF LIABILITY**

(a) EACH PARTY'S LIABILITY SHALL BE LIMITED TO PROVEN DIRECT DAMAGES NOT TO EXCEED PER CLAIM (OR IN THE AGGREGATE FOR CLAIMS ARISING DURING ANY TWELVE MONTH PERIOD) TWICE THE NET PURCHASE PRICE OF THE PURCHASED EQUIPMENT OR SERVICES IN THE ORDER GIVING RISE TO THE LIABILITY. THE LIMITATION IN THIS SECTION SHALL NOT LIMIT CUSTOMER'S RESPONSIBILITY FOR THE PAYMENT OF ALL PROPERLY DUE CHARGES.

(b) Except for AT&T-Provided Service, AT&T SHALL HAVE NO DUTY TO DEFEND, INDEMNIFY, OR HOLD CUSTOMER HARMLESS FROM OR AGAINST ANY SETTLEMENTS, DAMAGES, COSTS AND OTHER AMOUNTS INCURRED BY CUSTOMER ARISING FROM THE ACTUAL OR ALLEGED INFRINGEMENT OR MISAPPROPRIATION OF INTELLECTUAL PROPERTY BASED ON OR INVOLVING EQUIPMENT, SOFTWARE OR SERVICES FURNISHED UNDER THIS PRICING SCHEDULE.

**7. PURCHASED EQUIPMENT WARRANTY AND LIMITATION ON USE**

(a) AT&T shall pass through to Customer any warranties available from Purchased Equipment manufacturers or licensors. The manufacturer or licensor and not AT&T is responsible for any such warranties.

(b) Except as set out in Section 7(a), ALL PURCHASED EQUIPMENT IS PROVIDED TO CUSTOMER ON AN "AS IS" BASIS. AT&T DISCLAIMS ANY AND ALL REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED OF ANY KIND (INCLUDING, BUT NOT LIMITED TO, WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, NON-INFRINGEMENT, SATISFACTORY QUALITY, NON-INTERFERENCE, ACCURACY OF INFORMATIONAL CONTENT, OR ANY WARRANTY ARISING BY USAGE OF TRADE OR COURSE OF DEALING). These disclaimers shall apply even if the express warranties from equipment manufacturers or licensors fail of their essential purpose.

**8. MAINTENANCE CHARGES**

AT&T may invoice maintenance charges in full in advance of the term for AT&T-Provided and Manufacturer-Provided maintenance services. Such maintenance charges are non-refundable.

## Rider A – Purchased Equipment

### 1. AVAILABILITY AND DELIVERY SCHEDULE

AT&T's delivery of Purchased Equipment is contingent upon the availability and the delivery schedule of the manufacturer or supplier. AT&T can not guarantee availability or firm delivery dates. Purchased Equipment is deemed accepted by Customer upon passage of title and risk of loss.

### 2. TITLE AND RISK OF LOSS

Title to and risk of loss of Purchased Equipment passes to Customer on delivery by manufacturer or supplier to a carrier for shipment; provided that if AT&T also provides Services (other than Warranty Services or Maintenance Services) in connection with the Purchased Equipment, title and risk of loss passes to Customer on delivery to Customer.

### 3. SHIPPING AND STORAGE

#### (a) Shipping Charges.

(i) Standard Fee for AT&T-provided shipping: One percent (1%) of the total purchase price for the Purchased Equipment (other than Software) shipped.

(ii) Customer may request in an Order to be invoiced by the carrier of its choice by providing AT&T the identification of the shipper, Customer's account information, and method of shipment.

(iii) If Customer requires overnight shipping, Customer should make such a request in writing and AT&T will quote the pricing associated with such delivery on a case by case basis.

(b) Storage Charges. Any storage charges for Purchased Equipment following transfer of title and risk of loss are the sole responsibility of Customer and are not included in shipping charges.

### 4. INVOICING; CREDIT TERMS

AT&T may invoice Customer for Purchased Equipment upon delivery to the carrier. AT&T retains a lien and purchase money security interest in each item of Purchased Equipment and Software until Customer pays all sums due. AT&T is authorized to sign and file a financing statement to perfect such security interest.

### 5. PURCHASED EQUIPMENT RETURNS

(a) Warranty Returns. If Purchased Equipment requires return during its respective warranty period, and the manufacturer or supplier determines such Purchased Equipment qualifies for a return, AT&T will obtain a Return Material Authorization ("RMA") and instructions from the manufacturer or supplier. Upon AT&T providing the RMA to Customer, Customer will return the Purchased Equipment according to the manufacturer's or supplier's policies and instructions.

(b) Non-defective Returns. If Customer seeks to return Purchased Equipment that is non-defective or not otherwise covered by a warranty, Customer must contact AT&T in time for AT&T to obtain an RMA with instructions from the manufacturer or supplier within fifteen (15) days following delivery of such Purchased Equipment to the ship-to address in the applicable Order; however, if the Purchased Equipment is delivered to an AT&T staging facility prior to delivery to the ship-to address, Customer must contact AT&T within fifteen (15) days following notice to Customer of delivery to the staging facility. Any such return shall be at the sole discretion of the manufacturer or supplier. If the return is authorized, Customer will be responsible for payment of any associated return or restocking fee, return shipping costs, and risk of loss of the Purchased Equipment. Notwithstanding the foregoing, ONCE AT&T'S CONFIGURATION OF PURCHASED EQUIPMENT FOR USE BY CUSTOMER HAS COMMENCED, NON-DEFECTIVE RETURN IS NOT AVAILABLE.

(c) Maintenance Returns. To return Purchased Equipment covered by a maintenance service, Customer must contact the applicable maintenance service provider to obtain an RMA and instructions.

### 6. MANUFACTURER-PROVIDED SERVICES

Manufacturer-Provided Services identified in Customer's Order with the manufacturer's stock-keeping unit number are provided directly to Customer by the manufacturer under a separate agreement between Customer and the manufacturer. Customer shall assent to and comply with the terms of the agreement with the manufacturer. AT&T is not a party to that agreement. AT&T's sole responsibility is to place Customer's orders for Manufacturer-Provided Services, except that AT&T may invoice Customer for the Manufacturer-Provided Services.

### 7. LICENSES, RESTRICTIONS, REQUIREMENTS

(a) Software is provided subject to the terms of the Software licensor's license agreement which is a separate agreement between Customer and the licensor. Customer must assent to and comply with the license agreement.

(b) Purchased Equipment may be subject to additional requirements or restrictions imposed by manufacturer or licensor. Customer must assent to and comply with all such requirements or restrictions.

## Rider B – AT&T-Provided Services

### 1. SERVICE

- Per applicable Sub-Rider
- Services have an end date and do not continue under a month-to-month service arrangement after the end of a term unless specifically identified as such in the applicable Sub-Rider.

### 2. INTELLECTUAL PROPERTY RIGHTS

(a) All intellectual property rights used in providing, or arising by virtue of AT&T's performance, of the Services are and will be the sole and exclusive property of AT&T, and neither ownership nor title to any such property will pass to Customer.

(b) Customer shall own copies of any reports produced and furnished to Customer by AT&T ("Reports"), and AT&T grants Customer a perpetual, non-exclusive, personal and non-transferable right to reproduce and modify Reports solely for Customer's own internal business purposes. For avoidance of doubt, "internal business purposes" exclude public distribution, resale to third parties and revenue generation purposes.

(c) AT&T grants to Customer the non-exclusive, personal, and non-transferable right to use any items other than Reports produced and furnished to Customer by AT&T under this Pricing Schedule, solely (i) for Customer's own internal business purposes during the term of this Pricing Schedule or (ii) for such other purposes as may be agreed in writing by the parties.

(d) Except as otherwise specified in this Pricing Schedule, no other right or license to or under any of AT&T's intellectual property rights is either granted or implied under this Pricing Schedule.

### 3. WORKMANSHIP

The provision of Services under this Pricing Schedule shall be performed in a workmanlike manner that would meet commercial industry standards in the field to which the work pertains. AT&T's obligation under this Section expires upon Customer's acceptance of the Services.

### 4. INDEPENDENT CONTRACTOR

AT&T is an independent contractor for the Services performed under Pricing Schedule.

### 5. ACCEPTANCE

Upon completion of professional and implementation Services ("Service Completion Date"), Customer either shall sign the acceptance document AT&T presents or shall provide within five (5) Business Days of the Service Completion Date written notice to AT&T identifying any non-conforming professional or implementation Service. "Business Day" means Monday through Friday, excluding AT&T-recognized holidays. If Customer fails to provide such notice, Customer is deemed to have accepted the Service as of the Service Completion Date. AT&T may invoice Customer for professional and implementation Services upon acceptance.

### 6. NON-SOLICITATION

Customer agrees not to directly solicit for employment any personnel of AT&T or its subcontractors or agents performing Services hereunder until one (1) year following the completion or termination of applicable Order pursuant to which the Services were performed without the prior written consent of AT&T.

### 7. DELAYS

If there is a delay in providing Services that was not caused by AT&T, Customer may incur additional labor or other charges. AT&T shall not be liable for such a delay. Such a delay may also impact future schedules.

### 8. REMOTE ACCESS TO EQUIPMENT

Customer shall provide remote access to equipment during installation and maintenance for trouble isolation, monitoring and resolution. Customer may satisfy this requirement: (i) by providing in-band or out-of-band connection; (ii) providing technical personnel on Site; or (iii) as otherwise described in the applicable Service Guide.

### 9. EQUIPMENT STORAGE

On the premises where the Services are being performed, AT&T or its subcontractors may store, at no charge, a reasonable amount of equipment, materials, tools and other items necessary for the performance of Services in a secure location provided by Customer ("Storage Location"). Customer will take reasonable precautions to protect and maintain the integrity of any such items. Customer agrees to accept delivery of any such items, to place them or direct their placement in the Storage Location and to notify AT&T of the delivery and Storage Location.

### 10. SERVICES SUPPLIER

If an AT&T supplier necessary for the delivery of Services ceases to provide all or a portion of such Services, either Party may terminate the affected portion of the Services, and Customer will receive a pro-rata refund of any amounts prepaid for such terminated Services.



**Rider B1 – AT&T-Provided 911 Voice Maintenance Services**

**1. SERVICES; SERVICE PUBLICATIONS**

<b>Service</b>	<b>Service Publication Location</b>
AT&T 911 Voice Maintenance Solutions ("911VMS")	<i>Pending Approval</i>

AT&T provides AT&T 911 Voice Maintenance Solutions Services ("Maintenance Services") for certain equipment ("Supported Equipment"), in accordance with this Pricing Schedule, the applicable SOW and the applicable Service Guide. Supported Equipment covered by Maintenance Services is specified in an SOW or the Service Guide.

**2. CERTIFICATION AND REVIEWS**

(a) **Manufacturer's Certification for Supported Equipment.** If an item of equipment is not covered by the manufacturer's warranty or by a manufacturer-approved maintenance service immediately before AT&T begins providing the Maintenance Service for the equipment, Customer must provide a manufacturer's certification that equipment is in working order and eligible to be included in a maintenance plan.

(b) **Changes in Supported Equipment covered by Maintenance Services.** AT&T may conduct periodic equipment reviews for additions or deletions of Supported Equipment that is being maintained, and will make any appropriate adjustments to Maintenance Services.

(c) Neither Customer nor any party other than AT&T or its designated agents may alter, repair, or maintain any Supported Equipment.

**3. MAINTENANCE TERM AND RENEWAL**

The term for Maintenance Services (the "Maintenance Term") and level of Maintenance Service are set forth in the applicable Order. UNLESS EITHER PARTY TERMINATES BY WRITTEN NOTICE ON COMPANY LETTERHEAD WITH A HANDWRITTEN SIGNATURE AT LEAST THIRTY (30) BUSINESS DAYS PRIOR TO EXPIRATION OF THE THEN-CURRENT MAINTENANCE TERM, AND IF THE LEVEL OF MAINTENANCE SERVICE REFLECTED IN SUCH ORDER REMAINS AVAILABLE UNDER THE APPLICABLE SERVICE PUBLICATION AT TIME OF RENEWAL, THE MAINTENANCE TERM WITH REGARD TO SUCH ORDER AUTOMATICALLY RENEWS: (I) FOR VOICE SUPPORTED EQUIPMENT, FOR AN ADDITIONAL ONE (1) YEAR. AT&T MAY, AT THE COMMENCEMENT OF ANY RENEWAL MAINTENANCE TERM, CHANGE THE PRICE OF SERVICE UPON AT LEAST THIRTY (30) DAYS PRIOR WRITTEN NOTICE.

**4. PRICE CHANGES**

AT&T also may change the price of Maintenance Services on written notice for Supported Equipment at the time it is changed, upgraded or added.

**5. REPLACEMENT PRODUCTS; END-OF-SUPPORT; RETURN OF DEFECTIVE EQUIPMENT**

(a) Spare parts and equipment ("Replacement Products") may be new or reconditioned if equivalent to new in performance. AT&T's provision of Replacement Products during the Maintenance Term is contingent upon the delivery schedule of the manufacturer or supplier. AT&T has no liability for delays in any delivery schedule. AT&T cannot guarantee firm delivery dates.

(b) If an item of Supported Equipment is discontinued or placed at end-of-life or end-of-support status by the manufacturer, AT&T shall only be obligated to use commercially reasonable efforts to obtain replacement parts and provide Maintenance Service for the item of Supported Equipment for which additional charges may apply or AT&T may delete such item of Supported Equipment from Maintenance Services and provide a pro-rata refund.

(c) AT&T will provide an RMA number for defective Supported Equipment ("Defective Item"). Customer shall return the Defective Item within thirty (30) days after the date of the RMA, or Customer will be invoiced, and shall pay, for the corresponding Replacement Product. Defective Items are the property of AT&T upon delivery to the carrier.

**6. EXCLUSIONS FOR AT&T-PROVIDED MAINTENANCE SERVICES.**

(a) AT&T will perform Maintenance Services only for damage to, substandard performance of or failure of Supported Equipment resulting only from Supported Equipment defects or normal wear and tear ("Covered Maintenance").

(b) Covered Maintenance does not include hardware defects or software failures resulting from any cause whatsoever not attributable to AT&T, including, but not limited to: (i) mishandling, abuse, misuse, improper storage, improper installation, improper maintenance, improper electrical voltage or current or improper operation (including use in conjunction with equipment electrically or mechanically incompatible); (ii) accident; (iii) theft; (iv) force majeure events, including, fire, explosion (other than fire or explosion directly attributable to a Supported Equipment defect), power failure, lightning or other induced power surge, flood, wind, war, terrorism, virus and acts of God; (v) Customer-caused programming errors in software or applications; (vi) Customer-performed system configurations; (vii) Customer's failure to maintain a proper operating environment, to back up its data or to secure its network environment; (viii) Customer's failure to follow manufacturer/licensor recommendations; and, (ix) repair, relocation, damage or alteration of the Supported Equipment by anyone other than AT&T or its designated agents. Supported Equipment supporting IP telephony may experience certain compromises in performance, reliability and security even when performing as warranted; diagnostic and repair work in response to such compromises is not included in Covered Maintenance.

(c) Diagnostic and repair work AT&T performs outside of Covered Maintenance is invoiced at AT&T's prevailing rates for time and materials.

## Rider B2 – AT&T-Provided 911 Voice Warranty Services

### 1. WARRANTY SERVICES

(a) AT&T Warranty Services, as described in this Sub-Rider, apply to Purchased Equipment used in 911 CPE call handling solutions purchased from and installed by AT&T. Purchased Equipment covered by AT&T Warranty Services is specified in a SOW or the Service Guide. Basic Warranty Service is provided without additional charge. AT&T may invoice in full for warranty upgrades in advance of the Warranty Period.

(b) The standard "Warranty Period" is one (1) year from installation of the Purchased Equipment. The Warranty Period will not restart or increase due to or as a result of any repair, replacement or move of or addition or change to any Purchased Equipment.

(c) During the Warranty Period, if the Purchased Equipment other than Software does not conform to the manufacturer's warranty, Customer shall notify AT&T of such nonconformance. AT&T shall, at AT&T's sole option, repair or replace any non-conforming, warranted hardware.

(d) During the specified Warranty Period, if any item of Software that is properly installed and operating on the Purchased Equipment for which it is originally licensed does not conform to the Software warranty or if the media on which the Software is provided is defective in materials or workmanship under normal use, Customer shall notify AT&T of such nonconformance. AT&T shall, at AT&T's sole option, (i) provide a suitable fix, patch, or workaround any non-conforming warranted Software; or (ii) will replace at no charge any non-conforming warranted Software media if it is delivered to carrier for shipment to AT&T during the Warranty Period along with proof of date of shipment to Customer.

(e) If AT&T determines that any remedy set forth in Section 1(c) or 1(d) is not reasonably available, then AT&T may issue a refund, at its sole option, of an amount (e.g., using Customer's federal income tax depreciation schedule) based upon: (i) the price paid by Customer in the case of defective warranted hardware, or (ii) the one-time fee paid in the case of defective warranted Software.

### 2. REPLACEMENT PRODUCTS; RETURN OF DEFECTIVE EQUIPMENT

(a) Spare parts and equipment ("Replacement Products") may be new or reconditioned if equivalent to new in performance. AT&T's provision of Replacement Products during the Warranty Period is contingent on the delivery schedule of the manufacturer or supplier. AT&T has no liability for delays in any delivery schedule. AT&T can not guarantee firm delivery dates. If an item of Purchased Equipment is placed at end-of-life status by the manufacturer, AT&T shall only be obligated to use commercially reasonable efforts to provide Replacement Products for an item of Purchased Equipment.

(b) AT&T will provide an RMA number for a defective warranted hardware ("Defective Item"). Customer shall return the Defective Item within thirty (30) days after the RMA is generated, or Customer will be invoiced for the corresponding Replacement Product. Defective Items are the property of AT&T. If the returned warranted hardware is found not to be defective, Customer will be charged for the Replacement Products at Customer's current price.

### 3. EXCLUSIONS FOR AT&T WARRANTY SERVICES.

(a) AT&T will perform AT&T Warranty Services only for damage to, substandard performance of or failure of Supported Equipment resulting only from Supported Equipment defects or normal wear and tear ("Covered Work").

(b) Covered Work does not include hardware defects or software failures resulting from any cause whatsoever not attributable to AT&T, including, but not limited to: (i) mishandling, abuse, misuse, improper storage, improper installation, improper maintenance, improper electrical voltage or current or improper operation (including use in conjunction with equipment electrically or mechanically incompatible); (ii) accident; (iii) theft; (iv) force majeure events, including fire, explosion (other than fire or explosion directly attributable to a Supported Equipment defect), power failure, lightning or other induced power surge, flood, wind, war, terrorism, and acts of God; (v) Customer-caused programming errors in software or applications; (vi) Customer-performed system configurations; (vii) Customer's failure to maintain a proper operating environment, to back up its data or to secure its network environment; (viii) Customer's failure to follow manufacturer/licensor recommendations; and, (ix) repair, relocation, damage or alteration of the Supported Equipment by anyone other than AT&T or its designated agents. Supported Equipment supporting IP telephony may experience certain compromises in performance, reliability and security even when performing as warranted; diagnostic and repair work in response to such compromises is not included in Covered Work.

(c) Diagnostic and repair work AT&T performs outside of Covered Work is invoiced at AT&T's prevailing rates for time and materials.

**Sub-Rider B3 – AT&T 911 Call Handling Equipment and Services**

**SERVICE**

This Sub-Rider B-3 for AT&T 911 Call Handling Equipment and Services covers AT&T's sale of voice Purchased Equipment (referred to as Purchased Equipment, Equipment or CPE in this Sub-Rider) installation and/or maintenance Service for such Purchased Equipment to be provided by AT&T under the Maintenance Plan as set forth herein (the "Maintenance Plan"), and as further described below. The Purchased Equipment is identified in this Sub-Rider or in the attached or referenced Bill of Materials, or Order. This Sub-Rider also covers any Orders issued hereunder or in a SOW issued under this Sub-Rider, as well as any additions or replacement to the Purchased Equipment or Service.

**I. Service Order Information and Payment Terms**

**\*Taxes & Freight will be listed separately on the invoice. Total Purchase Price does not include maintenance.**

Rates and Charges

**Non-Recurring Charges**

Site Name	Address	City	State	Quantity of Positions	Non-Recurring Costs
					\$
					\$
					\$
					\$
					\$
					\$
					\$
					\$
					\$
					\$
<b>Total Non-Recurring Charge</b>					<b>\$</b>

**Recurring Rates**

Service Type	Payment Period (Monthly/Annual)	Term (in months)	Recurring Costs
			\$
			\$
			\$
			\$
<b>Total Recurring Rate</b>			<b>\$</b>

**Payment Terms:**

- Locations to be invoiced and billed after each installation and customer acceptance.
- 100% of equipment and services at acceptance of services
- Equipment & Services Detail as per quote dated: 5/15/2023

**Leasing:**  AT&T Capital Services     Other: (Name of Leasing Company)     No

**Purchase Order Number:**

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Sub-Rider B3 – AT&T 911 Call Handling Equipment and Services

**SELECTION OF EQUIPMENT SERVICE PLAN:**

**AT&T 911 Voice Maintenance Solutions\*:**  Essential Plus  Custom Customer Initials: \_\_\_\_\_ (Required)  
\* Customer must select either Essential Plus or Custom in order to receive maintenance services under this Pricing Schedule.

Initial Term: 1 Year From: 5/23/2023 To: 5/22/2024 Prepaid Price: \$7,366.30  
Service Plan Payment Terms (default is annual):  Prepay  Annual  Financing:

**NOTE: Hardware Maintenance Services commence at system installation/cutover.**

**TERMINATION PRICING ADJUSTMENTS:** If Customer terminates AT&T 911 Voice Maintenance Solutions in whole or in part, including reduction in service level, Customer, depending on the payment terms, either shall be (a) invoiced fifty percent (50%) of the fees 30 days from the date AT&T received written notice of termination to the expiration of the maintenance term plus any non-recoverable and third party costs incurred by AT&T; or (b) credited fifty percent (50%) of fees paid for the terminated Service less any non-recoverable and third party costs.

**Manufacturer-Provided Maintenance Services:** OEM: Intrado  
**Name of Service:** Software Support & Software Subscription  
**Coverage Level:** standard  
**ACCEPT - Customer Initials:** \_\_\_\_\_ **DECLINE - Customer Initials:** \_\_\_\_\_

Initial Term: 1 Year From: 5/23/2023 To: 5/22/2024 Prepaid Price: \$6,562.50  
Service Plan Payment Terms:  Prepay  Annual  Financing:

**NOTE: Software Support Services commence when Equipment is shipped from supplier/distributor.**

**TERMINATION PRICING ADJUSTMENTS:** If Customer terminates Manufacturer-Provided Maintenance Service in whole or in part, the remaining unused portion of the maintenance fees is non-refundable, either by way of cash or credits.

Remittance for invoices rendered by AT&T Global Services for Service Plans should be to AT&T Global Services.

**Attachments:**

- 1. Statements of Work e.g. SOW, SCOW, PIG
- 2. Bill of Materials for Equipment and Services
- 3. Invoicing Schedule and Payment Terms
- 4. Implementation Timeline
- 5. Certificate of Acceptance
- 6. Other: [ \_\_\_\_\_ ]

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**II. Special Terms and Conditions for PSAP – LAN Configurations or Installations**

CUSTOMER WARRANTS TO AT&T AND ALL 911 EMERGENCY SERVICE USERS THAT THE 911 EQUIPMENT AND/OR SERVICES BEING PROVIDED HEREUNDER, OR PREVIOUSLY SUPPLIED BY AT&T, IS NOT CONNECTED AND WILL NOT BE CONNECTED TO ANY LOCAL AREA NETWORK ("LAN") OR ANY OTHER COMPUTER NETWORK OUTSIDE OF AT&T'S CONTROL, INCLUDING WITHOUT LIMITATION THE NATIONAL CRIME INFORMATION CENTER NETWORK ("CIC") OR SIMILAR NETWORK; PROVIDED, HOWEVER, THAT CUSTOMER MAY CONNECT SAID EQUIPMENT AND/OR SERVICES TO THE CIC OR SIMILAR NETWORK IF AND ONLY IF SUCH CONNECTION IS EXPRESSLY APPROVED IN WRITING BY AT&T, WHICH APPROVAL SHALL BE IN AT&T'S SOLE DISCRETION. AT&T RELIES ON THIS REPRESENTATION BY CUSTOMER IN AGREEING TO INSTALL AND/OR MAINTAIN SAID EQUIPMENT AND ALL SERVICES THEREON.

AT&T MAINTAINS A STRICT POLICY ("PSAP NETWORK SECURITY POLICY") THAT IT WILL INSTALL 911 EQUIPMENT ONLY IN A SECURE PSAP LAN, AND ONLY WHERE SUCH LANS ARE NOT CONNECTED TO ANY OTHER COMPUTER NETWORK OUTSIDE OF AT&T'S CONTROL. AT&T WILL NOT INSTALL OR TERMINATE A PSAP LAN TO A FIREWALL. AT&T WILL IDENTIFY THE DEMARCATION POINT FOR THE PSAP LAN, BEYOND WHICH CUSTOMER AGREES THAT AT&T IS NOT RESPONSIBLE. IN THE EVENT CUSTOMER CONNECTS ITS PSAP LAN TO ANY OTHER COMPUTER NETWORK, CONTRARY TO AT&T'S EXPRESS PSAP NETWORK SECURITY POLICY (WHICH CUSTOMER ACKNOWLEDGES IT HAS RECEIVED AND READ), AND THE PSAP LAN IS INFECTED OR DAMAGED AS A RESULT OF SUCH ACTIONS, THEN ALL WARRANTIES, AND MAINTENANCE AND SERVICE PROVISIONS OF THIS AGREEMENT SHALL BE NULL AND VOID AND AT&T DISCLAIMS ANY LIABILITY WHATSOEVER RELATING TO ANY PSAP LAN WHICH CUSTOMER OR ITS AGENTS CONNECT TO ANY OTHER COMPUTER NETWORK CONTRARY TO THE PSAP NETWORK SECURITY POLICY.

UNDER SUCH CIRCUMSTANCES, AT&T WILL PROVIDE REPAIR SERVICES FOR THE PSAP LAN AT CUSTOMER'S REQUEST, WHICH WILL BE BILLED ON A TIME AND MATERIALS BASIS AT AT&T'S THEN-PREVAILING SERVICES RATES. CUSTOMER FURTHER AGREES TO INDEMNIFY AND HOLD AT&T HARMLESS FOR ANY DAMAGES TO OR CLAIMS BY ANY THIRD PARTY AGAINST AT&T WHICH ARISE IN WHOLE OR IN PART FROM CUSTOMER'S CONNECTION OF THE 911 EQUIPMENT AND/OR SERVICES BEING PROVIDED HEREUNDER TO ANY LAN OR ANY OTHER COMPUTER NETWORK OUTSIDE OF AT&T'S CONTROL, INCLUDING WITHOUT LIMITATION THE NATIONAL CIC.

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

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

AN ORDINANCE AMENDING THE 2023 BUDGET OF THE  
CITY OF WASHINGTON, MISSOURI FOR CONSTRUCTION  
OF THE EAST-WEST PARKWAY PROJECT

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

SECTION 1: This ordinance shall amend the 2023 Budget as follows:

Transportation Sales Tax Fund 261--Increase of \$250,000.00 for East-West Parkway

Construction Services (261-18-000-541101 Street Improvements Program).

Storm Water Improvement Fund 250--Increase of \$150,000 for East-West Parkway

Construction Services (250-40-000-541107 Stormwater Improvements).

SECTION 2: This ordinance shall take effect and be in full force from and after  
its passage and approval.

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

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

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

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

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

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



August 14, 2023

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

**RE: East-West Parkway Budget Amendment**

Dear Mayor and City Council Members:

The following is pertinent information to the subject request.

**Description:**

An agreement with Northern Star Homes, LLC for the purchasing of property for the East-West Parkway was previously approved by Council. Within that agreement was the option for Northern Star Homes, LLC to complete the construction of the East-West Parkway roadway. The Contractor has supplied unit costs that have been approved by City staff.

It was previously discussed at Council on May 15<sup>th</sup> that the \$700,000 budgeted for the Earth Crest Extension would be used to fund the East-West Parkway since a deal could not be reached with the property owner at that location. Enclosed you will find an ordinance that would amend the 2023 Budget to cover the additional costs of construction.

**Breakdown of East-West Parkway Costs:**

Purchase of property/right-of-way	\$351,200
Roadway design	\$39,435
<u>Roadway Construction</u>	<u>\$663,043</u>
Total	\$1,053,678

**Budget Amendment:**

Transportation Sales Tax:	\$700,000 (Original Earth Crest Extension)
Additional Transportation Sales Tax:	\$250,000
<u>Additional Stormwater Fund:</u>	<u>\$150,000</u>
Total:	\$1,100,000

**Budget Information:**

The project will be paid for out of two budgeted funding sources: Transportation Sales Tax, Stormwater fund.

**Approving this amendment would require a \$250,000 Budget Amendment increase to the Transportation Sales Tax Fund and a \$150,000 Budget Amendment increase to the Stormwater Fund.**

This project is anticipated to be completed this fall and approving this project is recommended.

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

Respectfully,

A handwritten signature in blue ink that reads "Charles Stankovic". The signature is written in a cursive, flowing style.

Charles Stankovic, PE  
Interim City Engineer



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

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

AN ORDINANCE AUTHORIZING AND DIRECTING THE EXECUTION OF A CONTRACT AGREEMENT BY AND BETWEEN THE CITY OF WASHINGTON, MISSOURI AND K.J UNNERSTALL CONSTRUCTION COMPANY FOR THE SECOND STREET IMPROVEMENTS PROJECT AND AMEND THE 2023 BUDGET

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

SECTION 1: The Mayor is hereby authorized and directed to execute a Contract Agreement by and between the City of Washington, Missouri and K.J. Unnerstall Construction Company for the Second Street Improvements Project. A copy of the agreement is attached and is marked as Exhibit A.

SECTION 2: This ordinance shall amend the 2023 Budget as follows: Transportation Sales Tax Fund 261-- Increase of \$35,000.00 for Second Street Improvements Project Construction Services (261-18-000-541102 Street Reconstruction Program).

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

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

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

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

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

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

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

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

**Exhibit A**  
**CONTRACT AGREEMENT**  
**SECOND STREET IMPROVEMENTS PROJECT**

THIS AGREEMENT, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by and between the CITY OF WASHINGTON, MISSOURI, party of the first part; hereinafter termed the "City", and **K.J. Unnerstall Construction Company**, party of the second part, hereinafter termed in this agreement as the "Contractor".

WITNESSETH:

THAT WHEREAS, the City has caused to be prepared specifications and other contract documents for the work herein described, and has approved and adopted these contract documents and has invited proposals for the furnishing of materials, labor and equipment for, and in connection with, the construction of improvements in accordance with the terms of this contract; and,

WHEREAS, the Contractor, in response to the invitation, submitted to the City in the manner and at the time specified, a proposal in accordance with the terms of the contract; and,

WHEREAS, the City has opened, examined and canvassed the proposals submitted, and as a result of such canvass, has determined and declared the Contractor to be the lowest and best bidder for constructing said improvements, and has duly awarded to the said Contractor contract therefore, for the sum or sums named in the proposal attached to and made a part of this contract;

NOW THEREFORE, THIS AGREEMENT WITNESSETH, that the parties to these presents, in consideration of the compensation to be paid the Contractor, and of the mutual agreements herein contained, have agreed and hereby agree the City for itself, and its successors and the Contractor for itself, himself, or themselves, its, his or their successors and assigns, to its, his or their executors and administrators, as follows:

ARTICLE I: That the Contractor will furnish at his own cost and expense, all labor, tools, equipment and materials required, and construct and complete in a good first class and workmanlike manner, the work as designated, described and required by the plan, specifications and proposals for construction of the improvement, all in accordance with the specifications, general conditions, supplementary conditions, instructions to bidders, proposal, and other specified documents, all of which contract documents from the contract, and are as fully a part thereof as if repeated verbatim herein; all work to be done under the direct supervision, and to the entire satisfaction of the City.

Contractor shall provide (a) a ten-hour Occupational Safety and Health Administration (OSHA) construction safety program for its employees working onsite on the project. The program shall include a course in construction safety and health

approved by OSHA or a similar program approved by the Missouri Department of Labor and Industrial Relations which is at least as stringent as an approved OSHA program. All employees working on the project are required to complete the program within sixty (60) days of beginning work on the construction project. (b) Any employee found on the worksite subject to this section without documentation of the successful completion of the course required under subsection (a) shall be afforded 20 days to produce such documentation before being subject to removal from the project. (c) Contractor shall require all onsite employees of any subcontractors to complete the ten-hour training program required under subsection (a). (d) Pursuant to Sec. 272.675 RSMo., Contractor shall forfeit as a penalty to the City \$2,500.00 plus \$100.00 for each employee employed by Contractor or subcontractor, for each calendar day, or portion thereof, such employee is employed without the required training. The penalty shall not begin to accrue until the time periods in subsections (a) and (b) have elapsed. City shall withhold and retain from the amount due Contractor under this contract, all sums and amounts due and owing City as a result of any violation of this section.

ARTICLE II: Specifically, the Contractor shall comply in all respects with the Anti-Discrimination Provisions.

ARTICLE III: In accordance with the provisions of Section 34.600 RSMo. the Contractor shall, upon execution of the Contract, execute and deliver to the City an affidavit in the form marked **Affidavit of Compliance with Section 34.600 RSMo** attached hereto and incorporated herein by reference. Failure to provide the affidavit and comply with the provisions of Section 34.600 RSMo shall render the Contract void.

ARTICLE IV: That the Contractor shall be held to comply with all requirements of the Prevailing Wage Law of the State of Missouri, and shall forfeit as a penalty to the state, county, city and county, city, town, district, or other political subdivision on whose behalf the contract is made or awarded, one-hundred dollars (\$100.00) for each workman employed, for each working day, or portion thereof, such workman is paid less than the said stipulated rates for any work done under this contract, by him or by any subcontractor under him.

ARTICLE V: Contractor agrees to comply with Missouri Revised Statute Section 285.530.1 in that it shall not knowingly employ, hire for employment, or continue to employ an unauthorized alien to perform work within the State of Missouri. As a condition for the award of this contract, the Contractor shall, by sworn affidavit, and provision of documentation, affirm its enrollment and participation in a federal work authorization program with respect to the employees working in connection with the contracted services. The Contractor shall also sign the affidavit, attached hereto and made a part of this contract, affirming that it does not knowingly employ any person who is an unauthorized alien in connection with the contracted services. Contractor shall require each subcontractor to affirmatively state in its contract with Contractor that the subcontractor shall not knowingly employ, hire for employment or continue to employ an unauthorized alien to perform work within the State of Missouri and shall not henceforth do so. Alternatively, Contractor shall require each subcontractor to provide Contractor with a sworn affidavit under the penalty of perjury attesting to the fact that

the subcontractor's employees are lawfully present in the United States.

**ARTICLE VI: TIME OF COMPLETION**

All time limits stated in the Contract Documents are of the essence. The Work to be performed under the Contract shall commence within seven (7) consecutive calendar days of the date of the written Notice to Proceed from the Owner to the Contractor, and shall be completed within **120** consecutive calendar days from and including the date of said written Notice to Proceed, subject to adjustments of this Contract Time as provided in the Contract Documents.

Contractor shall pay, as liquidated damages and not as a penalty, the sum of \$950.00 for each consecutive calendar day after the Final Completion date that the Work has not been completed. The total amount so payable to the Owner as liquidated damages may be deducted from any sums due or to become due to Contractor from Owner.

The City of Washington anticipates issuing notice to proceed in the January of 2024.

**ARTICLE VII:** That the City will pay the Contractor for the performance of this Contract and the Contractor will accept in full compensation therefore, the sum of **Eight Hundred Fifty-Nine Thousand Fifty-Seven Dollars and Sixty Cents (\$859,057.60)**, for all work covered in the Base Proposal Bid.

IN WITNESS WHEREOF, the parties have made and executed this Agreement the day and year first above written.

K.J. UNNERSTALL  
CONSTRUCTION COMPANY

CITY OF WASHINGTON  
COUNTY OF FRANKLIN  
STATE OF MISSOURI

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

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Title

\_\_\_\_\_  
City Clerk

7d



August 11, 2023

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

RE: Second Street Improvements Project  
Construction Bids and Contract Approval

Honorable Mayor and City Council,

**Description:**

Second Street between Cedar Street and Jefferson Street will be reconstructed including improvements to sidewalks, curb & gutter, brick paver crosswalks, storm water, and pavement.

The project has 120 calendar days allotted for construction with an anticipated construction start date of January 2024.

**Bid information:**

The bids received are as follows:

<b>K.J. Unnerstall Construction Co.:</b>	<b>\$859,057.60</b>
Sweetens Concrete Services:	\$945,945.45
Lamke Trenching & Excavating, Inc.:	\$1,326,300.15
Engineering Estimate:	\$691,239.00*

**Budget Information:**

Approving this project will cost \$859,057.60. The current Transportation Sales Tax budget for this fiscal year has \$825,000.00. Approving this contract would require a \$35,000 Budget Amendment.

Staff is recommending accepting the bid from K.J. Unnerstall Construction Company for a contract amount of \$859,057.60.

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

Respectfully,

Charles Stankovic, PE  
Interim City Engineer

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

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

AN ORDINANCE AUTHORIZING AND DIRECTING THE EXECUTION OF A CONTRACT AGREEMENT BY AND BETWEEN THE CITY OF WASHINGTON, MISSOURI AND N.B. WEST CONTRACTING FOR THE WESTLINK DRIVE IMPROVEMENT PROJECT STP-6400(627)

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

SECTION 1: The Mayor is hereby authorized and directed to execute a Contract Agreement by and the City of Washington, Missouri and N.B. West Contracting for the Westlink Drive Improvement Project STP-6400(627). A copy of the agreement is attached and is marked as Exhibit A. Said execution is subject to approval by MoDOT.

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

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

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

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

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

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

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

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

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

**CONTRACT AGREEMENT  
WESTLINK DRIVE IMPROVEMENT PROJECT**

THIS AGREEMENT, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by and between the CITY OF WASHINGTON, MISSOURI, party of the first part; hereinafter termed the "City", and N.B. West Contracting, party of the second part, hereinafter termed in this agreement as the "Contractor".

WITNESSETH:

THAT WHEREAS, the City has caused to be prepared specifications and other contract documents for the work herein described, and has approved and adopted these contract documents and has invited proposals for the furnishing of materials, labor and equipment for, and in connection with, the construction of improvements in accordance with the terms of this contract; and,

WHEREAS, the Contractor, in response to the invitation, submitted to the City in the manner and at the time specified, a proposal in accordance with the terms of the contract; and,

WHEREAS, the City has opened, examined and canvassed the proposals submitted, and as a result of such canvass, has determined and declared the Contractor to be the lowest and best bidder for constructing said improvements, and has duly awarded to the said Contractor contract therefore, for the sum or sums named in the proposal attached to and made a part of this contract;

NOW THEREFORE, THIS AGREEMENT WITNESSETH, that the parties to these presents, in consideration of the compensation to be paid the Contractor, and of the mutual agreements herein contained, have agreed and hereby agree the City for itself, and its successors and the Contractor for itself, himself, or themselves, its, his or their successors and assigns, to its, his or their executors and administrators, as follows:

ARTICLE I: That the Contractor will furnish at his own cost and expense, all labor, tools, equipment and materials required, and construct and complete in a good first class and workmanlike manner, the work as designated, described and required by the plan, specifications and proposals for construction of the improvement, all in accordance with the specifications, general conditions, supplementary conditions, instructions to bidders, proposal, and other specified documents, all of which contract documents from the contract, and are as fully a part thereof as if repeated verbatim herein; all work to be done under the direct supervision, and to the entire satisfaction of the City.

Contractor shall provide (a) a ten-hour Occupational Safety and Health Administration (OSHA) construction safety program for its employees working onsite on

the project. The program shall include a course in construction safety and health approved by OSHA or a similar program approved by the Missouri Department of Labor and Industrial Relations which is at least as stringent as an approved OSHA program. All employees working on the project are required to complete the program within sixty (60) days of beginning work on the construction project. (b) Any employee found on the worksite subject to this section without documentation of the successful completion of the course required under subsection (a) shall be afforded 20 days to produce such documentation before being subject to removal from the project. (c) Contractor shall require all onsite employees of any subcontractors to complete the ten-hour training program required under subsection (a). (d) Pursuant to Sec. 272.675 RSMo., Contractor shall forfeit as a penalty to the City \$2,500.00 plus \$100.00 for each employee employed by Contractor or subcontractor, for each calendar day, or portion thereof, such employee is employed without the required training. The penalty shall not begin to accrue until the time periods in subsections (a) and (b) have elapsed. City shall withhold and retain from the amount due Contractor under this contract, all sums and amounts due and owing City as a result of any violation of this section.

ARTICLE II: Specifically, the Contractor shall comply in all respects with the Anti-Discrimination Provisions.

ARTICLE III: That the Contractor shall be held to comply with all requirements of the Prevailing Wage Law of the State of Missouri, and shall forfeit as a penalty to the state, county, city and county, city, town, district, or other political subdivision on whose behalf the contract is made or awarded, one-hundred dollars (\$100.00) for each workman employed, for each working day, or portion thereof, such workman is paid less than the said stipulated rates for any work done under this contract, by him or by any subcontractor under him.

ARTICLE IV: Contractor agrees to comply with Missouri Revised Statute Section 285.530.1 in that it shall not knowingly employ, hire for employment, or continue to employ an unauthorized alien to perform work within the State of Missouri. As a condition for the award of this contract, the Contractor shall, by sworn affidavit, and provision of documentation, affirm its enrollment and participation in a federal work authorization program with respect to the employees working in connection with the contracted services. The Contractor shall also sign the affidavit, attached hereto and made a part of this contract, affirming that it does not knowingly employ any person who is an unauthorized alien in connection with the contracted services. Contractor shall require each subcontractor to affirmatively state in its contract with Contractor that the subcontractor shall not knowingly employ, hire for employment or continue to employ an unauthorized alien to perform work within the State of Missouri and shall not henceforth do so. Alternatively, Contractor shall require each subcontractor to provide Contractor with a sworn affidavit under the penalty of perjury attesting to the fact that the subcontractor's employees are lawfully present in the United States.



ARTICLE V: That the City will pay the Contractor for the performance of this Contract and the Contractor will accept in full compensation therefore, the sum of Three Hundred Eighty-Nine Thousand Two Hundred Eighty-Three dollars and Thirty-Five cents (\$389,283.35), for all work covered in the Base Proposal Bid.

IN WITNESS WHEREOF, the parties have made and executed this Agreement the day and year first above written.

CITY OF WASHINGTON  
COUNTY OF FRANKLIN  
STATE OF MISSOURI

N.B. West Contracting

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

\_\_\_\_\_  
Contractor

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Title



August 16, 2023

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

RE: Westlink Drive Improvement Project, STP-6400(627)

Dear Mayor and City Council Members:

On August 15, 2023 the City received the following bids for this project:

N.B. West Contracting	\$389,283.35
Gershenson Construction Co. Inc.	\$447,195.75
Ford Asphalt Company, LLC	\$475,000.00
<i>Engineer's Estimate</i>	<i>\$541,396.17</i>

Find in this packet an ordinance for your consideration that would allow the City to enter into a contract with N.B. West Contracting in the amount of \$389,283.35. This award is contingent on MoDOT's concurrence to award which is anticipated in September. The contractor has 60 calendar days once Notice to Proceed has been issued to complete the project. This project includes edge milling on Westlink Drive for a two inch asphalt overlay from Bluff Road to Main Street with striping, and new right turn lane reconstruction at Westlink Drive on to Bluff Road.

The City has budgeted \$437,750.00 to construct this project. The federal grant will reimburse 80% of the total construction costs. This ordinance is contingent upon MoDOT approval.

Respectfully submitted,

Charles Stankovic, P.E.  
Interim City Engineer

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

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

AN ORDINANCE PROVIDING FOR THE APPROVAL AND ACCEPTANCE OF MINIMUM IMPROVEMENTS FOR MAINTENANCE FOR RIVER PLACE SUBDIVISION PLAT II, IN THE CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI

WHEREAS, “River Place Subdivision Plat II”, was approved by the City Council on July 18, 2022, Ordinance No. 22-13598; and

WHEREAS, the minimum improvements have now been constructed, inspected, and can be accepted by the City of Washington, Missouri.

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

SECTION 1: The City’s requirements have been met, the City of Washington, Missouri, accepts the storm sewers, sanitary sewers, and water for maintenance within said subdivision.

SECTION 2: The Council hereby authorizes the release of all remaining escrows funds previously deposited by the developer to guarantee the installation of such storm sewers, storm water controls, sanitary sewers, and water.

SECTION 3: The applicant shall execute the Maintenance Bond Contract marked Exhibit A, attached hereto and incorporated herein by reference and receipt by the City of Washington, Missouri of a Maintenance Bond Contract for said minimum improvements.

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

SECTION 5: All ordinances or parts of ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

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

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

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

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

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

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

**Exhibit A**  
**MAINTENANCE BOND CONTRACT**

WHEREAS, the Code of the City of Washington, Missouri provides in Section 410.025(L), that upon acceptance of minimum improvements within a subdivision by the City Council of the City of Washington, Missouri the subdivider shall execute a maintenance bond with sufficient sureties to ensure that all minimum improvements are installed properly and that such construction has been performed in a workmanlike manner; and

WHEREAS, Section 410.025(L) provides that the maintenance bond shall remain in effect for a period of two (2) years from the date of acceptance of the minimum improvements and be in an amount equal to twenty percent (20%) of the estimated costs of the minimum improvements as determined by the City Engineer.

NOW, THEREFORE, in consideration of the acceptance of the minimum improvements by the City Council of the City of Washington, Missouri, serving "River Place Subdivision, Plat II", the undersigned hereby agrees to furnish the City of Washington, Missouri a maintenance bond in the amount of \$4,386.60, binding the undersigned to the City of Washington, Missouri for two (2) years from the date of acceptance to indemnify the City of Washington, Missouri for all loss that the City of Washington, Missouri may sustain by reason of any defective materials or workmanship in the minimum improvements which become apparent during that two (2) year period.

Owner/Subdivider/Divider/Applicant

\_\_\_\_\_  
Name & Title

\_\_\_\_\_  
Company Name

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.



August 7, 2023

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

RE: River Place Subdivision Plat II  
Acceptance of minimum improvements

Honorable Mayor and City Council,

The following is pertinent information to the subject request.

**Description:**

The following ordinance will allow for the acceptance of minimum improvements by the City of Washington. The City will take over maintenance of the improvements. A 20% maintenance bond in the amount of \$4,386.60 is included.

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

Respectfully,

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

Charles Stankovic, PE  
Interim City Engineer

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

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

AN ORDINANCE AUTHORIZING AND DIRECTING THE EXECUTION OF A RESIDENTIAL SALE CONTRACT AND AMENDMENT TO SALE CONTRACT BY AND BETWEEN THE CITY OF WASHINGTON, MISSOURI AND MYLES BRANCH

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

SECTION 1: The Mayor is hereby authorized and directed to execute a Residential Sale Contract and Amendment to Sale Contract by and between the City of Washington, Missouri and Myles Branch, 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 Sale Contract and Amendment and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

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

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

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

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

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

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

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

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

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



This document has legal consequences.  
If you do not understand it, consult your attorney.  
The text of this form may not be altered in any manner  
without written acknowledgement of all parties.

Exhibit A

©ST. LOUIS REALTORS®  
Approved by Counsel for St. Louis REALTORS® and by the Bar  
Association of Metropolitan St. Louis. To be used exclusively by  
REALTOR® members of St. Louis REALTORS®, those issued a use  
license by St. Louis REALTORS®, and members of the Bar Association  
of Metropolitan St. Louis.

Form # 2090 07/23

21199002

RESIDENTIAL SALE CONTRACT

DATE: August 21, 2023

1. PARTIES AND PROPERTY.

Myles Branch, Buyer(s), agrees to purchase from the undersigned Seller, the following real property in the municipality of (if incorporated) Washington, County of Franklin, Missouri (legal description on Seller's title to govern) being all the real property Seller owns at said address: 302 Lafayette Street, Washington, Missouri 63090.

2. INCLUSIONS AND EXCLUSIONS.

Note: This contract, not the Seller's Disclosure Statement, the MLS or other promotional material, provides for what is to be included in this sale. To avoid any misunderstanding, the parties are urged to list as "included" or "excluded" any items which may be subject to question or unclear as to being considered a "fixture" such as electronic equipment. The purchase price includes all existing improvements on the property (if any) and appurtenances, fixtures and equipment (which Seller guarantees to own free and clear) including:

Access to Property

All Keys & Remote Entry Controls  
Electric Garage Door Openers & Controls

Exterior

Exterior Lighting, Landscaping & Mailbox  
Invisible Pet Fence Systems & Collars

System & Utilities

Built-in Heating, Ventilating & Cooling Systems  
Security & Alarm Systems  
Radiator Shields  
Built-in Plumbing Systems & Fixtures  
Water Softeners & Sump Pump  
All Window Air Conditioning Units  
Central Vacuum System & Attachments

Kitchen/Cooking Related

Dishwashers & Trash Compactors  
Ovens/Ranges/Stoves and Attachments  
Built-in Microwave Ovens  
Attached Gas Fired Barbecue Grills

Electrical, Lighting & TV Related

All Lighting Fixtures & Ceiling Fans  
Attached TV Antennas  
Attached TV Mounts only  
Flush Mounted Speakers

Fire/Fireplace Related

Artificial Fireplace Logs  
Attached Fireplace Equipment & Doors

Flooring Related

Attached Floor Coverings

Window/Wall Related

Curtain /Drapery Hardware only  
Blinds, Shades, Shutters & Awnings  
Attached Mirrors & All Bathroom Mirrors  
Attached Shelving/Closet Organizers  
Screens & Storm Windows

Miscellaneous

All Articles Now Provided For Tenant Use  
Remotes for All Included Items

In addition, the following items are included: N/A

The following items are excluded: N/A

3. PURCHASE PRICE.

\$ 295,000 is the total purchase price to be paid as follows:

\$ 5,000 earnest money (\$0 if none stated) (check one)  received for delivery to OR  to be delivered to U.S. Title, 1381 High St., Ste. 207. Washington, MO 63090 escrow agent within 5 days (3 days if none stated) after "Acceptance Deadline" date. Selling broker to be escrow agent if none specified above.

\$ 0 additional earnest money (\$0 if none stated) to be delivered to escrow agent within N/A days after the "Acceptance Deadline" date (15 days if none stated) or N/A.

The balance, including any adjustments set forth in this contract, less any amount of Seller financing or of Seller's loan being assumed as stipulated in this contract, if applicable, is to be paid at Closing by cashier's check, wire transfer or any form acceptable to Closing agent.

Initials BUYER and SELLER acknowledge they have read this page BUYER BUYER SELLER SELLER

79

43 4. METHOD OF FINANCING.

44 Note: If Buyer's lender or Closing agent cannot fulfill their obligations under the Dodd-Frank Wall Street Reform and
45 Consumer Protection Act and the regulations promulgated by the Consumer Financial Protection Bureau, it may be
46 necessary for the Buyer to request Seller to agree to an extension of the Closing Date.

47  Not Contingent Upon Financing. This contract is not contingent upon financing; however, Buyer reserves the right to finance
48 any portion of the purchase price.

49  Contingent Upon Financing. Buyer agrees to do all things necessary, including, but not limited to the execution of a loan
50 application and other instruments, the payment to the lender of the credit report, appraisal and any other required fees, and to
51 otherwise cooperate fully in order to obtain the financing described below. If Buyer does not deliver written notice, provided
52 by Buyer's lender, to Seller or listing broker, of Buyer's inability to obtain a loan approval on the terms described below on or
53 before \_\_\_\_\_ (or 30 days after the "Acceptance Deadline" date if none stated) (the Loan
54 Contingency Date) then this condition shall be deemed waived and Buyer's performance under this contract shall thereafter
55 not be conditioned upon Buyer's obtaining financing. If lender will not give Buyer such written notice then Buyer may directly
56 notify Seller or listing broker (on or before the Loan Contingency Date) by providing a notarized affidavit that Buyer has
57 complied with all of the terms of this paragraph and that despite request, Buyer was unable to obtain such written notice from
58 lender. If Buyer has complied with the terms of this paragraph and has provided timely written notice to Seller or listing broker
59 of Buyer's inability to obtain the loan approval, then this contract shall be terminated with earnest money to be returned to
60 Buyer, subject to paragraph 12.

61 Note: If Loan Contingency Date passes without written notice as outlined above, Buyer remains obligated under this
62 contract. Therefore, Buyer should be certain that he will have the funds to close. If Buyer's performance under this
63 contract is to be independently conditioned upon the property appraising at a specified value, then Buyer should
64 complete and attach to this contract an appropriate appraisal rider.

65 Loan amount: \_\_\_\_\_% of the purchase price OR \$ \_\_\_\_\_.

66 Initial interest rate not to exceed: \_\_\_\_\_%. Amortization term: \_\_\_\_\_ years.

67 Other terms (none if blank): \_\_\_\_\_

68 LOAN TYPE: (Check applicable)  Conventional  FHA  VA  Other: \_\_\_\_\_

69 RATE TYPE: (Check applicable)  Fixed Rate  Adjustable Rate  Other: \_\_\_\_\_

70  Seller agrees to pay, at Closing, a cost not to exceed \_\_\_\_\_% of purchase price OR \$ 0
71 (\$0 if none stated) towards Buyer's closing costs, prepaids, points and other fees allowed by lender.

72 5. CLOSING AND POSSESSION.

73 Note: All parties are encouraged to use the same title company to reduce risk. If Seller does not close at the same title
74 company as Buyer, or Seller's choice of title company does not have a common underwriter with Buyer's title company,
75 then Seller will be required to sign a Notice of Closing or Settlement Risk acknowledging that their settlement funds are
76 not protected by the title insurance underwriter.

77 The "Closing" is the exchange of the Seller's deed for the total purchase price. Seller shall be deemed to have received funds when
78 funds are received by Seller or Seller's title company. The Closing of this sale shall take place on
79 \_\_\_\_\_ September 29, 2023 \_\_\_\_\_ or any other date that both parties agree in writing. Buyer will close at
80 \_\_\_\_\_ U.S. Title \_\_\_\_\_, the title company which provides title insurance. Regardless of who closes
81 for Buyer, Seller may close at the title company of Seller's choice. Title will pass when the sale is closed. Seller to deliver
82 possession of the property and keys to Buyer no later than (check one only):  Closing OR  \_\_\_\_\_ m (time) of
83 \_\_\_\_\_ (date) but in no event prior to Closing as defined above. All parties agree to sign Closing documents
84 at a time that facilitates this possession. Note: If possession is to be delivered on a day other than Closing, as defined above,
85 parties should complete the appropriate rider. Deed as directed by Buyer. Except for tenants lawfully in possession, Seller
86 warrants that the property will be vacant and free of personal property (except as otherwise provided herein) and debris, at time of
87 possession and delivered to Buyer in its same condition (together with any improvements or repairs required by this contract),
88 ordinary wear and tear excepted, as it was on the date of this contract. Buyers should change locks and codes following possession.
89 Buyer and Seller authorize title company and/or Closing agent to release to broker(s) signed copies of the Closing statements.

90 Note: Parties are cautioned to always call to confirm instructions before sending any funds via wire transfer.

91 6. RIDERS. The following riders or supplements are attached hereto and incorporated herein as a part of this contract.

- 92  Appraisal Rider (Form #2046)  Possession by Buyer Prior to Closing (Form #2094)
93  Back-Up Contract (Form #2120)  Possession by Seller After Closing (Form #2095)
94  Contingency for Sale and Closing of Buyer's Property (Form #2092)  Rental Property Rider (Form #2096)
95  Contingency for Closing of Buyer's Property (Form #2092a)  Residential Lease (Form #2118)
96  Condominiums, Villas or Similar Lifestyle Communities (Form #2059)  Review of Indentures/Restrictive Covenants (Form #2143)
97  FHA Loan Provision Rider (Form #2135fha)  VA Loan Provision Rider (Form #2135va)
98  Other: \_\_\_\_\_ Amendment to Sale Contract  Other: \_\_\_\_\_

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_ Initials BUYER and SELLER acknowledge they have read this page \_\_\_\_/\_\_\_\_/\_\_\_\_
BUYER BUYER SELLER SELLER

19

99 7. **FRANCHISE DISCLOSURE.**  
100 Although one or more of the Brokers may be a member of a franchise, the franchisor is not responsible for the acts of said  
101 Broker(s).

102 8. **TITLE AND SURVEY.**  
103 Seller shall transfer title to Buyer by general warranty deed (or fiduciary deed, where applicable), subject to the following:  
104 a) zoning regulations; b) leases and occupancy of tenants existing on the date contract is executed by Buyer and disclosed to Buyer  
105 in writing before execution of contract by Buyer; c) general taxes payable in the current year and thereafter; d) any lien or  
106 encumbrance created by or assumed by Buyer in writing or any easement accepted by Buyer in writing; e) subdivision, use and  
107 other restrictions, rights of way and utility easements, all of record, which do not adversely affect the use of the property as it exists  
108 for residential purposes at the time of the contract.

109 **Check applicable box (whether “Seller to Order, Provide and Purchase Title” or “Buyer to Order, Provide and Purchase**  
110 **Title”).**

111  **Seller to Order, Provide and Purchase Title. Note: Any Seller paid title costs set forth below are in addition to any**  
112 **Seller paid costs in Paragraph 4.**  
113 Not later than \_\_\_\_\_ days (5 days if none stated) after the “Acceptance Deadline” date, Seller will order a commitment for  
114 title insurance to be provided to the Buyer for both an Owner’s policy of title insurance and for a lender’s policy of title insurance  
115 (if required by lender) in the latest ALTA form including mechanics lien coverage from the title company selected in paragraph  
116 5. Seller and Buyer authorize and direct the title company to furnish this commitment to the selling and listing broker. Seller  
117 shall pay for the title insurance (including title premium and title service charges), at Closing, at a cost not to exceed  
118 \$ \_\_\_\_\_. Buyer to pay title cost exceeding this amount.

119  **Buyer to Order, Provide and Purchase Title.**  
120 Buyer may, at Buyer’s option and expense, order a title examination and commitment to issue an Owner’s and/or lender’s policy  
121 of title insurance in the latest ALTA form including mechanics lien coverage from the title company specified in paragraph 5.

122 **Note: This should be ordered promptly after contract acceptance in order to allow sufficient time to obtain and review**  
123 **documents, and, if necessary, object to defects that may be discovered.**

124 Buyer may, at Buyer’s option and expense, order a Boundary Survey and Improvement Location (“stake survey”) or a Surveyor’s Real  
125 Property Report (SRPR) of the property to determine if there are any defects, encroachments, overlaps, boundary line or acreage  
126 discrepancies, or other matters that would be disclosed on a survey.

127 **Note: A “stake survey” is generally required in order to obtain full survey coverage in an Owner’s policy of title insurance.**  
128 **A SRPR may or may not disclose all of the defects involving such matters as encroachments, overlaps, boundary line or**  
129 **acreage discrepancies.**

130 If any defects are discovered as a result of the title examination, title commitment, or the survey, and if Buyer chooses to act on this  
131 contingency, Buyer shall within \_\_\_\_\_ 15 \_\_\_\_\_ days (25 days if none stated) after the “Acceptance Deadline” date, furnish a  
132 copy of the document evidencing the defect to Seller or listing broker stating, in writing, any title or survey defects that are 1)  
133 unacceptable to Buyer; 2) not listed above; and 3) adversely affect the use of the property as it exists for residential purposes at the  
134 time of the contract. Failure by Seller or listing broker to receive such objections to title or survey within such time will constitute  
135 a waiver by Buyer of any objections to the title so long as Buyer is able to obtain at Closing, an Owner’s title insurance policy in  
136 the latest ALTA form including mechanics lien coverage. If Buyer does timely object to any title or survey defects, Seller has five  
137 (5) days from receipt of Buyer’s notice of objection by Seller or listing broker, to agree in writing to correct the defects prior to  
138 Closing at Seller’s expense. If Seller does not so agree, this contract is terminated unless Buyer, within two (2) additional days,  
139 agrees in writing to accept the title and survey “as is”. If the contract is terminated in accordance with the provisions of this paragraph,  
140 Buyer’s earnest money is to be returned, subject to paragraph 12 and Seller agrees to reimburse Buyer’s cost to pay for title, survey,  
141 inspection(s) and appraisal. Seller shall be responsible for clearing any defects that arise between the date of the contract acceptance  
142 and Closing.

143 **Note: Easements, subdivision indentures, and government regulations may affect Buyer’s intended use of the property.**  
144 **Construction of improvements (for example: a room addition, fence or swimming pool), non-residential use of the property**  
145 **(for example: use of a room for a business), or the right to keep certain vehicles or animals on the property, all may be**  
146 **affected. Buyer is advised to review all easements, government regulations, and subdivision indentures before making an**  
147 **offer to purchase the property if he plans these or similar uses. If Buyer requires assistance in reviewing easements, surveys,**  
148 **indentures, or other matters affecting title or use of the property, Buyer should consult an attorney.**

149 9. **ADJUSTMENTS AND CLOSING COSTS.**  
150 Adjustments, charges, and Closing costs are agreed to be paid by the parties (subject to Rider #2135fha or #2135va and current  
151 FHA and VA regulations) as follows:

- 152 **Buyer shall pay for (where applicable):**  
153 • hazard insurance premium(s) and flood insurance premium, if required by lender;  
154 • survey and title company charges (for example: Closing, recording, escrow, wire and closing protection letter fees) customarily paid by  
155 Buyer, subject to paragraph 8;  
156 • any charges imposed by lender (for example: appraisal and credit report fees, loan discount points, loan origination fees,  
157 funding fees, and other loan expenses), unless specifically agreed to be paid by Seller;

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BUYER BUYER Initials BUYER and SELLER acknowledge they have read this page \_\_\_\_\_/\_\_\_\_\_  
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- 158 • building, termite, and environmental inspections;
- 159 • the fair market value of any heating oil or propane gas in tank(s) on the property at Closing, based on supplier’s current charges;
- 160 • real estate compensation to broker per separate written agreement;
- 161 • municipal occupancy permit; and
- 162 • agreed upon repairs.

163 **Seller shall pay for (where applicable):**

- 164 • existing loans on property (if not assumed by Buyer);
- 165 • any expenses of Buyer’s loan agreed to in paragraph 4;
- 166 • title company charges (for example: Closing, release, escrow, wire and closing protection letter fees) customarily paid by
- 167 Seller, subject to paragraph 8;
- 168 • municipal, Conservation District and fire district inspection fees;
- 169 • special taxes and special assessments levied before Closing;
- 170 • real estate compensation to broker per separate written agreement; Seller authorizes selling portion of commission to be paid
- 171 directly to selling broker; and
- 172 • agreed upon repairs.

173 **Buyer and Seller shall have prorated and adjusted between them on the basis of thirty (30) days to the month as of the date**

174 **of Closing (Seller to pay for last day):**

- 175 • current rents whether collected or not by Seller (Seller to receive rent for day of Closing); rents which are delinquent over
- 176 thirty (30) days to be collected by Seller and not adjusted;
- 177 • general taxes (based on assessment and rate for current year, if both are available, otherwise based on previous year);
- 178 • district improvement assessments for current year; Buyer to pay thereafter;
- 179 • subdivision upkeep assessments and monthly condominium fee;
- 180 • interest (when Buyer assumes existing loan); and
- 181 • flat rate utility charges (including water, sewer, and trash).

182 **10. INSPECTIONS, DISCLAIMERS, AND WARRANTIES.**

183 Within \_\_\_\_\_ days (10 days if none stated) after the “Acceptance Deadline” date (the “Inspection Period”), Buyer  
184 may purchase one or more written home inspection report(s) from any independent qualified inspector(s) of the property and  
185 improvements as deemed necessary by Buyer, including, but not limited to, environmental hazards; termite and wood-destroying  
186 insect infestation and damage; plumbing, including water, well, sewer, septic and waste-water treatment systems; roof and other  
187 structural improvements; heating and air conditioning systems and equipment; electrical systems and equipment; swimming pools  
188 and equipment; chimneys, flues and gas lines/fuel runs; basement leaks and exterior drainage; and mechanical equipment, including  
189 appliances. **Discovery of an unsafe condition(s) may result in immediate shut off of one or more appliances or utilities.**  
190 Buyer’s Inspection Period will end upon the delivery of the Inspection Notice described below or the time period stated above,  
191 whichever occurs first. Failure by Buyer to purchase and perform an inspection within the time period stated above shall constitute  
192 a waiver and acceptance of any conditions an inspection would have disclosed. **Buyer should contact law enforcement officials**  
193 **for information pertaining to whether registered sex offenders or other convicted criminals reside in the area.**

194 **Within the Inspection Period, Buyer shall furnish a written Inspection Notice to Seller or listing broker stating one of the**  
195 **following:**

- 196 (1) Buyer is satisfied with the inspections. Delivery of inspection reports to Seller or listing broker is not required. If Seller or
- 197 listing broker has not received the written Inspection Notice by the end of the Inspection Period, Buyer shall be deemed to be
- 198 satisfied with the results of any inspections.
- 199 (2) Buyer is terminating the contract, with earnest money to be returned to Buyer, subject to paragraph 12. In this case, Buyer shall
- 200 have purchased one or more home inspection report(s) from an independent qualified inspector(s), as provided for above, which
- 201 together cover the substantial structural elements and systems of the property. Buyer shall provide such report(s) to Seller or
- 202 listing broker, if requested by Seller.
- 203 (3) Buyer is willing to close upon satisfaction of the requirements set forth in the Inspection Notice which must be accompanied
- 204 by a complete copy of the written inspection report(s), purchased by Buyer. The parties have a total of 10 days (10 days
- 205 if none stated) after date of Seller or listing broker’s receipt of the Inspection Notice (the “Resolution Period”) to reach a written
- 206 agreement as to the requirements set forth in the Inspection Notice, or as to an agreed upon monetary adjustment, or the contract
- 207 is terminated, and earnest money deposit to be returned to Buyer, subject to paragraph 12. During the Resolution Period, either
- 208 a written commitment by Seller to meet the requirements originally submitted by Buyer in the Inspection Notice, or a written commitment
- 209 by Buyer to accept the property without such requirements, shall constitute an “agreement” for purposes of this paragraph even
- 210 after earlier negotiation failed to produce an agreement.

211 Buyer acknowledges: 1) that listing broker and selling broker do not have expertise in determining any defects that may be disclosed  
212 by any inspections; 2) that Buyer will not rely upon listing broker or selling broker in any way as to the selection of a particular company  
213 for any inspections, warranties, and services; 3) that any inspections, warranties, and services may be available from more than one  
214 company and that the determination to select a particular company and the completeness and satisfaction of any said inspection,  
215 warranty or service is the sole responsibility of Buyer; 4) that when choosing an inspector, warranty, service company, title  
216 company, lender, repair company, or any other service provider, Buyer should consider, but not be limited by, the existence of  
217 errors and omissions insurance, liability insurance, business and professional licensure, membership in professional associations  
218 and years of experience; 5) that there have been no warranties, express or implied, by Seller or real estate brokers.

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BUYER BUYER Initials BUYER and SELLER acknowledge they have read this page \_\_\_\_\_/\_\_\_\_\_  
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Home Warranty (Check one):

- Buyer acknowledges that Seller is not providing a limited warranty or service agreement product as a part of this sale. Buyer may purchase one separately, if desired.
- Seller agrees to purchase, on or before Closing, a limited warranty or service agreement at a cost not to exceed \$ \_\_\_\_\_ and further described \_\_\_\_\_.

10a. INSURABILITY.

This contract is conditioned upon Buyer's ability to obtain homeowner/hazard insurance for the property. If within 10 days (10 days if none stated) after the "Acceptance Deadline" date (the "Insurability Period"), Buyer does not deliver to Seller or Seller's broker a written notice from an insurance company of Buyer's inability to obtain homeowner/hazard insurance on the property, this condition shall be deemed waived and Buyer's performance under this contract shall thereafter not be conditioned upon Buyer's obtaining insurance. If Buyer has complied with the terms of this paragraph and has timely provided written notice to Seller of Buyer's inability to obtain such insurance, then this contract shall be terminated with earnest money to be returned to Buyer, subject to paragraph 12. **Note: If an inspection by the Buyer's insurance company is required, it shall be completed prior to the expiration of the Insurability Period. If the Buyer is obtaining a loan as referenced in paragraph 4, Buyer should communicate insurance information to lender prior to Loan Contingency Date.**

11. GOVERNMENTAL INSPECTIONS AND OCCUPANCY REQUESTS.

Seller agrees to immediately request any compliance inspection(s) including municipality, conservation, fire district or any other required governmental authority, at Seller's expense, when such inspection(s) are required. In the event the property and improvements do not meet such requirements or pass such inspection(s), Seller must notify Buyer in writing within 15 days (15 days if none stated) after the "Acceptance Deadline" date of any violations or requirements that Seller will not correct. **Failure of Seller to notify Buyer within this period shall constitute an elimination of Seller's ability to negotiate any violations or requirements of the inspections. In such event, Seller agrees to comply with all requirements of the inspections prior to Closing.** In the event Seller notifies Buyer of Seller's refusal to correct all violations, Buyer and Seller have ten (10) days after date of Buyer's receipt of notification from Seller, in which to reach an agreement in writing as to which party will complete and pay for the required corrections, or to an agreed monetary adjustment at Closing in lieu of the correction. **Note: A monetary adjustment may affect the terms of Buyer's loan, e.g. down payment, interest rate and private mortgage insurance, and may also affect Buyer's ability to obtain an occupancy permit.** If no written agreement is reached within said ten (10) days, this contract is terminated and earnest money to be returned to Buyer, subject to paragraph 12. A written commitment within said ten (10) day period by Seller to make the required corrections, at Seller's expense prior to Closing, or a written commitment within said ten (10) day period by Buyer to accept the property without correction by Seller of those violations contained in the original list provided to Buyer by Seller shall also constitute an "agreement" for the purposes of this paragraph, even after earlier negotiations failed to produce an agreement. In instances where the Buyer must make the occupancy permit request (application) to initiate the inspection process, Buyer agrees to do so within four (4) days after the "Acceptance Deadline" date. Nothing herein shall require Buyer to close this sale if he is unable to obtain an occupancy permit after making a bonafide effort to do so. Buyer is cautioned not to rely on government inspections but should satisfy himself as to the condition of the property (see paragraph 10). Governmental jurisdictions vary in their occupancy requirements, including the time for applying for the permit and the number of occupants permitted. Buyer intends to have no more than N/A persons occupy the property.

11a. LAWN IRRIGATION SYSTEM / BACK FLOW CERTIFICATION.

If the property has a lawn irrigation system attached to the public water system, Seller must provide to Buyer, documentation (dated within 12 months prior to Closing) from a certified back flow inspector indicating that the proper back flow prevention device is installed and functioning properly.

12. EARNEST MONEY.

Buyer and Seller agree that the earnest money received by the escrow agent in connection with this contract shall be deposited within ten (10) banking days after the "Acceptance Deadline" date. Additional earnest money, if applicable, is to be deposited by escrow agent within ten (10) banking days after receipt. Any earnest money received within ten (10) banking days prior to the scheduled Closing date, shall be in the form of a cashier's check or any other form acceptable to the escrow agent. If sale is closed, earnest money to apply to the purchase. If any earnest money is being returned to Buyer, Buyer agrees that any expenses for services requested by Buyer may be withheld by escrow agent and paid to the applicable service provider(s). In the event of a dispute over any earnest money held by the escrow agent, the escrow agent shall continue to hold said deposit in its escrow account until: 1) escrow agent has a written release from all parties consenting to its disposition; or 2) until a civil action is filed to determine its disposition (at which time payment may be made into court, and in such event, court costs and escrow agent's attorney fees will be paid from earnest money); or 3) until a final court judgment mandates its disposition; or 4) as may be required by applicable law. The parties specifically acknowledge and agree that whenever ownership of the earnest money or any other escrowed funds, received by a Missouri licensed real estate broker, is in dispute between the parties, said broker is required by Missouri Statute, Section 339.105.4 RSMo to report and deliver the monies to the State Treasurer within 365 days of the initial projected Closing date. Broker shall not report and deliver any such monies to the State Treasurer until at least sixty (60) days after the initial projected Closing date.

\_\_\_\_\_/\_\_\_\_\_/ Initials BUYER and SELLER acknowledge they have read this page \_\_\_\_\_/\_\_\_\_\_  
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**Note: An escrow agent who is not a licensed real estate broker is not bound by Missouri statutes and regulations which apply to earnest money deposits. If the escrow agent is not a licensed broker, the parties are urged to have the escrow agent agree in writing to be bound by the provisions of this contract before being named as the escrow agent.**

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**13. REMEDIES.**

If either party defaults in the performance of any obligation of this contract, the party claiming a default shall notify the other party in writing of the nature of the default and his election of remedy. The notifying party may, but is not required to, provide the defaulting party with a deadline for curing the default. If the default is by Buyer, Seller may either accept the earnest money as liquidated damages and release Buyer from the contract (in lieu of making any claim in court), or may pursue any remedy at law or in equity. If Seller accepts the earnest money, it shall be divided as follows: expenses of broker and Seller in this transaction will be reimbursed, and balance to go one-half to Seller, and one-half divided equally between listing broker and selling broker (if working as subagent of Seller) in lieu of commission on this contract. If the default is by Seller, Buyer may either release Seller from liability upon Seller's release of the earnest money and reimbursement to Buyer for all direct costs and expenses, as specified in Buyer's notice of default (in lieu of making any claim in court), or may pursue any remedy at law and in equity, including enforcement of sale. Buyer's release of Seller does not relieve Seller of his liability to brokers under the listing contract. In the event of litigation between the parties, the prevailing party shall recover, in addition to damages or equitable relief, the cost of litigation including reasonable attorney's fee. This provision shall survive Closing and delivery of Seller's deed to Buyer.

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**14. LOSS.**

Risk of loss to the improvements of the property shall be borne by the Seller until title is transferred. If any improvements covered by this contract are damaged or destroyed, Seller shall immediately notify Buyer or selling broker in writing of the damage or destruction, the amount of insurance proceeds payable, if any, and whether Seller intends to restore the property prior to Closing, to its condition at the time of the contract. In the event Seller restores the property to its prior condition before scheduled Closing, and provides Buyer with proof of the repairs, Buyer and Seller shall proceed with Closing. In the event the property is not to be restored to its prior condition by the Seller before Closing, Seller shall immediately provide Buyer or selling broker with a copy of any policies of insurance, the name and number of the agent for each of said policies, and written authorization (if needed) for Buyer to communicate with the insurer. Buyer may either a) proceed with Closing and be entitled to the amount of insurance proceeds relating to real property improvements, if any, payable to Seller under all policies insuring the improvements plus receive a credit from the Seller at Closing in an amount equal to the deductible not covered by insurance, or b) terminate the contract, thereby releasing all parties from liability hereunder. If all of the aforementioned insurance information is received by the Buyer or selling broker more than ten (10) days prior to the scheduled Closing date, Buyer is to give written notification to Seller or listing broker as to his election of (a) or (b) above within ten (10) days after the Buyer or selling broker's receipt of such information; and if not received by Buyer or selling broker more than ten (10) days prior to the scheduled Closing date, Buyer may, at Buyer's option and by written notice to Seller or listing broker, extend the Closing date up to ten (10) days, during which time Buyer may make his election as to (a) or (b) above. Failure by Buyer to notify Seller shall constitute an election to terminate the contract. If the contract is terminated in accordance with the provisions of this paragraph, Buyer's earnest money is to be returned, subject to paragraph 12. Seller agrees to reimburse Buyer's cost to pay for title, survey, inspection(s) and appraisal.

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**15. ASSIGNABILITY OF CONTRACT.**

This contract is assignable by Buyer, but not without the written consent of Seller if: a) Seller is taking back a note and deed of trust as part of the purchase price, or b) Buyer is assuming the existing note. Assignment does not relieve the parties from their obligations under the contract.

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**16. MISCELLANEOUS PROVISIONS.**

Time is of the essence in the performance of the obligations of the parties. All references to a specified time shall mean Central Time. This contract shall be binding on and for the benefit of the parties and their respective heirs, personal representatives, executors, administrators or assigns. This contract shall be considered a contract for the sale of real property and shall be construed in accordance with the laws of the State of Missouri. This contract constitutes the entire agreement between the parties hereto and there are no other understandings, written or oral, relating to the subject matter hereof. The contract may not be changed, modified or amended, in whole or in part, except in writing signed by all parties.

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**17. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT (FIRPTA).**

Seller represents that it is not a foreign person as described in the Foreign Investment in Real Property Tax Act [26 U.S.C §1445] and agrees to deliver a certificate at Closing to that effect which contains Seller's tax ID number or Green Card.

\_\_\_\_\_/\_\_\_\_\_/ Initials BUYER and SELLER acknowledge they have read this page \_\_\_\_\_/\_\_\_\_\_  
BUYER BUYER SELLER SELLER

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326 **18. CONSTRUCTION.**

327 Words and phrases shall be construed as in the singular or plural number, and as masculine, feminine or gender neutral, according  
328 to the context. When the term "listing broker" is used, it refers to one of the following: a) a broker working for the Seller under an  
329 agency listing contract; or b) a broker assisting the Seller as a transaction broker, whichever is appropriate. When the term "selling  
330 broker" is used, it refers to one of the following: a) a broker working for the Buyer under a buyer's agency agreement; b) a broker  
331 assisting the Buyer as a subagent of the Seller; or c) a broker assisting the Buyer as a transaction broker, whichever is appropriate.  
332 The term "broker" shall include the broker's affiliated licensees (referred to as "salespeople"). **With the exception of the term**  
333 **"banking days" as used in paragraph 12, a day is defined as a 24-hour calendar day, seven (7) days per week.**

334 **19. ACCESS, FINAL WALK-THROUGH AND UTILITIES.**

335 Seller agrees to permit inspections of the property by inspectors, contractors, termite inspectors, surveyors, engineers and appraisers  
336 selected by Buyer as provided for in the contract, or inspections required by Buyer's lender or insurer, upon reasonable advance  
337 notice to Seller. Buyer and selling broker may also be present during these inspections. Seller grants Buyer, selling broker, and any  
338 inspector whose report prompted a request for repairs, the right to enter and walk-through the property, and the right to have the  
339 utilities transferred to Buyer, within four (4) days prior to Closing. The purpose of the walk-through is only for the Buyer to confirm  
340 that the property is in the same condition, ordinary wear and tear excepted, as it was on the date of this contract, and that repairs  
341 are completed in a workmanlike manner. Seller will arrange, at Seller's expense, to have all utilities turned on during the period  
342 specified for any inspection and the walk-through, unless utilities have been transferred to Buyer. Waiver of property and  
343 improvement inspections does not waive the right to a walk-through prior to Closing. The Closing does not relieve Seller of Seller's  
344 obligation to complete improvements and repairs required by this contract.

345 **20. FLOOD PLAIN.**

346 Buyer may terminate this contract if any portion of the property is located in a designated 100-year flood plain unless disclosed to  
347 Buyer in writing prior to contract. If terminated, earnest money to be returned to Buyer, subject to paragraph 12. Failure by Buyer  
348 to terminate within 10 days of actual knowledge of 100-year flood plain, or by Closing, whichever occurs first, shall be deemed a  
349 waiver by Buyer of this contingency.

350 **21. SPECIAL AGREEMENTS.**

351 Special agreements between Buyer and Seller forming a part of this contract: \_\_\_\_\_  
352 N/A  
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354 \_\_\_\_\_  
355 \_\_\_\_\_  
356 \_\_\_\_\_  
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358 **22. SQUARE FOOTAGE AND LOT SIZE DISCLOSURE.**

359 Broker is not an expert in measuring and does not measure the total square footage or lot size of the property. To the extent that  
360 Broker provides or shares information about the property, the information comes from one or more other sources, is only an  
361 approximation and is not verified by Broker. There may be differing standards used in Missouri for measuring total square footage  
362 of property, and the available information about total square footage can vary depending upon the source, the measurement standard  
363 that was used and the date of measurement. One source for total square footage is public information from the county assessor's  
364 office, but the county assessor's office does not warrant the accuracy of the information and neither does Broker. If you wish to  
365 have verifiable and accurate information about the total square footage of the property, you should retain a qualified professional  
366 appraiser to measure the property according to the measurement standard that the appraiser deems appropriate. The price per square  
367 foot for any property is a calculation based upon, among other things, total square footage, so price per square foot also is only an  
368 approximation and is subject to the same uncertainties and limitations described in this paragraph. If you wish to have verifiable  
369 and accurate information on lot size you should retain a licensed surveyor.

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370 23. SELLER'S DISCLOSURE STATEMENT. (Check one)

- 371  Buyer confirms that before signing this offer to purchase, Buyer has read a copy of the Seller's Disclosure Statement for this
- 372 property. The Seller's Disclosure Statement is not a substitute for any inspection that Buyer may wish to obtain. Buyer is
- 373 advised to address any concerns Buyer may have about information in the statement by use of contingencies in the contract.
- 374  Seller agrees to provide Buyer with a Seller's Disclosure Statement within one (1) day after the "Acceptance Deadline" date.
- 375 Buyer shall have three (3) days after the "Acceptance Deadline" date to review said statements and to declare in writing that
- 376 the contract is terminated and the earnest money is to be returned to Buyer, subject to paragraph 12. Otherwise, this contingency
- 377 shall be deemed as waived by Buyer.
- 378  No Seller's Disclosure Statement will be provided by Seller.

379 By his signature, Seller confirms that the information in the Seller's Disclosure Statement is accurate as of the date of this contract.  
380 Seller will fully and promptly disclose in writing any new material information pertaining to the property that is discovered at any  
381 time prior to Closing. Seller states that if Seller knows or should have known that the property was a lab, production or storage  
382 site for methamphetamine, or was the residence of a person convicted of crimes related to methamphetamine, Seller will attach a  
383 written description.

384 **Note: The Seller's Disclosure Statement is not in any way incorporated into the terms of this contract.**

385 24. RELATIONSHIPS & COMMUNICATIONS DISCLOSURES.

386 Buyer and Seller confirm that disclosure of the licensee's relationship was made no later than the first showing of the property,  
387 upon first contact, or immediately upon the occurrence of a change to the relationship.

388 **Note: Under MREC Rules and Regulations, one box must be checked in each of the following two sections by the Selling**  
389 **Licensee.**

390 **Licensee assisting Seller is a: (Check appropriate box)**

- 391  Seller's Agent: Licensee is acting on behalf of the Seller.
- 392  Buyer's Agent: Licensee is acting on behalf of the Buyer.
- 393  Dual Agent: Licensee is acting on behalf of both Seller and Buyer.
- 394  Designated Agent: Licensee has been designated to act on behalf of the Seller.
- 395  Transaction Broker Assisting Seller: Licensee is not acting on behalf of either Seller or Buyer.

396 **Licensee Personal Interest Disclosure: (Complete only if applicable)**

397 \_\_\_\_\_ N/A \_\_\_\_\_ (insert name of licensee) is a real  
398 estate broker or salesperson licensed in the state of \_\_\_\_\_ N/A \_\_\_\_\_ and is (Check one or more, as applicable)  
399  a party to this transaction;  a principal of and/or has a direct or indirect ownership interest with  Seller  Buyer; and/or  
400  an immediate family member of  Seller  Buyer  Other Specify: \_\_\_\_\_ N/A \_\_\_\_\_

401 **Licensee assisting Buyer is a: (Check appropriate box)**

- 402  Buyer's Agent: Licensee is acting on behalf of the Buyer.
- 403  Seller's Agent: Licensee is acting on behalf of the Seller.
- 404  Dual Agent: Licensee is acting on behalf of both Buyer and Seller.
- 405  Designated Agent: Licensee has been designated to act on behalf of the Buyer.
- 406  Transaction Broker Assisting Buyer: Licensee is not acting on behalf of either Buyer or Seller.
- 407  Subagent of Seller: Licensee is acting on behalf of the Seller.

408 **Licensee Personal Interest Disclosure: (Complete only if applicable)**

409 \_\_\_\_\_ N/A \_\_\_\_\_ (insert name of licensee) is a real  
410 estate broker or salesperson licensed in the state of \_\_\_\_\_ N/A \_\_\_\_\_ and is (Check one or more, as applicable)  
411  a party to this transaction;  a principal of and/or has a direct or indirect ownership interest with  Seller  Buyer; and/or  
412  an immediate family member of  Seller  Buyer  Other Specify: \_\_\_\_\_ N/A \_\_\_\_\_

413 **Sources of Compensation to Broker(s), including commissions and/or other fees:**  Seller  Buyer

414 Buyer and Seller acknowledge that they have received and read the Missouri Real Estate Commission Broker Disclosure Form.

415 By signing below, the licensees confirm making disclosure of the brokerage relationship to the appropriate parties.  
416 All Parties agree that this transaction can be conducted by electronic/digital signatures, according to the Uniform Electronic  
417 Transaction Act as adopted by the state of Missouri.

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BUYER BUYER Initials BUYER and SELLER acknowledge they have read this page \_\_\_\_\_/\_\_\_\_\_  
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418 \_\_\_\_\_ N/A \_\_\_\_\_  
 419 **Brokerage Firm Name Assisting Buyer**

420 **Broker's Firm State License ID#:** \_\_\_\_\_

421 **By (Signature):** \_\_\_\_\_

422 **Printed Name:** \_\_\_\_\_

423 **Licensee State License ID#:** \_\_\_\_\_

424 **Date:** \_\_\_\_\_ **MLS ID:** \_\_\_\_\_

425 **OFFER to be accepted by Seller by:** \_\_\_\_\_ **m of** \_\_\_\_\_

\_\_\_\_\_ N/A \_\_\_\_\_  
**Brokerage Firm Name Assisting Seller**

**Broker's Firm State License ID#:** \_\_\_\_\_

**By (Signature):** \_\_\_\_\_

**Printed Name:** \_\_\_\_\_

**Licensee State License ID#:** \_\_\_\_\_

**Date:** \_\_\_\_\_ **MLS ID:** \_\_\_\_\_

426 \_\_\_\_\_  
 427 **BUYER SIGNATURE** \_\_\_\_\_ **DATE** \_\_\_\_\_

428 \_\_\_\_\_ Myles Branch \_\_\_\_\_  
 429 **Buyer Printed Name**

\_\_\_\_\_ \_\_\_\_\_  
**BUYER SIGNATURE** \_\_\_\_\_ **DATE** \_\_\_\_\_

\_\_\_\_\_ \_\_\_\_\_  
**Buyer Printed Name**

430 **SELLER ACCEPTS THE TERMS SET FORTH IN THIS CONTRACT.**

431 \_\_\_\_\_ August 22, 2023 \_\_\_\_\_  
 432 **SELLER SIGNATURE** \_\_\_\_\_ **TIME and DATE** \_\_\_\_\_

433 \_\_\_\_\_ James D. Hagedorn, Mayor \_\_\_\_\_  
 434 **Seller Printed Name**

\_\_\_\_\_ \_\_\_\_\_  
**SELLER SIGNATURE** \_\_\_\_\_ **TIME and DATE** \_\_\_\_\_

\_\_\_\_\_ \_\_\_\_\_  
**Seller Printed Name**

435 **OR** \_\_\_\_\_ (initials) **WE REJECT THIS OFFER AND MAKE A COUNTEROFFER.**  
 436 (use Form #2164 Sale Contract Counteroffer Form).

437 **OR** \_\_\_\_\_ (initials) **WE REJECT THIS OFFER.**

438 **Note: Unless otherwise agreed in writing, "Acceptance Deadline" is defined as the date for acceptance which was provided to**  
 439 **the last party whose signature resulted in a contract (even if that signature was obtained before the deadline).**

79

This document has legal consequences.  
If you do not understand it, consult your attorney.  
The text of this form may not be altered in any manner  
without written acknowledgement of all parties.

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Form # 2089 01/20

### AMENDMENT TO SALE CONTRACT

- 1 SALE CONTRACT DATE: August 21, 2023
- 2 PROPERTY: 302 Lafayette Street, Washington, Missouri 63090
- 3 BY AND BETWEEN: Myles Branch, Buyer(s)  
4 and the undersigned Seller(s).
- 5 Buyer and Seller agree to amend the Sale Contract only as to those matters checked below:
- 6  New Closing date: \_\_\_\_\_
- 7  New Possession date (check one):  Closing or  \_\_\_\_\_ m (time) of \_\_\_\_\_ (date)
- 8  New Loan Contingency date: \_\_\_\_\_
- 9  New Purchase price: \$ \_\_\_\_\_
- 10  New Loan Amount: \_\_\_\_\_ % of the purchase price, or \$ \_\_\_\_\_
- 11  New Interest Rate not to exceed: \_\_\_\_\_ %
- 12  New Amortization term: \_\_\_\_\_ years
- 13  New Loan type: \_\_\_\_\_ (If FHA/VA, attach form #2135fha or #2135va)
- 14  Seller agrees to pay, at Closing, a cost not to exceed \_\_\_\_\_ % of purchase price or \$ \_\_\_\_\_  
15 (\$0 if none stated) towards Buyer's closing costs, prepaids, points and other fees allowed by lender.
- 16  New contingency deadline date: \_\_\_\_\_ Describe contingency: \_\_\_\_\_  
17 \_\_\_\_\_
- 18  Paragraph# \_\_\_\_\_, Line# \_\_\_\_\_ or Rider# \_\_\_\_\_ is changed as follows: \_\_\_\_\_  
19 \_\_\_\_\_
- 20  Paragraph# \_\_\_\_\_, Line# \_\_\_\_\_ or Rider# \_\_\_\_\_ is changed as follows: \_\_\_\_\_  
21 \_\_\_\_\_
- 22  Paragraph# 10, Line# 185-193 is deleted and changed as follows: improvements as deemed necessary by  
23 Buyer limited to structural and foundation inspections only.  
24 \_\_\_\_\_  
25 \_\_\_\_\_

26 \_\_\_\_\_ August 22, 2023  
27 BUYER SIGNATURE DATE SELLER SIGNATURE DATE

28 Myles Branch James D. Hagedorn, Mayor  
29 Buyer Printed Name Seller Printed Name

30 \_\_\_\_\_  
31 BUYER SIGNATURE DATE SELLER SIGNATURE DATE

32 \_\_\_\_\_  
33 Buyer Printed Name Seller Printed Name



August 15, 2023

Mayor & City Council  
City of Washington  
Washington, MO 63090

Re: 302 Lafayette (Graces Place)

Mayor & City Council,

On your agenda for the August 21, 2023 agenda is an ordinance approving a contract of sale for 302 Lafayette with Myles Branch.

Mr. Branch has agreed to purchase 302 Lafayette for \$295,000 with an earnest deposit of \$5,000. The sale is subject to improvements as deemed necessary **limited to structural and foundation inspections only**. If the buyer wishes to demolish the structure, City Council has a first right of refusal to purchase back the property. Closing is scheduled for September 29, 2023.

Feel free to reach out with any questions.

Sincerely,

A handwritten signature in blue ink that reads "Sal Maniaci".

Sal Maniaci  
Community and Economic Development Director

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

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

AN ORDINANCE AUTHORIZING AND DIRECTING THE  
EXECUTION OF A SPECIAL SALE CONTRACT BY AND  
BETWEEN THE CITY OF WASHINGTON, MISSOURI AND  
R.C. SCHRADER CONSTRUCTION, LLC

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

SECTION 1: The Mayor is hereby authorized and directed to execute a Special Sale Contract by and between the City of Washington, Missouri and R.C. Schrader Construction, LLC, 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 Special Sale Contract and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

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

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

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

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

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

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

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

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

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

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Form # 2043 07/22

73431826

SPECIAL SALE CONTRACT

DATE: August 21, 2023

Note: This contract does not have many clauses protecting Buyers included in the Residential Sale Contract, Form #2090. It should normally be used only for the sale of property without provision for building, termite, environmental, gas, municipal, insurability, and other inspections. Regardless of whether Seller's Disclosure Form is to be provided, Seller is still obligated to comply with Federal and State laws which require disclosure of certain defects, hazardous conditions and adverse material facts.

1. PARTIES AND PROPERTY.

R.C. Schrader Construction, LLC, Buyer(s), agrees to purchase from the undersigned Seller, the following real property in the municipality of (if incorporated), City of Washington, County of Franklin, Missouri (legal description on Seller's title to govern) being all the real property Seller owns at said address: 604 Hancock Street, Washington, Missouri 63090.

2. INCLUSIONS AND EXCLUSIONS.

The purchase price includes all existing improvements on the property (if any) and appurtenances, fixtures and equipment (which Seller guarantees to own free and clear) including:

Note: To avoid any misunderstanding, the parties are urged to list as "included" or "excluded" any items which may be subject to question or unclear as to being considered a "fixture" such as electronic equipment. The purchase price includes all existing improvements on the property (if any) and appurtenances, fixtures and equipment (which Seller guarantees to own free and clear) including:

In addition, the following items are included:

The following items are excluded:

3. PURCHASE PRICE.

\$45,100 is the total purchase price to be paid as follows:

\$500.00 earnest money (\$0 if none stated) (check one) [ ] received for delivery to OR [x] to be delivered to True Title Company, Washington, Missouri escrow agent within 3 days (3 days if none stated) after "Acceptance Deadline" date. Selling broker to be escrow agent if none specified above.

\$0 additional earnest money (\$0 if none stated) to be delivered to escrow agent within N/A days after the "Acceptance Deadline" date (15 days if none stated) or N/A.

The balance, including any adjustments set forth in this contract, less, any amount of Seller financing or of Seller's loan being assumed as stipulated in this contract, if applicable, is to be paid at Closing, by cashier's check, wire transfer or any form acceptable to Closing agent.

4. METHOD OF FINANCING.

Note: If Buyer's lender or Closing agent cannot fulfill their obligations under the Dodd-Frank Wall Street Reform and Consumer Protection Act and the regulations promulgated by the Consumer Financial Protection Bureau, it may be necessary for the Buyer to request Seller to agree to an extension of the Closing Date.

[x] Not Contingent Upon Financing. This contract is not contingent upon financing; however, Buyer reserves the right to finance any portion of the purchase price.

[ ] Contingent Upon Financing. Buyer agrees to do all things necessary, including, but not limited to the execution of a loan application and other instruments, the payment to the lender of the credit report, appraisal and any other required fees, and to otherwise cooperate fully in order to obtain the financing described below. If Buyer does not deliver written notice, provided by Buyer's lender, to Seller or listing broker, of Buyer's inability to obtain a loan approval on the terms described below on or before (or 30 days after the "Acceptance Deadline" date if none stated) (the Loan

Initials BUYER and SELLER acknowledge they have read this page BUYER BUYER SELLER SELLER

Th

Contingency Date) then this condition shall be deemed waived and Buyer's performance under this contract shall thereafter not be conditioned upon Buyer's obtaining financing. If lender will not give Buyer such written notice then Buyer may directly notify Seller or listing broker (on or before the Loan Contingency Date) by providing a notarized affidavit that Buyer has complied with all of the terms of this paragraph and that despite request, Buyer was unable to obtain such written notice from lender. If Buyer has complied with the terms of this paragraph and has timely provided written notice to Seller or listing broker of Buyer's inability to obtain the loan approval, then this contract shall be terminated with earnest money to be returned to Buyer, subject to paragraph 12.

**Note: If Loan Contingency Date passes without written notice as outlined above, Buyer remains obligated under this contract. Therefore, Buyer should be certain that he will have the funds to close. If Buyer's performance under this contract is to be independently conditioned upon the property appraising at a specified value, then Buyer should complete and attach to this contract an appropriate appraisal rider.**

Loan amount: \_\_\_\_\_ % of the purchase price OR \$ \_\_\_\_\_.  
 Initial interest rate not to exceed: \_\_\_\_\_ %. Amortization term: \_\_\_\_\_ years.  
 Other terms (none if blank): \_\_\_\_\_  
 LOAN TYPE: (Check applicable)  Conventional  FHA  VA  Other: \_\_\_\_\_  
 RATE TYPE: (Check applicable)  Fixed Rate  Adjustable Rate  Other: \_\_\_\_\_

Seller agrees to pay, at Closing, a cost not to exceed \_\_\_\_\_ % of purchase-price OR \$ 0.00 (\$0 if none stated) towards Buyer's closing costs, prepaids, points and other fees allowed by lender.

**5. CLOSING AND POSSESSION.**

**Note: All parties are encouraged to use the same title company to reduce risk. If Seller does not close at the same title company as Buyer, or Seller's choice of title company does not have a common underwriter with Buyer's title company, then Seller will be required to sign a Notice of Closing or Settlement Risk acknowledging that their settlement funds are not protected by the title insurance underwriter.**

The "Closing" is the exchange of the Seller's deed for the total purchase price. Seller shall be deemed to have received funds when funds are received by Seller or Seller's title company. The Closing of this sale shall take place on September 21, 2023 or any other date that both parties agree in writing. Buyer will close at True Title Company, Washington, Missouri, the title company which provides title insurance. Regardless of who closes for Buyer, Seller may close at the title company of Seller's choice. Title will pass when the sale is closed. Seller to deliver possession of the property and keys to Buyer no later than (check one only):  Closing OR  \_\_\_\_\_ m (time) of \_\_\_\_\_ (date) but in no event prior to Closing as defined above. All parties agree to sign Closing documents at a time that facilitates this possession. Note: If possession is to be delivered on a day other than Closing, as defined above, parties should complete the appropriate rider. Deed as directed by Buyer. Except for tenants lawfully in possession, Seller warrants that the property will be vacant and free of personal property (except as otherwise provided herein) and debris, at time of possession and delivered to Buyer in its same condition (together with any improvements or repairs required by this contract), ordinary wear and tear excepted, as it was on the date of this contract. Buyers should change locks and codes following possession. Buyer and Seller authorize title company and/or Closing agent to release to broker(s) signed copies of the Closing statements. Note: Parties are cautioned to always call to confirm instructions before sending any funds via wire transfer.

**6. TITLE AND SURVEY.**

Seller shall transfer title to Buyer by general warranty deed (or fiduciary deed, where applicable), subject to the following: a) zoning regulations; b) leases and occupancy of tenants existing on the date contract is executed by Buyer and disclosed to Buyer in writing before execution of contract by Buyer; c) general taxes payable in the current year and thereafter; d) any lien or encumbrance created by or assumed by Buyer in writing or any easement accepted by Buyer in writing; e) subdivision, use and other restrictions, rights of way and utility easements, all of record, which do not adversely affect the use of the property as it exists for residential purposes at the time of the contract.

**Check applicable box (whether "Seller to Order, Provide and Purchase Title" or "Buyer to Order, Provide and Purchase Title").**

**Seller to Order, Provide and Purchase Title. Note: Any Seller paid title costs set forth below are in addition to any Seller paid costs in Paragraph 4.**

Not later than \_\_\_\_\_ days (5 days if none stated) after the "Acceptance Deadline" date, Seller will order a commitment for title insurance to be provided to the Buyer for both an Owner's policy of title insurance and for a lender's policy of title insurance (if required by lender) in the latest ALTA form including mechanics lien coverage from the title company selected in paragraph 5. Seller and Buyer authorize and direct the title company to furnish this commitment to the selling and listing broker. Seller shall pay for the title insurance (including title premium and title service charges), at Closing, at a cost not to exceed \$ \_\_\_\_\_. Buyer to pay title cost exceeding this amount.

**Buyer to Order, Provide and Purchase Title.**

Buyer may, at Buyer's option and expense, order a title examination and commitment to issue an Owner's and/or lender's policy of title insurance in the latest ALTA form including mechanics lien coverage from the title company specified in paragraph 5.

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100 **Note: This should be ordered promptly after contract acceptance in order to allow sufficient time to obtain and review**  
 101 **documents, and, if necessary, object to defects that may be discovered.**

102 Buyer may, at Buyer's option and expense, order a Boundary Survey and Improvement Location ("stake survey") or a Surveyor's  
 103 Real Property Report (SRPR) of the property to determine if there are any defects, encroachments, overlaps, boundary line or  
 104 acreage discrepancies, or other matters that would be disclosed on a survey.

105 **Note: A "stake survey" is generally required in order to obtain full survey coverage in an Owner's policy of title insurance.**  
 106 **A SRPR may or may not disclose all of the defects involving such matters as encroachments, overlaps, boundary line or**  
 107 **acreage discrepancies.**

108 If any defects are discovered as a result of the title examination, title commitment, or the survey, and if Buyer chooses to act on  
 109 this contingency, Buyer shall within 10 days (25 days if none stated) after the "Acceptance Deadline" date, furnish  
 110 a copy of the document evidencing the defect to Seller or listing broker stating, in writing, any title or survey defects that are 1)  
 111 unacceptable to Buyer; 2) not listed above; and 3) adversely affect the use of the property as it exists for residential purposes at  
 112 the time of the contract. Failure by Seller or listing broker to receive such objections to title or survey within such time will  
 113 constitute a waiver by Buyer of any objections to the title so long as Buyer is able to obtain at Closing, an Owner's title insurance  
 114 policy in the latest ALTA form including mechanics lien coverage. If Buyer does timely object to any title or survey defects, Seller  
 115 has five (5) days from receipt of Buyer's notice of objection by Seller or listing broker, to agree in writing to correct the defects  
 116 prior to Closing at Seller's expense. If Seller does not so agree, this contract is terminated unless Buyer, within two (2) additional  
 117 days, agrees in writing to accept the title and survey "as is". If the contract is terminated in accordance with the provisions of this  
 118 paragraph, Buyer's earnest money is to be returned, subject to paragraph 12 and Seller agrees to reimburse Buyer's cost to pay for  
 119 title, survey, inspection(s) and appraisal. Seller shall be responsible for clearing any defects that arise between the date of the  
 120 contract acceptance and Closing.

121 **Note: Easements, subdivision indentures, and government regulations may affect Buyer's intended use of the property.**  
 122 **Construction of improvements (for example: a room addition, fence or swimming pool), non-residential use of the property**  
 123 **(for example: use of a room for a business), or the right to keep certain vehicles or animals on the property, all may be**  
 124 **affected. Buyer is advised to review all easements, government regulations, and subdivision indentures before making an**  
 125 **offer to purchase the property if he plans these or similar uses. If Buyer requires assistance in reviewing easements, surveys,**  
 126 **indentures, or other matters affecting title or use of the property, Buyer should consult an attorney.**

127 **7. FRANCHISE DISCLOSURE.**

128 Although one or more of the Brokers may be a member of a franchise, the franchisor is not responsible for the acts of said Broker(s).

129 **8. ADJUSTMENTS AND CLOSING COSTS.**

130 Adjustments, charges, and Closing costs are agreed to be paid by the parties (subject to Rider #2135fha or #2135va and current  
 131 FHA and VA regulations) as follows:

132 **Buyer shall pay for (where applicable):**

- 133 • hazard insurance premium(s) and flood insurance premium, if required by lender;
- 134 • survey and title company charges (for example: Closing, recording, escrow, wire and closing protection letter fees) customarily paid by  
 135 Buyer, subject to paragraph 8;
- 136 • any charges imposed by lender (for example: appraisal and credit report fees, loan discount points, loan origination fees,  
 137 funding fees, and other loan expenses), unless specifically agreed to be paid by Seller;
- 138 • building, termite, and environmental inspections;
- 139 • the fair market value of any heating oil or propane gas in tank(s) on the property at Closing, based on supplier's current charges;
- 140 • real estate compensation to broker per separate written agreement;
- 141 • municipal occupancy permit; and
- 142 • agreed upon repairs.

143 **Seller shall pay for (where applicable):**

- 144 • existing loans on property (if not assumed by Buyer);
- 145 • any expenses of Buyer's loan agreed to in paragraph 4;
- 146 • title company charges (for example: Closing, release, escrow, wire and closing protection letter fees) customarily paid by  
 147 Seller, subject to paragraph 8;
- 148 • special taxes and special assessments levied before Closing; and
- 149 • real estate compensation to broker per separate written agreement; Seller authorizes selling portion of commission to be paid  
 150 directly to selling broker; and
- 151 • agreed upon repairs.

152 **Buyer and Seller shall have prorated and adjusted between them on the basis of thirty (30) days to the month as of the date**  
 153 **of Closing (Seller to pay for last day):**

- 154 • current rents whether collected or not by Seller (Seller to receive rent for day of Closing); rents which are delinquent over  
 155 thirty (30) days to be collected by Seller and not adjusted;
- 156 • general taxes (based on assessment and rate for current year, if both are available, otherwise based on previous year);
- 157 • district improvement assessments for current year; Buyer to pay thereafter;
- 158 • subdivision upkeep assessments and monthly condominium fee;
- 159 • interest (when Buyer assumes existing loan); and
- 160 • flat rate utility charges (including water, sewer, and trash).



161 **9. LOSS.**

162 Risk of loss to the improvements of the property shall be borne by the Seller until title is transferred. If any improvements covered  
 163 by this contract are damaged or destroyed, Seller shall immediately notify Buyer or selling broker in writing of the damage or  
 164 destruction, the amount of insurance proceeds payable, if any, and whether Seller intends to restore the property prior to Closing,  
 165 to its condition at the time of the contract. In the event Seller restores the property to its prior condition before scheduled Closing,  
 166 and provides Buyer with proof of the repairs, Buyer and Seller shall proceed with Closing. In the event the property is not to be  
 167 restored to its prior condition by the Seller before Closing, Seller shall immediately provide Buyer or selling broker with a copy of  
 168 any policies of insurance, the name and number of the agent for each of said policies, and written authorization (if needed) for  
 169 Buyer to communicate with the insurer. Buyer may either a) proceed with Closing and be entitled to the amount of insurance  
 170 proceeds relating to real property improvements, if any, payable to Seller under all policies insuring the improvements plus receive  
 171 a credit from the Seller at Closing in an amount equal to the deductible not covered by insurance, or b) terminate the contract,  
 172 thereby releasing all parties from liability hereunder. If all of the aforementioned insurance information is received by the Buyer  
 173 or selling broker more than ten (10) days prior to the scheduled Closing date, Buyer is to give written notification to Seller or  
 174 listing broker as to his election of (a) or (b) above within ten (10) days after the Buyer or selling broker's receipt of such  
 175 information; and if not received by Buyer or selling broker more than ten (10) days prior to the scheduled Closing date, Buyer  
 176 may, at Buyer's option and by written notice to Seller or listing broker, extend the Closing date up to ten (10) days, during which  
 177 time Buyer may make his election as to (a) or (b) above. Failure by Buyer to notify Seller shall constitute an election to terminate  
 178 the contract. If the contract is terminated in accordance with the provisions of this paragraph, Buyer's earnest money is to be  
 179 returned, subject to paragraph 12. Seller agrees to reimburse Buyer's cost to pay for title, survey, inspection(s) and appraisal.

180 **10. ASSIGNABILITY OF CONTRACT.**

181 This contract is assignable by Buyer, but not without the written consent of Seller if: a) Seller is taking back a note and deed of  
 182 trust as part of the purchase price, or b) Buyer is assuming the existing note. Assignment does not relieve the parties from their  
 183 obligations under this contract.

184 **11. MISCELLANEOUS PROVISIONS.**

185 Time is of the essence in the performance of the obligations of the parties. All references to a specified time shall mean Central  
 186 Time. This contract shall be binding on and for the benefit of the parties and their respective heirs, personal representatives,  
 187 executors, administrators or assigns. This contract shall be considered a contract for the sale of real property and shall be construed  
 188 in accordance with the laws of the State of Missouri. This contract constitutes the entire agreement between the parties hereto and  
 189 there are no other understandings, written or oral, relating to the subject matter hereof. The contract may not be changed, modified  
 190 or amended, in whole or in part, except in writing signed by all parties.

191 **12. EARNEST MONEY.**

192 Buyer and Seller agree that the earnest money received by the escrow agent in connection with this contract shall be deposited  
 193 within ten (10) banking days after the "Acceptance Deadline" date. Additional earnest money, if applicable, is to be deposited by  
 194 escrow agent within ten (10) banking days after receipt. Any earnest money received within ten (10) banking days prior to the  
 195 scheduled Closing date, shall be in the form of a cashier's check or any other form acceptable to the escrow agent. If sale is closed,  
 196 earnest money to apply to the purchase. If any earnest money is being returned to Buyer, Buyer agrees that any expenses for  
 197 services requested by Buyer may be withheld by escrow agent and paid to the applicable service provider(s). In the event of a  
 198 dispute over any earnest money held by the escrow agent, the escrow agent shall continue to hold said deposit in its escrow account  
 199 until: 1) escrow agent has a written release from all parties consenting to its disposition; or 2) until a civil action is filed to determine  
 200 its disposition (at which time payment may be made into court, and in such event, court costs and escrow agent's attorney fees will  
 201 be paid from earnest money); or 3) until a final court judgment mandates its disposition; or 4) as may be required by applicable  
 202 law. The parties specifically acknowledge and agree that whenever ownership of the earnest money or any other escrowed funds,  
 203 received by a Missouri licensed real estate broker, is in dispute between the parties, said broker is required by Missouri Statute,  
 204 Section 339.105.4 RSMo to report and deliver the monies to the State Treasurer within 365 days of the initial projected Closing  
 205 date. Broker shall not report and deliver any such monies to the State Treasurer until at least sixty (60) days after the initial projected  
 206 Closing date.

207 **Note: An escrow agent who is not a licensed real estate broker is not bound by Missouri statutes and regulations which**  
 208 **apply to earnest money deposits. If the escrow agent is not a licensed broker, the parties are urged to have the escrow agent**  
 209 **agree in writing to be bound by the provisions of this contract before being named as the escrow agent.**

210 **13. REMEDIES.**

211 If either party defaults in the performance of any obligation of this contract, the party claiming a default shall notify the other party  
 212 in writing of the nature of the default and his election of remedy. The notifying party may, but is not required to, provide the  
 213 defaulting party with a deadline for curing the default. If the default is by Buyer, Seller may either accept the earnest money as  
 214 liquidated damages and release Buyer from the contract (in lieu of making any claim in court), or may pursue any remedy at law  
 215 or in equity. If Seller accepts the earnest money, it shall be divided as follows: expenses of broker and Seller in this transaction will  
 216 be reimbursed, and balance to go one-half to Seller, and one-half divided equally between listing broker and selling broker (if working  
 217 as subagent of Seller) in lieu of commission on this contract. If the default is by Seller, Buyer may either release Seller from liability  
 218 upon Seller's release of the earnest money and reimbursement to Buyer for all direct costs and expenses, as specified in Buyer's notice

219 of default (in lieu of making any claim in court), or may pursue any remedy at law and in equity, including enforcement of sale.  
 220 Buyer's release of Seller does not relieve Seller of his liability to brokers under the listing contract. In the event of litigation between  
 221 the parties, the prevailing party shall recover, in addition to damages or equitable relief, the cost of litigation including  
 222 reasonable attorney's fee. This provision shall survive Closing and delivery of Seller's deed to Buyer.

223 **14. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT (FIRPTA).**

224 Seller represents that it is not a foreign person as described in the Foreign Investment in Real Property Tax Act [26 U.S.C §1445]  
 225 and agrees to deliver a certificate at Closing to that effect which contains Seller's tax ID number or Green Card.

226 **15. CONSTRUCTION.**

227 Words and phrases shall be construed as in the singular or plural number, and as masculine, feminine or gender neutral, according  
 228 to the context. When the term "listing broker" is used, it refers to one of the following: a) a broker working for the Seller under an  
 229 agency listing contract; or b) a broker assisting the Seller as a transaction broker, whichever is appropriate. When the term "selling  
 230 broker" is used, it refers to one of the following: a) a broker working for the Buyer under a buyer's agency agreement; b) a broker  
 231 assisting the Buyer as a subagent of the Seller; or c) a broker assisting the Buyer as a transaction broker, whichever is appropriate.  
 232 The term "broker" shall include the broker's affiliated licensees (referred to as "salespeople"). **With the exception of the term**  
 233 **"banking days" as used in paragraph 12, a day is defined as a 24-hour calendar day, seven (7) days per week.**

234 **16. FLOOD PLAIN.**

235 Buyer may terminate this contract if any portion of the property is located in a designated 100-year flood plain unless disclosed to  
 236 Buyer in writing prior to contract. If terminated, earnest money to be returned to Buyer, subject to paragraph 12. Failure by Buyer  
 237 to terminate within 10 days of actual knowledge of 100-year flood plain, or by Closing, whichever occurs first, shall be deemed a  
 238 waiver by Buyer of this contingency.

239 **17. ACCESS, FINAL WALK-THROUGH AND UTILITIES.**

240 Upon reasonable advance notice to Seller or listing broker, Seller agrees to provide access for appraiser(s) and other professionals  
 241 as may be provided for in the contract or required by Buyer's lender or insurer. Buyer and selling broker may be present. Seller  
 242 grants Buyer and selling broker the right to enter and walk-through the property and the right to have utilities turned on or  
 243 transferred, at Buyer's expense, within four (4) days prior to Closing. This right is for the Buyer to see that the property is in the  
 244 same condition, ordinary wear and tear excepted, as it was on the date of this contract. The Closing does not relieve Seller of his  
 245 obligation to complete improvements and repairs required by this contract.

246 **18. SPECIAL AGREEMENTS.**

247 Special agreements and Riders between Buyer and Seller forming a part of this contract: \_\_\_\_\_  
 248 N/A  
 249 \_\_\_\_\_  
 250 \_\_\_\_\_  
 251 \_\_\_\_\_  
 252 \_\_\_\_\_  
 253 \_\_\_\_\_

- 254  Special Sale Inspection Rider (Form #2184)  Short Sale Rider to the Sale Contract (Form #2176)  
 255  Other # \_\_\_\_\_  Other # \_\_\_\_\_

256 **19. SQUARE FOOTAGE AND LOT SIZE DISCLOSURE.**

257 Broker is not an expert in measuring and does not measure the total square footage or lot size of the property, To the extent that  
 258 Broker provides or shares information about the property, the information comes from one or more other sources, is only an  
 259 approximation and is not verified by Broker. There may be differing standards used in Missouri for measuring total square footage  
 260 of property, and the available information about total square footage can vary depending upon the source, the measurement  
 261 standard that was used and the date of measurement. One source for total square footage is public information from the county  
 262 assessor's office, but the county assessor's office does not warrant the accuracy of the information and neither does Broker. If you  
 263 wish to have verifiable and accurate information about the total square footage of the property, you should retain a qualified  
 264 professional appraiser to measure the property according to the measurement standard that the appraiser deems appropriate. The  
 265 price per square foot for any property is a calculation based upon, among other things, total square footage, so price per square  
 266 foot also is only an approximation and is subject to the same uncertainties and limitations described in this paragraph. If you wish  
 267 to have verifiable and accurate information on lot size you should retain a licensed surveyor.



268 20. SELLER'S DISCLOSURE STATEMENT. (Check one)

- 269  Buyer confirms that before signing this offer to purchase, Buyer has read a copy of the Seller's Disclosure Statement for this
- 270 property. The Seller's Disclosure Statement is not a substitute for any inspection that Buyer may wish to obtain. Buyer is
- 271 advised to address any concerns Buyer may have about information in the statement by use of contingencies in the contract.
- 272  Seller agrees to provide Buyer with a Seller's Disclosure Statement within one (1) day after the "Acceptance Deadline" date.
- 273 Buyer shall have three (3) days after the "Acceptance Deadline" date to review said statements and to declare in writing that
- 274 the contract is terminated and the earnest money is to be returned to Buyer, subject to paragraph 12. Otherwise, this
- 275 contingency shall be deemed as waived by Buyer.

276  No Seller's Disclosure Statement will be provided by Seller.

277 By his signature, Seller confirms that the information in the Seller's Disclosure Statement is accurate as of the date of this contract.  
278 Seller will fully and promptly disclose in writing any new material information pertaining to the property that is discovered at any  
279 time prior to Closing. Seller states that if Seller knows or should have known that the property was a lab, production or storage site  
280 for methamphetamine, or was the residence of a person convicted of crimes related to methamphetamine, Seller will attach a  
281 written explanation.

282 **Note: The Seller's Disclosure Statement is not in any way incorporated into the terms of this contract.**

283 21. RELATIONSHIPS AND COMMUNICATION DISCLOSURES.

284 Buyer and Seller confirm that disclosure of the licensee's relationship was made no later than the first showing of the property,  
285 upon first contact, or immediately upon the occurrence of a change to the relationship.

286 **Note: Under MREC Rules and Regulations, one box must be checked in each of the following two sections by the Selling**  
287 **Licensee.**

288 **Licensee assisting Seller is a: (Check appropriate box)**

- 289  Seller's Agent: Licensee is acting on behalf of the Seller.
- 290  Buyer's Agent: Licensee is acting on behalf of the Buyer.
- 291  Dual Agent: Licensee is acting on behalf of both Seller and Buyer.
- 292  Designated Agent: Licensee has been designated to act on behalf of the Seller.
- 293  Transaction Broker Assisting Seller: Licensee is not acting on behalf of either Seller or Buyer.

294 **Licensee Personal Interest Disclosure: (Complete only if applicable)**

295 \_\_\_\_\_ (insert name of licensee) is a real  
 296 estate broker or salesperson licensed in the state of \_\_\_\_\_ and is (Check one or more, as applicable)  
 297  a party to this transaction;  a principal of and/or has a direct or indirect ownership interest with  Seller  Buyer; and/or  
 298  an immediate family member of  Seller  Buyer  Other Specify: \_\_\_\_\_

299 **Licensee assisting Buyer is a: (Check appropriate box)**

- 300  Buyer's Agent: Licensee is acting on behalf of the Buyer.
- 301  Seller's Agent: Licensee is acting on behalf of the Seller.
- 302  Dual Agent: Licensee is acting on behalf of both Buyer and Seller.
- 303  Designated Agent: Licensee has been designated to act on behalf of the Buyer.
- 304  Transaction Broker Assisting Buyer: Licensee is not acting on behalf of either Buyer or Seller.
- 305  Subagent of Seller: Licensee is acting on behalf of the Seller.

306 **Licensee Personal Interest Disclosure: (Complete only if applicable)**

307 \_\_\_\_\_ (insert name of licensee) is a real  
 308 estate broker or salesperson licensed in the state of \_\_\_\_\_ and is (Check one or more, as applicable)  
 309  a party to this transaction;  a principal of and/or has a direct or indirect ownership interest with  Seller  Buyer; and/or  
 310  an immediate family member of  Seller  Buyer  Other Specify: \_\_\_\_\_

311 **Sources of compensation to Broker(s), including commissions and/or other fees:**  Seller  Buyer

Th

312 Buyer and Seller acknowledge that they have received and read the Missouri Real Estate Commission Broker Disclosure Form.

313 By signing below, the licensees confirm making disclosure of the brokerage relationship to the appropriate parties.  
314 All Parties agree that this transaction can be conducted by electronic/digital signatures, according to the Uniform Electronic  
315 Transaction Act as adopted by the state of Missouri.

316	_____ N/A _____	_____ N/A _____
317	<b>Brokerage Firm Name Assisting Buyer</b>	<b>Brokerage Firm Name Assisting Seller</b>
318	<b>Broker's Firm State License ID#:</b> _____ N/A _____	<b>Broker's Firm State License ID#:</b> _____ N/A _____
319	<b>By (Signature):</b> _____	<b>By (Signature):</b> _____
320	<b>Printed Name:</b> _____ N/A _____	<b>Printed Name:</b> _____ N/A _____
321	<b>Licensee State License ID#:</b> _____ N/A _____	<b>Licensee State License ID#:</b> _____ N/A _____
322	<b>Date:</b> _____ <b>MLS ID:</b> _____ N/A _____	<b>Date:</b> _____ <b>MLS ID:</b> _____ N/A _____

323 **OFFER to be accepted by Seller by:** 5:00 p. m of August 25, 2023

324	_____	_____
325	<b>BUYER SIGNATURE</b> _____ <b>DATE</b> _____	<b>BUYER SIGNATURE</b> _____ <b>DATE</b> _____
326	_____	_____
327	<b>Buyer Printed Name</b>	<b>Buyer Printed Name</b>

328 **SELLER ACCEPTS THE TERMS SET FORTH IN THIS CONTRACT.**

329	_____	_____
330	<b>SELLER SIGNATURE</b> _____ <b>TIME and DATE</b> _____	<b>SELLER SIGNATURE</b> _____ <b>TIME and DATE</b> _____
331	_____ <u>James D. Hagedorn</u> _____	_____ <u>City of Washington, Missouri</u> _____
332	<b>Seller Printed Name</b>	<b>Seller Printed Name</b>

333 **OR** \_\_\_\_\_ (initials) **WE REJECT THIS OFFER AND MAKE A COUNTEROFFER.**  
334 (use Form #2164 Sale Contract Counteroffer Form).

335 **OR** \_\_\_\_\_ (initials) **WE REJECT THIS OFFER.**

336 **Note: Unless otherwise agreed in writing, "Acceptance Deadline" is defined as the date for acceptance which was provided to**  
337 **the last party whose signature resulted in a contract (even if that signature was obtained before the deadline).**



August 11, 2023

Honorable Mayor and City Council  
Washington MO 63090

Re: Sale of City owned residential lot at 604 Hancock Street

Dear Mayor and Council,

On June 27, 2023, the City requested proposals for the sale of a City owned lot at 604 Hancock Street. The minimum bid requested was \$40,000. On July 28, 2023, the City received one proposal from RC Schrader Construction, LLC in the amount of \$45,100.

Staff recommends accepting the bid of \$45,100 from RC Schrader Construction, LLC and entering into a contract to sell the residential lot at 604 Hancock Street.

Sincerely,

Darren Lamb, AICP  
City Administrator

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

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

AN ORDINANCE REPEALING ORDINANCE NO. 23-13789 AND ENACTING IN LIEU THEREOF 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

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

SECTION 1: Ordinance No. 23-13789 is hereby repealed.

SECTION 2: The Mayor is hereby authorized and directed to accept a General Release and Settlement Agreement by and between the City of Washington, Missouri and KIST, LLC, 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.

SECTION 3: 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 4: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

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

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

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

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

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

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

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

**Exhibit A**  
**GENERAL RELEASE AND SETTLEMENT AGREEMENT**

For the sole consideration of SIX THOUSAND THREE HUNDRED EIGHTY-SIX AND 24/100 DOLLARS (\$6,386.24) paid to KIST, LLC., a Missouri limited liability company, the receipt and sufficiency of which are hereby acknowledged, KIST, LLC hereby releases, acquits and forever discharges the City of Washington, Missouri, and all of their attorneys, officers, directors, stockholders, partners, successors, assigns, agents and employees and all other persons, firms and corporations of and from any and all known or unknown liability, claims, causes of action, actions, demands, rights, damages, costs, expenses and compensations whatsoever, without limitation, including, but not limited to all claims involving water leakage or water damage to the structure located at #10 Lafayette Street/#11 W. Main Street, Washington, Missouri 63090.

It is understood and agreed that this settlement is a compromise of a doubtful and disputed claim, and that the payment made is not to be construed as an admission of liability on the part of the parties hereby released, and that said releasees deny liability therefor and intend merely to avoid litigation and buy their peace.

KIST, LLC hereby declares and represents that the injuries and damages sustained are or may be permanent and progressive and that recovery therefrom is uncertain and indefinite and in executing this General Release and Settlement Agreement (hereinafter referred to as "Release"), it is understood and agreed that KIST, LLC rely wholly upon their judgment, belief and knowledge of the nature, extent, affect and duration of said injuries and damages and liability therefor and this is made without reliance upon any statement or representation of the parties hereby released or their representatives. KIST, LLC further declare and represent that no promise, inducement or agreement not herein expressed has been made to them and this "Release" contains the entire agreement between the parties hereto and that the terms of this "Release" are contractual and not a mere recital.

KIST, LLC agrees to indemnify, defend and hold harmless the City of Washington, Missouri, and all of their attorneys, officers, directors, stockholders, partners, successors, assigns, agents and employees from any and all actions, causes of actions, claims, demands, costs, expenses, compensation and all consequential damages relating to liens or subrogation of healthcare benefits or medical expenses and workers' compensation benefits and payments, or any other form of lien arising from payments or benefits given to them or anyone else as a result of water leakage or water damage to the structure located at #10 Lafayette/#11 West Main Street, Washington, Missouri 63090.

KIST, LLC agrees that this "Release" shall be construed and enforced under the laws of the State of Missouri.

KIST, LLC agrees that this "Release" contains the entire understanding of the parties and may not be amended, modified, or otherwise changed in any respect except by written amendment executed by the parties to this agreement.

**CAUTION: READ BEFORE SIGNING BELOW:**

**KIST, LLC**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

WITNESSES:

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Address

Signed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_





August 17, 2023

Honorable Mayor and City Council  
Washington, MO 63090

Re: General Release and Settlement Agreement with KIST, LLC

Dear Mayor and City Council,

At the regularly scheduled meeting of the City Council on Monday, June 5, 2023, the Council approved a General Release and Settlement Agreement with the above mentioned for concrete work to be performed to improve drainage. As a result of such work being performed, some damage occurred to the existing conduit lines. The repairs were \$1,059.94. Staff is recommending to approve the change to the settlement agreement from \$5,326.30 to \$6,386.24 to include the repairs to the conduit.

Sincerely,

Darren Lamb, AICP  
City Administrator

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

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

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

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

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

**Schedule II: Stop Signs**

Location	Add	Delete
State Street, approaching Horn Street from the North	✓	

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

*ts*



August 11, 2023

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

RE: Propose Stop Sign  
State Street at Horn Street

Dear Mayor and City Council Members:

The following ordinance was reviewed by the Traffic Committee August 11, 2023 and is recommended for approval. Thank you for your consideration.

Respectfully submitted,

Charles Stankovic, P.E.  
Interim City Engineer

tj

The City Traffic Committee shall erect stop signs at the following intersections on the first named streets:

**Location**

- A Roy Drive, approaching the Wal-Mart south parking lot entrance from the north
- Abby Ridge Drive, approaching Westridge Drive from the north
- Alberta Lane, approaching Fifth Street from the north and south
- Alley, approaching Circle Drive from the south, between High Street and State Street
- Andrea Crest Drive, approaching Deutsch Crest Drive from the south
- Andrea Crest Drive, approaching Rock Crest Drive from the west
- Apple Blossom Lane, approaching Clay Street from the east
- Ashton Hills Court, approaching Washington Heights Drive from the east
- Auffenberg Ford, north/south entrances, approaching Washington Heights Drive from the east
- Bellars Lane, approaching Rabbit Trail Drive from the west  
[Ord. No. 20-13061, 2-18-2020]
- Bernard Street, approaching North Park Drive from the north
- Bernard Street, approaching Main Street, West from the south
- Bethony Court, approaching Rabbit Trail Drive from the east  
[Ord. No. 20-13061, 2-18-2020]
- Blue Jay Drive, East, approaching State Highway 47 from the west
- Blue Jay Drive, approaching East Fourteenth Street from the north
- Blue Jay Drive, approaching Sunnyside Street from the east and west
- Blue Jay Drive, on the west side of school entrance on the west side approaching east
- Bluff Road, approaching Westlink Drive from the west
- Boone Street, approaching Fifth Street from the north
- Boone Street, approaching Third Street from the north and south
- Borgia Drive, from the exit approaching Ninth Street, West
- Borgia's south parking lot, approaching High Street from the west
- Bradford Court, approaching Lexington Lane from the north

## Location

Brookshire Lane, approaching Lexington Lane from the north  
Brookview Drive, approaching Brookview Drive from the east and west  
Brookview Drive, approaching East Fifth Street from the west  
Buckingham Drive, approaching Fourteenth Street from the south  
Burnside Street, approaching Eighth Street from the north  
Burnside Street, approaching Fifth Street from the north and south  
Burnside Street, approaching Third Street from the north and south  
Busch Avenue, approaching Jefferson Street from the west  
Camp Street, approaching Eighth Street from the south  
Camp Street, approaching Missouri Route 100 from the south  
Cardinal Crest Court, approaching Rock Crest Drive from the east  
Carmel Lane, approaching West Main Street from the south  
Caroline Drive, approaching Madison Avenue from the east  
Carriage Court, approaching Fourteenth Street from the south  
Carriage Courts Drive, approaching Marbach Drive from the east  
Cecelia Drive, approaching Brookview Drive from the west  
Cedar Street, approaching Eighth Street from the north and south  
Cedar Street, approaching Fifth Street from the north and south  
Cedar Street, approaching Front Street from the south  
Cedar Street, approaching Main Street from the north and south  
Cedar Street, approaching Second Street from the north and south  
Cedar Street, approaching Third Street from the north and south  
Center Drive, approaching East Fifth Street from the north  
Center Drive, approaching Third Parkway from the south  
Chamber Drive, approaching Missouri Route A from the east  
Cherry Lane, approaching Meadowlark Drive from the north and south  
Cherry Lane, approaching Ridgeview from the north and south

## Location

Circle Drive, approaching State Street from the north

City parks exits, approaching and entering High Street from the west, one (1) of the exits being opposite Second Street, West one (1) being opposite the west end of Roberts Street and the south line of one (1) of the exits being thirty (30) feet north of the south line of the City park

Clark Drive, approaching Expedition Drive from the north

Clark Drive, approaching Expedition Drive from the south

Clark Drive, approaching Steutermann Road from the north

Clay Avenue, approaching Fifth Street from the south

Columbus Lane, approaching Wildey Way from the east

Commodore Drive, approaching its intersection with Southbend Drive and Ninth Street from the north

Crestview Drive, approaching Madison Avenue from the west

Dawn Drive, approaching Steutermann Road from the south

Deer Run Drive, approaching Bieker Road from the east

Deutsch Crest Drive, approaching Rock Crest Drive from the east

Deutsch Crest Drive, approaching Rock Crest Drive from the west

Deutsch Crest Drive, approaching South Point Road from the west

Discovery Court, approaching Expedition Drive from the north

Don Avenue, approaching High Street from the east

[Ord. No. 20-13061, 2-18-2020]

Don Avenue, approaching High Street from the west

[Ord. No. 20-13061, 2-18-2020]

Dubois Street, approaching Fremont Street from the north and south

Dubois Street, approaching Fifth Street, West from the north

Dukes Way, approaching Rabbit Trail Drive from the northwest

[Ord. No. 20-13061, 2-18-2020]

Duncan Avenue, approaching Madison Avenue from the southwest

Durham Drive, approaching Buckingham Drive from the west

Eaglecrest Drive, approaching Stone Crest Drive from the south

Earth Crest Drive, approaching Deutsch Crest Drive from the north

## Location

Earth Crest Drive, approaching North Crest Drive from the east  
[Ord. No. 20-13061, 2-18-2020]

East Lane Drive, approaching Fifth Street from the north

East Rose Lane, approaching Camp Street from the east  
[Ord. No. 15-11428 § 1, 8-3-2015]

Eckelkamp Court, approaching Bieker Road from the north

Edith Street, approaching High Street from the east

Edith Street, approaching Rand Street from the east and west

Edward Place, approaching Mike Alan Drive from the southwest

Eighth Street, approaching Klingsick Lane from the east and west

Eighth Street, approaching Madison Avenue from the east and west

Eighth Street, East, approaching Clay Street from the east

Eighth Street, East, approaching Roosevelt Street from the west

Eighth Street, West, approaching High Street from the east and west

Eighth Street, West, approaching Hill Street from the east and west

Eighth Street, West, approaching Stafford Street from the east and west

Eighth Street, East, approaching Sunnyside Street from the east and west

Eisenberg's first addition parking lot, approaching Washington Heights Drive from the west at both the northern and center locations  
[Ord. No. 15-11361 § 1, 1-20-2015]

Eleventh Street, East, approaching Jefferson Street from the east

Eleventh Street, East, approaching Sunnyside Street from the west

Elliott Hills Court, approaching Ashton Hills Court from the south

Elm Street, approaching Eighth Street from the north

Elm Street, approaching Eighth Street from the south

Elm Street, approaching Fifth Street from the north and south

Elm Street, approaching Front Street from the south

Elm Street, approaching Second Street, West from the north and south

Elm Street, approaching Third Street from the north and south

## Location

Elm Street, approaching Main Street, West from the north and south

Emerson Drive, approaching Main Street, West from the north

Enduro Drive, approaching Vossbrink Drive from the north

English Crest Drive, approaching Deutsch Crest Drive from the west

Esther Street, approaching High Street from the west

Ethan Drive, approaching Vernaci Drive from the west

Expedition Drive, approaching Highway A from the east

Fair Street, approaching Esther Avenue from the south

[Ord. No. 22-13619, 9-19-2022]

Fair Street, approaching James Street from the north and south

Fairview Drive, approaching Madison Avenue from the west

Fawn Drive, approaching Bieker Road from the east

Fieldcrest Drive, approaching Madison Avenue from the west

Fieldstone Court, approaching Madison Avenue from the west

Fifth Street, approaching MacArthur Avenue from the east and west

Fifth Street, West, approaching Cedar Street from the east and west

Fifth Street, West, approaching High Street from the east and west

Fifth Street, West, approaching Stafford Street from the east and west

Fifth Street, West, approaching Missouri Route 100 from the east

Fire Crest Court, approaching Earth Crest Drive from the west

[Ord. No. 20-13061, 2-18-2020]

First Parkway, approaching West Way Drive from the east

First Street, approaching Missouri Avenue from the west

First Street, East, approaching Boone Street from the east

First Street, East, approaching Franklin Avenue from the east and west

First Street, East, approaching West Way Drive from the west

Fourteenth Street, approaching High Street from the east and west

Fourth Street, approaching Jefferson Street from the east and west



## Location

Fourth Street, East, approaching Hooker Street from the west  
Fourth Street, East, approaching Locust Street from the east and west  
Fourth Street, East, approaching Market Street from the east and west  
Fourth Street, West, approaching Cedar Street from the east  
Fourth Street, West, approaching Elm Street from the east and west  
Fourth Street, West, approaching Lafayette Street from the east and west  
Fourth Street, West, approaching Oak Street from the east and west  
Fox Trotter Lane, approaching Thoroughbred Drive from the south  
Frank Street, approaching Horn Street from the north  
Frank Street, approaching Third Street from the south  
Fremont Street, approaching Cedar Street from the west  
Fremont Street, approaching Stafford Street from the east and west  
Front Street, West, approaching Lafayette Street from the east and west  
Fulton Street, approaching Eighth Street from the north  
Fulton Street, approaching Fifth Street from the north and south  
Fulton Street, approaching Third Street from the north and south  
Glenn Avenue, approaching Ninth Street from the south  
Gold Crest Drive, approaching Deutsch Crest Drive from the west  
Graham Road, approaching Weber Heights Drive from the south  
[Ord. No. 20-13061, 2-18-2020]  
Grand Avenue, approaching Fifth Street from the north  
Grayson Ridge Drive, approaching Westridge Drive from the north  
Halls Green Drive, approaching Statten Drive from the north  
[Ord. No. 20-13061, 2-18-2020]  
Halls Green Road, approaching Weber Heights Drive from the south  
[Ord. No. 21-13240, 1-19-2021]  
Hancock Street, approaching Eighth Street from the north  
Hancock Street, approaching Fifth Street from the south

## Location

Hancock Street, approaching First Street from the north and south

Hancock Street, approaching Third Street from the north

Hanover Way, approaching West Ninth from the south  
[Ord. No. 20-13061, 2-18-2020]

Hara Lane, approaching Mike Allen Drive from the south

Hara Lane, approaching Wenona Drive from the north

Henry Street, approaching Eighth Street from the north

Henry Street, approaching Fifth Street from the north and south

Henry Street, approaching Third Street from the south

Hickory Street, approaching Fifth Street from the south

High Street, approaching Fifth Street from the north and south

High Street, approaching Front Street from the south

High Street, approaching Ninth Street from the north and south

High Street, approaching Third Street from the north and south

Hill Street, approaching Fifth Street from the north and south

Hill Street, approaching Ninth Street from the north

Homestead at Hickory View parking lot, approaching Marbach Drive from the west

Hooker Street, approaching Fifth Street from the north and south

Hooker Street, approaching Third Street from the north and south

Horn Street, approaching Fair Street from the west

Horn Street, approaching High Street from the east

Horn Street, approaching Louis Street from the east

Horn Street, approaching Stafford Street from the east and west

Horse Crest Court, approaching Rock Crest Drive from the east

Huxel Drive, approaching Fourteenth Street from the north

Huxel Drive, approaching Fourteenth Street from the south

Huxel Drive, approaching Highway 100 from the north

## Location

Image Drive, approaching Stafford Street from the west

Industrial Avenue, approaching Eighth Street from the north

International Avenue, approaching Fifth Street from the north and south

James Street, approaching High Street from the east and west

Jasonridge Drive, approaching Westridge Drive from the north

Jasper Lane, approaching Westridge Drive from the south

Jefferson Street, approaching Front Street from the south

Jefferson Street, approaching Third Street from the north and south

Jessica Hills Court, approaching Washington Heights Drive from the west

Johnson Street, approaching Second Street from the north and south

Johnson Street, approaching Third Street, West from the north

Jubilee Lane, approaching Rabbit Trail Drive from the west

[Ord. No. 20-13061, 2-18-2020]

Kaleb Court, approaching Washington Heights Drive from the west

Karen Lane, approaching Madison Avenue from the east

Kelley Court, approaching Karen Lane from the north

King Crest Court, north entrance, approaching Rock Crest Drive from the west

King Crest Court, south entrance, approaching Rock Crest Drive from the west

Kingsland Drive, approaching Old Highway 100, from the north

Kingsland Drive, approaching the railroad crossing from the north and south

Klingsick Lane, approaching Fifth Street, from the south

Klingsick Lane, approaching Ninth Street, West from the north

Koerner Court, approaching Weber Heights Drive from the south

Kohl's Department Stores, Inc., east parking lot entrance, approaching South Point Road from the south

Kohl's Department Stores, Inc., west parking lot entrance, approaching Phoenix Center Drive from the south

Kuenzel Drive, approaching Shirley Close Road from the west

[Ord. No. 20-13061, 2-18-2020]

Kuenzel Drive, approaching Weber Heights Drive from the north

## Location

Kuenzel Drive, approaching Weber Heights Drive from the south  
Lafayette Street, approaching Fifth Street from the north  
Lafayette Street approaching Fourth Street from the north and south  
[Ord. No. 18-11962, 12-17-2018]  
Lafayette Street, approaching Front Street from the south  
Lafayette Street, approaching Main Street from the north and south  
Lafayette Street, approaching Second Street from the north and south  
Lafayette Street, approaching Third Street from the north and south  
Lake View Drive, approaching Rabbit Trail Drive from the west  
Lake Washington Drive, approaching Lakeview Drive from the north  
Lake Washington Drive, approaching Lexington Lane from the south  
Lange Drive, approaching Bluff Road from the south  
Lewis and Clark Drive, approaching Washington Crossing from the west  
Lexington Lane, approaching Bieker Road from the east  
Lexington Lane, approaching Washington Heights Drive from the east and west  
Lincoln Street, approaching Ninth Street from the north  
Locust Street, approaching Eighth Street, East from the north and south  
Locust Street, approaching Eleventh Street from the north and south  
Locust Street, approaching Fifth Street from the north and south  
Locust Street, approaching Third Street from the north and south  
Louis Street, approaching Fifth Street from the north and south  
Louis Street, approaching Ninth Street from the north  
Lyon Street, approaching Fourteenth Street from the north  
MacArthur Avenue, approaching Eighth Street from the north and south  
MacArthur Avenue, approaching Fifth Street from the north and south  
MacArthur Avenue, approaching Third Street from the north and south  
Madison Avenue, approaching Fifth Street from the north and south

## Location

Madison Avenue, approaching State Highway 47 from the east

Madison Avenue, approaching Third Street from the north and south

Madison Avenue, east side, ninety-five (95) feet north of the north line of Fifth Street, East

Madison Avenue, west side, one hundred twenty (120) feet south of the south line of Third Street, East

Main Street, approaching Jefferson Street from the east and west

Main Street, approaching Tiemann Drive from the east

Main Street, East, approaching Market Street from the east and west

Main Street, West, approaching Cedar Street from the east and west

Main Street, West, approaching Elm Street from the east and west

Main Street, West, approaching Lafayette Street from the east and west

Main Street, West, approaching Oak Street from the east and west

Main Street, West, approaching Olive Street from the east

Malinda Lane, approaching Fifth Street from the north

Maple Valley Court, approaching Locust Street

[Ord. No. 21-13240, 1-19-2021]

Maplecrest Court, approaching Stone Crest Drive from the south

Marbach Drive, approaching Fourteenth Street from the south

Market Street, approaching Fifth Street from the north and south

Market Street, approaching Jefferson Street from the north

Market Street, approaching Main Street from the north and south

[Ord. No. 20-13224, 12-21-2020]

Market Street, approaching Third Street from the north and south

Marquart Drive, approaching Highway A from the west

Martina Drive, approaching Steutermann Road from the south

Mason Close Road, approaching Statten Drive from the north

[Ord. No. 21-13468, 12-20-2021]

Mason Close Road, approaching Weber Heights Drive from the south

[Ord. No. 20-13061, 2-18-2020]

## Location

Maurice Unnerstall Drive, approaching Vossbrink Drive from the south  
McLean Avenue, approaching Horn Street from the north  
Meadow Drive, approaching Steutermann Road from the south  
Meadowlark Drive, approaching High Street from the east  
Meadowlark Drive, approaching Stafford Street from the west  
Meadowood Drive, approaching Highway A from the west  
Melanie Lane, approaching Karen Lane from the south  
Mercy Doctor's Building parking lot, approaching Fifth Street from the north  
Mercy Doctor's Building parking lot, approaching Third Street from the south  
Meriwether Drive, approaching Expedition Drive from the north  
Michelle Drive, approaching Streutermann Road from the south  
Mike Alan Drive, approaching Rabbit Trail Drive from the west  
Mike Alan Drive, approaching Wenona Drive from the north and south  
Millicent Court, approaching Rabbit Trail Drive from the west  
Mission Drive, approaching Old Highway 100 from the north  
Missouri Avenue, approaching Missouri Route 47 from the east and west  
Missouri State Highway 100, driveway north of, approaching Brookview Drive from the east  
Monticello Drive, approaching Lexington Lane from the north  
Monty View, approaching Martina Drive from the west  
Monty View, approaching Steutermann Road from the south  
Moon Crest Court, approaching Wind Crest Court from the north  
[Ord. No. 20-13061, 2-18-2020]  
Mountain Crest Drive, approaching Earth Crest Drive from the west  
Nickridge Drive, approaching Westridge Drive from the north  
Ninth Street, at its intersection with Southbend Drive, approaching Southbend Drive from the south  
Ninth Street, East, approaching International Avenue from the east and west  
Ninth Street, West, approaching Cedar Street from the west

## Location

Ninth Street, West, approaching Clay Street from the east  
Ninth Street, West, approaching High Street from the east and west  
Ninth Street, West, approaching Stafford Street from the east and west  
Nora Street, approaching Eighth Street from the north and south  
Nora Street, approaching Ninth Street, West from the north and south  
Nora Street, approaching Seventh Street, West from the north and south  
North Crest, approaching Wind Crest Court from the north  
[Ord. No. 20-13061, 2-18-2020]  
North Park Drive, approaching Tiemann Drive from the west  
Norwood Trailer Park, approaching Missouri Route 47 from the east, both north and south entrances  
Oak Street, approaching Fifth Street from the north  
Oak Street, approaching Fourth Street from the north and south  
Oak Street, approaching Front Street from the south  
Oak Street, approaching Main Street from the north and south  
Oak Street, approaching Second Street from the north and south  
Oak Street, approaching Third Street from the north and south  
Old Highway 100, approaching East Fifth Street from the east  
Olive Street, approaching Front Street from the south  
Olive Street, approaching Second Street from the north and south  
Olive Street, approaching Third Street from the north and south  
Oriole Lane, approaching Stafford Street from the east  
Oxford Drive, approaching Buckingham Drive from the east  
Palomino Court, approaching Fox Trotter Lane from the north  
Paradise Lane, approaching Fifth Street from the north  
Pauwels Drive, approaching Bluff Road from the south  
Penn Street, approaching Eighth Street from the north  
Penn Street, approaching Fifth Street from the north and south

## Location

Penn Street, approaching Third Street from the north and south

Phoenix Center Drive, approaching Vernaci Drive from the east and west

Phoenix Center II parking lot entrance of Lot 2, approaching Phoenix Center Drive from the north

Phoenix Drive, approaching Rabbit Trail Drive from the east

Phoenix Park Drive, approaching Vernaci Drive from the west

[Ord. No. 20-13061, 2-18-2020]

Pine Street, approaching Main Street from the south

Pine Street, approaching Second Street from the north

Pool Brook Way, approaching Weber Heights Drive from the north

[Ord. No. 20-13061, 2-18-2020]

Rainbow Drive, approaching Duncan Avenue from the east

Rainbow Drive, approaching Madison Avenue from the west

Rand Street, approaching Second Street from the north and south

Rand Street, approaching Third Street, West from the north and south

Rand Street, approaching West Main Street from the south

Rebecca Court, approaching Wenona Drive from the south

Recycle Drive, approaching Westlink Drive from the north

Red Bird Crest Lane, approaching Deutsch Crest Drive from the south

Regina Drive, approaching Westridge Drive from the south

Ridgeview Drive, approaching High Street from the east

Ridgeview Drive, approaching Stafford Street from the west

Riverbend Estates parking lot, approaching High Street from the west

[Ord. No. 20-13061, 2-18-2020]

Riverview Place, approaching Boone Street from the west

Roberts Street, approaching High Street from the east

Roberts Street, approaching Johnson Street from the east

Roberts Street, approaching Rand Street from the west

Roberts Street, approaching Stafford Street from the west



## Location

Rock Crest Drive, approaching Deutsch Crest Drive from the north

Rock Crest Drive, approaching Deutsch Crest Drive from the south

Rock Crest Drive, approaching Stone Crest Drive from the north

Ron Avenue, approaching High Street from the east

Roosevelt Street, approaching Fifth Street from the south

Roosevelt Street, approaching Ninth Street from the north

Rose Lane, approaching Madison Avenue from the east

Royal Crest Court, east entrance, approaching Stone Crest Drive from the north

Royal Crest Court, west entrance, approaching Stone Crest Drive from the north

Ruether Court, approaching Highway A from the west

Running Creek Court, approaching Fourteenth Street from the north

Scenic Drive, approaching Madison Avenue from the west

Schaper Avenue, approaching Eighth Street from the south

Schnucks Washington Crossing entrance, approaching Steutermann Road from the north

Schnucks Washington Crossing Shopping Center, approaching Washington Crossing from the east

Second Street, approaching Jefferson Street from the east and west

Second Street, East, approaching Locust Street from the east and west

Second Street, East, approaching Market Street from the east and west

Second Street, West, approaching Oak Street from the east and west

Second Street, West, approaching Cedar Street from the east and west

Second Street, West, approaching Elm Street from the east and west

Second Street, West, approaching High Street from the east

Second Street, West, approaching Lafayette Street from the east and west

Seventh Street, approaching Elm Street from the east

Seventh Street, East, approaching Burnside Street from the east and west

Seventh Street, East, approaching MacArthur Avenue from the west

Seventh Street, West, approaching Clay Street from the east

## **Location**

Seventh Street, West, approaching High Street from the east and west  
Seventh Street, West, approaching Hill Street from the east and west  
Seventh Street, West, approaching Klingsick Lane from the east  
Seventh Street, West, approaching Stafford Street from the west  
Shirley Close Road, approaching Weber Heights Drive from the south  
[Ord. No. 20-13061, 2-18-2020]  
Silver Crest Drive, approaching Deutsch Crest Drive from the west  
Sixth Street, approaching Hancock Street from the east and west  
Sixth Street, approaching Jefferson Street from the east and west  
Sixth Street, approaching Roosevelt Street from the east and west  
Sixth Street, East, approaching Burnside Street from the east and west  
Sixth Street, East, approaching Franklin Avenue from the east and west  
Sixth Street, East, approaching Fulton Street from the east and west  
Sixth Street, East, approaching Henry Street from the east and west  
Sixth Street, East, approaching Hooker Street from the east and west  
Sixth Street, East, approaching Locust Street from the east and west  
Sixth Street, East, approaching MacArthur Avenue from the east and west  
Sixth Street, East, approaching Madison Street from the east and west  
Sixth Street, East, approaching Market Street from the east and west  
Sixth Street, East, approaching Penn Street from the east and west  
Sixth Street, East, approaching Walnut Street from the east and west  
Sixth Street, East, approaching Washington Avenue from the east and west  
Sixth Street, West, approaching Cedar Street from the east and west  
Sixth Street, West, approaching Elm Street from the east and west  
Sixth Street, West, approaching Stafford Street from the east and west  
South Lakeshore Drive, approaching Grand Avenue from the east  
Southbend Drive, approaching Fifth Street from the west

## Location

Southlink Drive, approaching Westlink Drive from the south

Southwinds Circle, approaching Southwinds Drive from the west

Southwinds Drive, approaching Fourteenth Street from the south

Springcrest Court, approaching Stone Crest Drive from the south

Stafford Street, approaching Eighth Street from the north and south

Stafford Street, approaching Fifth Street from the north and south

Stafford Street, approaching Fourteenth Street from the north

Stafford Street, approaching Front Street from the south

Stafford Street, approaching Second Street from the south and north

Stafford Street, approaching Third Street from the north and south

**State Street, approaching Horn Street from the north**

State Street, approaching James Street from the north and south

Statten Drive, approaching Graham Road from the east

[Ord. No. 21-13468, 12-20-2021]

Statten Drive, approaching Rabbit Trail Drive from the west

[Ord. No. 20-13061, 2-18-2020]

Steriger Avenue, approaching Fifth Street, East from the north

Steutermann Road, approaching Missouri Route A from the east

Stone Crest Drive, approaching Deutsch Crest Drive from the west

Stone Crest Drive, approaching South Point Road from the west

Struckhoff Lane, approaching Bluff Road from the north

St. John's Hospital parking lot exit, approaching Washington Avenue from the west

Suncrest Court, approaching Stone Crest Drive from the south

Sunnyside Street, approaching Blue Jay Drive from the north

Sunnyside Street, approaching Eighth Street, East from the north and south

Sunnyside Street, approaching Eleventh Street from the north and south

Sunnyside Street, approaching Seventh Street from the south

Target Corporation east parking lot entrance, approaching Phoenix Center Drive from the south

## Location

Target Corporation parking lot entrance, approaching Vernaci Drive from the west  
Target Corporation west parking lot entrance, approaching Phoenix Center Drive from the south  
Tayson Way, approaching Weber Heights Drive from the north  
[Ord. No. 20-13061, 2-18-2020]  
Tenth Street, approaching Jefferson Street from the east and west  
Tenth Street, East, approaching Locust Street from the west  
Terry Lane, approaching Fifth Street from the north and south  
Third Parkway, approaching East Lane Drive from the west  
Third Parkway, approaching West Way Drive from the east  
Third Street, approaching Jefferson Street from the east and west  
Third Street, East, approaching Alberta Lane from the east and west  
Third Street, East, approaching East Lane Drive from the east  
Third Street, East, approaching International Avenue from the east and west  
Third Street, East, approaching Market Street from the east and west  
Third Street, East, approaching Terry Lane from the east and west  
Third Street, West, approaching Cedar Street from the east and west  
Third Street, West, approaching Elm Street from the east and west  
Third Street, West, approaching High Street from the east and west  
Third Street, West, approaching Lafayette Street from the east and west  
Third Street, West, approaching Oak Street from the east and west  
Third Street, West, approaching Stafford Street from the east and west  
Third Street, West, approaching State Street from the east  
Thirteenth Street, approaching Jefferson Street from the west  
Thoroughbred Drive, approaching South Point Road from the east  
Tiemann Drive, approaching Main Street from the north and south  
Tina Drive, approaching Mike Allen Drive from the north  
Twelfth Street, approaching Jefferson Street from the west

## Location

Twelfth Street, West, approaching Stafford Street from the east

Union Street, also know as Simonds Avenue, approaching the railroad tracks of Missouri Pacific Railroad Company from the south and north

Valley Drive, approaching Steutermann Road from the south

Vernaci Drive, approaching Phoenix Center Drive from the south

Veterans Drive, approaching Grand Avenue from the east

Veterans Drive, approaching State Street from the west

Vossbrink Drive, approaching Bluff Road from the south

Vossbrink Drive, approaching Highway 100 from the east

W-W Industrial Park Drive, approaching Missouri Route 100 from the north, both east and west entrances

Wainwright, approaching Jefferson Street from the east

Wal-Mart north parking lot entrance, approaching A Roy Drive from the west

Wal-Mart north parking lot

[Repealed by Ord. No. 15-11361 § 1, 1-20-2015]

Wal-Mart south parking lot entrance, approaching A Roy Drive from the west for left-turn movements

Walnut Street, approaching Eighth Street from the north

Walnut Street, approaching Fifth Street from the north and south

Walnut Street, approaching Fourth Street from the north and south

Walnut Street, approaching Second Street from the north and south

Walnut Street, approaching Third Street from the north and south

Washington Avenue, approaching Eighth Street from the north

Washington Avenue, approaching Fifth Street from the north and south

Washington Avenue, approaching Third Street from the north and south

Washington Crossing, approaching Steutermann Road from the north

Washington Heights Drive, approaching Lexington Lane from the north and south

Washington High School exit, approaching Blue Jay Drive from the south at the intersection of Blue Jay Drive and Sunnyside Street

Washington Post Office parking lot, approaching Washington Crossing from the west

Washington Square parking lot, approaching Missouri Route 100 from the south

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

# STONE CREST SUBDIVISION - PLAT 19

BEING A RESUBDIVISION OF LOT 198 OF STONE CREST SUBDIVISION PLAT 11,  
AND LOT 199 OF STONE CREST SUBDIVISION PLAT 14 PHASE 1, IN PART OF  
U.S. SURVEY 1912, T.44N, R.1W OF THE 5TH P.M.  
IN THE CITY OF WASHINGTON, FRANKLIN COUNTY, MO.

The undersigned owner of the tract of land shown hereon have caused the same to be surveyed and subdivided in the manner shown hereon. Said subdivision shall be known as "STONE CREST SUBDIVISION PLAT 19".

The existing lot lines and adjoining setbacks and utility easements per plat of Stone Crest Subdivision Plat 11 as recorded in Document No. 1710125 in the Office of the Franklin County Recorder of Deeds are hereby removed and/or vacated as shown hereon.

The existing lot lines and adjoining setbacks and utility easements per plat of Stone Crest Subdivision Plat 14 Phase 1 as recorded in Document No. 1900762 in the Office of the Franklin County Recorder of Deeds are hereby removed and/or vacated as shown hereon.

The setbacks shown are established as shown hereon. The utility easements shown hereon are hereby dedicated to the City of Washington, MO, utilities, and their successors and assigns for the construction and maintenance of utilities. The utility easements shown hereon are also hereby dedicated for the construction and maintenance of sewer laterals leading from the sanitary sewer main to the lot to which it serves.

The owner of each lot within this subdivision shall maintain the storm water management system serving this subdivision unless the storm water management system has been accepted for maintenance by the City of Washington, Missouri. The maintenance costs shall be shared equally with each owner of any lot served by the storm water management system.

The lots are subject to restrictions of record, as they exist, or may be subsequently recorded or amended.

IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

MANIACI FAMILY TRUST 11/2

By \_\_\_\_\_  
Brittany Locher, Trustee

STATE OF MISSOURI  
COUNTY OF FRANKLIN

On this \_\_\_\_\_ day of \_\_\_\_\_ before me appeared Brittany Locher to me known to be the person described in and who executed the foregoing instrument, and I examined said instrument to be the free act and deed of said limited liability company.

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

My term expires: \_\_\_\_\_

Notary Public: \_\_\_\_\_

I, Doug Trentmann, Collector of Revenue for Franklin County, Missouri, first being duly sworn depose and say that I am familiar with the land belonging to Maniaci Family Trust and subdivided as "STONE CREST SUBDIVISION PLAT 19" and further state that there are no delinquent tax assessments on the aforesaid land shown due Franklin County.

Doug Trentmann  
Collector of Revenue  
Franklin County, Mo

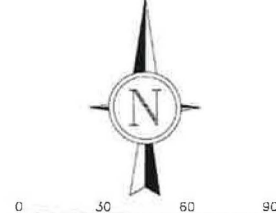
I, Sherri Klekamp, City Clerk for and within the City of Washington, Missouri, do hereby certify that the above plat of "STONE CREST SUBDIVISION PLAT 19" was approved by the City Council of Washington, Missouri, by Ordinance No. \_\_\_\_\_ passed and approved the \_\_\_\_\_ of \_\_\_\_\_ 20\_\_\_\_.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal of the City of Washington, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Sherri Klekamp  
City Clerk, Washington, MO

I, Cameron Luken, hereby certify to Brittany Locher that this survey was completed under my direct supervision and to the best of my knowledge, information and professional judgment the results shown hereon are correct and are made in compliance with the current standards for property boundary surveys of the Missouri Dept. of Insurance, Financial Institutions and Professional Registration (20-CSR 2030-16.0) as set forth therein.

Cameron Luken  
Professional Land Surveyor  
No. S. 0002164340  
P.L.S. for Wunderlich Surveying & Engineering Inc.  
Franklin County, Missouri



● = FOUND MONUMENT  
+ = FOUND CROSS CUT  
SET 1/2" IRON ROD AT LOT CORNERS

U.E. = UTILITY EASEMENT  
S.D.E. = STORM DRAINAGE EASEMENT  
SF = SQUARE FEET

ACCURACY STANDARD = URBAN PROPERTY  
DEED REFERENCE DOC. #2102220 & DOC. #2104944

BEARINGS BASED ON MISSOURI STATE PLANE COORDINATE SYSTEM, EAST ZONE (GRID NORTH).

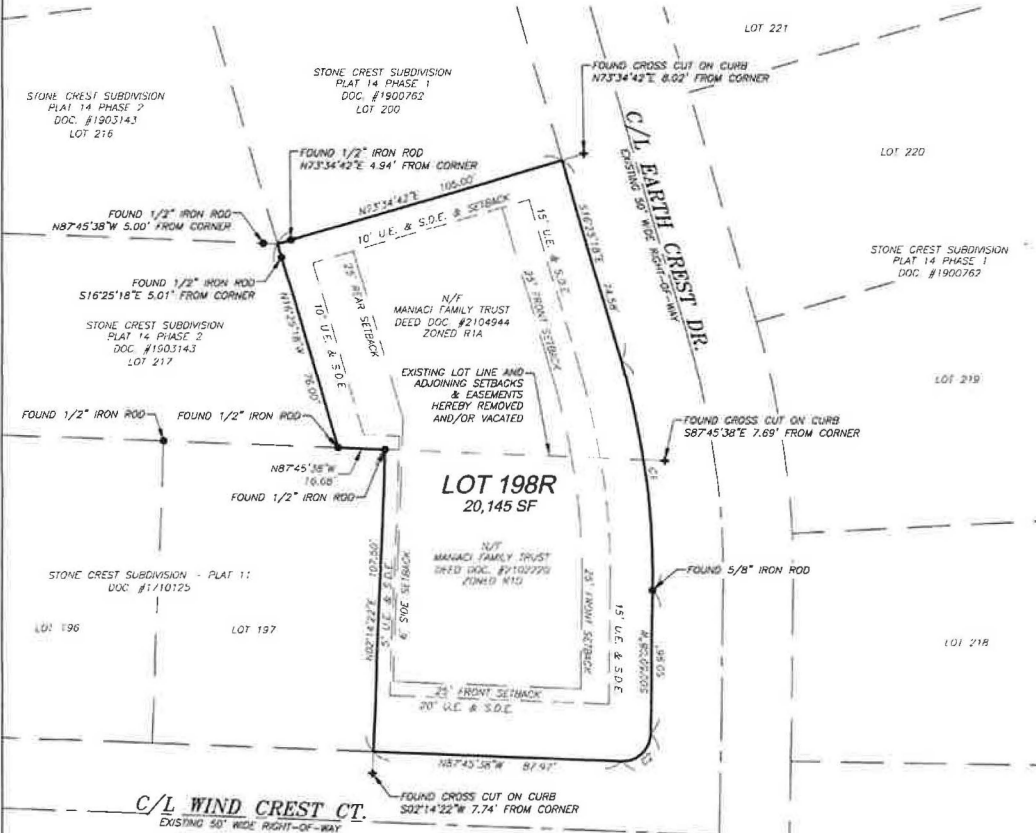
ZONED R1A & R1D

R1A ZONING SETBACKS:  
FRONT YARD = 25'  
SIDE YARD = 6'  
REAR YARD = 25'  
MINIMUM LOT AREA: 10,000 SF

R1D ZONING SETBACKS:  
FRONT YARD = 25'  
SIDE YARD = 6'  
REAR YARD = 25'  
MINIMUM LOT AREA: 7,500 SF

MINIMUM U.E./S.D.E. WIDTHS:  
FRONT = 15'  
REAR = 10'  
SIDE = 5'

(MAY NOT BE GRAPHICALLY DEPICTED HEREON)



**NOTES:**

Schedule B of a current title report has not been furnished to the Land Surveyor by the Client and no investigation has been conducted as to the present status of easements or other restrictive conditions affecting the subject land.

Fence line encroachments will not necessarily be shown.

Line stakes will not be provided unless specifically requested.

Furthermore, without a current title report, the land surveyor makes no guarantee the owners as shown hereon are correct.

Anything not visible from the surface is not certified to.

Conveyance by deed shall follow reversion of plat to change ownership.

The land surveyor makes no guarantee that access to the lands as shown hereon has been granted, identified, or reserved.

STONE CREST SUBDIVISION - PLAT 11  
DOC. #1710125

LOT 181

LOT 180

STONE CREST SUBDIVISION - PLAT 11  
DOC. #1710125

LOT 178

CURVE TABLE				
NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	ARC LENGTH
C1	S 07°47'35" E	82.52	275.00	82.83
C2	S 46°59'15" W	14.31	10.00	15.95



STONE CREST SUBDIVISION - PLAT 19	
BEING A RESUBDIVISION OF LOT 198 OF STONE CREST SUBDIVISION PLAT 11, AND LOT 199 OF STONE CREST SUBDIVISION PLAT 14 PHASE 1, IN PART OF U.S. SURVEY 1912, T.44N, R.1W OF THE 5TH P.M. IN THE CITY OF WASHINGTON, FRANKLIN COUNTY, MO.	
SCALE: 1"=30'	SHEET
JOB NO: 2023	1 OF 1
DATE: 6-10-2023	
DWN: NM	
SC: BR	
S: 2/14/18	

TK

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

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

AN ORDINANCE APPROVING A BOUNDARY  
ADJUSTMENT FOR THE WASH MO MAIN STREET  
DEVELOPMENT PLAT II, IN THE CITY OF  
WASHINGTON, FRANKLIN COUNTY, MISSOURI

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

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

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

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

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

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

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

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

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

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

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

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

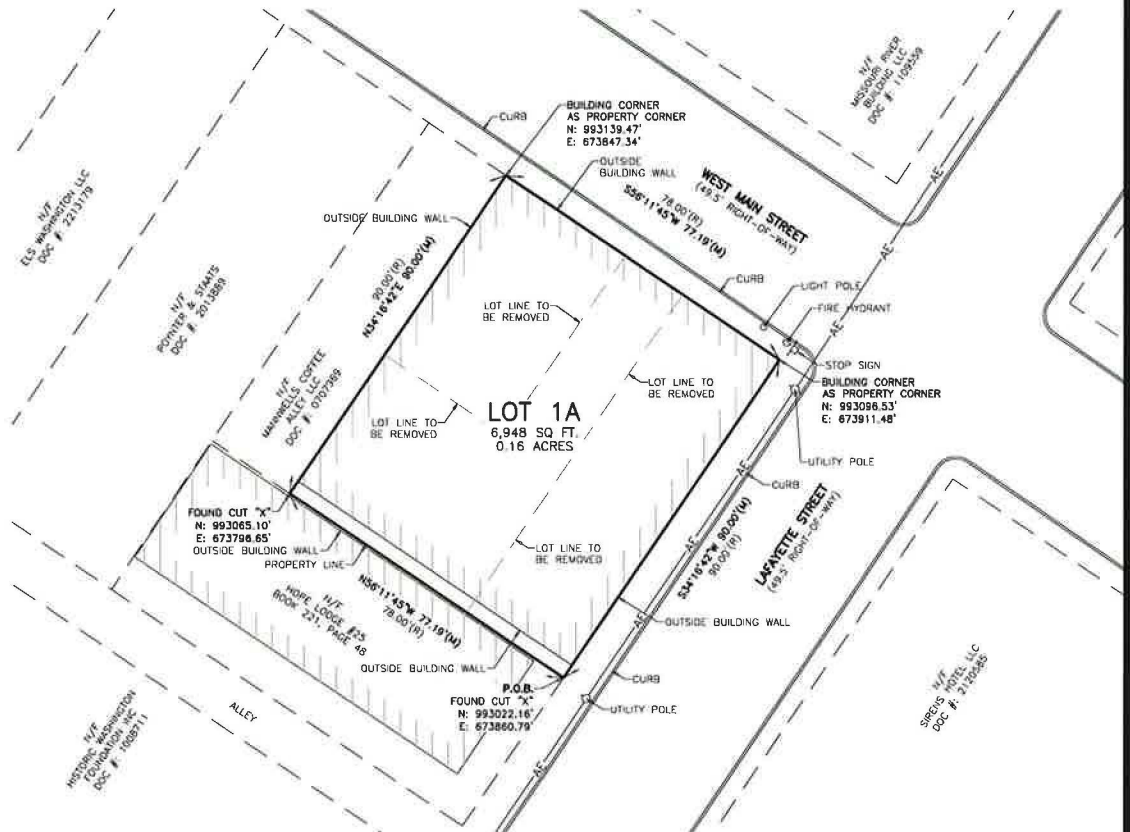


# WASH MO MAIN STREET DEVELOPMENT - PLAT 2

A RESUBDIVISION OF LOT 1, LOT 2 AND LOT 3 OF "WASH MO MAIN STREET DEVELOPMENT", BEING PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 44 NORTH, RANGE 1 WEST, OF THE 5TH P.M., CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI



0 20' 40'  
SCALE: 1" = 20'



**NOTES:**

- Bearings referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observations utilizing the MoDOT VRS RTK Network
- Field work was completed on this site by Buescher Frankenberg Associates, Inc. on December 19, 2022.
- M = Indicates measured outboundary information obtained by Buescher Frankenberg Associates, Inc.
- R = Recorded outboundary information as per "General Warranty Deed" recorded on September 23, 2020 with Document No. 2016041 of the Franklin County Recorder of Deeds Office.
- General Warranty Deed recorded on September 23, 2020 with Document No. 2016041 of the Franklin County Recorder of Deeds Office
- Zoning ID - C3

**CERTIFICATE OF OWNERSHIP:**

I, Andrew Unerstall, of Wash MO Main Street Development, LLC, hereby certify that I am the owner of the property shown and described herein, and have caused the same to be surveyed and subdivided in the manner shown on this plat, and I hereby freely adopt this plan of subdivision.

The subdivision shall be known as "Wash Mo Main Street Development".

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

IN WITNESS WHEREOF, we have executed this plat as of this \_\_\_\_ day of \_\_\_\_\_, 2023.

Andrew Unerstall, Managing Member  
Wash MO Main Street Development, LLC

**LEGAL DESCRIPTION LOT 1A**

A tract of land being all of Lot 1, Lot 2, and Lot 3 of "Wash Mo Main Street Development", being part of the Northeast Quarter of Section 22, Township 44 North, Range 1 West of the 5th P.M., City of Washington, Franklin County, Missouri, to wit:

Beginning at a found cut "x" at the Southeast Corner of Lot 3 of "Wash Mo Main Street Development", also being the west right-of-way line of Lafayette Street; thence leaving said west right-of-way line along said south line N56°-11'-45"W 77.19 ft. to a found cut "x" at the Southwest Corner of said Lot 1; thence leaving said south line along said west line N34°-16'-42"E 90.00' to a found building corner at the Northwest Corner of said Lot 1, also being the south right-of-way line of W. Main Street; thence leaving said west line along said south right-of-way line S56°-11'-45"E 77.19 ft. to a found building corner at the Northeast Corner of said Lot 3, also being the intersection of said south right-of-way line and said west right-of-way line; thence leaving said south right-of-way line along said west right-of-way line S34°-16'-42"W 90.00 ft. to the point of beginning, containing 0.16 acres. Subject to any and all easements, conditions, restrictions, etc. of record.

**CITY CLERK'S CERTIFICATE:**

I, Sherri Klekamp, City Clerk for and within the City of Washington, Missouri, do hereby certify that the above plat of "Stone Crest Subdivision Plat 1B" was approved by the City Council of Washington, Missouri by:

Ordinance No. \_\_\_\_\_, passed and approved the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Sherri Klekamp, City Clerk

STATE OF MISSOURI )  
COUNTY OF FRANKLIN) SS

This is to certify to Wash MO Main Street Development, LLC and Andrew Unerstall, that during the month of August, 2023 we executed a Property Boundary Survey and Subdivision Plat on all of Lot 1, Lot 2 and Lot 3 of "Wash Mo Main Street Development" recorded on January 20, 2023, with Document No. 2300729, being part of the Northeast Quarter of Section 22, Township 44 North, Range 1 West, of the 5th P.M., City of Washington, Franklin County, Missouri. To the best of my knowledge and belief, this map or plat and the survey on which it is based were made in accordance with the current "Missouri Standards for Property Boundary Surveys of the Missouri Department of Commerce and Insurance, Missouri Board of Architects, Professional Engineers, Professional Land Surveyors, and Professional Landscape Architects" and meets the accuracy requirement of a Urban Survey as defined therein.

STATE OF MISSOURI )  
COUNTY OF FRANKLIN) SS

On this \_\_\_\_ day of \_\_\_\_\_, 2023, before me personally appeared Andrew Unerstall, Managing Member of Wash MO Main Street Development, LLC, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

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

My term expires: \_\_\_\_\_

Date \_\_\_\_\_  
Mark R. Frankenberg, PLS #2365  
State of Missouri  
Registered Land Surveyor  
for Buescher Frankenberg Associates, Inc.  
Corporate #0096

**Wash MO Main Street  
Development, LLC**  
100/104/106 W. Main St.  
Washington, Franklin  
Missouri, 63090

DRAWN  
A.C.W.  
DATE  
08-01-23  
JOB No  
4353C  
SHEET NAME  
BOUNDARY  
ADJUSTMENT PLAT

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

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

A RESOLUTION ADOPTING A 2023 COMMUNITY ECONOMIC DEVELOPMENT STRATEGY

WHEREAS, in 2015 the City of Washington, Missouri adopted a Community Economic Development Strategy; and

WHEREAS, the 2015 Community Economic Development Strategy is required to be updated every five (5) years, and the City’s current Community Economic Development Strategy is now out of date; and

WHEREAS, the City has engaged a consultant to prepare an updated 2023 Community Economic Development Strategy.

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

SECTION 1: The 2023 Community Economic Development Strategy, a copy of which is marked Exhibit A and is attached hereto and incorporated herein by reference, is hereby approved and adopted.

Adopted this 21<sup>st</sup> day of August 2023 by the City Council of the City of Washington, Missouri.

(Seal)

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

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

(Seal)

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

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

Exhibit A

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ECONOMIC DEVELOPMENT STRATEGIC PLAN

# CITY OF WASHINGTON, MISSOURI

A COMPANION TO THE WASHINGTON COMPREHENSIVE PLAN

AUGUST 2023

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PREPARED FOR

City of Washington

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## SUMMARY BACKGROUND OF THE REGIONAL ECONOMY

Washington has generally performed well as a city with quality of life and economic measures. Reviewing the goals, objectives, and strategies of Washington's 2015 *Economic Development Strategic Plan* suggests that a great many of those policies and ideas remain relevant for the 2023 to 2028 plan. As a start, therefore, the 2015 goals, et al, are the basis for the following strategic actions but the list includes modifications, additions, and deletions based on current and anticipated future economic conditions in the city.

Washington is a job creator for the region. Total jobs in Washington increased from 9,726 in 2002 to 12,135 in 2019, a growth rate of about 25 percent over almost two decades. Meanwhile, the rest of Franklin County added not quite ten percent more jobs, causing the county-wide growth to be about 14 percent. Washington is clearly doing very well as an attractor of jobs relative to the county and local area.

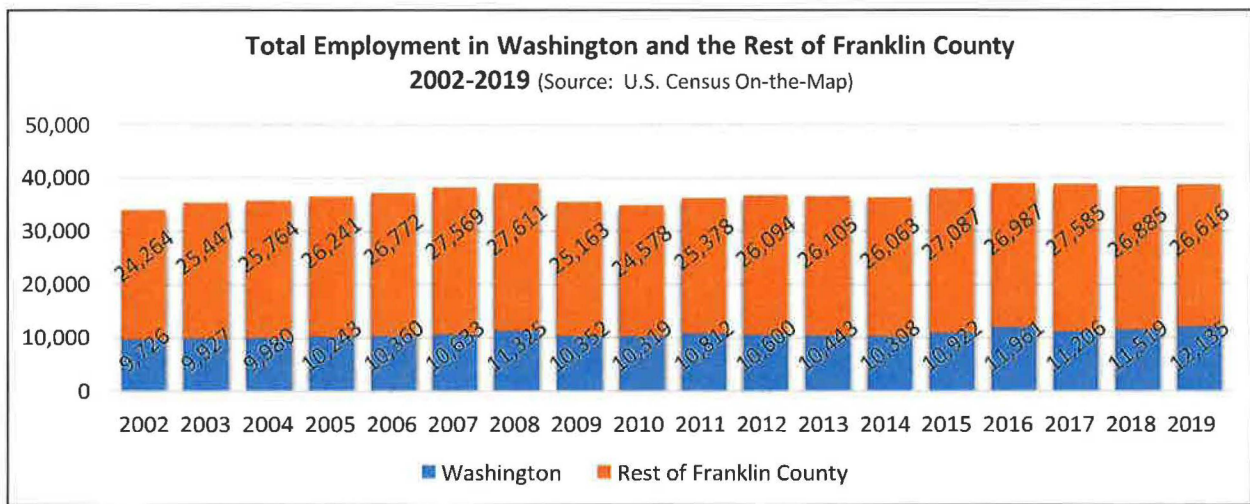
Manufacturing and Health Care are the predominant industry sectors for Washington. The City will look to diversify those job opportunities with supplemental help in the Professional, Scientific, and Technical Services in addition to Lodging, Dining, and Tourism along with Transportation, and Agriculture sectors.

This plan will be a blueprint for growth and direction for the community in the next five years. The City should review these goals and strategies annually and use the data to enhance its comprehensive plan for the future of the community.

## THE ECONOMY DEFINED BY JOBS IN ECONOMIC SECTORS

The greatest detail and greatest accuracy for local area economic profiles is based on county-level statistics throughout the U.S., including groups of counties such as metropolitan areas. This database of the U.S. Department of Commerce’s Bureau of Economic Analysis (BEA) was initiated in 1969. City or municipal-level statistics are available in a less precise but, nevertheless, very useful database initiated nationally in 2002 with data currently available through 2020.<sup>1</sup> This data is helpful in evaluating Washington’s relative position in the metropolitan St. Louis economy.

As shown on the following chart, total jobs in Washington increased from 9,726 in 2002 to 12,135 in 2019, a growth rate of about 25 percent over almost two decades. Meanwhile, the rest of Franklin County added not quite ten percent more jobs, causing the county-wide growth to be about 14 percent. Washington is clearly doing very well as an attractor of jobs relative to the county, having captured roughly half of the net additional jobs in the county between 2002 and 2019.



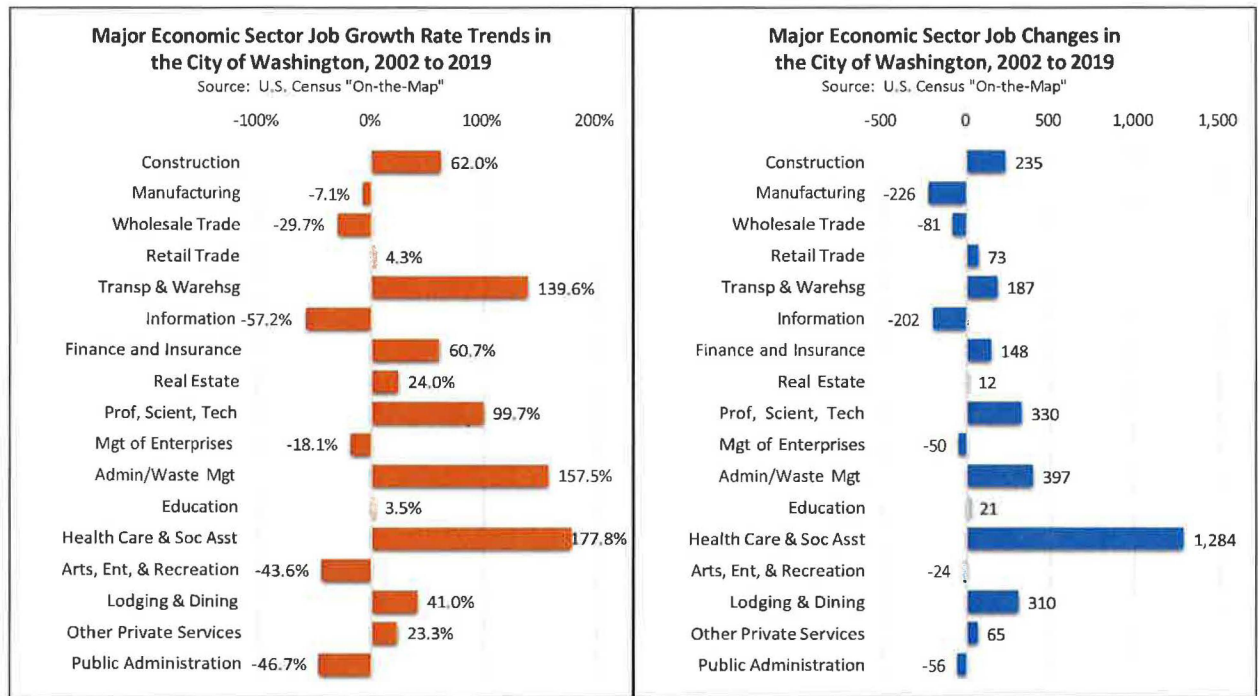
As a result, Washington’s share of jobs in Franklin County increased from 29 percent in 2002 to 31 percent in 2019. This wasn’t a steady trend, however. Washington dropped slightly to 28 percent of the county’s jobs from 2003 to 2007, then climbed gradually to 31 percent.

Manufacturing jobs in Washington, as discussed shortly, are the backbone of the city’s economy, but manufacturing jobs declined in the city between 2002 and 2019 by about seven percent even as the city’s jobs overall increased by 25 percent. The city’s growth and decline trends in the major economic sectors are shown on the next two bar charts.

Obviously, the **Health Care** sector was the fastest growing, adding nearly 1,300 jobs with a growth rate of almost 180 percent between 2002 and 2019. The **Administrative Support/Waste Management**

<sup>1</sup> This latter database, the LEHD (Longitudinal Employer-Household Dynamics) “On-the-Map” series from the U.S. Census Bureau, is based on matching home addresses of workers to the addresses of their employers. Apparently, the unusual behavior of “work-from-home” policies during the Covid-19 pandemic period (very early 2020 to, perhaps, as late as the present time) has strained this statistical address-matching substantially. The nation still awaits meaningful On-the-Map data for the post-pandemic period and even for the pandemic period.

sector was a close second in growth rate (up almost 160 percent) but a more distant second in actual jobs (almost 400). The **Professional, Scientific, and Technical Services** sector added 330 jobs, doubling its numbers. **Lodging and Dining** places (e.g., hotels, restaurants, bars) added 310 jobs (up 41 percent) while Construction added 235 jobs (up 62 percent), **Transportation and Warehousing** added 187 jobs (140 percent), and **Finance and Insurance** added almost 150 jobs (61 percent). In many ways, these net additions have helped to diversify the city’s economy, enabling it to be more resilient to economic downturns and offering more options for the nearby workforce.



But not all is beautiful. The **Information, Wholesale Trade, and Manufacturing** sectors all declined as did—in smaller amounts—**Management of Businesses and Enterprises; Arts, Entertainment, and Recreation; and Public Administration**. In many ways, the last two decades have seen dramatic changes in the composition of the Washington economy based on jobs, which leads to a discussion of how that composition stacks up within the metropolitan economy.

### JOB LOCATION QUOTIENTS

The chart on the next page illustrates employment location quotients (LQs) by major economic sector in Washington. The larger economy against which the city’s LQs are calculated is the St. Louis metropolitan area.<sup>2</sup>

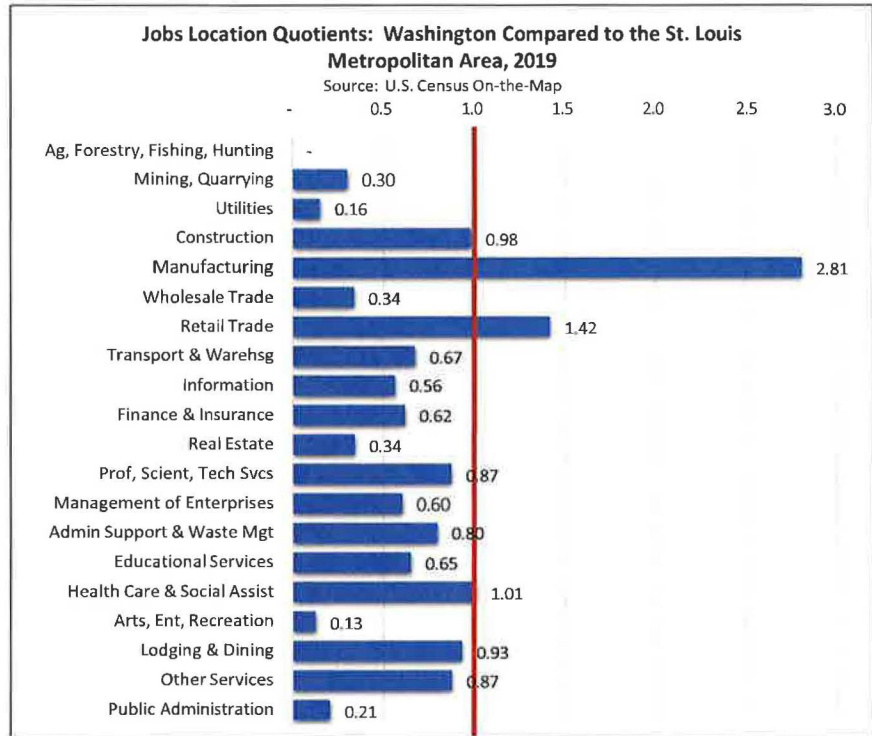
A location quotient compares the percent of jobs in a given economic sector in Washington to the percentage in that sector in the metropolitan area. To illustrate Washington’s relative strengths, its

<sup>2</sup> The St. Louis metro area consists of 15 counties in both Missouri and Illinois, of which Franklin County is one. The St. Louis metro area is the 20<sup>th</sup> largest (of 383) in the United States and has a remarkably diverse economic structure, as is described later. Thus, comparing Washington to the metro area is very instructive as to Washington’s economic role in the larger region and even the nation.



percentage is divided by the metro percentage in each sector. If the percentages are the same, then Washington’s LQ equals 1.0. LQs exceeding 1.0 indicate relative strengths in the local economy (often referred to as net export sectors) while LQs of less than 1.0 are considered support sectors without significant ability to attract “new dollars” into the city. The support sectors are, of course, critically important in sustaining the overall economy, so they should never be discounted.

As the chart shows, Washington’s greatest strength is in the manufacturing sector, which shouldn’t be surprising to most readers. The city has a much higher share of jobs in manufacturing than the region as a whole, even though jobs in manufacturing have declined. The location quotient of 2.81 is quite large and demonstrates that manufacturing is a major reason for economic growth and success in Washington. Of course, this can also make Washington rather vulnerable to, say, downturns in national or international manufacturing sectors. If the profits and employment in Washington’s manufacturers are reduced, a substantially negative impact on the city may result. This is why most economies (even at the city level) strive for more diversity in their location quotients.



Note that retail trade is also important because Washington serves as something of a “shopping center” for a geographic area extending well beyond the city’s boundaries. That is, retail shows off as a net export industry for the city.

The sectors of construction and lodging/dining have LQs almost equal to 1.0, indicating that these have shares of employment almost identical to the shares throughout the metropolitan area. All the other sectors fall further and further below the “1.0 threshold” which gives them less importance in the general strength and diversity of the city’s economy.

Sectors with LQs less than 1.0 can also indicate opportunities for growth. If Washington could attract a larger share of wholesale trade businesses, for example, this would have the dual effect of increasing the city’s value in the regional wholesale trade sector while likely reducing the percentage of jobs in the manufacturing sector. Washington would thus become less “dependent” on manufacturing alone. Instead, it would have more relatively strong sectors,<sup>3</sup> making it less vulnerable in economic downturns in other sectors.

<sup>3</sup> Normally, local economies are compared to the U.S. national economy which is generally assumed to be almost “ideal” regarding distribution of jobs across sectors. The On-the-Map data is not available for the nation as a whole, however.

Another way to analyze location quotients is to sum up the “absolute values” of the individual LQs.<sup>4</sup> By measuring the numerical differences between the standard of 1.0 to the various location quotients, then adding them, a single “diversity metric” is created. For Washington in 2019, the shown LQs in the 20 sectors achieve a sum of absolute values of 10.2. Franklin County’s absolute value sum, when compared to the metro area in 2019, is 9.0, indicating that the county is slightly more resilient than Washington. This is not surprising. Larger geographic areas are expected to have more diversified economic structures than smaller areas.

Note, however, that different data sources can result in different indicators. The above information is from the Census Bureau’s On-the-Map series. The Regional Data series of the U.S. Bureau of Economic Analysis provides a deeper, and generally more accurate, set of data on employment, but only to the county level (or metropolitan level). Thus, LQs for the City of Washington cannot be determined with the BEA data, but LQs for Franklin County can be. And LQs for the St. Louis metro area can be created by comparing it to national data. On-the-Map does not provide national totals.

The BEA employment data for 2019 (same year as above) shows that Franklin County, when compared to the St. Louis metropolitan area, had a location quotient absolute value sum of 10.5, a bit higher than the On-the-Map metric. When compared to the entire U.S. economy, however, the county’s metric improves to 8.7 (keeping in mind that “closer to 1.0” is preferred. The St. Louis metropolitan economy, when measured against the national economy, had a metric of 3.7. The metro economy is far more in sync with the national economy than is Franklin County alone. By extension, Washington is probably even further from the national “ideal.”

This is not to denigrate the Washington or Franklin County economies. They each contribute substantial strengths to, and benefit from, the more balanced metropolitan economy.

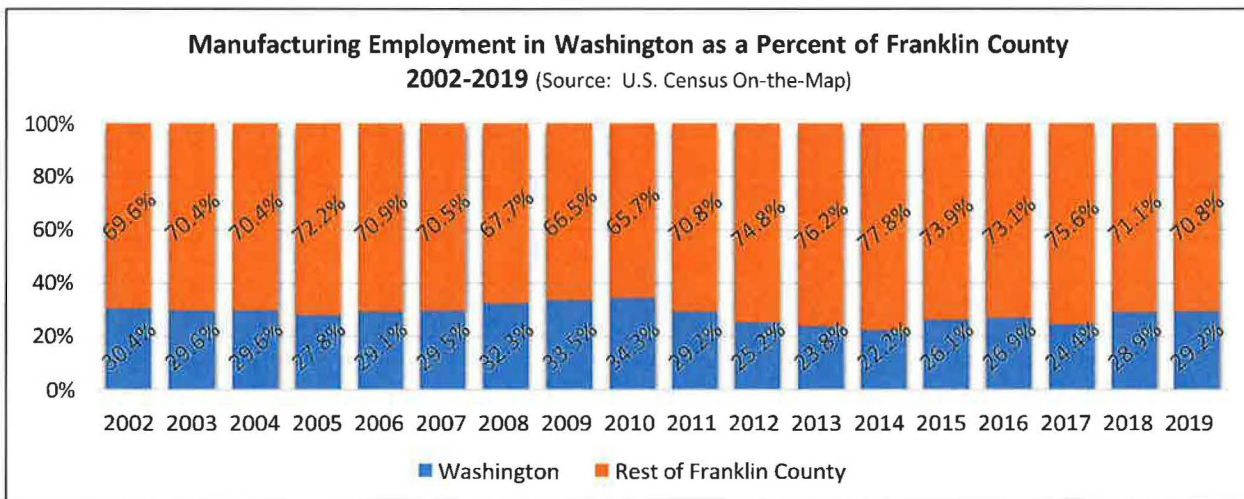
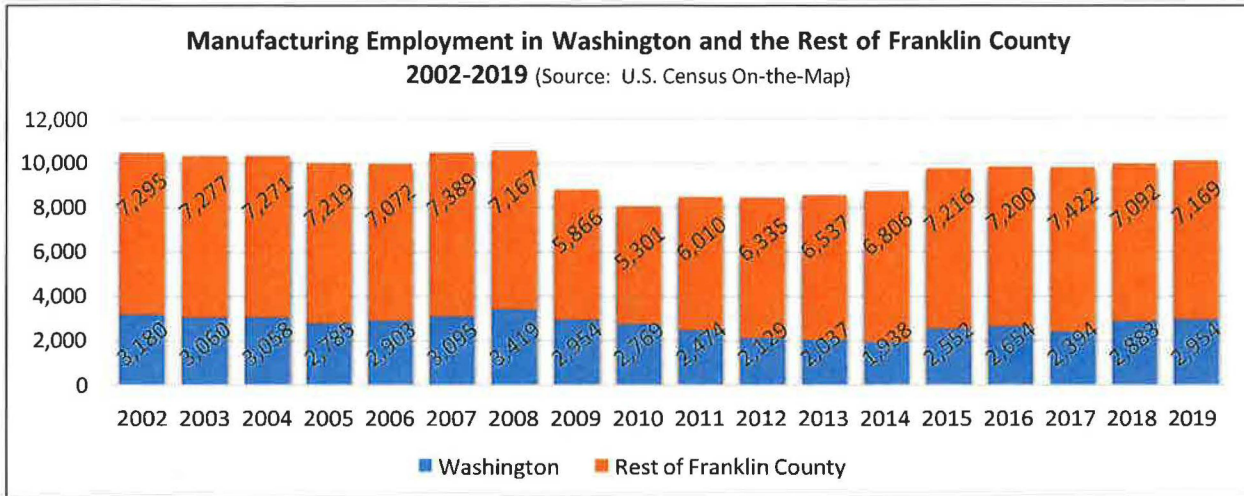
## **THE BACKBONE OF WASHINGTON: MANUFACTURING**

Manufacturing is the predominant sector both in Washington and throughout Franklin County. But, as the following two graphs demonstrate, the overall number of manufacturing jobs in Washington could be said to be relatively stagnant over time (2002 to 2019) and their share of all manufacturing jobs in the county has also been fairly consistent over time.

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Again, because metro St. Louis compares well with the nation, comparing Washington to the metro area is a good proxy for a national comparison

<sup>4</sup> Absolute values generally measure the distance from zero to the value, whether negative or positive. The number 1.5, for instance, has an absolute value of 1.5. So does negative 1.5. Absolute values are always expressed as positive measures. In the case of location quotients, however, the absolute value is a measure of each LQ’s distance from 1.0.



As of 2021 (two years later than shown above and the latest comprehensive data available from the BEA), Franklin County encompassed 9.4 percent of all manufacturing jobs in the St. Louis metropolitan area. This was notably higher than the 7.9 percent of all manufacturing jobs in 2001 (the beginning of this data series), but the average from 2001 to 2021 is just 9.1 percent, so Franklin County has not improved its position significantly in two decades.

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## THE MANUFACTURING COMPOSITION OF WASHINGTON'S ECONOMY

The Community and Economic Development office of the City of Washington maintains a list of businesses in the city. This inventory includes types of business as well as each firm's number of employees. The graph summarizes the 38 firms in Washington considered manufacturing companies according to their NAICS codes. For example, there is one animal slaughtering firm in the city and five machine shops. All told, the 38 manufacturers are comprised of 20 separate 4-digit NAICS codes.



The city's full inventory of existing businesses contains 485 separate listings. Manufacturers, therefore, make up about eight percent of the city's enterprises. In some contrast, however, manufacturing firms average 94 employees in Washington while all other firms average just 14. Only local government (144 total/average) and health care (60 average) exceed the manufacturing sector.

The next graph shows the number of employees in these 38 manufacturing firms by NAICS code. Manufacturing employment, from the city's list, totals 3,582. The previously discussed On-the-Map data

from the U.S. Census Bureau for the year 2019 shows that there were 2,954 employees in Washington manufacturing firms, a difference of about 628. As also mentioned earlier, the On-the-Map data are almost universally under-counted because some employees and employers cannot be matched easily by their addresses.

The city's database shows that there were 10,230 people employed overall in Washington as of mid-2022. On-the-Map shows 12,135 employees in the city as of 2019. Unlike manufacturing, the city's totals are lower than the Census Bureau's. As a result, the city's data indicates that man-



ufacturing jobs make up over a third (35.0 percent) of all jobs while On-the-Map says that, in 2019, manufacturing jobs comprised almost a quarter (24.3 percent) of all jobs in the city.<sup>5</sup>

Other contrasts are important to bear in mind as the economic data are analyzed.

- Manufacturing supports the greatest number and percentage of jobs in Washington.
  - City: 3,582 manufacturing jobs, 24.3 percent of the city's 10,230 jobs.
  - Census: 2,954 manufacturing jobs, 35.0 percent of the city's 12,135 jobs.
- Health Care & Social Assistance is the second largest employer by NAICS Code.
  - City: 1,855 jobs, 18.1 percent
  - Census: 2,006 jobs, 16.5 percent
- Retail Trade is the third largest employment sector in Washington.
  - City: 1,296 jobs, 12.7 percent
  - Census: 1,760 jobs, 14.5 percent

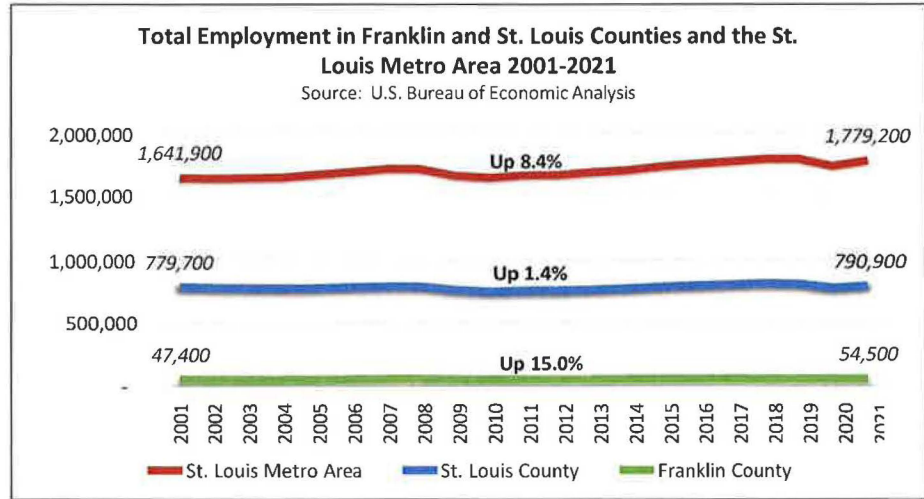
Back to manufacturing quickly. The employment projections discussed later in this report at the national level include 73 unique, four-digit NAICS codes in the manufacturing sector. Washington has firms in 20 of those codes.

<sup>5</sup> Some of the difference can be explained by different surveying and statistical techniques, some by different years of data (2019 vs. 2022). Later years have been sharply affected by the Covid-19 pandemic, which could also explain some differences.

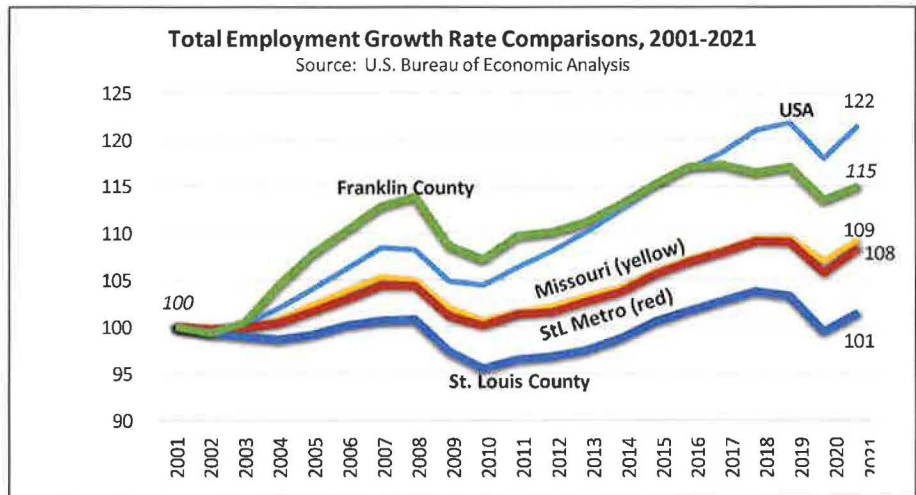
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## TRENDS IN COUNTY, METROPOLITAN, AND NATIONAL EMPLOYMENT

Employment in Franklin County grew 15.0 percent between 2001 and 2021 based on latest available data from the U.S. Bureau of Economic Analysis (BEA) which tracks all employment down to the county level, or groups of contiguous counties like metro areas and states.<sup>6</sup> Franklin County’s growth rate outpaced the metropolitan area as a whole (8.4 percent) and even St. Louis County (1.4 percent) where 44 percent of all metropolitan jobs are found (but down from 47 percent in 2001). As a result, Franklin County’s share of the metropolitan employment expanded from 2.9 percent in 2001 to 3.1 percent in 2021.



In fact, Franklin County’s employment growth rate exceeded the national growth rate from 2001 to about 2016, as illustrated on the graph to the right that indexes job growth to “100” in 2001. In the subsequent two decades, the USA eventually reached 22 percent growth overall (about



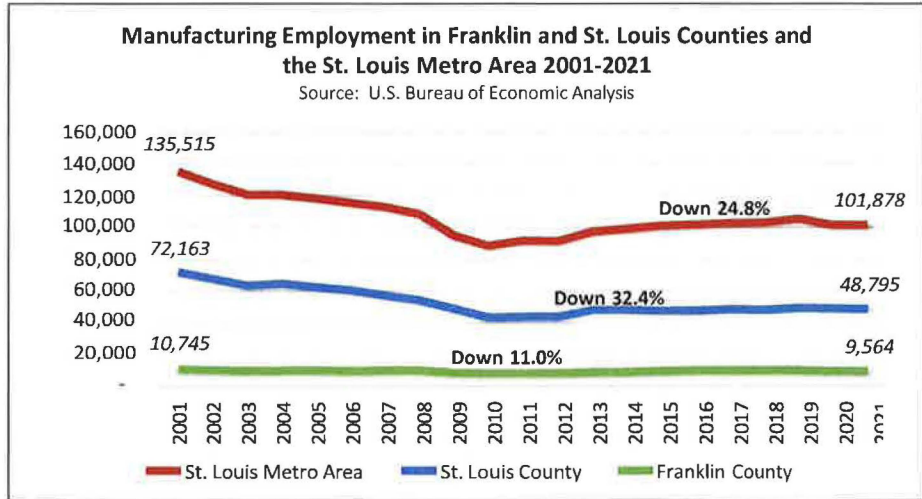
one percent per year) while Franklin County slowed a little bit to reach a two-decade rate of 15 percent. Missouri’s jobs grew nine percent, the metro area eight percent (8.4 percent, more precisely, as shown earlier), and St. Louis County grew just over one percent.

<sup>6</sup> These jobs encompass not only payroll jobs, which are reported on monthly in news reports and are relatively easy to track because the data relies on regularly supplied information on income tax withholdings. They also include all jobs that are not so readily tracked (self-proprietors, contractors) where tax information is not as current. Thus, there is a lag time between when payroll data is reported and when the BEA county-based data are reported. 2021 is the last available year. The time span shown here of 2001 to 2021 is consistent with reporting that uses NAICS (North American Industrial Classification System) definitions of economic sectors. Prior to 2001, sector definitions were based on the Standard Industrial Classification (SIC) system.

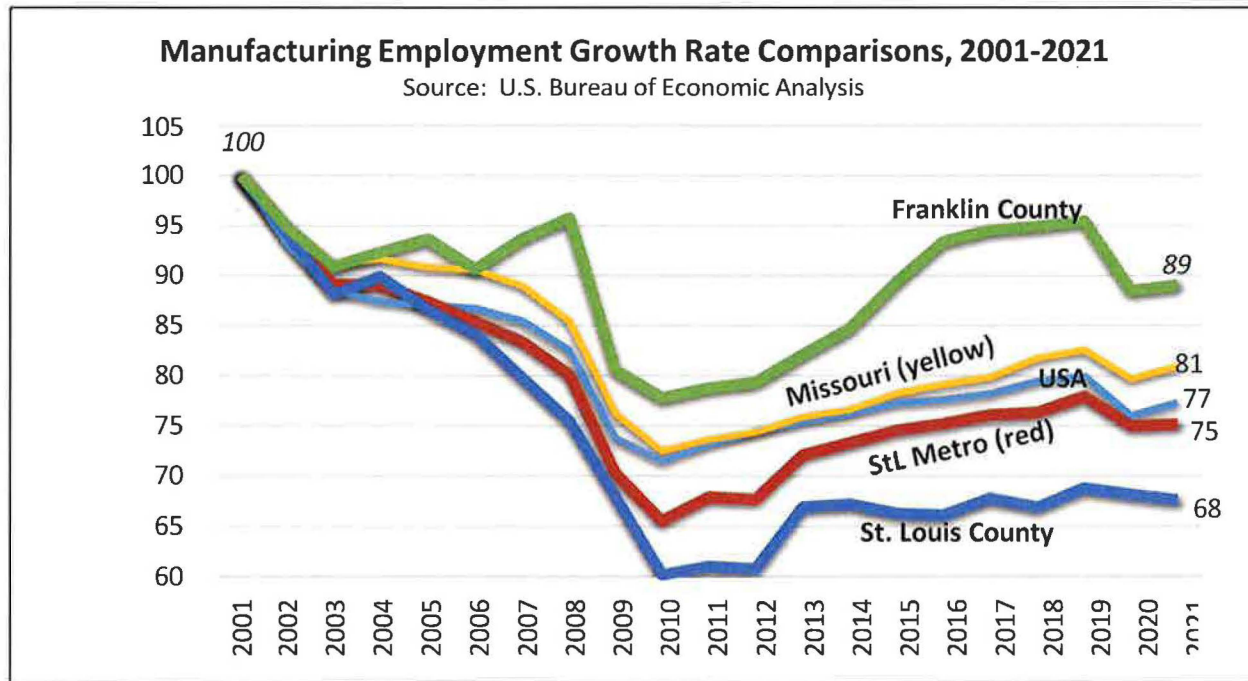
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### TRENDS IN MANUFACTURING EMPLOYMENT

While there has generally been net growth in jobs in Franklin County and elsewhere in the metro region, manufacturing jobs have not been contributing to this growth. Manufacturing jobs declined in number in Franklin County by eleven percent between 2001 and 2021 even as all jobs in the county increased by 15 percent. These manufacturing decreases, however, were not as severe as in the metro area as a whole (down by a quarter) or in St. Louis County (down by a third).



The region is not alone in these downturns. The next graph compares manufacturing job declines by indexing 2001 to “100.” This shows that Franklin County’s index dropped from 100 to 89 in the two decades, or eleven percent as noted above. In the U.S. as a whole, manufacturing jobs dropped to an index of 77, or a 23 percent decline. Missouri fared only a little better with a decline of 19 percent.



In short, manufacturing jobs are still relatively important in Washington and Franklin County and they are not as high comparatively within the St. Louis metro area.



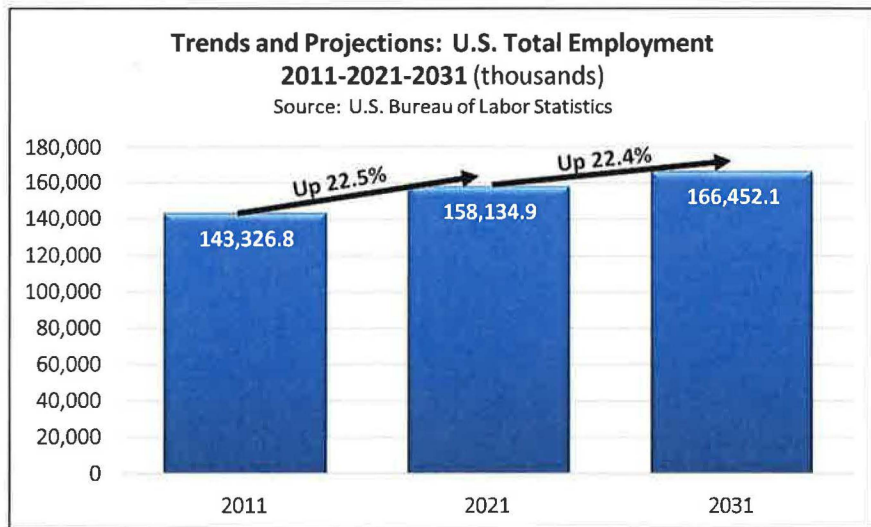
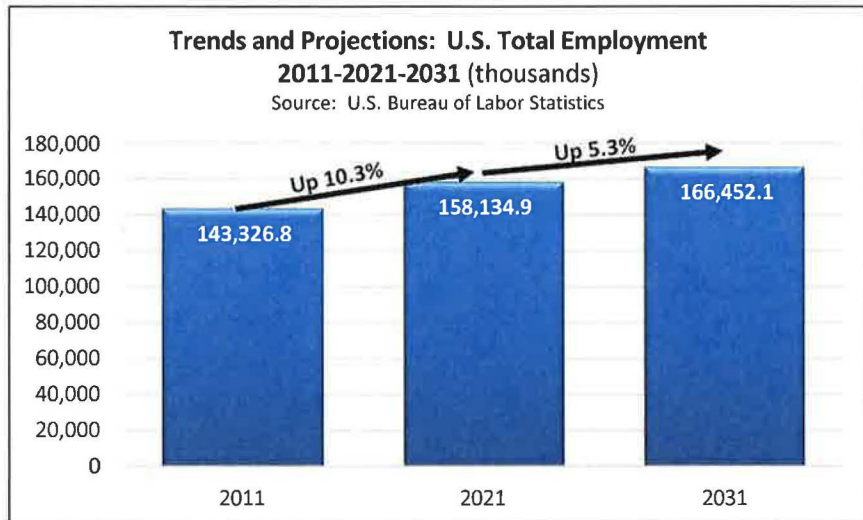
## EMPLOYMENT AND OUTPUT PROJECTIONS: U.S.A.

The U.S. Bureau of Labor Statistics (BLS) produces projections of jobs by economic sector looking out ten years at a time and looking back ten years. The latest available projections are for the year 2031 based on 2021 data and looking back to 2011.

Forecasted growth in the nation is for 5.3 percent more jobs in 2031 than in 2021. But this would only be about half the rate of increase of the prior ten years. National employment will still be increasing in the next decade, but at a much lower rate than in the past, averaging about a half percent per year rather than one percent per year.<sup>7</sup>

Given those national projections, it is likely that the slower growing St. Louis area will experience even slower growth still. More on that topic shortly.

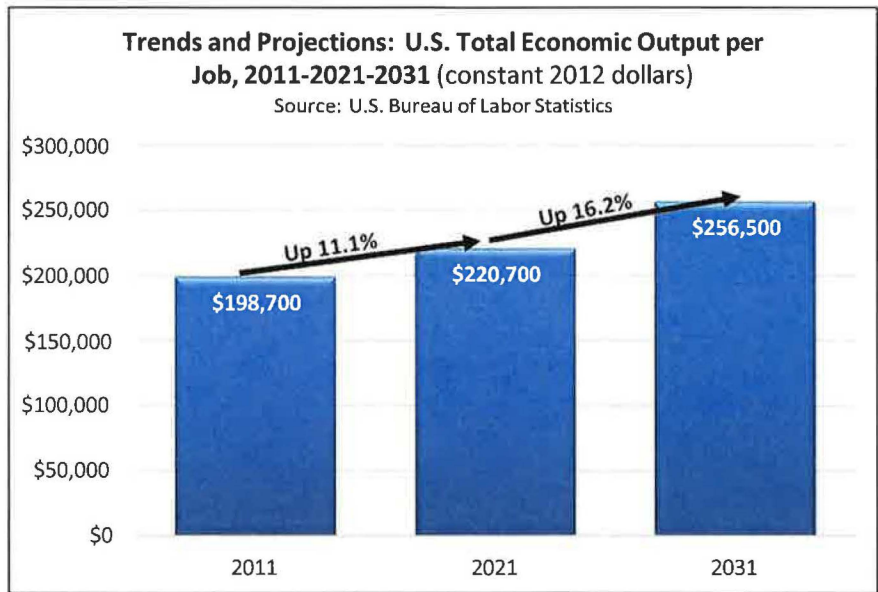
The BLS projections also show anticipated changes in *output* by economic sector (graph on the following page). Output is the value of goods and services created in the economy. The projections show that the overall output growth rate for the next ten years is essentially the same as the past ten years. Yet this will be accomplished with slower employment growth.



<sup>7</sup> This is consistent with Census Bureau projections of the national population which show a dramatic decline in growth rates from 2020 to 2060.



This added growth with fewer workers is the result of a projected increase in output (or productivity) per worker. In chained 2012 dollars, output per worker in the United States was, on average, \$198,700 in 2011. This increased by 11 percent in 2021 to \$220,700 per worker. It is projected to increase more rapidly—up 16 percent—by 2031 to \$256,500 per worker. Thus, the productivity of workers (aided by better education, training, experience, and technological advances) will enable the U.S. economy to expand at least as strongly in the coming decade as in the last decade.

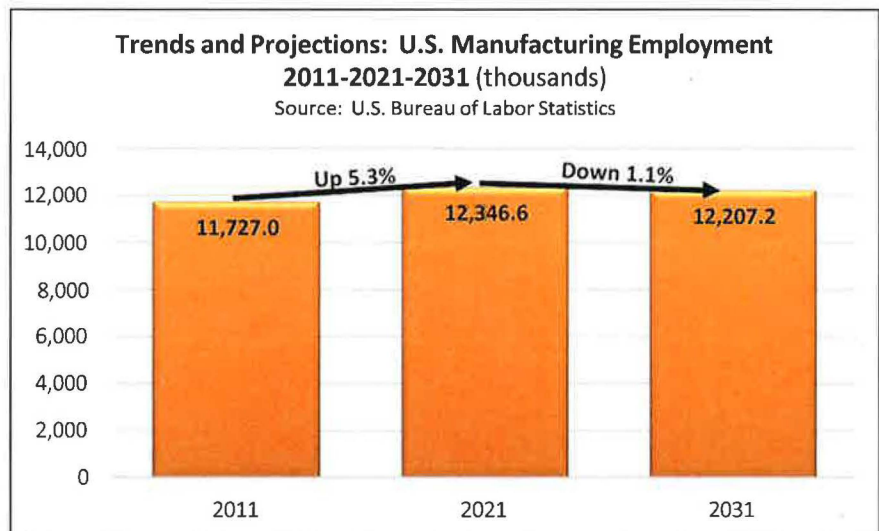


Of course, these projections are not guaranteed to come true, nor do they necessarily apply to greater St. Louis or Washington in the same proportions. But they are a highly researched indication of both challenges and opportunities in the American economy.

### EMPLOYMENT AND OUTPUT PROJECTIONS: MANUFACTURING JOBS IN THE U.S.A.

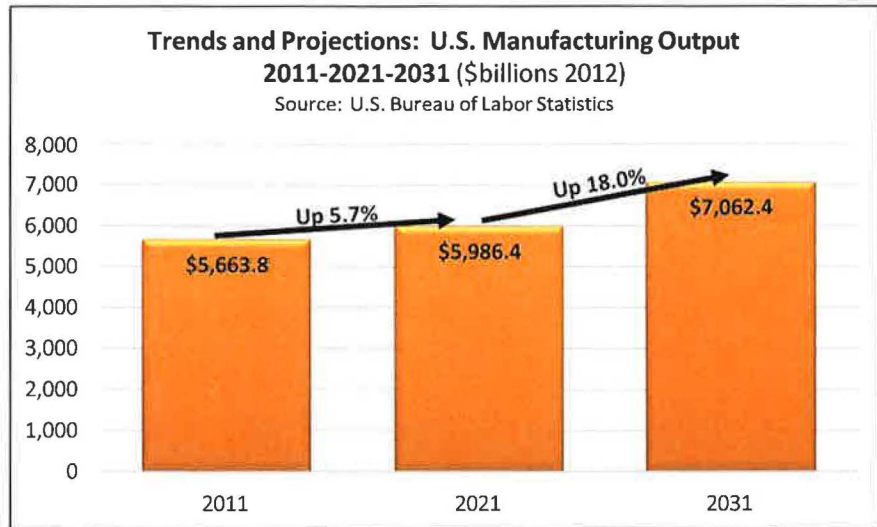
The BLS projections also include projections in a wide range of economic sectors of the national economy. Of greatest interest here are the projections of manufacturing jobs and output. Again, the latest available projections are for the year 2031 based on 2021 data and looking back to 2011.

First, a word on comparing databases. The ten-year projections come from the Bureau of Labor Statistics (BLS) while the detailed counts of jobs at the county-to-national levels come from the Bureau of Economic Analysis. The former is in the U.S. Department of Labor, the latter in the Department of Commerce. While statisticians in both agencies work closely together, their “totals” do not always fully match. The *direction* of



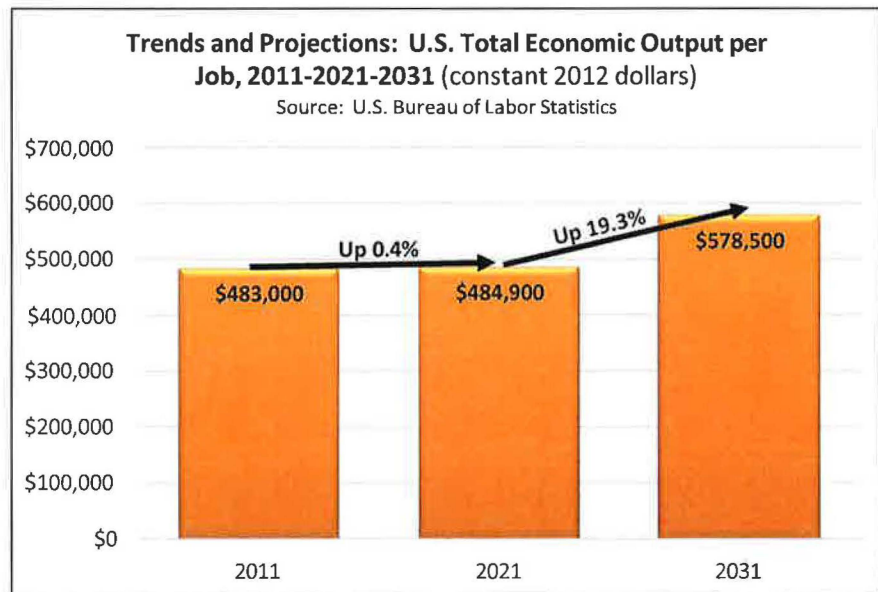
trends and statistics, like percentages and ratios, are therefore often more important in analyzing different sources of information than the actual numbers.

The first thing to notice on the previous graph of all U.S. manufacturing jobs is that the BLS shows a 5.3 percent historical increase over the ten years of 2011 to 2021 while the BEA data (shown earlier) showed a decline in the 20 years between 2001 and 2021. In fact, the two sources are compatible. The BEA data for the same years as the BLS data (2011 to 2021) actually shows a 5.7 percent *increase* in manufacturing jobs after a decline in the prior decade. The BLS *projections*, however, indicate a slight (1.1%) decrease in manufacturing jobs between 2021 and 2031 even though overall job projections indicate a 5.3 percent increase.



Even though manufacturing employment is projected to decrease in the coming decade, output is expected to increase by an impressive 18.0 percent, only a little slower than the 22.4 percent increase in output for the overall economy. In other words, there should be a rather large increase in labor productivity (better training and education, more skills, expanded use of technology, etc.) in the manufacturing sector in the next decade compared to the last.

This added output growth with fewer workers would result from a remarkable increase in *output per worker*. In chained 2012 dollars, output per manufacturing worker in the U.S. was, on average, \$483,000, about 2.4 times higher than the overall national average of \$198,700, shown earlier. But manufacturing output-per-worker stayed effectively level between 2011 and 2021 (up only 0.4 percent).



But output-per-worker is projected to increase by 19.3 percent in the manufacturing sector between 2021 and 2031, three percentage points higher than the overall economy (16.2 percent increase). If all holds true, output-per-worker in manufacturing will increase from 2.20 times the average of all American worker to 2.25 times.<sup>8</sup> Still,

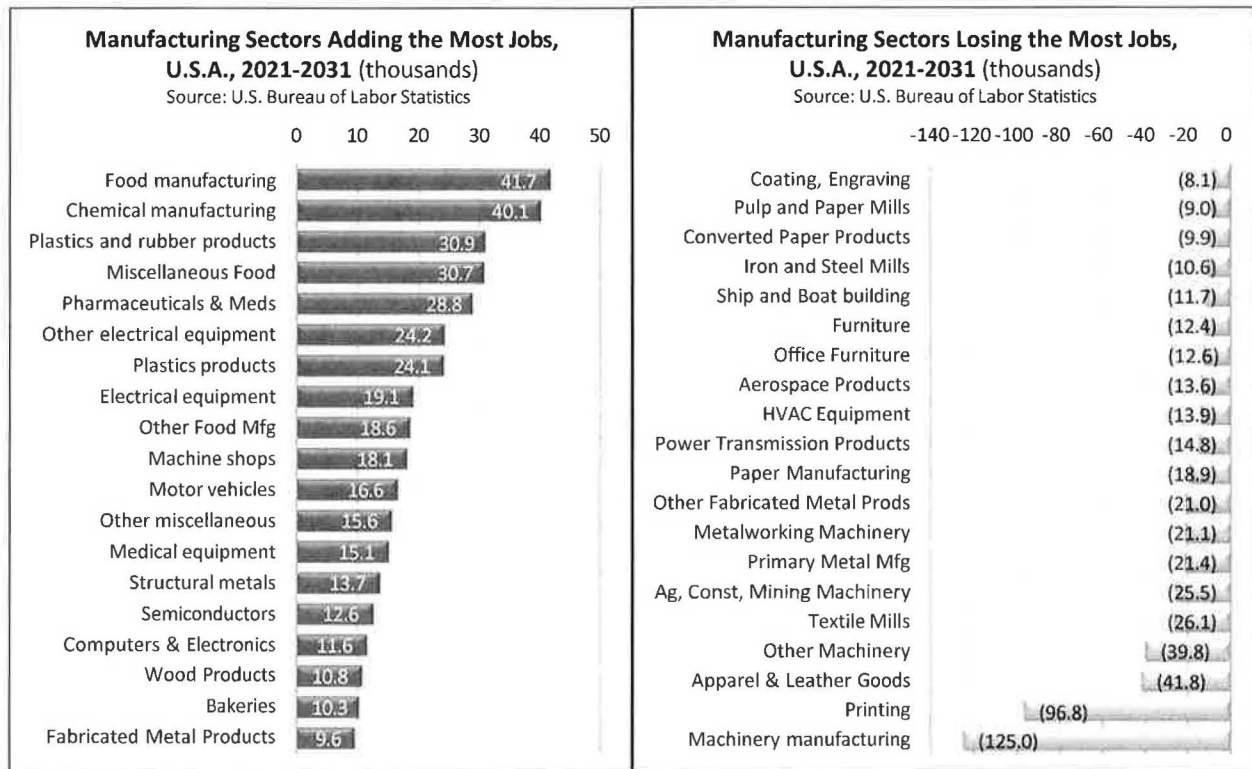
<sup>8</sup> While a 19.3 percent increase in output-per-worker is impressive for manufacturing, it would be only the 9<sup>th</sup> largest increase in productivity growth among the 24 major economic sectors evaluated by BLS. The highest rate of increase

employment in manufacturing would decline nationally by about 139,400 jobs between 2021 and 2031.

### NOT ALL U.S. MANUFACTURING SECTORS ARE CREATED EQUAL

While “all” manufacturing jobs are projected to decline 1.1 percent, or 139,400 jobs, there are many sub-sectors of manufacturing that would increase in size, including the top 20 sectors shown to below (though some of these are overlapping). Overall, the food manufacturing sector would add 41,700 jobs while chemical manufacturers would add 40,100 jobs between 2021 and 2031.

At the other end of the spectrum, the entire machinery manufacturing subsector would lose 125,000 jobs, effectively nine out of ten net lost jobs in manufacturing over the present decade. The printing subsector, too, would be a substantial loser of 96,800 jobs.<sup>9</sup>



### SWITCHING TO ST. LOUIS REGIONAL PROJECTIONS

After the U.S. Bureau of Labor Statistics publishes its ten-year employment and occupational projections for the nation as a whole, state economic analysts typically produce their own projections within that

would be in the retail trade sector at a 32.8 percent increase! As a consumer, look out for much more technology (and self service) when shopping while there would likely be fewer retail workers.

<sup>9</sup> Obviously, these two sectors add to more than the net losses of all manufacturing but, as noted alongside, there are many subsectors where jobs are projected to increase.

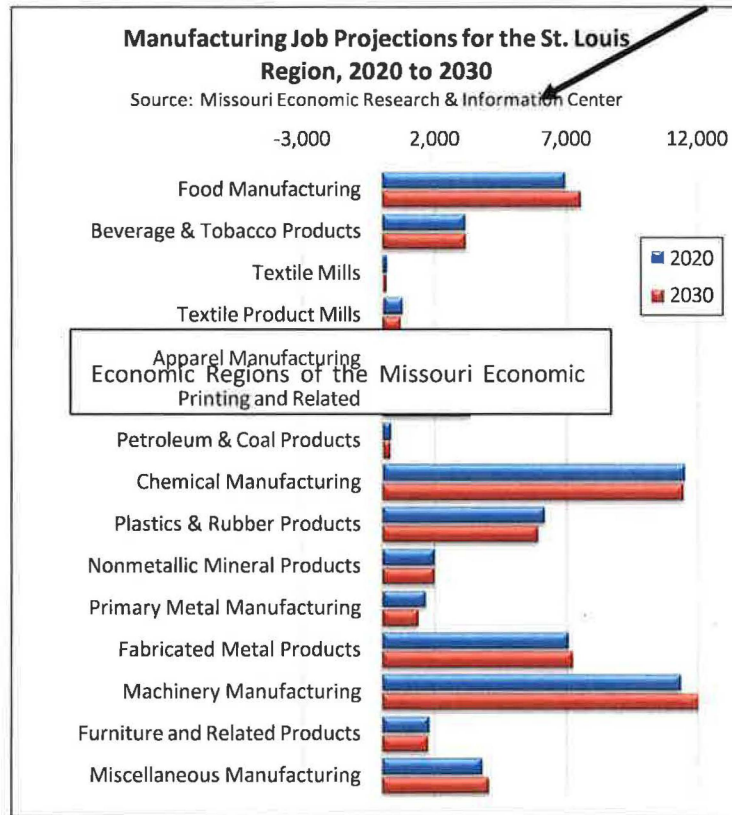


national context. State projections, therefore, are usually a year behind the U.S. projections. The Missouri Economic Research and Information Center (MERIC), a component of the Missouri Department of Economic Development (DED), produces its state projections within ten “regions” of the state, illustrated below. This report focused on the projections within the St. Louis region which encompasses Franklin, Jefferson, St. Louis, and St. Charles Counties plus the city of St. Louis. Projections by MERIC are only at the regional and state level, not smaller areas like counties or cities.

For the five-county St. Louis region, MERIC projects that total employment will increase from 1,120,200 to 1,201,700 between 2020 and 2030, a net growth rate of 7.3 percent. This would be slightly faster growth than the U.S. projections for 2021 to 2031 of 5.3 percent.<sup>10</sup>

Manufacturing job projections aren’t so robust, as shown to the right. MERIC counted 91,580 manufacturing jobs in the region in 2020 and projects 91,470 in 2030, a small decline. But, importantly, five of the 15 manufacturing subsectors tracked by MERIC would add jobs over the decade.

- **Food** manufacturing would add 600 jobs in the region for an 8.6 percent growth rate. National projections in food manufacturing call for a much smaller 2.5 percent growth rate (2021 to 2031), but St. Louis is a key center of agricultural production with many strengths in the food production sector. So,



<sup>10</sup> Note, however, that the U.S. BEA counted 1,388,700 total jobs in this MERIC-defined St. Louis region in 2020, some 268,500 more than counted by MERIC, another indicator of the challenges of a variety of data sources. Given that this “gap” is about one-fifth of the BEA count, the difference is generally consistent with gaps between payroll jobs (i.e., those generally tracked by income tax withholdings) and total jobs, the latter including self-proprietors, contractors, and others who do not necessarily provide the state and federal governments with monthly or quarterly withholding tax statements. The important factor in this analysis is the projected *growth rate* which can be assumed to be the same for both counts.

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the nation’s growth is and should be heavily bolstered by greater St. Louis.

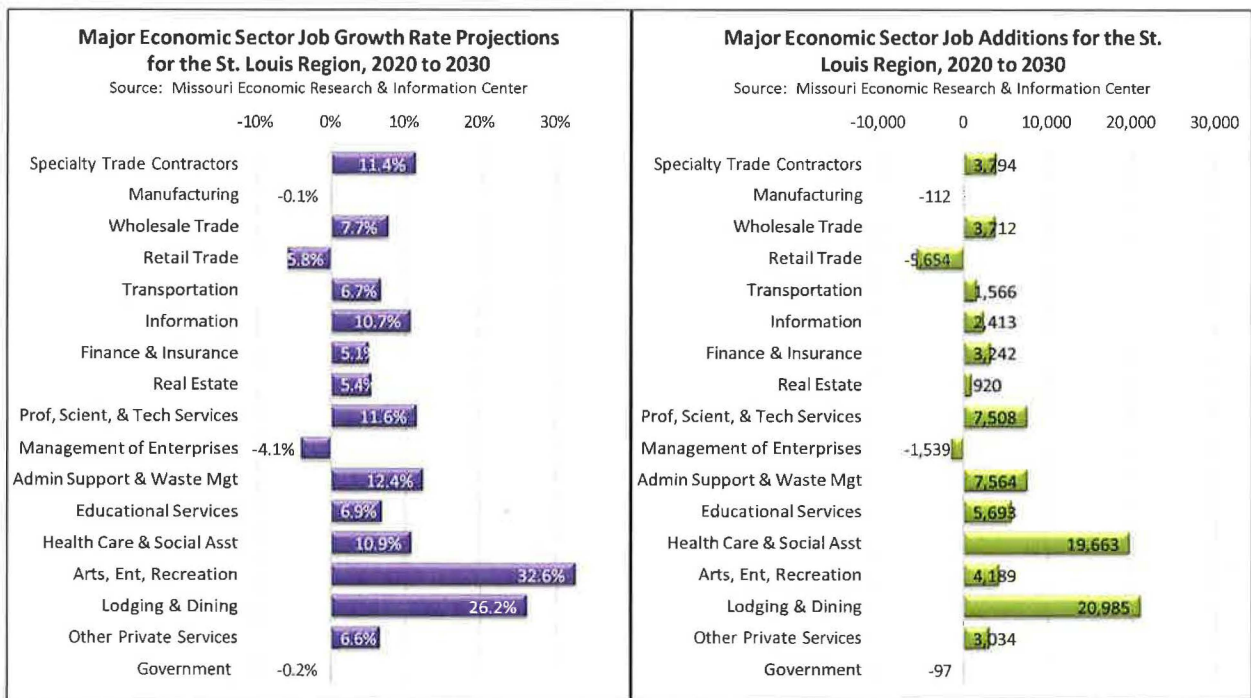
- **Machinery** manufacturing is projected by MERIC to add 740 jobs over the decade for a 6.5 percent growth rate. In sharp contrast, the national projections show a substantial decline in machinery manufacturing jobs of 11.9 percent from 2021 to 2031.
- **Miscellaneous** manufacturing in the St. Louis region would add 250 jobs for a 6.7 percent growth rate (national: 5.0 percent growth).
- **Fabricated metal** products manufacturing would add 170 jobs in the St. Louis region for a 2.4 percent growth rate (national: 0.7 percent growth).
- **Beverage** products manufacturing would add a small 25 jobs over the 2020s for growth of 0.76 percent (national: 2.9 percent growth).

The fastest growing economic subsector in St. Louis is expected to be **Performing Arts, Spectator Sports, and Related Industries**. This would add almost 2,000 more jobs over the decade for a whopping 80 percent growth rate. It is part of the **Arts, Entertainment, and Recreation** sector which would grow by a combined 4,190 jobs, or 32.6 percent. This sector also includes museums and places of amusement.

In second place for rate of growth in greater St. Louis is the **Motion Picture and Sound Recording** subsector which would add 600 jobs for a 65 percent net growth rate. This is part of the **Information** sector which would grow just 10.7 percent overall because of a 17.3 percent drop in the **Telecommunications** subsector.

The greatest job gains are expected in **Food Services and Drinking Places** subsector with 17,780 more jobs (up 24.8 percent). This is part of the **Accommodation and Food Services** sector which would add just under 21,000 more jobs for an overall growth rate of 26.2 percent over the decade.

The following graphs illustrate job projections in the St. Louis Region for each of the major economic sectors.



If a goal is to identify where to invest resources where growth is most likely to happen, manufacturing might not automatically be on that list—at least from a jobs creation perspective. Yet this is the strength of Washington, and the city is well positioned to sustain that strength for the St. Louis area. The city has ample land for manufacturers and continues to develop more. It has a long and storied history of supporting manufacturing. Manufacturing will not be going away. It is vital to economic activity and wealth creation everywhere. Yet it is doing so with greater productivity per worker and fewer workers, while more urban and suburban areas shun manufacturing establishments. The sector’s national productivity per worker is presently more than double that of the overall national economy and is projected to at least maintain that dominance (maybe slightly increase it) by the year 2031.

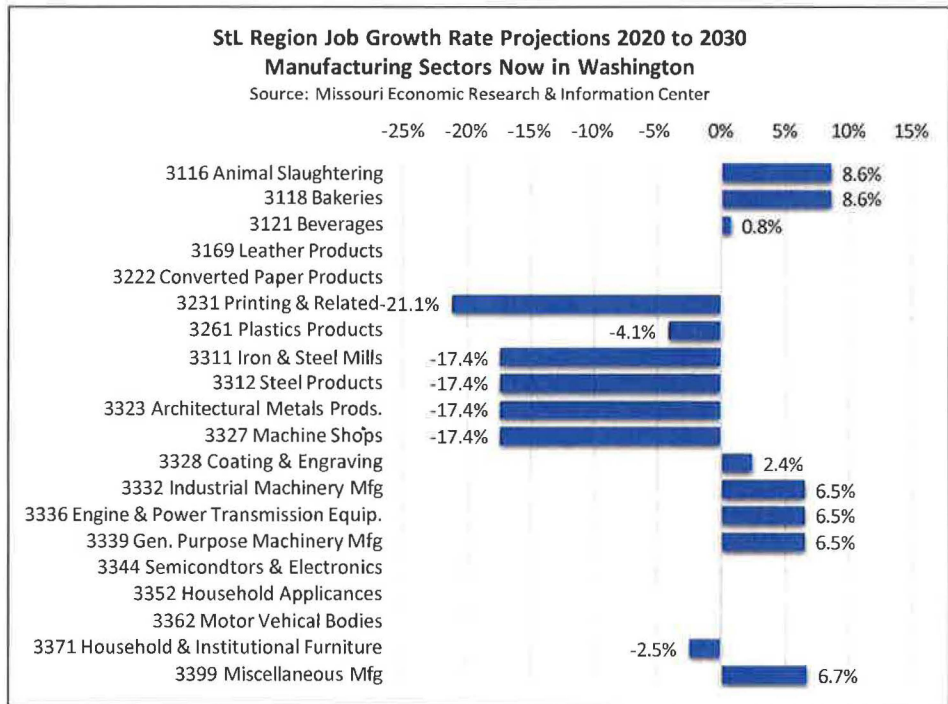
### MANUFACTURING GROWTH OPPORTUNITIES FOR WASHINGTON

Several ways to consider how Washington might focus its manufacturing growth and attraction efforts emerge from this analysis. Initially, below, the opportunities are presented within the 20 manufacturing sectors already in Washington:<sup>11</sup>

1. Sectors of job growth as projected by Missouri Economic Research and Information Center (regional projections)
2. Sectors of job growth as projected by the U.S. Bureau of Labor Statistics (national projections)
3. Sectors of output growth as projected also by BLS (national projections)
4. Sectors exhibiting growth in both jobs and output at the national level.

The first option simply looks at job growth projections for the limited number of manufacturing subsectors evaluated by MERIC for the St. Louis Region. These are shown to the right.

Theoretically, Washington could concentrate on expanding firms and jobs in the eight sectors where job projections are positive. Unfortunately, MERIC does not provide projections for five of the 20 sectors, perhaps further limiting this strategic



<sup>11</sup> After this analysis, the discussion expands to other manufacturing subsectors.

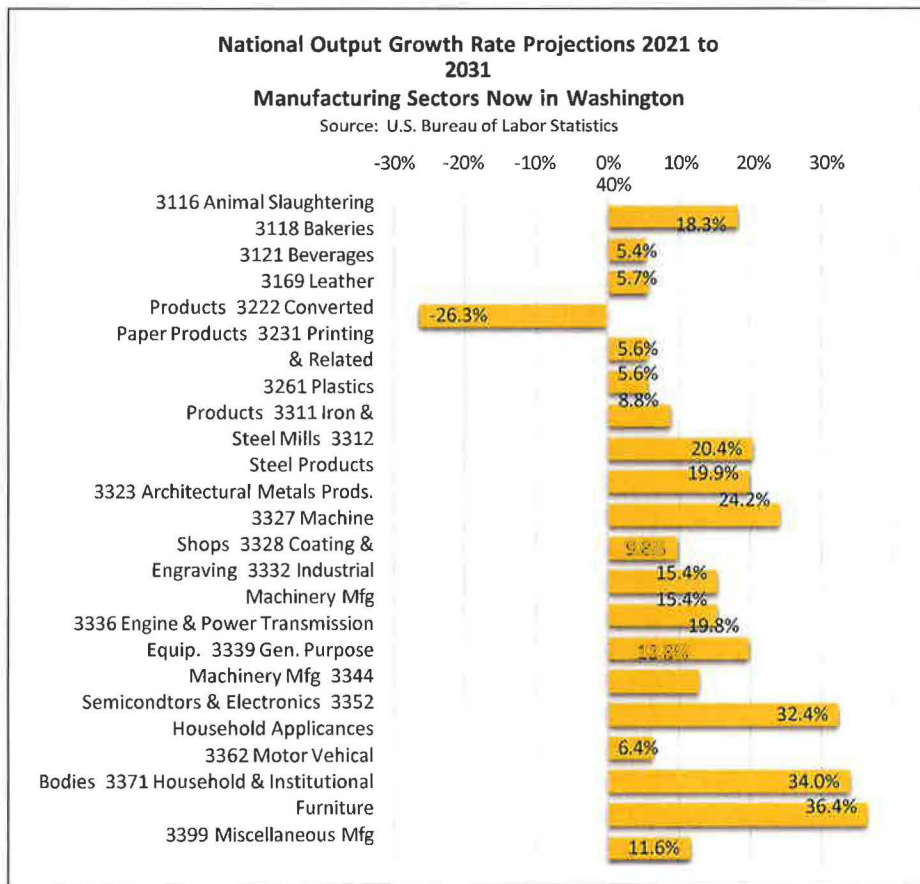


approach. This also ignores other possible growth measures, but MERIC does not consider other projection metrics.

The second option does much the same but considers only the national job projections. In this case, ten of the 20 manufacturing sectors presently in Washington exhibit positive national job growth in the next decade.

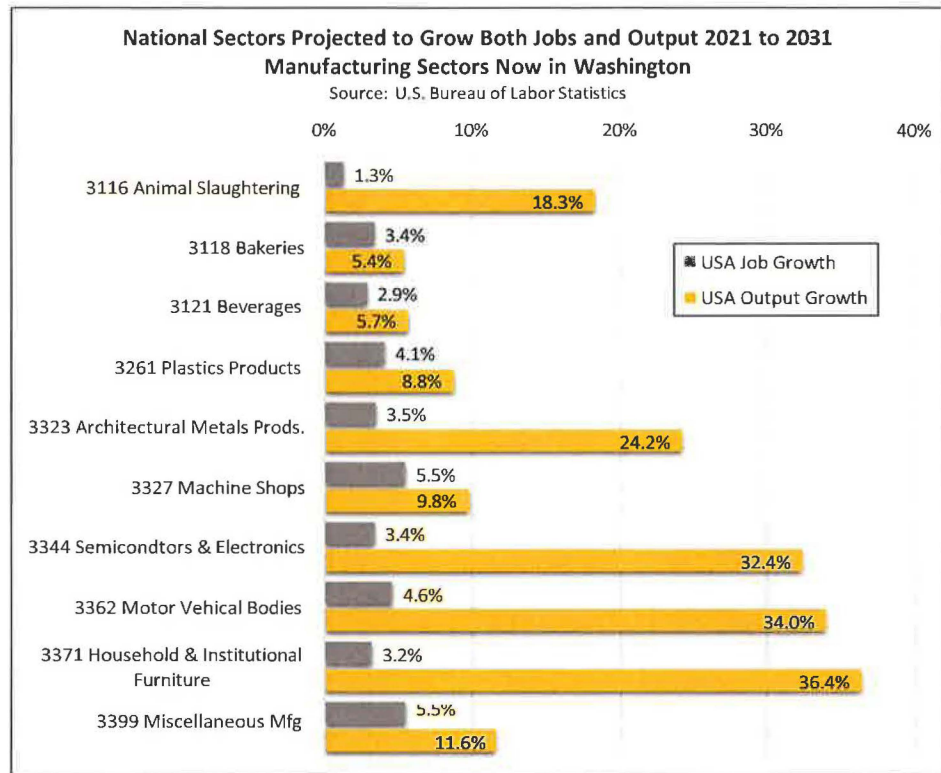
That said, while ten subsectors have positive projected growth, all but two of them would have job growth rates below the overall national average growth rate of 5.3 per- cent over ten years. Still, all ten would have positive growth rates—unlike their major sector of manufacturing as a whole where jobs would decline by 1.1 percent.

A third approach to determining targets for Washington is to con- sider those sectors that are already in the city where national output growth (higher productivity) would be positive. In this case, all but one of the existing manufacturing sectors in Washington qualify. These 19 sectors anticipate output growth even though nine of them would have com mensurate jobs decreases.



A fourth approach combines the second and third by selecting only those sectors that demonstrate growth in both jobs and output at the national level.

These ten sectors are shown on the graph to the right. If businesses in these sectors can expand in Washington or more such businesses can be attracted (a “cluster” effect), Washington could experience the maximum possible growth without adding more sectors. The latter idea, of course, is both heartening and limiting. It would bolster the subsectors already proven in Washington but would limit growth to just them.



Thus, a more comprehensive economic development approach would expand the above graph to include more manufacturing sectors with projected national growth in both jobs and productivity.

That graph is on the next page. It includes 21 *additional* manufacturing sectors—that is, excluding the ten shown above which are already present in Washington. Those shown on the next graph are not now found in Washington. The graph combines positive growth rates for employment in the nation between 2021 and 2031 with positive growth rates projected for output.

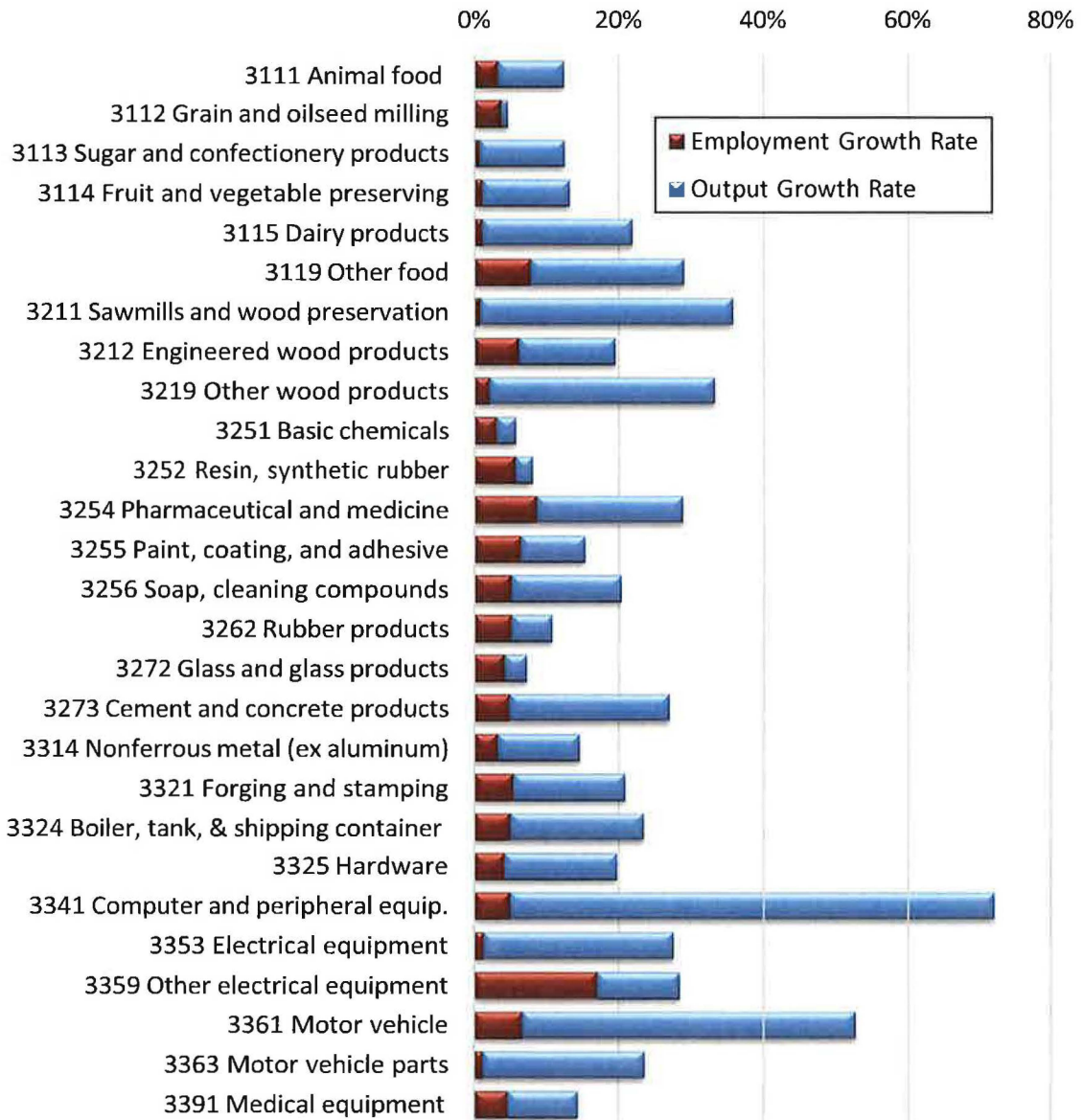
That said, there are 36 additional four-digit manufacturing sectors included in the BLS projections. Only two of those have negative growth rate projections for both jobs and output (*tobacco manufacturing* and *magnetic optical media*). Generally speaking, output and productivity will advance in almost all manufacturing sectors. Of the other 34 sectors, only one has negative output growth (of just -0.2 percent) combined with positive job growth (*other chemical products manufacturing*). The remaining 33 sectors all project negative job growth but positive productivity growth.

This latter observation prompts the oft-asked question, “What is an advanced manufacturing company?” The best answer is that *all* manufacturing companies in the U.S. are “advanced” or they aren’t in business. Productivity through technology and related “advances” in processing, management, etc., have been improving manufacturing output for several decades. But this has come at the cost of fewer jobs, though higher productivity per job (from not only technology but also training and experience) has improved the wages and salaries of most manufacturing workers. There just aren’t as many of those workers as in the past.



**U.S. National Manufacturing Sectors Projected to Grow Jobs and Output, 2021 to 2031 (Excluding Such Sectors Now in Washington)**

(Sum of Growth Rates) Source: U.S. Bureau of Labor Statistics



## BUSINESS ESTABLISHMENTS AND EMPLOYMENT DATA

The City of Washington provided a list of “economic establishments” in the city according to its latest records, most of which date to 2021. This list includes business names but also non-businesses like churches, schools, and city government, all of which employ people.

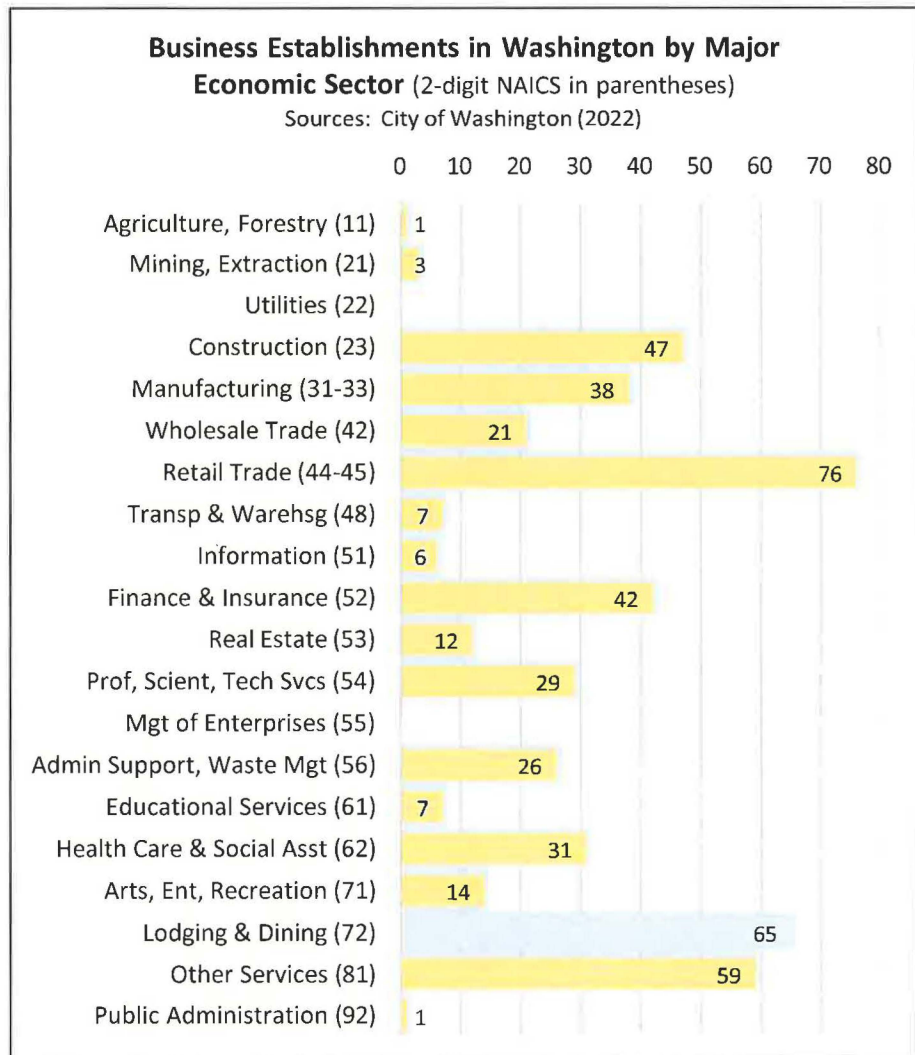
### NUMBERS AND TYPES OF ESTABLISHMENTS

The list also includes estimates of employees for each establishment and a brief description of “type of business.” The type of business was then used by the Community Planning Lab to assign a 4-digit NAICS (North American Industrial Classification System) code.

The business list further contains most of the establishment’s web sites, which were often useful in better determining the type of business for the most appropriate NAICS code.

NAICS codes were then abbreviated to their first two digits, which signify the major economic sector of that business. For instance, an aerospace equipment firm would have a 4-digit code of 3336 while a machine shop would have a code of 3327. Both of these are in manufacturing. . . or code 33 (manufacturing actually covers three 2-digit codes, 31 to 33). They are distinguished in code 33 by their additional two code numbers in the database (which can extend to as many as eight digits but too little is known about each firm from the provided list to rationally extend beyond four digits).

Using the city’s records, there are 475 “economic establishments” in Washington in the major economic sectors shown to the right. No establishments were identified in the utilities and management of enterprises sectors.



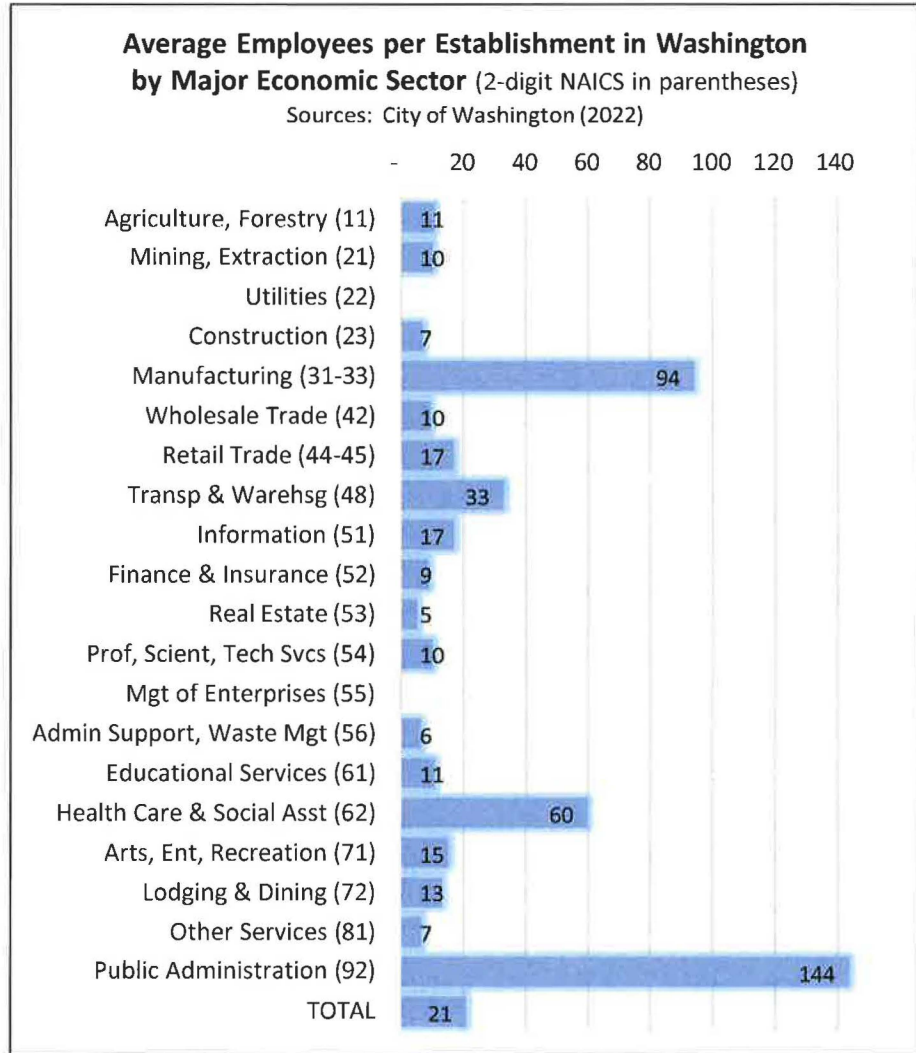
Retail trade businesses lead the pace with 76, or 16% of all establishments. Lodging and dining makes up 13% with 65 businesses, and other private services total 59 or 12%. Construction also offers a relatively large number of firms, which is consistent with growth taking place in Washington and Franklin County. The 38 manufacturing firms might not seem like much, but they employ a great many people!

**THE CITY’S ESTIMATE OF PEOPLE EMPLOYED IN WASHINGTON**

Again, using the city records, the average establishment has 21 employees. The city’s list indicates a total of 10,229 employees among the 485 establishments.<sup>12</sup>

Average employment is dominated by the government sector. In this case, the sole government establishment is the City of Washington with 144 employees. This is followed by the 38 manufacturing firms on the list who employ 3,582 people, an impressive average of just over 94 per firm.

The third largest average is in health care and social assistance with 60 employees per 31 establishments, with a total of 1,855 total employees. Health care and social assistance is dominated by Mercy Hospital which claims almost 81% of this sector’s employees.



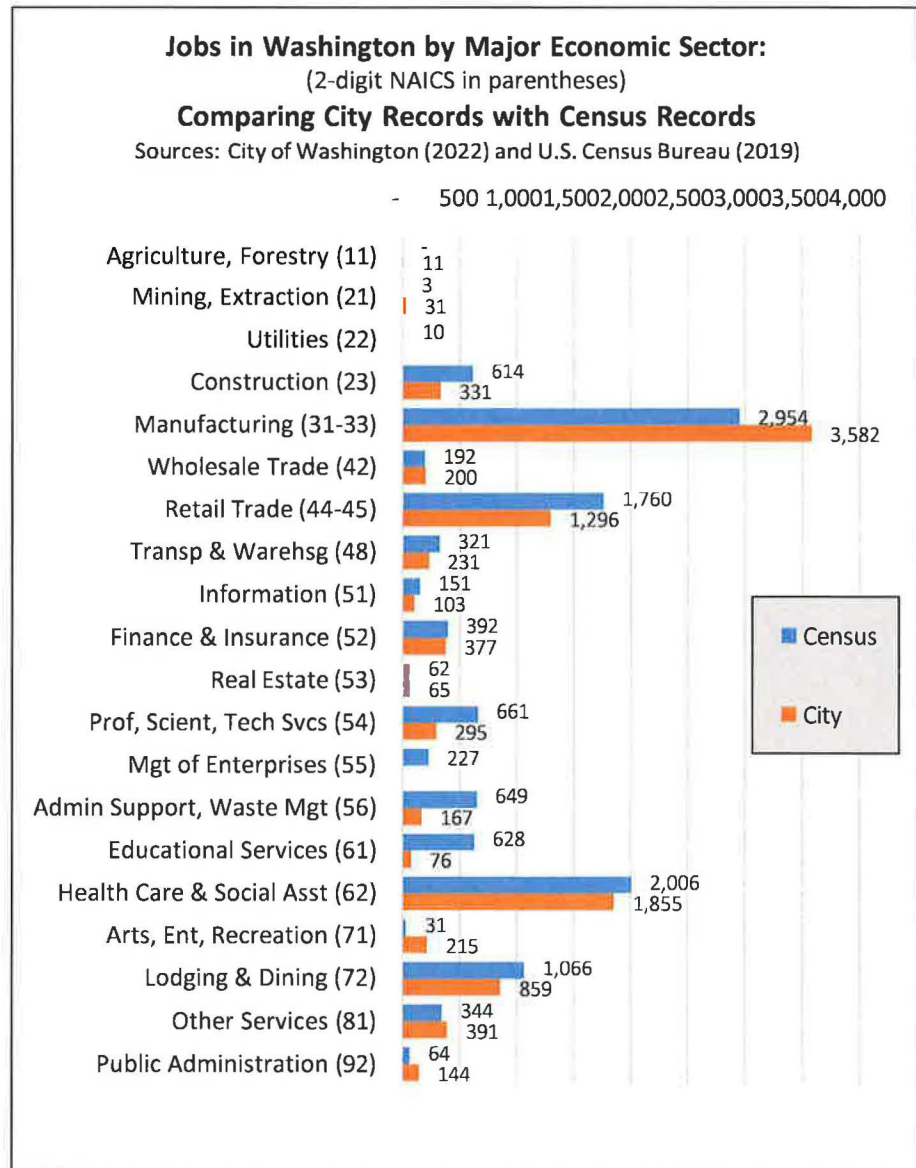
<sup>12</sup> 50 of the entries did not have an employee estimate, and one or two included ranges (e.g., 30 to 50). The Community Planning Lab filled in the empty spaces with separate estimates mostly consisting of the average of other businesses in the same business type category. Those with ranges were converted to the midpoint of the range. Thus, just over ten percent of the establishments were given employee estimates by the Community Planning Lab. But these estimates make up just 216 of the overall total of 10,229 employees, or 2.1% of the total. The CPL’s estimated jobs are in red on the accompanying spreadsheet.



Note that the retail trade sector, with the largest number of establishments and the third highest number of employees, has a relatively low average number of employees at 17, just below the overall city average. The notable exception to this average is Walmart with over 400 employees, which sharply skews the average. Without Walmart, the average retailer in Washington employs 11½ people.

### Comparing the City's List with the U.S. Census

The U.S. Census Bureau publishes independent estimates of employees by sector within cities, though the latest available data are for calendar year 2019.<sup>13</sup> A comparison of the Census estimates with the city's list is shown on this graph. Not shown on the graph is that the 2019 estimates for Washington indicate 12,135 total jobs in Washington while the city's latest estimate is 10,229 (with adjustments as noted). This appears to suggest a decline in jobs in the city over a couple of years (again, the city's data is almost all from 2021), and this may actually be the case. Explaining it could readily be the economic effects of the Covid-19 pandemic. The American economy only just (July 2022) recovered the number of jobs lost at the beginning of the pandemic period, so Washington may be lagging, and/or the city's data may not be fully current.



There may also be certain inconsistencies in the measurement techniques and information sources between the Census and city data.

These inconsistencies are more pronounced within economic sectors, as illustrated above. For instance, the city's data show about 600 more jobs in manufacturing than the Census data, but the city shows

<sup>13</sup> This is the Longitudinal Employer–Household Dynamics (LEHD) “On-the-Map” series begun in 2002.

about 460 fewer retail trade jobs than recorded by the Census. As it turned out during the pandemic, retail kinds of jobs in America declined a lot more rapidly than manufacturing, and have recovered more slowly, so the relatively recent city data may truly be more representative of current conditions than the 2019 data from the Census.

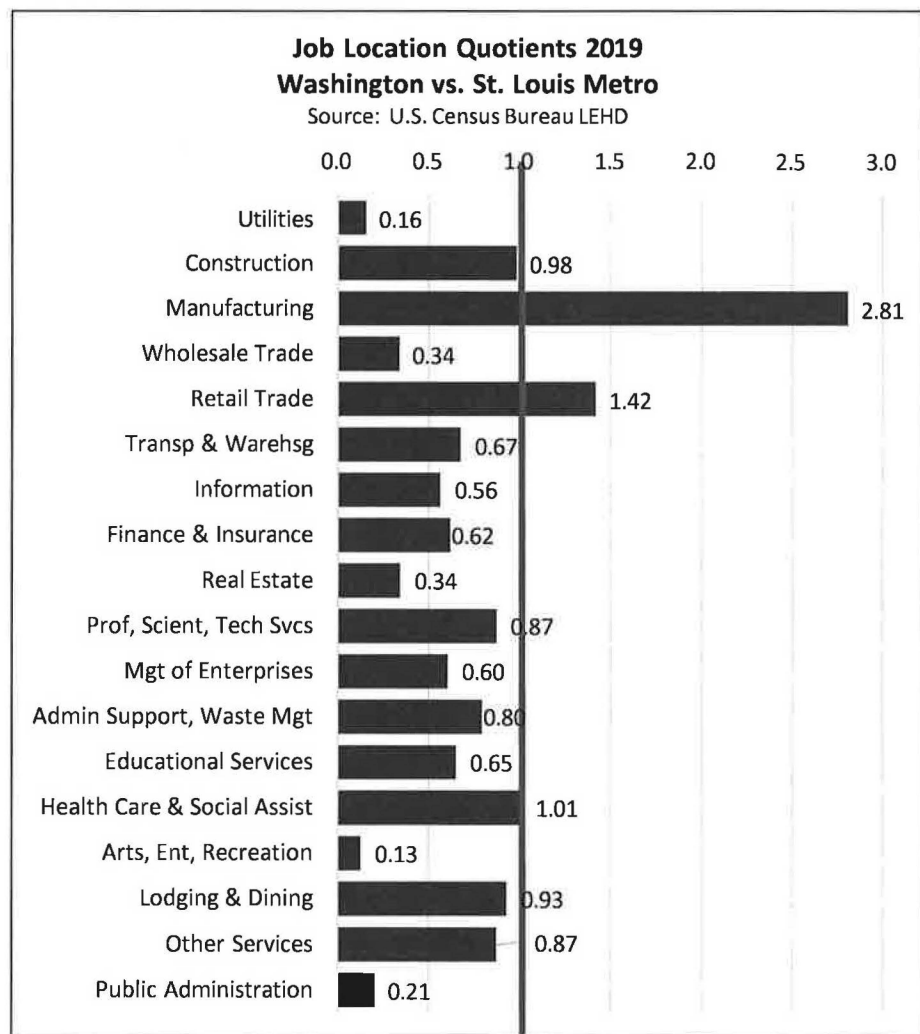
Many of these differences might also be the result of inconsistencies with the assignment of NAICS codes. Typically, businesses themselves choose a dominant code (a business can have more than one in a diverse production environment), which may be different than the codes assigned by SLU's Community Planning Lab.

All-in-all, though, the figures are sufficiently close to essentially confirm the city's inventory.

**Employment Location Quotients Using Census Data**

This graph compares the percentages of jobs by sector in Washington to the same sectors in the St. Louis metropolitan area using the LEHD On-the-Map data from 2019—illustrative but perhaps out of date. Location quotients greater than 1.0 mean that Washington has a larger share of jobs in that sector than does the metro area. Such sectors are typically considered economic strengths for the city, but very large LQs can also indicate vulnerabilities if those sectors suffer sharp recessions in the region or nation.

Manufacturing is clearly a strength of Washington within the metropolitan economy. A location quotient of 2.81 is a substantial indicator of the important role that Washington plays in the manu-



facturing sector of the region. But it also suggests an above average risk if the national or regional manufacturing sector declines for some reason. The city also has a healthy LQ in retail trade; this is almost certainly attributable to the city's amount of retail businesses serving a subregion much larger than the city itself.

Notably, all the other employment location quotients, except health care, are below 1.0, indicating varying degrees of “dependence” on the rest of the metro area for support. This does not mean that the manufacturing sector should be encouraged to shrink, however. Instead, using the manufacturing sector as a catalyst to attract more population, more workers, and a wide variety of additional businesses might be in order.

The health care sector is effectively at par with the metro area, meaning that Washington is adequately supporting itself but not necessarily serving a much larger population.

## IMPORTANCE OF LABOR FORCE FROM ADJACENT COUNTIES

Using the U.S. Census Bureau’s “On the Map” data series, there were 11,834 people employed in Washington in 2020, the latest year in the data series that began in 2002.<sup>14</sup>

As shown on the following chart, total jobs in Washington increased from 9,731 in 2002 to 11,834 in 2020, an erratic growth rate of just under 22 percent through 2020, but a substantial (4.6%) one-year decline from 2019.<sup>15</sup> Meanwhile, the rest of Franklin County (outside of Washington) added just 3.1 percent more jobs from 2002 to 2020 (but down 4.7% 2019-2020), causing the county-wide 2002-2020 growth to be about 8.4 percent.

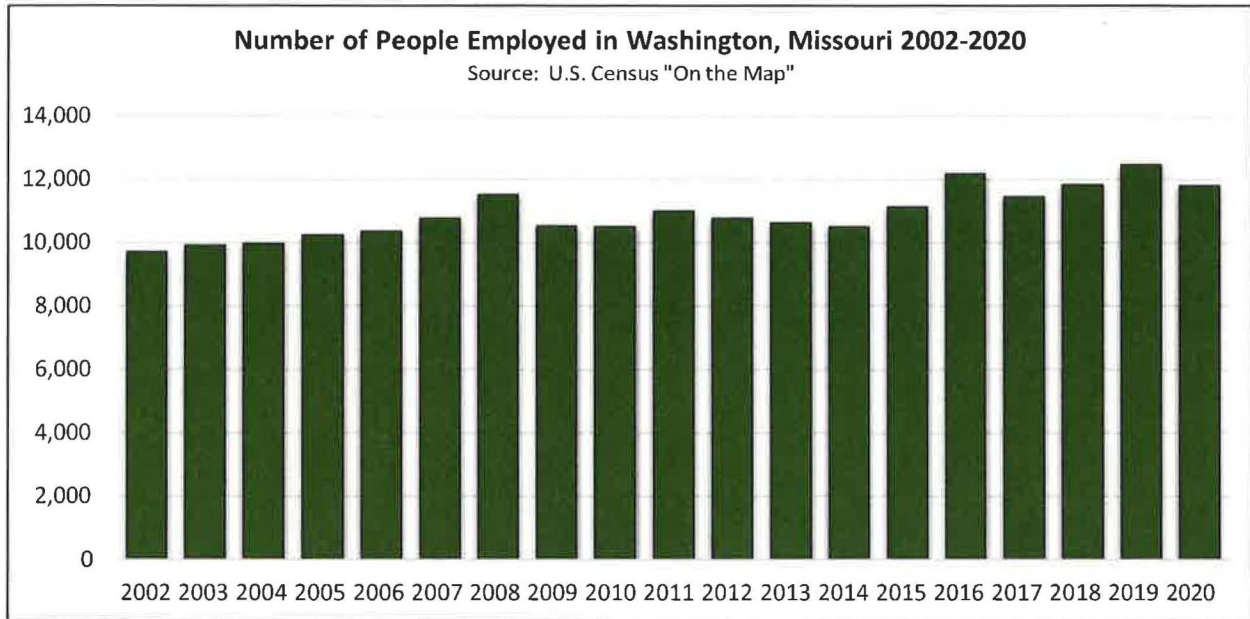
Washington is clearly doing much better as an attractor of jobs relative to the county, having captured almost three quarters of the net additional jobs in the county between 2002 and 2020. While there have been ups and downs in the number of jobs over that period, the 2019 jobs were the highest number recorded in the city though, as noted, this dropped in 2020 (as it did virtually everywhere).<sup>16</sup>

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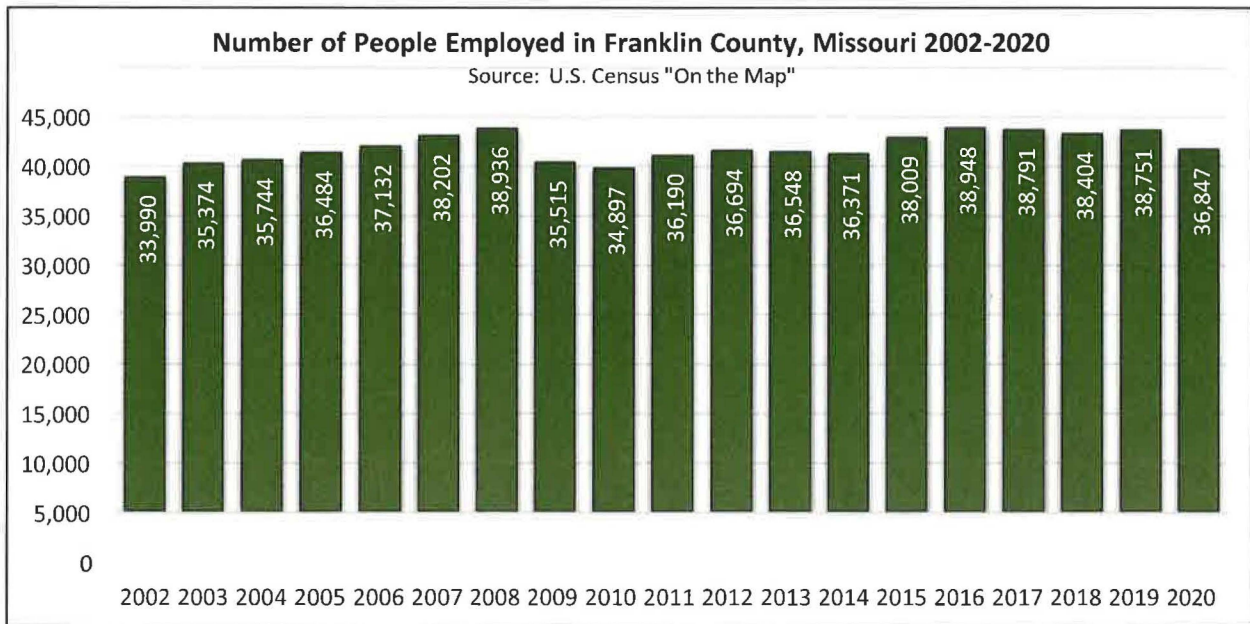
<sup>14</sup> Prior to 2002, there were no reliable employment counts for sub-county areas like cities. Since then, the Census Bureau and other federal agencies match addresses of workers to the addresses of their employers to estimate how many jobs are within sub-county areas as well as identifying where those workers live, among other data items. The data, however, are limited to the ability to match addresses and this limitation means that the numbers provided by the On the Map series are almost always undercounted. This memo focuses on percentages of various sorts calculated with the On the Map data. The percentages and related ratios should be more reliable in tracking trends than the actual numbers. Far more reliable employment statistics remain at the county-level and above, but On the Map enables analysts to study city-level economic dynamics in ways not possible before.

<sup>15</sup> The year 2020 was an awkward year for counting employment based on where people worked and where they lived, which is the basis of the On the Map data series. The Covid 19 pandemic gripped the world in March of 2020 and pushed many people either out of work or to their homes or other remote places to conduct their work. Job counts certainly declined almost universally, but the accuracy of matching home-to-work locations might also have suffered.

<sup>16</sup> A separate database on employment maintained by the U.S. Bureau of Economic Analysis at the county level only (i.e., not at the city level) shows net job gains for Franklin County in 2021 over 2020. City level data is not yet available for 2021. An implication is that Washington jobs also grew from 2020 to 2021.



Jobs in Franklin County have also experienced something of a roller coaster ride with a result that the county (including all of the incorporated cities) had 8.4 percent more jobs in 2020 than in 2002. Washington grew more quickly and, in 2020, had 32.1 percent of the county's jobs, up from 28.6 percent in 2002.<sup>17</sup>



<sup>17</sup> Strictly county-level employment data from the U.S. Bureau of Economic Analysis (BEA) counted 53,773 jobs in Franklin County in 2020, some 16,926 higher than the 36,847 jobs tracked by On the Map. On the Map, therefore, accounted for only 68.5 percent of actual jobs in the county. In 2002, On the Map's numbers were 72.1 percent of the BEA numbers.)



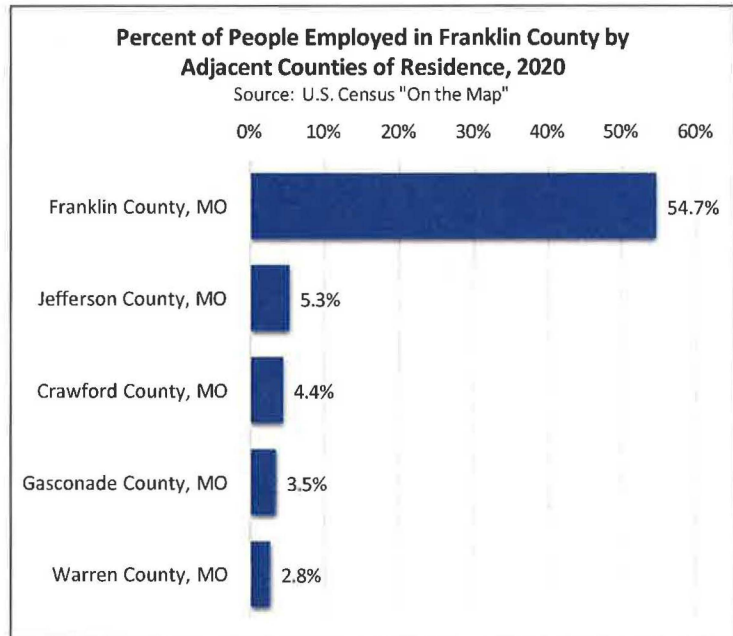
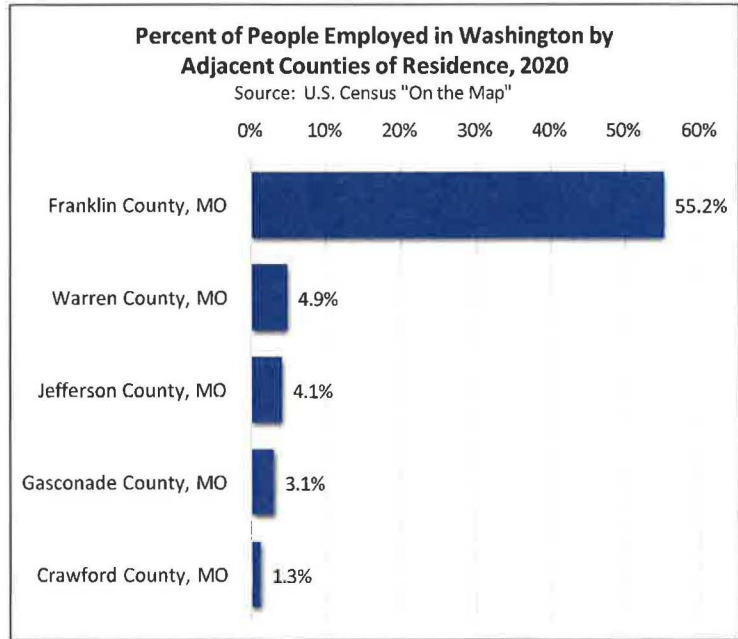
## WORKERS FROM ADJACENT COUNTIES

In 2020, well over half (55.2%) of the people employed in the city of Washington were residents of Franklin County. But only 17.2 percent were residents of Washington itself; the rest lived in other Franklin County locations. Among the counties adjacent to Franklin, Warren County was home to 4.9 percent of people employed in Washington, 4.1 percent lived in Jefferson County, 3.1 percent in Gasconade County, and 1.3 percent in Crawford County.

Franklin County was also the dominant home of people employed throughout Franklin County in 2020, not surprisingly. Again, over half (54.7%) of the workers in the county also lived in the county in 2020.

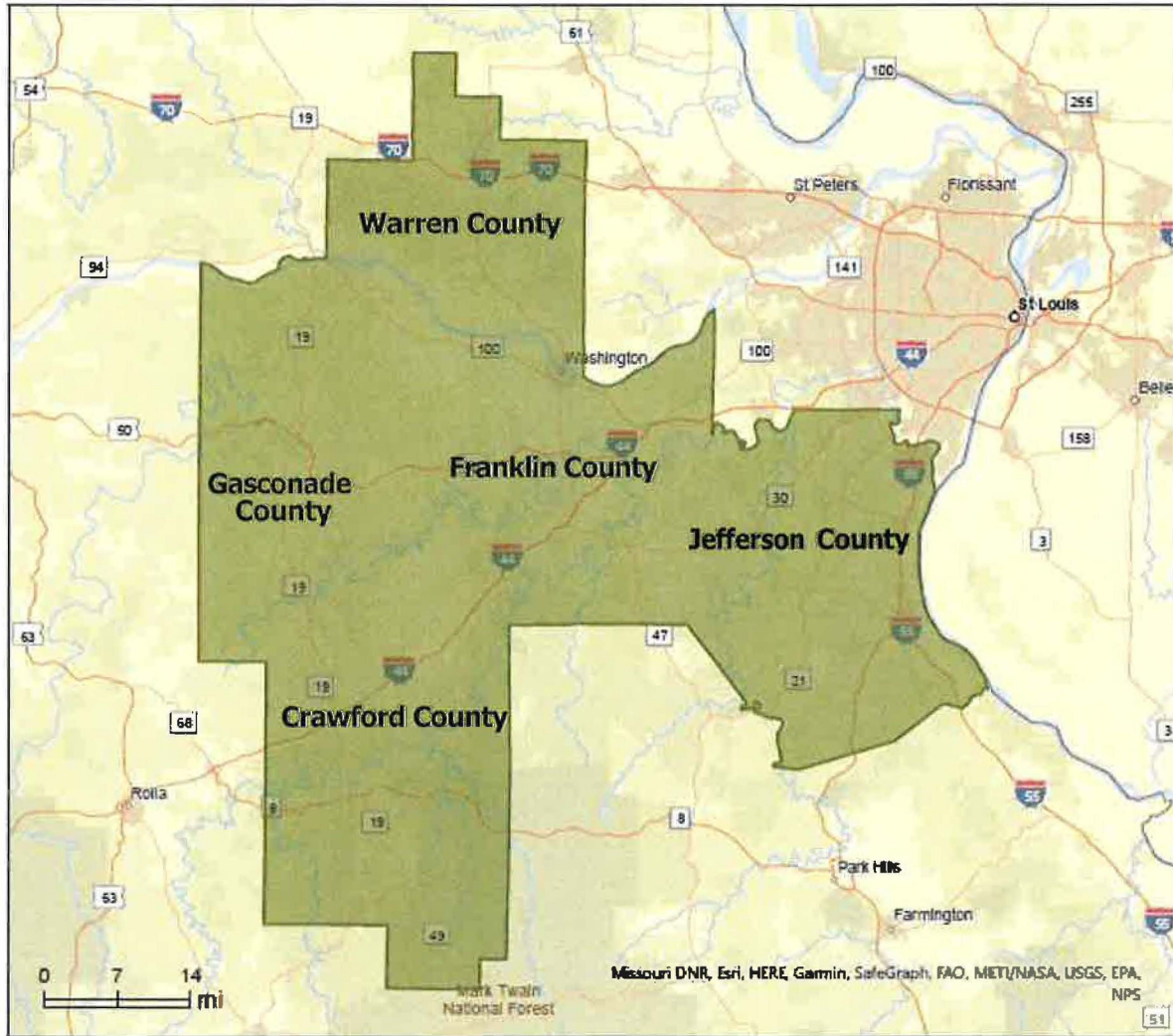
Jefferson County was home to 5.3 percent of Franklin County workers, Crawford County 4.4 percent, Gasconade County 3.5 percent, and Warren County was home to 2.8 percent of the people employed in Franklin County.

But potential contradictions arise from a separate source of commuting information, even though it is also from the U.S. Census Bureau, as shown on the middle graph on this page. The source is the county-to-county commuter flows from the American Community Survey (ACS) showing annualized amounts for the five-year period of 2011 to 2015.



# Map of Five-County Labor Force Area of Washington, Missouri

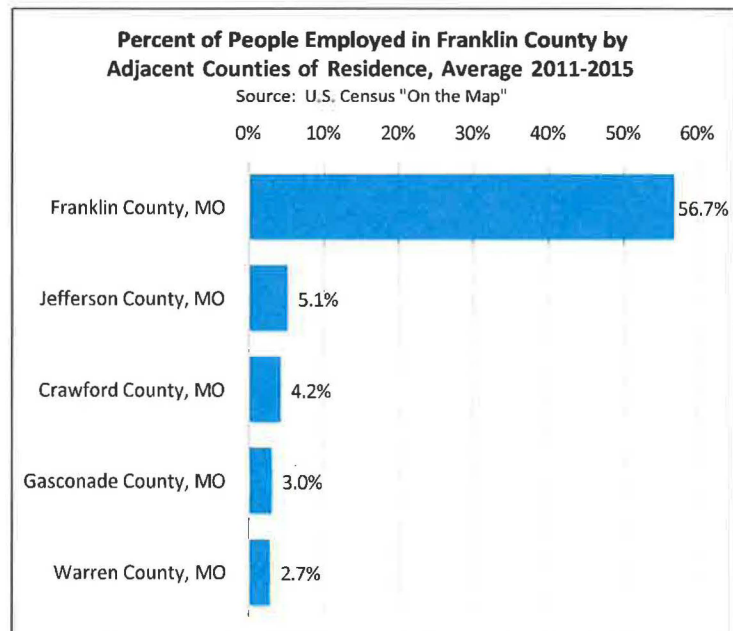
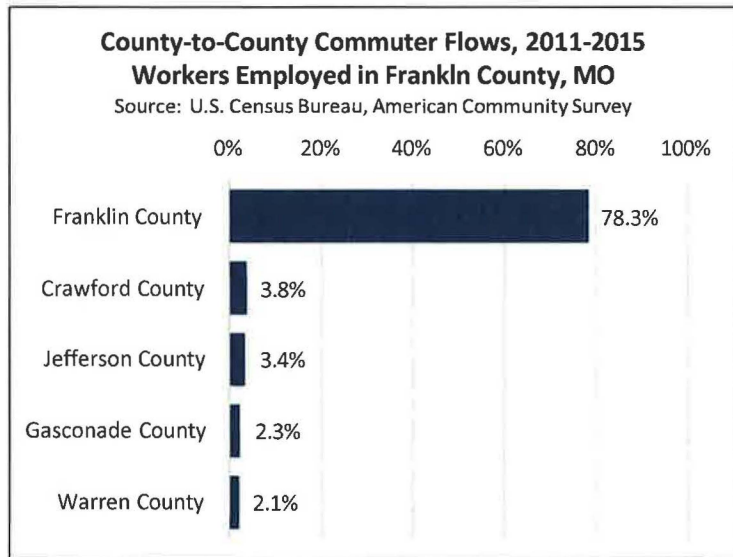
Source of Map: Esri Business Analyst



This shows that over three quarters of the people employed in Franklin County originated their commutes from inside Franklin County, well over 20 percentage points higher than documents by the On the Map data series, above.

For the four selected counties outside of Franklin County, the share of commuters to jobs in Franklin County sums to 11.6 percent, while the sum from the previous charts is 13.9 percent.

Of course, the first two graphs represent different time periods: 2020 vs. an average of 2011 to 2015. The bottom graph, therefore, returns to the On the Map data (same as top graph) but averages the years 2011 through 2015. Again, however, On the Map displays a much lower share of Franklin County workers living in Franklin County (56.7%) than those show on the middle graph.



## SHARES OF WASHINGTON WORKFORCE BY SELECTED COUNTIES 2002–2020

While Franklin County was home to 55.2 percent of Washington’s workers in 2020, this was well down from almost three quarters (74.6%) in 2002.<sup>18</sup> There has been a steady decline in the share of people working in Washington who actually live in Franklin County. As the city’s workforce has grown, so apparently has the importance of other counties in providing workers for the city’s employers.



A key question at the moment is the share of workers employed in Washington that live in Warren, Jefferson, Gasconade, and Crawford Counties.

- Warren County supplied 3.5 percent of the city’s workers in 2002, increased that share to as high as 5.5 percent in 2010, but began losing share to where Warren County was home to 4.9 percent of Washington’s workers in 2020.
- Jefferson County was home to 1.9 percent of Washington’s workers in 2002 and increased its share steadily to 4.1 percent of the city’s workers in 2020.
- Gasconade County supplied just 2.0 percent of Washington’s workers in 2002, increased to 4.1 percent by 2007, then decreased to 3.1 percent by 2020.
- Crawford County supplied less than one percent (0.8%) of the city’s workers in 2002, reached 1.5 percent in 2011, then fell to 1.3 percent in 2020.

Again, these trends seem to be indicators that the workforce in the city of Washington has increasingly found more diverse places to reside over time.

<sup>18</sup> Intriguingly, this is a percentage quite similar to the county-to-county commuting share of 78.3 percent for the period of 2011 to 2015. Are they comparable?

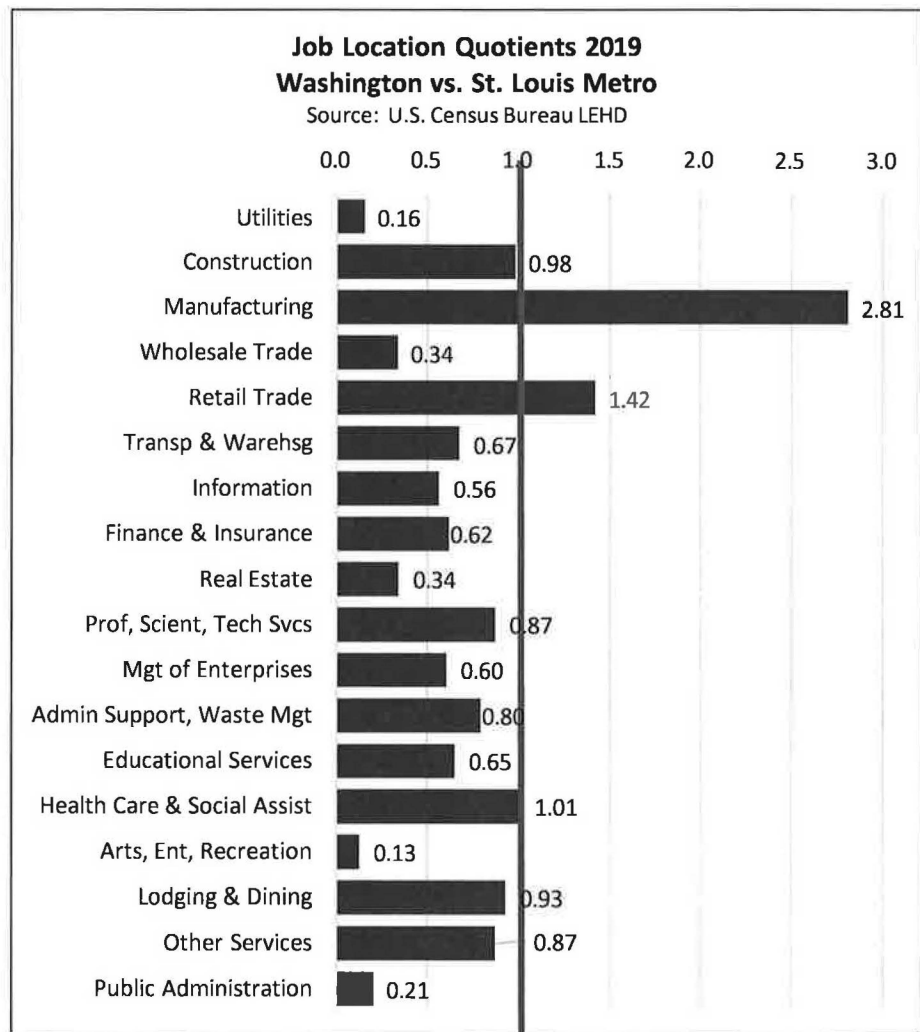
## JOB PROJECTION SCENARIO, 2020 TO 2030

The U.S. Bureau of Labor Statistics publishes bi-annual employment projections by major economic sector for the United States. The latest available projections are for the period 2020 to 2030. Missouri, like the other states, uses those projections to forecast jobs by sector for the state and ten regions of the state. There is always a time lag between the U.S. projections and the state projections, but the Missouri Economic Research and Information Center (MERIC, which is part of the Missouri Department of Economic Development) published its 2030 projections in late July 2022. One of the regions of Missouri for which projections are made is called “St. Louis.” The St. Louis region is made up of five counties: Franklin, Jefferson, St. Charles, St. Louis, and the City of St. Louis. This interim report provides background on where Washington fits within the trends and projections.

## WASHINGTON’S RELATIVE STRENGTHS IN EMPLOYMENT, 2019

First, what are Washington’s employment strengths? This graph compares the percentages of jobs by sector in Washington to the same sectors in the St. Louis metropolitan area using the LEHD On-the-Map data from 2019.<sup>19</sup> The data are illustrative even though out of date. Jobs in the year 2020 were severely impacted by the Covid-19, with some recovery during 2021. But neither year should be considered typical. So reference to 2019 has relevance as a better standard.

Location quotients greater than 1.0 on the graph mean that Washington had a larger share of jobs in that sector than did the metro area. Such sectors are characteristically considered



<sup>19</sup> The Longitudinal Employer–Household Dynamics (LEHD) “On-the-Map” series began in 2002 and the latest data available for places in the United States is for calendar year 2019.

economic strengths for the city, but very large LQs can also indicate vulnerabilities if those sectors suffer sharp recessions in the region or nation.

Manufacturing is clearly a strength of Washington within the metropolitan economy. A location quotient of 2.81 is a substantial indicator of the important role that Washington plays in the manufacturing sector of the region. But it also suggests an above average risk if the national or regional manufacturing sector declines for some reason. The city also has a healthy LQ in retail trade; this is almost certainly attributable to the city's amount of retail businesses serving a subregion much larger than the city itself.

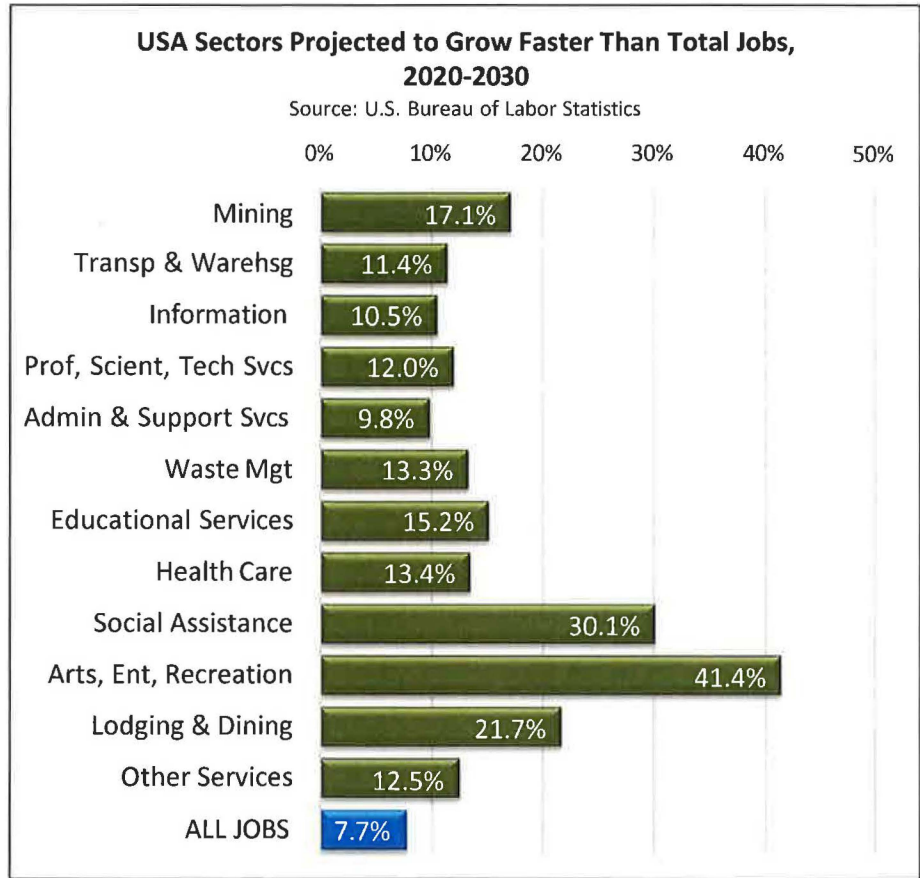
Notably, all the other employment location quotients, except health care, are below 1.0, indicating varying degrees of "dependence" on the rest of the metro area for support. This does not mean that the manufacturing sector should be encouraged to shrink, however. Instead, using the manufacturing sector as a catalyst to attract more population, more workers, and a wide variety of additional businesses might be in order.

The health care sector is effectively at par with the metro area, meaning that Washington is adequately supporting itself but not necessarily serving a much larger population.

#### **UNITED STATES PROJECTIONS TO 2030**

The U.S. economy added 11,607,100 jobs between 2010 and 2020 for a ten-year growth rate of 8.2 percent. The U.S. Bureau of Labor Statistics (BLS) projects that the economy will add another 11,879,900 jobs between 2020 and 2030. This is slightly more jobs than the previous decade, but at a slower ten-year rate of 7.7 percent. By 2030, the U.S. economy should have about 165,413,700 jobs, up from 141,926,700 in 2010.

But growth rates will be uneven among the major economic sectors. The graph to the right shows the growth rates of sectors that are projected to add jobs more quickly than the national average of 7.7 percent between 2020 and 2030. Twelve of the 22 sectors would grow above 7.7 percent. Most notably, the arts, entertainment, and recreation sector is projected to add 41.4 percent more jobs, followed by the social assistance sector at 30.1 percent. The slowest growth rate among these sectors would be in administrative and support services at 9.8 percent. Still, this would be above the national average.

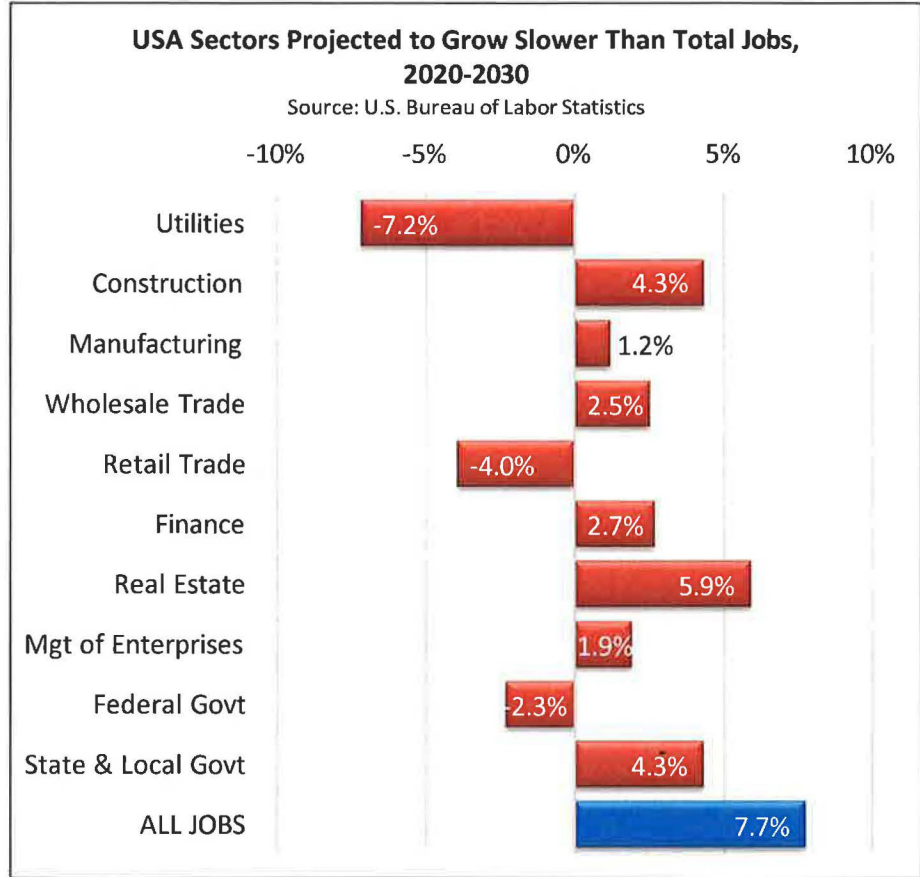


The other ten major sectors, shown on the next page, would grow more slowly than the 7.7 percent overall average between 2020 and 2030. In fact, three of them are projected to shrink in size. The utilities sector would have 7.2 percent fewer jobs after ten years, retail trade 4.0 percent fewer, and the federal government 2.3 percent fewer.

Manufacturing, a clear strength in Washington, Missouri, would add just 1.2 percent more jobs while the fastest growing sector in these below-average sectors would be real estate at 5.9 percent.

Thus, the top two employment sectors in

Washington—manufacturing and retailing—would either grow very slowly in the overall U.S. economy or would shrink. The third strongest sector in Washington, health care and social assistance, is expected to grow rather impressively. While the local (LEHD) data does not separate health care from social assistance, the combined national growth rate for these two sectors is 16.8 percent. The health care sector in the U.S. is much larger than its sister social assistance sector, but social assistance is projected to increase from 18.1 of the combine sectors in 2010 to 22.2 percent in 2030.





## SWOT ANALYSIS OF THE WASHINGTON ECONOMY

### STRENGTHS

- Net population growth taking place
- Net job growth taking place
- High quality of life in exurban St. Louis
- Good quality labor force from multiple counties
- Ample and well-managed industrial parks
- Highly respected manufacturing firms in preferred exurban locations
  - Well separated from most of the rest of the city's activities to minimize conflicts
  - Strong tax base to support community services
- Well-located and well-served by wifi for remote workers (work-from-home)
- Out-commuters earning relatively high wages and salaries to be spent in Washington
- Expanding lodging economic sector to accommodate both business and tourism visitors
- Net positive retail center serving markets well beyond the city's boundaries
- New Missouri Highway 47 bridge to the north
- Good high-speed access to Interstate 44
- Serviceable regional airport
- Well-managed city government and active citizenry

### WEAKNESSES

- Distance from urban/suburban center of metropolitan area where “density-based” amenities are found (e.g., cultural institutions, major sporting leagues, diverse retailing and dining options)
- Lengthy labor force commutes from adjacent counties (and beyond)
- Shortage of housing where prices/rents better match local labor force wages and income
- Decreasing manufacturing jobs per manufacturing establishment
- Lack of diverse options for high-speed access to interstate highways (south to I-44, north to I-70)
- Shortage of labor force relative to pace of business growth
- Out-commuters earning higher wages than local jobs

### OPPORTUNITIES

- More “brain power” jobs in light of quality of life and well-educated population
- More manufacturing establishments with U.S. policies toward on-shoring
- A technical and vocational training institution to support manufacturing and logistics
- Additional road access to interstate highways

- More tourism to take advantage of historic downtown and Missouri Riverfront with need to balance the needs and desires

## THREATS

- Retail abundance in the city of Union closer to Interstate 44
- Sharp decline in national population/workforce growth rates, reducing the future number of people and workers who can be attracted to greater St. Louis and Washington
- Gentrification resulting from higher-educated, higher income households
  - Impact on housing costs
  - Compatibility with manufacturing sector
  - Impact on identity of Washington
- Conversion of downtown Washington into a tourism haven at the expense of local residents

## STRATEGIC DIRECTION AND ACTION PLAN FOR RESILIENCY

### **Strategy 1 – Continue the City’s annual business retention and expansion program.**

1. Personally meet with large employers, regardless of industry sector, at least annually with key and consistent questions about hiring needs, investment needs, and so forth. Follow up with requests from the employers where City intervention is rational.
2. Personally meet with smaller employers on an as needed basis when it is learned or rumored that major changes could occur.
3. Continue to partner with Chamber of Commerce in “Salute to Industry” recognition programs and semi-annual Industry Mixers. All businesses/employers in Washington should be encouraged to participate.

### **Strategy 2 – Continue collaboration with Missouri Partnership and Greater St. Louis Inc. to market Washington to new and existing businesses and to the city’s residents, the resident workforce, and members of the workforce who do not live in Washington.**

1. Continue participating in Site Selector visits with Missouri Partnership and Greater St. Louis Inc.
2. Invite and participate in internal critiques of economic development preparedness, usually conducted by outside consultants to remain aware of competitive strengths and weaknesses from outside perspectives. Formats, scheduling, and agendas of such critiques should be consistent with expectations and insights of the Missouri Partnership, Greater St. Louis Inc., and the Missouri Department of Economic Development.
3. Maintain database of Site Selection consultants to keep them informed with various forms of community about and latest relevant information about Washington.

**Strategy 3 – Maintain and routinely update relevant data and maps to be consistently prepared for inquiries and marketing campaigns to attract new businesses and employees.**

1. Educate Site Selectors by using on all print and online marketing techniques such as the City’s website, promotional programs of the Missouri Partnership and Greater St. Louis Inc., and through LOIS (Location One Information System) managed by Global Location Strategies based in Greenville, South Carolina.
2. Continue to participate as a Certified Work Ready Community, thus participating with and assisting educators in directing students and others toward careers aligned with the needs of local businesses and industry sectors.

**Strategy 4 – Target industrial clusters for additional employer and workforce expansion focused on Washington’s strengths and needs toward a goal of added economic diversity and resilience to recessions.**

1. Major economic growth sectors (high job growth and high productivity growth) in the national economy with relevance to Washington’s present economic base are:

- a. Transportation and Warehousing (*builds on strengths in manufacturing*)
- b. Information
- c. Professional, Scientific, and Technical Services
- d. Educational Services
- e. Health Care (*builds on existing strengths as a multi-county health care center*)
- f. Arts and Entertainment (*supports high levels of education and intellectual interests of the existing population and on the tourism industry*)
- g. Lodging and Dining/Drinking Places (*builds on propensity to attract tourists and on the strength of the Downtown economy and its historic attractions*)

*Builds on strengths of the greater St. Louis economy and the skills and education levels of many Washington residents who now commute elsewhere for such jobs*

2. While manufacturing, generally, is not a job-expansion strength in the American economy, many manufacturing sub-sectors will see strong growth in both jobs and productivity, leading to higher profits and higher wages. Eight specific manufacturing sectors are recommended for targeted marketing and attraction in this strategic plan that have both strong national growth projections and are already present in Washington:

- a. Animal Slaughtering (NAICS Code 3116)
- b. Bakery Products (3118)
- c. Beverage Products (3121)
- d. Plastics Products (3261)
- e. Architectural Metals Products (3323)
- f. Machine Shops (3327)
- g. Semiconductors and Electronics (3344)
- h. Household and Institutional Furniture (3371)

3. Other existing manufacturing sectors in Washington should also be targeted because of “clusters” of similar firms and experienced workers already present in the city.

4. While not directly analyzed in this strategic plan, the above lists should be supplemented by targeting business-to-business suppliers of the above sectors and business-to-business customers of

the above sectors. Identification of such opportunities should be explored during annual business retention and expansion visits (Strategy Number 1).

5. Discourage businesses and proposed developments that overburden available utilities and transportation networks.

**Strategy 5 – Continue to market quality of life in promotional materials to site selectors, industries, and future workforce. Crucial topics for marketing include, but may not be limited to:**

1. Proximity within the St. Louis region and the many amenities of the 21<sup>st</sup> most population metro area in the United States.
2. Medical center for Franklin, Warren, Gasconade, and Crawford counties with support for some residents of western Jefferson County.
3. Pro-business growth community including a cooperative City Council and active economic development organizations including Washington Civic industrial Corporation, Chamber of Commerce, 353 Redevelopment Corporation, and Industrial Development Authority.
4. Active, effective, and highly successful historic Downtown Washington, Inc. that continues to foster a “sense of place” through community festivals and historic preservation of the downtown area (e.g., winner of National Great American Main Street Award).
5. Strong reputation in St. Louis area for manufacturing.
6. Heart of Missouri Wine Country.
7. Tourism destination for shopping, dining, festivals, and biking—including access by Amtrak for railroad passengers from St. Louis and Kansas City and a high quality trail network linked to the Katy Trail State Park.

**Strategy 6 – Continue participation in and sponsorship of Connect Washington, the collaboration with Washington’s educational network to ensure students have broad opportunities to explore their career passions and interests through experiences in the city’s businesses and industries prior to graduating.**

1. Continue holding annual industry expositions for industries/students/high schools.
2. Continue field trips with major employers for students.
3. Market existing industries and job opportunities to school counselors, parent-teacher organizations, etc.
4. Expose school counselors to local industries and career opportunities.

**Strategy 7 – Expand Highway 100 to four lanes west to Heidmann Industrial Park and expand Highway 47 to four lanes south to Union and St. Clair.**

1. Environmental assessments are already completed or underway for these projects. Be certain that these are up to date as project proposals move forward.

2. Use the projects as “local projects” for promotion of state funding initiatives for MoDOT (Missouri Department of Transportation).
3. Promote the projects as needed for Franklin County to EWGCOG (East-West Gateway Council of Governments) in the region’s long range transportation plan.

**Strategy 8 – Widen Highway 47 to the north (into Warren County) and reduce flooding exposure on the highway.**

1. Explore a variety of infrastructure improvements that would reduce flooding on Highway 47, including preliminary benefit-cost assessments and a hydraulic study. Benefit and cost impacts should include financial considerations, safer and consistent travel in a growing region, the natural environment, economic development, airport access, access to Katy Trail State Park, and improved quality of life.
2. Form and sustain relationships with overlapping jurisdictions such as Warren County, the School District of Washington, Boonslick Regional Planning Commission, and the Federal Aviation Administration in the pursuit of improvements to traffic flow on Highway 47 north of the city limits of Washington.

**Strategy 9 – Identify future land for industrial development purposes.**

1. Form an active committee that meets periodically to identify the best locations for future industrial parks that are consistent with the 2023-2028 Comprehensive Plan.
2. Consider potential properties during annexation processes.
3. Consider industry clusters for optimum location (see Strategy 4).
4. Increase lot inventory.

**Strategy 10 – Continue to improve Washington Regional Airport in Warren County.**

1. Monitor the current master layout plan to continue availability of federal and state funding.
2. Expand the runway to a minimum of 5,500 feet while widening the runway an additional 25 feet. Goal is to improve the rating of the airport from Class “C” to Class “B.”
3. Continue improving the aesthetics of the terminal and exterior of airport with appropriate landscaping and signage to be attractive and welcoming to all users.

**Strategy 11 – Support continued growth and revitalization for retail, office, and mixed-use developments.**

1. Continue aid in redevelopment areas of the City.
2. Evaluate opportunities for revitalization or renovation of under-achieving retail and office centers in the Highway 100 corridor that might be converted to higher-value mixed-use “villages” of limited but convenience-oriented retailing and dining while including higher density housing that can attract workforce households into the city and closer to jobs.

3. Closely monitor trends and forces in the retailing/dining sectors to better anticipate significant changes in future building and land uses. These are rapidly changing sectors subject to substantial technological innovations, job uncertainty, and financial failure that can enhance or detract from the commercial function and aesthetics of the city. Prepare for public intervention, as necessary, to help the market adapt buildings and land for the betterment of Washington.
4. Assist in financing new and revitalized commercial and mixed-use developments where applicable through use of Community Improvement Districts (CIDs), Transportation Development Districts (TDDs), and Industrial Revenue Bonds IRBs).
5. Require in-depth market studies to demonstrate that proposed commercial developments that seek public incentives will not diminish sales, revenues, or customers at similar business establishments in the city.

**Strategy 12 – Take the economic development strategies “on the road” to demonstrate that Washington is at the forefront of economic growth and innovation and assure that Washington is “top-of-mind” among relevant leader organizations.**

1. Routinely inform and visit state and federal government representatives, legislative leaders, and executive departments.
2. Likewise, inform, visit, and make presentations before regional and state economic organizations such as Greater St. Louis Inc., the Missouri Partnership, the Missouri Chamber of Commerce, Missouri Economic Development Council, labor representatives, and educational institutions.

**Strategy 13 – Create a public relations and marketing program designed to attract private investors and development talent committed both to realizing the strategic plan and, conversely, to resist public and private actions and investments that are not compatible with the plan.**

1. To be most effective, the strategic plan needs to become a community project with wide support and acceptance. This will require a steady “drumbeat” of communication that focuses on the benefits of its realization and on progress toward its realization as it is made.
2. The elements of this effort could include:
  - a. Regular reports to city, county, and state economic development commissions and councils.
  - b. A continually updated and informed web page.
  - c. Progress reports to key local leadership groups and individuals.
  - d. Articles in the local and regional press.
  - e. Direct contact with development organizations with demonstrated talent and track record - locally, regionally, or nationally – whose participation would enhance the quality and scope of the plan’s implementation.
  - f. Creation and reinforcement of a “brand identity” or “tagline” for the Washington economy that can be marketed to elicit premium values and a preferred image throughout the region and nation. Sub-area names may also be important such as downtown, Highway 100, the industrial parks, and so forth.

**EVALUATION** These strategies should be reviewed annually by the City and updated as needed. Measurable goals can be linked to action items attained, ongoing planning processes, associated measures on performance of job creation numbers, goals and objectives of the committee set to review the plan, and GDP income per capita for the community, wages, and measures for evaluating regional impact.

Exhibit A

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ECONOMIC DEVELOPMENT STRATEGIC PLAN

# CITY OF WASHINGTON, MISSOURI

A COMPANION TO THE WASHINGTON COMPREHENSIVE PLAN

AUGUST 2023

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PREPARED FOR

City of Washington

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## SUMMARY BACKGROUND OF THE REGIONAL ECONOMY

Washington has generally performed well as a city with quality of life and economic measures. Reviewing the goals, objectives, and strategies of Washington's 2015 *Economic Development Strategic Plan* suggests that a great many of those policies and ideas remain relevant for the 2023 to 2028 plan. As a start, therefore, the 2015 goals, et al, are the basis for the following strategic actions but the list includes modifications, additions, and deletions based on current and anticipated future economic conditions in the city.

Washington is a job creator for the region. Total jobs in Washington increased from 9,726 in 2002 to 12,135 in 2019, a growth rate of about 25 percent over almost two decades. Meanwhile, the rest of Franklin County added not quite ten percent more jobs, causing the county-wide growth to be about 14 percent. Washington is clearly doing very well as an attractor of jobs relative to the county and local area.

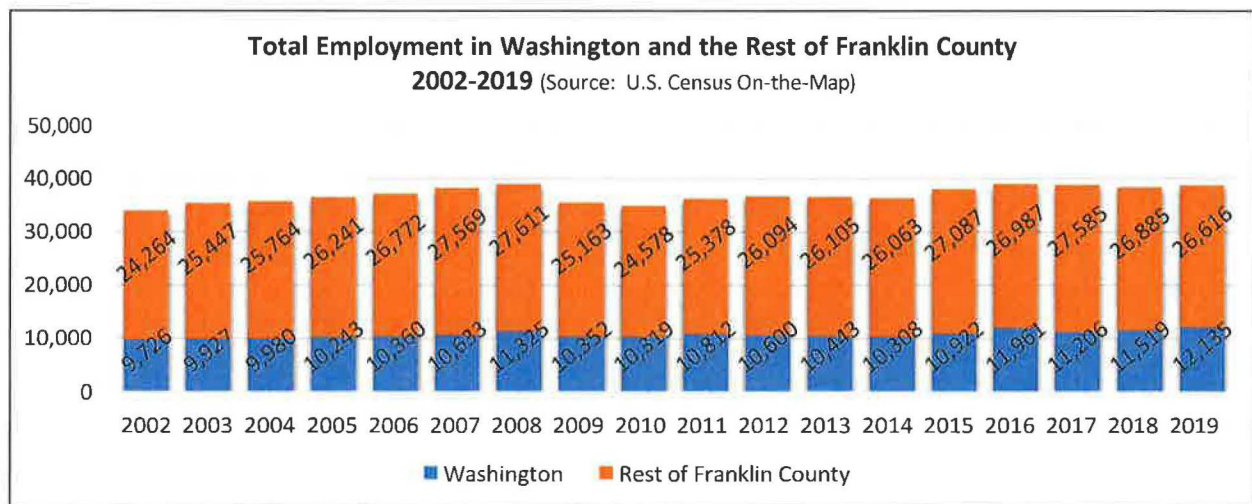
Manufacturing and Health Care are the predominant industry sectors for Washington. The City will look to diversify those job opportunities with supplemental help in the Professional, Scientific, and Technical Services in addition to Lodging, Dining, and Tourism along with Transportation, and Agriculture sectors.

This plan will be a blueprint for growth and direction for the community in the next five years. The City should review these goals and strategies annually and use the data to enhance its comprehensive plan for the future of the community.

## THE ECONOMY DEFINED BY JOBS IN ECONOMIC SECTORS

The greatest detail and greatest accuracy for local area economic profiles is based on county-level statistics throughout the U.S., including groups of counties such as metropolitan areas. This database of the U.S. Department of Commerce’s Bureau of Economic Analysis (BEA) was initiated in 1969. City or municipal-level statistics are available in a less precise but, nevertheless, very useful database initiated nationally in 2002 with data currently available through 2020.<sup>1</sup> This data is helpful in evaluating Washington’s relative position in the metropolitan St. Louis economy.

As shown on the following chart, total jobs in Washington increased from 9,726 in 2002 to 12,135 in 2019, a growth rate of about 25 percent over almost two decades. Meanwhile, the rest of Franklin County added not quite ten percent more jobs, causing the county-wide growth to be about 14 percent. Washington is clearly doing very well as an attractor of jobs relative to the county, having captured roughly half of the net additional jobs in the county between 2002 and 2019.



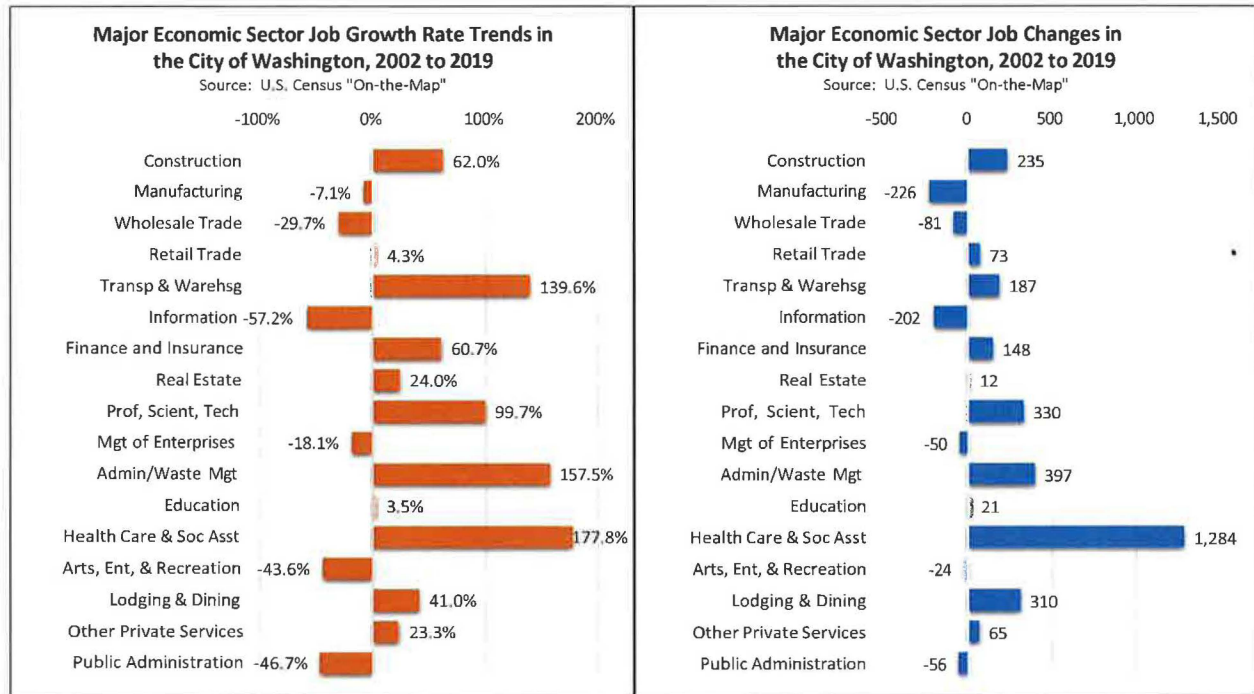
As a result, Washington’s share of jobs in Franklin County increased from 29 percent in 2002 to 31 percent in 2019. This wasn’t a steady trend, however. Washington dropped slightly to 28 percent of the county’s jobs from 2003 to 2007, then climbed gradually to 31 percent.

Manufacturing jobs in Washington, as discussed shortly, are the backbone of the city’s economy, but manufacturing jobs declined in the city between 2002 and 2019 by about seven percent even as the city’s jobs overall increased by 25 percent. The city’s growth and decline trends in the major economic sectors are shown on the next two bar charts.

Obviously, the **Health Care** sector was the fastest growing, adding nearly 1,300 jobs with a growth rate of almost 180 percent between 2002 and 2019. The **Administrative Support/Waste Management**

<sup>1</sup> This latter database, the LEHD (Longitudinal Employer-Household Dynamics) “On-the-Map” series from the U.S. Census Bureau, is based on matching home addresses of workers to the addresses of their employers. Apparently, the unusual behavior of “work-from-home” policies during the Covid-19 pandemic period (very early 2020 to, perhaps, as late as the present time) has strained this statistical address-matching substantially. The nation still awaits meaningful On-the-Map data for the post-pandemic period and even for the pandemic period.

sector was a close second in growth rate (up almost 160 percent) but a more distant second in actual jobs (almost 400). The **Professional, Scientific, and Technical Services** sector added 330 jobs, doubling its numbers. **Lodging and Dining** places (e.g., hotels, restaurants, bars) added 310 jobs (up 41 percent) while Construction added 235 jobs (up 62 percent), **Transportation and Warehousing** added 187 jobs (140 percent), and **Finance and Insurance** added almost 150 jobs (61 percent). In many ways, these net additions have helped to diversify the city’s economy, enabling it to be more resilient to economic downturns and offering more options for the nearby workforce.



But not all is beautiful. The **Information, Wholesale Trade, and Manufacturing** sectors all declined as did—in smaller amounts—**Management of Businesses and Enterprises; Arts, Entertainment, and Recreation; and Public Administration**. In many ways, the last two decades have seen dramatic changes in the composition of the Washington economy based on jobs, which leads to a discussion of how that composition stacks up within the metropolitan economy.

### JOB LOCATION QUOTIENTS

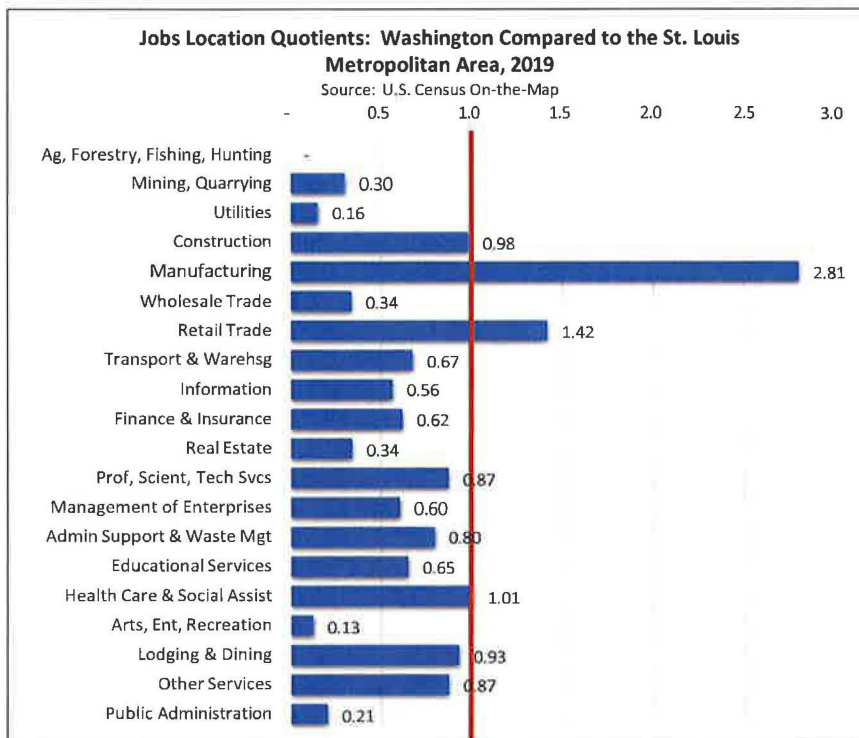
The chart on the next page illustrates employment location quotients (LQs) by major economic sector in Washington. The larger economy against which the city’s LQs are calculated is the St. Louis metropolitan area.<sup>2</sup>

A location quotient compares the percent of jobs in a given economic sector in Washington to the percentage in that sector in the metropolitan area. To illustrate Washington’s relative strengths, its

<sup>2</sup> The St. Louis metro area consists of 15 counties in both Missouri and Illinois, of which Franklin County is one. The St. Louis metro area is the 20<sup>th</sup> largest (of 383) in the United States and has a remarkably diverse economic structure, as is described later. Thus, comparing Washington to the metro area is very instructive as to Washington’s economic role in the larger region and even the nation.

percentage is divided by the metro percentage in each sector. If the percentages are the same, then Washington’s LQ equals 1.0. LQs exceeding 1.0 indicate relative strengths in the local economy (often referred to as net export sectors) while LQs of less than 1.0 are considered support sectors without significant ability to attract “new dollars” into the city. The support sectors are, of course, critically important in sustaining the overall economy, so they should never be discounted.

As the chart shows, Washington’s greatest strength is in the manufacturing sector, which shouldn’t be surprising to most readers. The city has a much higher share of jobs in manufacturing than the region as a whole, even though jobs in manufacturing have declined. The location quotient of 2.81 is quite large and demonstrates that manufacturing is a major reason for economic growth and success in Washington. Of course, this can also make Washington rather vulnerable to, say, downturns in national or international manufacturing sectors. If the profits and employment in Washington’s manufacturers are reduced, a substantially negative impact on the city may result. This is why most economies (even at the city level) strive for more diversity in their location quotients.



Note that retail trade is also important because Washington serves as something of a “shopping center” for a geographic area extending well beyond the city’s boundaries. That is, retail shows off as a net export industry for the city.

The sectors of construction and lodging/dining have LQs almost equal to 1.0, indicating that these have shares of employment almost identical to the shares throughout the metropolitan area. All the other sectors fall further and further below the “1.0 threshold” which gives them less importance in the general strength and diversity of the city’s economy.

Sectors with LQs less than 1.0 can also indicate opportunities for growth. If Washington could attract a larger share of wholesale trade businesses, for example, this would have the dual effect of increasing the city’s value in the regional wholesale trade sector while likely reducing the percentage of jobs in the manufacturing sector. Washington would thus become less “dependent” on manufacturing alone. Instead, it would have more relatively strong sectors,<sup>3</sup> making it less vulnerable in economic downturns in other sectors.

<sup>3</sup> Normally, local economies are compared to the U.S. national economy which is generally assumed to be almost “ideal” regarding distribution of jobs across sectors. The On-the-Map data is not available for the nation as a whole, however.

Another way to analyze location quotients is to sum up the “absolute values” of the individual LQs.<sup>4</sup> By measuring the numerical differences between the standard of 1.0 to the various location quotients, then adding them, a single “diversity metric” is created. For Washington in 2019, the shown LQs in the 20 sectors achieve a sum of absolute values of 10.2. Franklin County’s absolute value sum, when compared to the metro area in 2019, is 9.0, indicating that the county is slightly more resilient than Washington. This is not surprising. Larger geographic areas are expected to have more diversified economic structures than smaller areas.

Note, however, that different data sources can result in different indicators. The above information is from the Census Bureau’s On-the-Map series. The Regional Data series of the U.S. Bureau of Economic Analysis provides a deeper, and generally more accurate, set of data on employment, but only to the county level (or metropolitan level). Thus, LQs for the City of Washington cannot be determined with the BEA data, but LQs for Franklin County can be. And LQs for the St. Louis metro area can be created by comparing it to national data. On-the-Map does not provide national totals.

The BEA employment data for 2019 (same year as above) shows that Franklin County, when compared to the St. Louis metropolitan area, had a location quotient absolute value sum of 10.5, a bit higher than the On-the-Map metric. When compared to the entire U.S. economy, however, the county’s metric improves to 8.7 (keeping in mind that “closer to 1.0” is preferred. The St. Louis metropolitan economy, when measured against the national economy, had a metric of 3.7. The metro economy is far more in sync with the national economy than is Franklin County alone. By extension, Washington is probably even further from the national “ideal.”

This is not to denigrate the Washington or Franklin County economies. They each contribute substantial strengths to, and benefit from, the more balanced metropolitan economy.

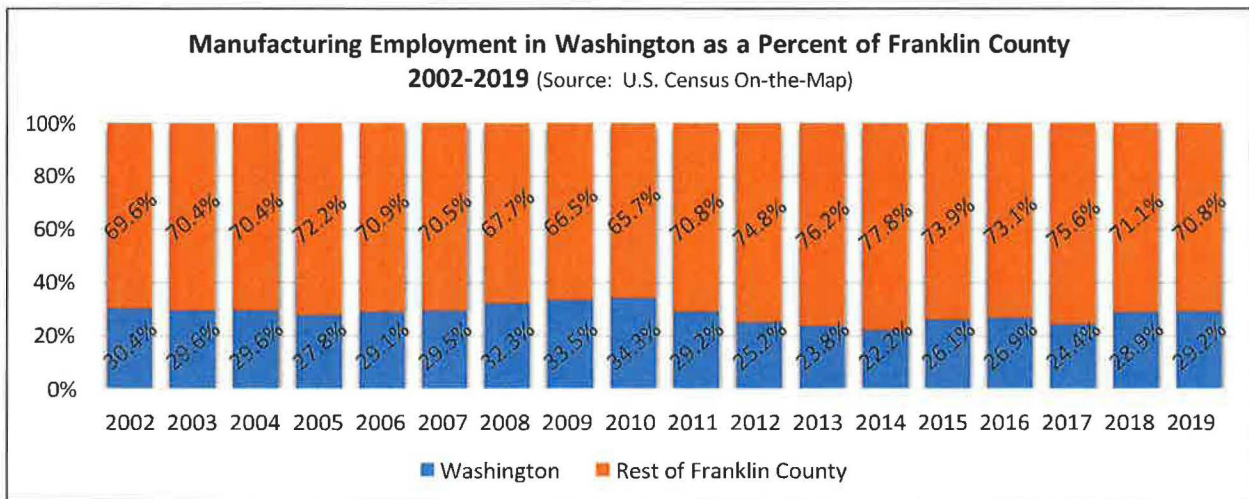
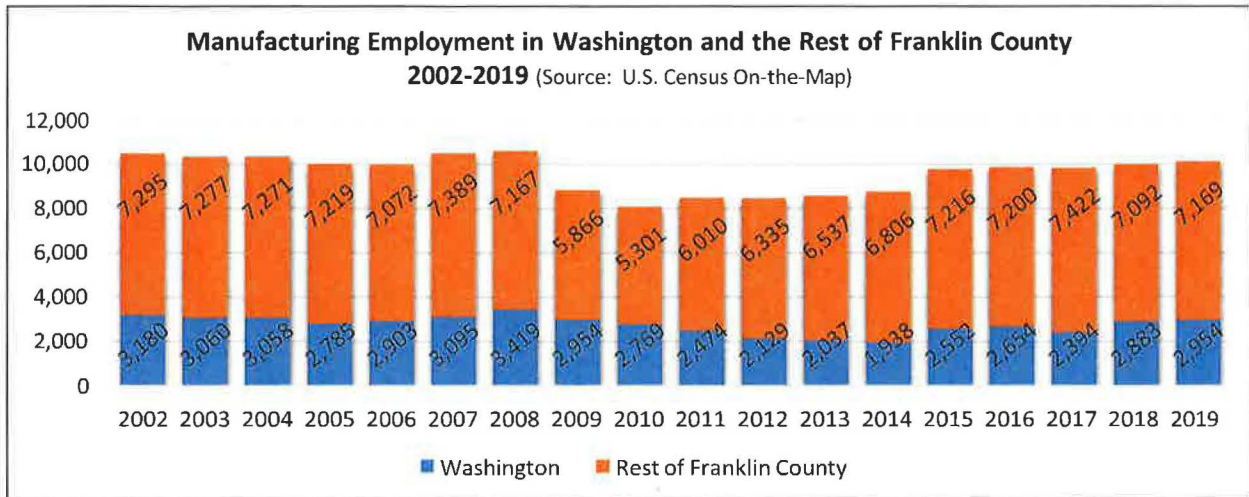
## **THE BACKBONE OF WASHINGTON: MANUFACTURING**

Manufacturing is the predominant sector both in Washington and throughout Franklin County. But, as the following two graphs demonstrate, the overall number of manufacturing jobs in Washington could be said to be relatively stagnant over time (2002 to 2019) and their share of all manufacturing jobs in the county has also been fairly consistent over time.

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Again, because metro St. Louis compares well with the nation, comparing Washington to the metro area is a good proxy for a national comparison

<sup>4</sup> Absolute values generally measure the distance from zero to the value, whether negative or positive. The number 1.5, for instance, has an absolute value of 1.5. So does negative 1.5. Absolute values are always expressed as positive measures. In the case of location quotients, however, the absolute value is a measure of each LQ’s distance from 1.0.



As of 2021 (two years later than shown above and the latest comprehensive data available from the BEA), Franklin County encompassed 9.4 percent of all manufacturing jobs in the St. Louis metropolitan area. This was notably higher than the 7.9 percent of all manufacturing jobs in 2001 (the beginning of this data series), but the average from 2001 to 2021 is just 9.1 percent, so Franklin County has not improved its position significantly in two decades.

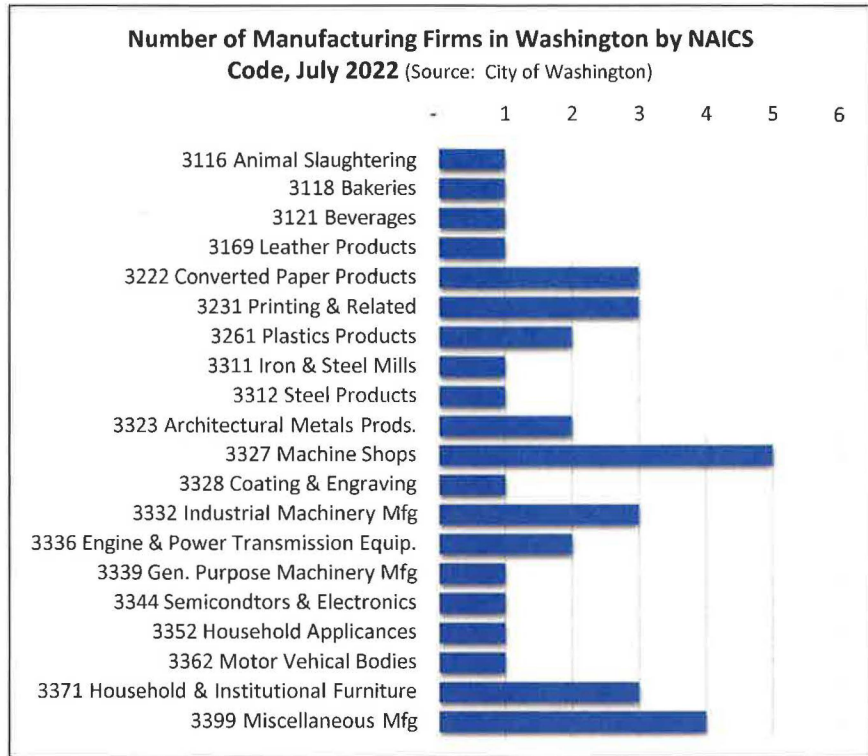


## THE MANUFACTURING COMPOSITION OF WASHINGTON'S ECONOMY

The Community and Economic Development office of the City of Washington maintains a list of businesses in the city. This inventory includes types of business as well as each firm's number of employees. The graph summarizes the 38 firms in Washington considered manufacturing companies according to their NAICS codes. For example, there is one animal slaughtering firm in the city and five machine shops. All told, the 38 manufacturers are comprised of 20 separate 4-digit NAICS codes.

The city's full inventory of existing businesses contains 485 separate listings. Manufacturers, therefore, make up about eight percent of the city's enterprises. In some contrast, however, manufacturing firms average 94 employees in Washington while all other firms average just 14. Only local government (144 total/average) and health care (60 average) exceed the manufacturing sector.

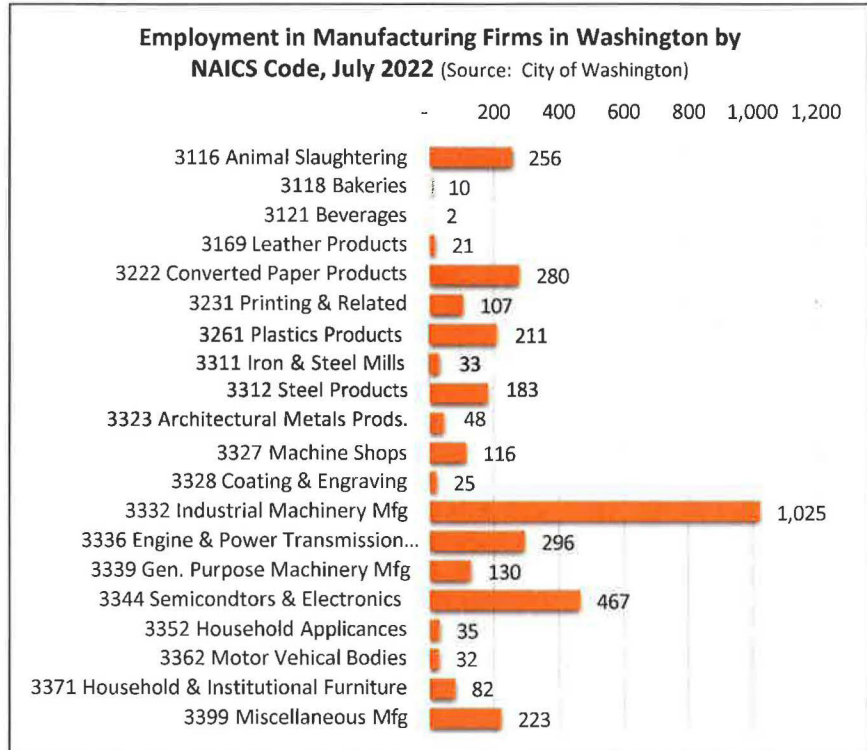
The next graph shows the number of employees in these 38 manufacturing firms by NAICS code. Manufacturing employment, from the city's list, totals 3,582. The previously discussed On-the-Map data





from the U.S. Census Bureau for the year 2019 shows that there were 2,954 employees in Washington manufacturing firms, a difference of about 628. As also mentioned earlier, the On-the-Map data are almost universally under-counted because some employees and employers cannot be matched easily by their addresses.

The city's database shows that there were 10,230 people employed overall in Washington as of mid-2022. On-the-Map shows 12,135 employees in the city as of 2019. Unlike manufacturing, the city's totals are lower than the Census Bureau's. As a result, the city's data indicates that man-



ufacturing jobs make up over a third (35.0 percent) of all jobs while On-the-Map says that, in 2019, manufacturing jobs comprised almost a quarter (24.3 percent) of all jobs in the city.<sup>5</sup>

Other contrasts are important to bear in mind as the economic data are analyzed.

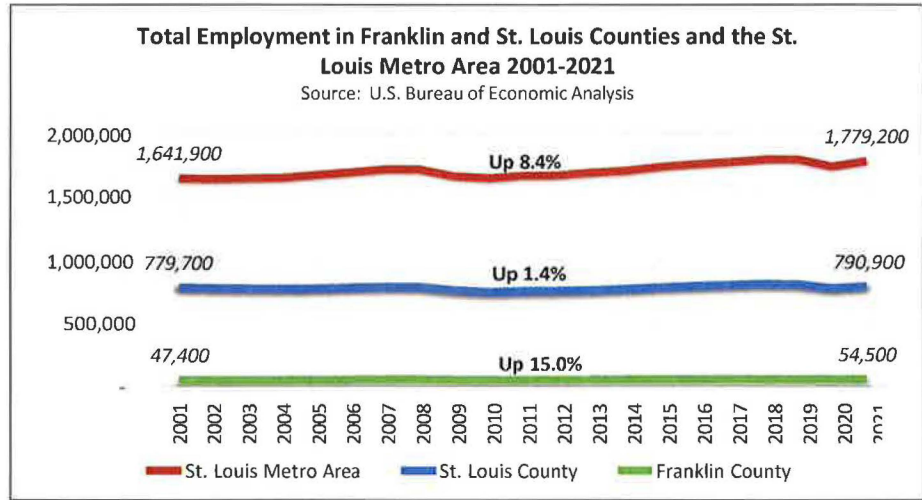
- Manufacturing supports the greatest number and percentage of jobs in Washington.
  - City: 3,582 manufacturing jobs, 24.3 percent of the city's 10,230 jobs.
  - Census: 2,954 manufacturing jobs, 35.0 percent of the city's 12,135 jobs.
- Health Care & Social Assistance is the second largest employer by NAICS Code.
  - City: 1,855 jobs, 18.1 percent
  - Census: 2,006 jobs, 16.5 percent
- Retail Trade is the third largest employment sector in Washington.
  - City: 1,296 jobs, 12.7 percent
  - Census: 1,760 jobs, 14.5 percent

Back to manufacturing quickly. The employment projections discussed later in this report at the national level include 73 unique, four-digit NAICS codes in the manufacturing sector. Washington has firms in 20 of those codes.

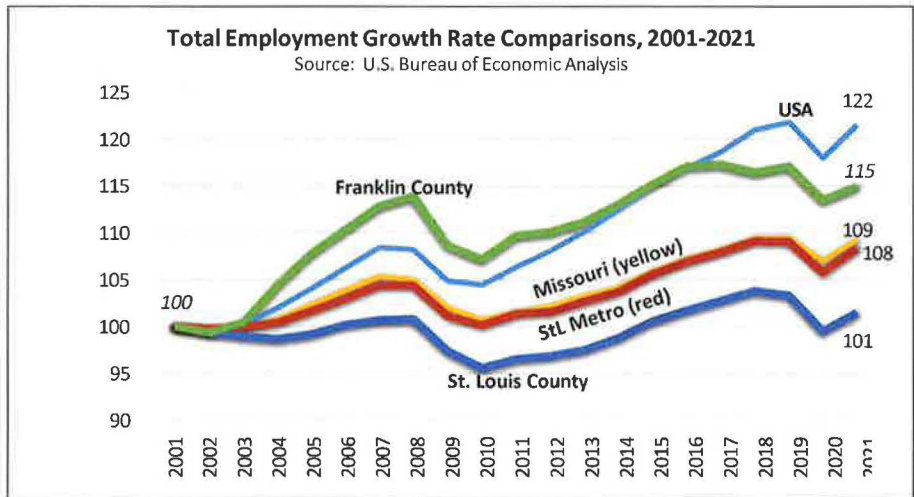
<sup>5</sup> Some of the difference can be explained by different surveying and statistical techniques, some by different years of data (2019 vs. 2022). Later years have been sharply affected by the Covid-19 pandemic, which could also explain some differences.

## TRENDS IN COUNTY, METROPOLITAN, AND NATIONAL EMPLOYMENT

Employment in Franklin County grew 15.0 percent between 2001 and 2021 based on latest available data from the U.S. Bureau of Economic Analysis (BEA) which tracks all employment down to the county level, or groups of contiguous counties like metro areas and states.<sup>6</sup> Franklin County's growth rate outpaced the metropolitan area as a whole (8.4 percent) and even St. Louis County (1.4 percent) where 44 percent of all metropolitan jobs are found (but down from 47 percent in 2001). As a result, Franklin County's share of the metropolitan employment expanded from 2.9 percent in 2001 to 3.1 percent in 2021.



In fact, Franklin County's employment growth rate exceeded the national growth rate from 2001 to about 2016, as illustrated on the graph to the right that indexes job growth to "100" in 2001. In the subsequent two decades, the USA eventually reached 22 percent growth overall (about



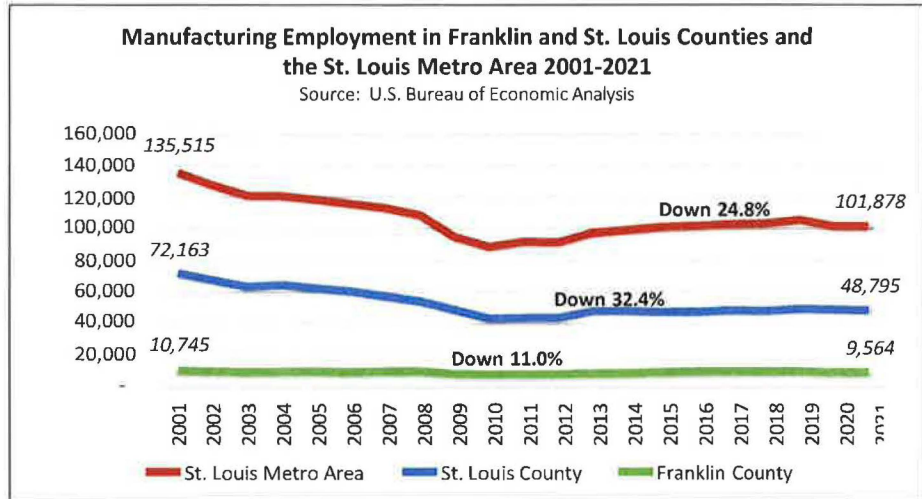
one percent per year) while Franklin County slowed a little bit to reach a two-decade rate of 15 percent. Missouri's jobs grew nine percent, the metro area eight percent (8.4 percent, more precisely, as shown earlier), and St. Louis County grew just over one percent.

<sup>6</sup> These jobs encompass not only payroll jobs, which are reported on monthly in news reports and are relatively easy to track because the data relies on regularly supplied information on income tax withholdings. They also include all jobs that are not so readily tracked (self-proprietors, contractors) where tax information is not as current. Thus, there is a lag time between when payroll data is reported and when the BEA county-based data are reported. 2021 is the last available year. The time span shown here of 2001 to 2021 is consistent with reporting that uses NAICS (North American Industrial Classification System) definitions of economic sectors. Prior to 2001, sector definitions were based on the Standard Industrial Classification (SIC) system.

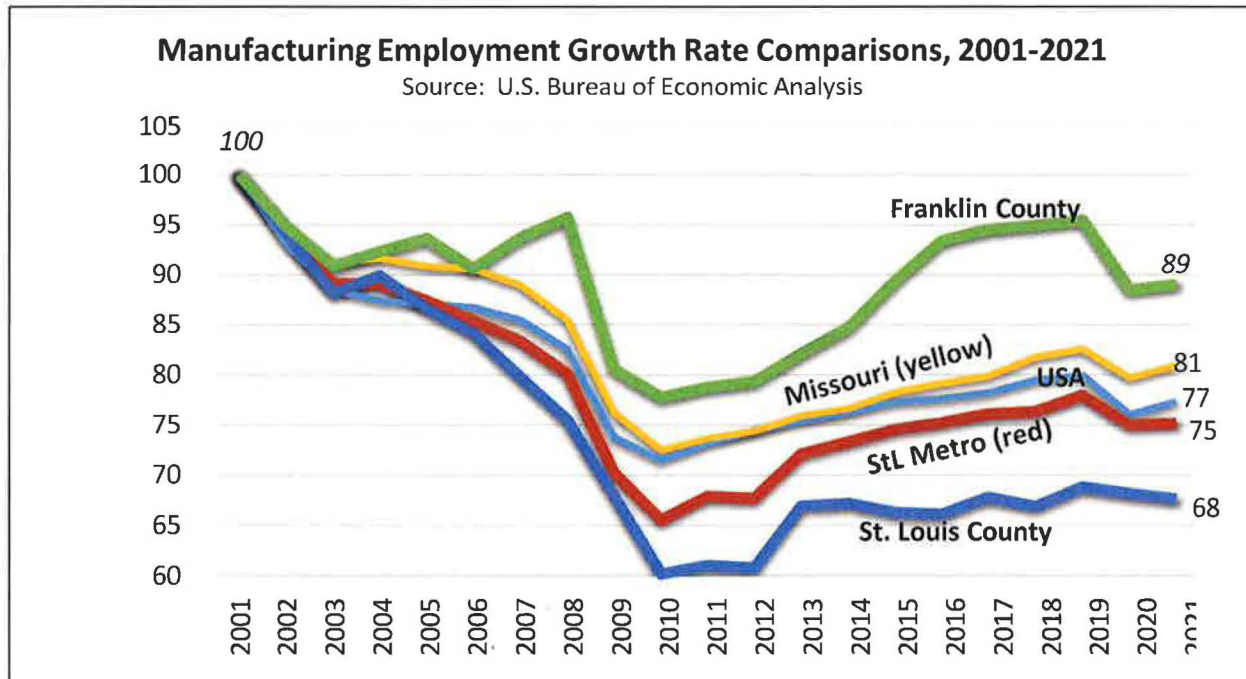
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## TRENDS IN MANUFACTURING EMPLOYMENT

While there has generally been net growth in jobs in Franklin County and elsewhere in the metro region, manufacturing jobs have not been contributing to this growth. Manufacturing jobs declined in number in Franklin County by eleven percent between 2001 and 2021 even as all jobs in the county increased by 15 percent. These manufacturing decreases, however, were not as severe as in the metro area as a whole (down by a quarter) or in St. Louis County (down by a third).



The region is not alone in these downturns. The next graph compares manufacturing job declines by indexing 2001 to “100.” This shows that Franklin County’s index dropped from 100 to 89 in the two decades, or eleven percent as noted above. In the U.S. as a whole, manufacturing jobs dropped to an index of 77, or a 23 percent decline. Missouri fared only a little better with a decline of 19 percent.



In short, manufacturing jobs are still relatively important in Washington and Franklin County and they are not as high comparatively within the St. Louis metro area.

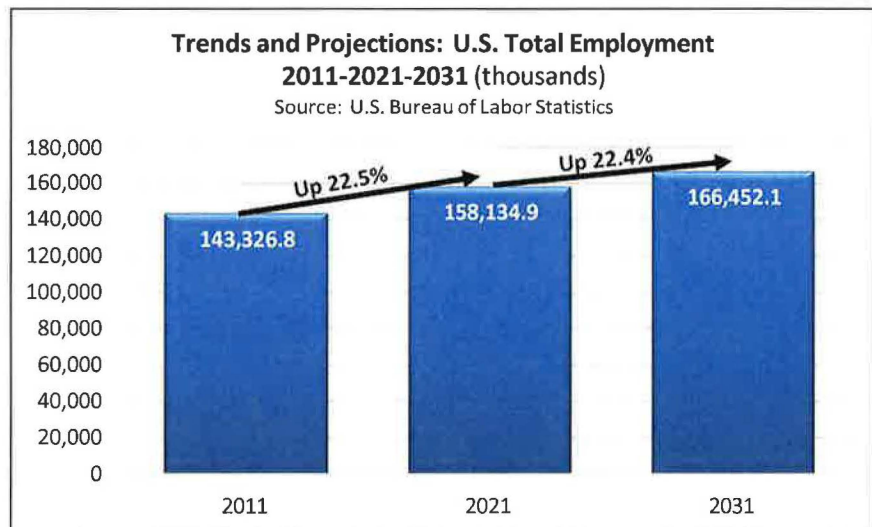
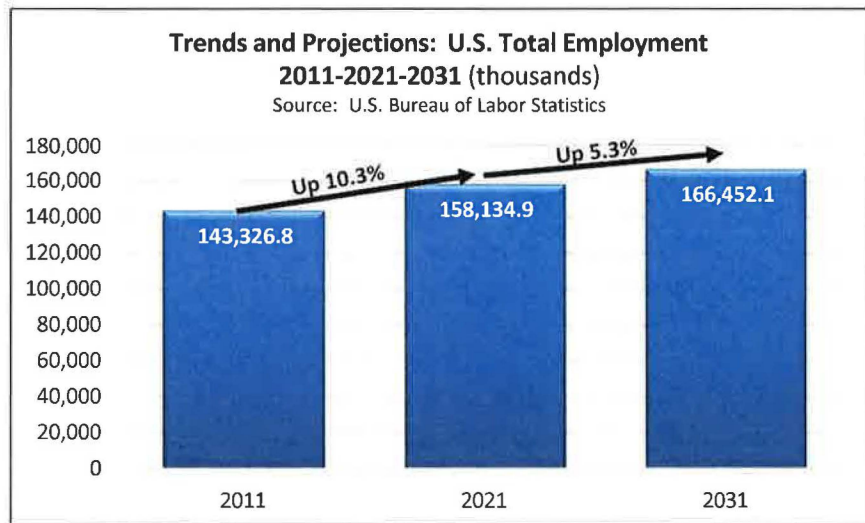
## EMPLOYMENT AND OUTPUT PROJECTIONS: U.S.A.

The U.S. Bureau of Labor Statistics (BLS) produces projections of jobs by economic sector looking out ten years at a time and looking back ten years. The latest available projections are for the year 2031 based on 2021 data and looking back to 2011.

Forecasted growth in the nation is for 5.3 percent more jobs in 2031 than in 2021. But this would only be about half the rate of increase of the prior ten years. National employment will still be increasing in the next decade, but at a much lower rate than in the past, averaging about a half percent per year rather than one percent per year.<sup>7</sup>

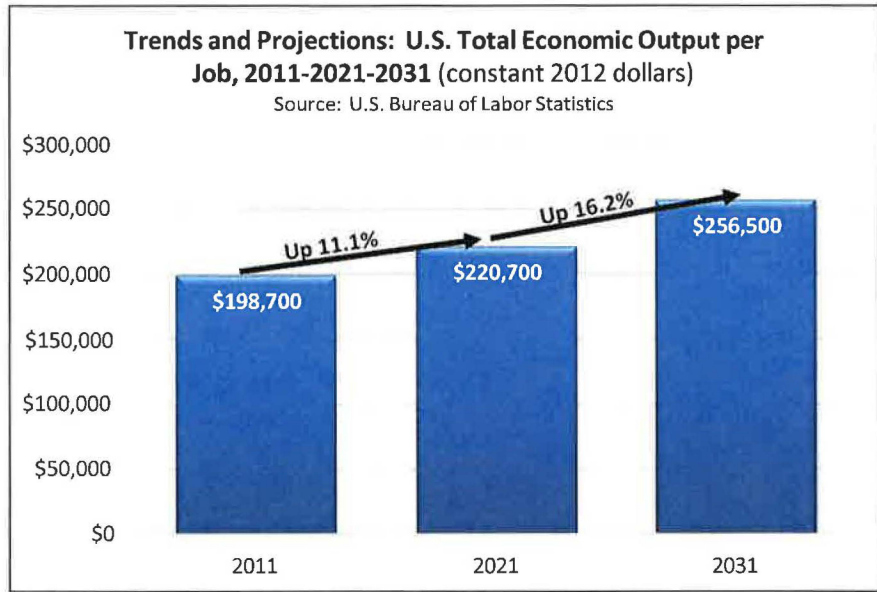
Given those national projections, it is likely that the slower growing St. Louis area will experience even slower growth still. More on that topic shortly.

The BLS projections also show anticipated changes in *output* by economic sector (graph on the following page). Output is the value of goods and services created in the economy. The projections show that the overall output growth rate for the next ten years is essentially the same as the past ten years. Yet this will be accomplished with slower employment growth.



<sup>7</sup> This is consistent with Census Bureau projections of the national population which show a dramatic decline in growth rates from 2020 to 2060.

This added growth with fewer workers is the result of a projected increase in output (or productivity) per worker. In chained 2012 dollars, output per worker in the United States was, on average, \$198,700 in 2011. This increased by 11 percent in 2021 to \$220,700 per worker. It is projected to increase more rapidly—up 16 percent—by 2031 to \$256,500 per worker. Thus, the productivity of workers (aided by better education, training, experience, and technological advances) will enable the U.S. economy to expand at least as strongly in the coming decade as in the last decade.

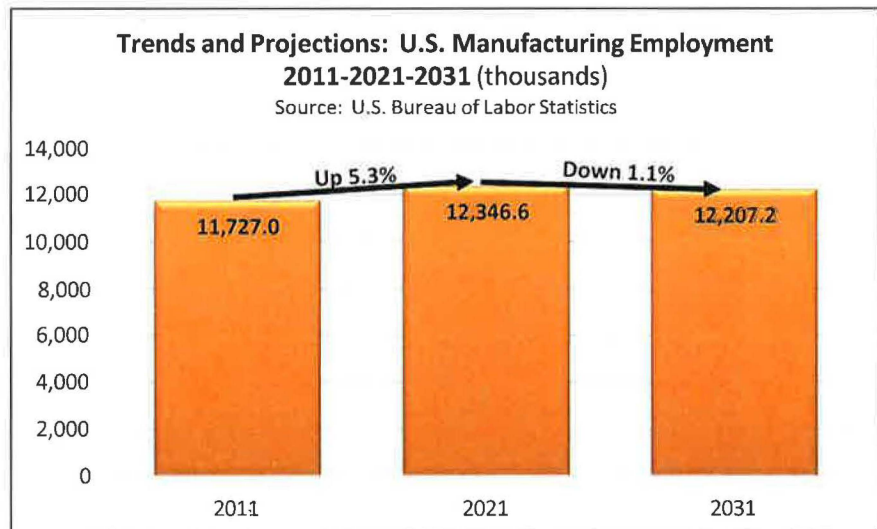


Of course, these projections are not guaranteed to come true, nor do they necessarily apply to greater St. Louis or Washington in the same proportions. But they are a highly researched indication of both challenges and opportunities in the American economy.

### EMPLOYMENT AND OUTPUT PROJECTIONS: MANUFACTURING JOBS IN THE U.S.A.

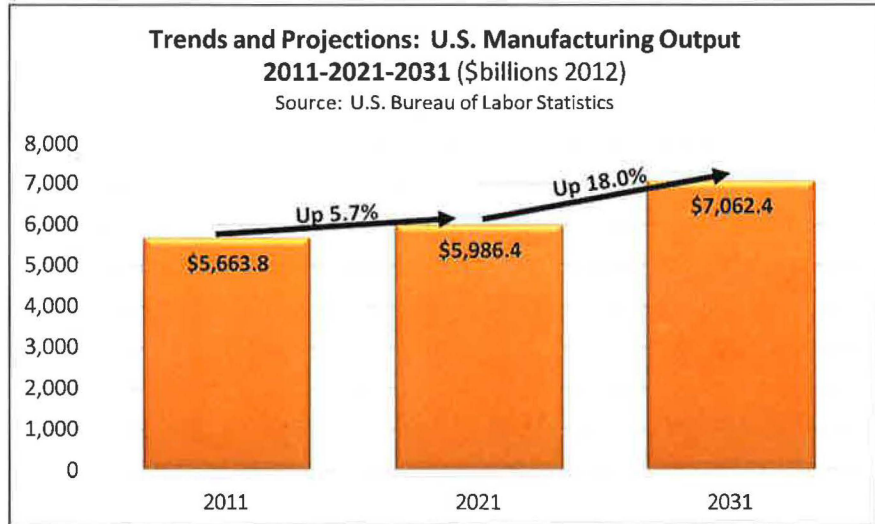
The BLS projections also include projections in a wide range of economic sectors of the national economy. Of greatest interest here are the projections of manufacturing jobs and output. Again, the latest available projections are for the year 2031 based on 2021 data and looking back to 2011.

First, a word on comparing databases. The ten-year projections come from the Bureau of Labor Statistics (BLS) while the detailed counts of jobs at the county-to-national levels come from the Bureau of Economic Analysis. The former is in the U.S. Department of Labor, the latter in the Department of Commerce. While statisticians in both agencies work closely together, their “totals” do not always fully match. The *direction* of



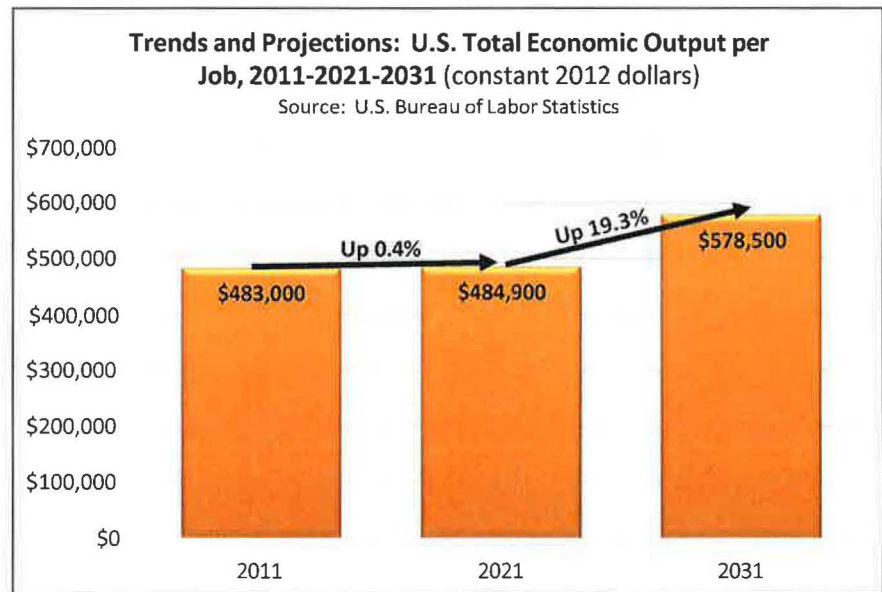
trends and statistics, like percentages and ratios, are therefore often more important in analyzing different sources of information than the actual numbers.

The first thing to notice on the previous graph of all U.S. manufacturing jobs is that the BLS shows a 5.3 percent historical increase over the ten years of 2011 to 2021 while the BEA data (shown earlier) showed a decline in the 20 years between 2001 and 2021. In fact, the two sources are compatible. The BEA data for the same years as the BLS data (2011 to 2021) actually shows a 5.7 percent *increase* in manufacturing jobs after a decline in the prior decade. The BLS *projections*, however, indicate a slight (1.1%) decrease in manufacturing jobs between 2021 and 2031 even though overall job projections indicate a 5.3 percent increase.



Even though manufacturing employment is projected to decrease in the coming decade, output is expected to increase by an impressive 18.0 percent, only a little slower than the 22.4 percent increase in output for the overall economy. In other words, there should be a rather large increase in labor productivity (better training and education, more skills, expanded use of technology, etc.) in the manufacturing sector in the next decade compared to the last.

This added output growth with fewer workers would result from a remarkable increase in *output per worker*. In chained 2012 dollars, output per manufacturing worker in the U.S. was, on average, \$483,000, about 2.4 times higher than the overall national average of \$198,700, shown earlier. But manufacturing output-per-worker stayed effectively level between 2011 and 2021 (up only 0.4 percent).



But output-per-worker is projected to increase by 19.3 percent in the manufacturing sector between 2021 and 2031, three percentage points higher than the overall economy (16.2 percent increase). If all holds true, output-per-worker in manufacturing will increase from 2.20 times the average of all American worker to 2.25 times.<sup>8</sup> Still,

<sup>8</sup> While a 19.3 percent increase in output-per-worker is impressive for manufacturing, it would be only the 9<sup>th</sup> largest increase in productivity growth among the 24 major economic sectors evaluated by BLS. The highest rate of increase

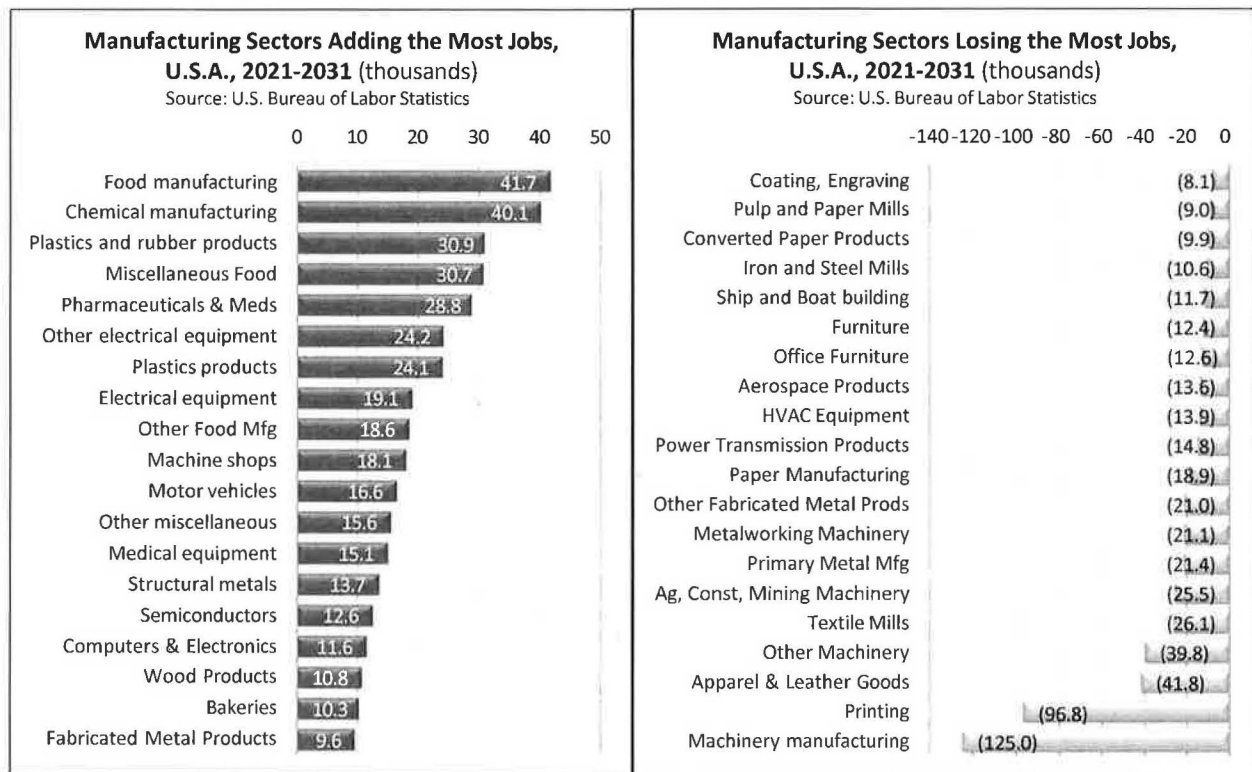


employment in manufacturing would decline nationally by about 139,400 jobs between 2021 and 2031.

### NOT ALL U.S. MANUFACTURING SECTORS ARE CREATED EQUAL

While “all” manufacturing jobs are projected to decline 1.1 percent, or 139,400 jobs, there are many sub-sectors of manufacturing that would increase in size, including the top 20 sectors shown to below (though some of these are overlapping). Overall, the food manufacturing sector would add 41,700 jobs while chemical manufacturers would add 40,100 jobs between 2021 and 2031.

At the other end of the spectrum, the entire machinery manufacturing subsector would lose 125,000 jobs, effectively nine out of ten net lost jobs in manufacturing over the present decade. The printing subsector, too, would be a substantial loser of 96,800 jobs.<sup>9</sup>



### SWITCHING TO ST. LOUIS REGIONAL PROJECTIONS

After the U.S. Bureau of Labor Statistics publishes its ten-year employment and occupational projections for the nation as a whole, state economic analysts typically produce their own projections within that

would be in the retail trade sector at a 32.8 percent increase! As a consumer, look out for much more technology (and self service) when shopping while there would likely be fewer retail workers.

<sup>9</sup> Obviously, these two sectors add to more than the net losses of all manufacturing but, as noted alongside, there are many subsectors where jobs are projected to increase.

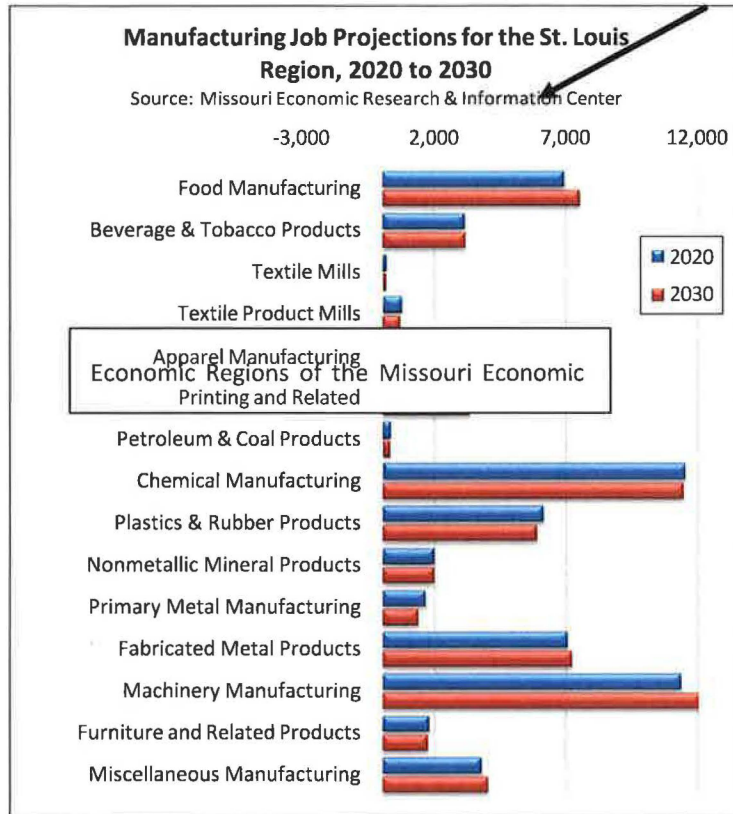


national context. State projections, therefore, are usually a year behind the U.S. projections. The Missouri Economic Research and Information Center (MERIC), a component of the Missouri Department of Economic Development (DED), produces its state projections within ten “regions” of the state, illustrated below. This report focused on the projections within the St. Louis region which encompasses Franklin, Jefferson, St. Louis, and St. Charles Counties plus the city of St. Louis. Projections by MERIC are only at the regional and state level, not smaller areas like counties or cities.

For the five-county St. Louis region, MERIC projects that total employment will increase from 1,120,200 to 1,201,700 between 2020 and 2030, a net growth rate of 7.3 percent. This would be slightly faster growth than the U.S. projections for 2021 to 2031 of 5.3 percent.<sup>10</sup>

Manufacturing job projections aren’t so robust, as shown to the right. MERIC counted 91,580 manufacturing jobs in the region in 2020 and projects 91,470 in 2030, a small decline. But, importantly, five of the 15 manufacturing subsectors tracked by MERIC would add jobs over the decade.

- **Food** manufacturing would add 600 jobs in the region for an 8.6 percent growth rate. National projections in food manufacturing call for a much smaller 2.5 percent growth rate (2021 to 2031), but St. Louis is a key center of agricultural production with many strengths in the food production sector. So,



<sup>10</sup> Note, however, that the U.S. BEA counted 1,388,700 total jobs in this MERIC-defined St. Louis region in 2020, some 268,500 more than counted by MERIC, another indicator of the challenges of a variety of data sources. Given that this “gap” is about one-fifth of the BEA count, the difference is generally consistent with gaps between payroll jobs (i.e., those generally tracked by income tax withholdings) and total jobs, the latter including self-proprietors, contractors, and others who do not necessarily provide the state and federal governments with monthly or quarterly withholding tax statements. The important factor in this analysis is the projected *growth rate* which can be assumed to be the same for both counts.



the nation’s growth is and should be heavily bolstered by greater St. Louis.

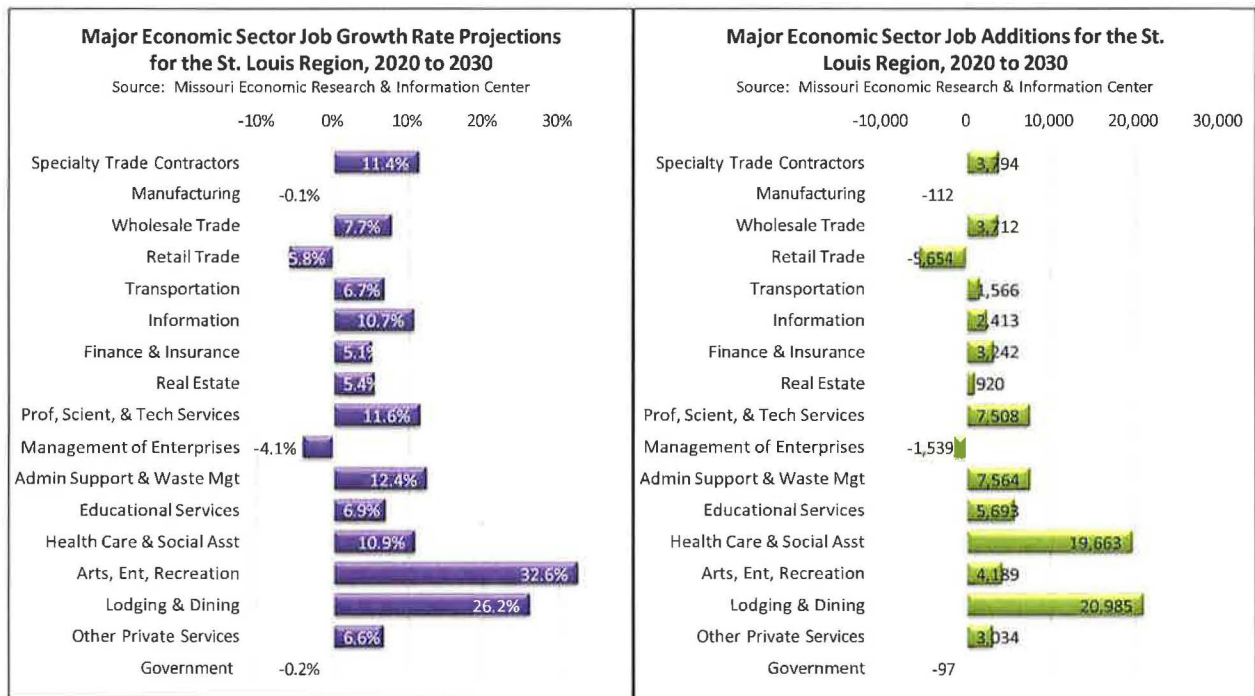
- **Machinery** manufacturing is projected by MERIC to add 740 jobs over the decade for a 6.5 percent growth rate. In sharp contrast, the national projections show a substantial decline in machinery manufacturing jobs of 11.9 percent from 2021 to 2031.
- **Miscellaneous** manufacturing in the St. Louis region would add 250 jobs for a 6.7 percent growth rate (national: 5.0 percent growth).
- **Fabricated metal** products manufacturing would add 170 jobs in the St. Louis region for a 2.4 percent growth rate (national: 0.7 percent growth).
- **Beverage** products manufacturing would add a small 25 jobs over the 2020s for growth of 0.76 percent (national: 2.9 percent growth).

The fastest growing economic subsector in St. Louis is expected to be **Performing Arts, Spectator Sports, and Related Industries**. This would add almost 2,000 more jobs over the decade for a whopping 80 percent growth rate. It is part of the **Arts, Entertainment, and Recreation** sector which would grow by a combined 4,190 jobs, or 32.6 percent. This sector also includes museums and places of amusement.

In second place for rate of growth in greater St. Louis is the **Motion Picture and Sound Recording** subsector which would add 600 jobs for a 65 percent net growth rate. This is part of the **Information** sector which would grow just 10.7 percent overall because of a 17.3 percent drop in the **Telecommunications** subsector.

The greatest job gains are expected in **Food Services and Drinking Places** subsector with 17,780 more jobs (up 24.8 percent). This is part of the **Accommodation and Food Services** sector which would add just under 21,000 more jobs for an overall growth rate of 26.2 percent over the decade.

The following graphs illustrate job projections in the St. Louis Region for each of the major economic sectors.



*lm*

If a goal is to identify where to invest resources where growth is most likely to happen, manufacturing might not automatically be on that list—at least from a jobs creation perspective. Yet this is the strength of Washington, and the city is well positioned to sustain that strength for the St. Louis area. The city has ample land for manufacturers and continues to develop more. It has a long and storied history of supporting manufacturing. Manufacturing will not be going away. It is vital to economic activity and wealth creation everywhere. Yet it is doing so with greater productivity per worker and fewer workers, while more urban and suburban areas shun manufacturing establishments. The sector’s national productivity per worker is presently more than double that of the overall national economy and is projected to at least maintain that dominance (maybe slightly increase it) by the year 2031.

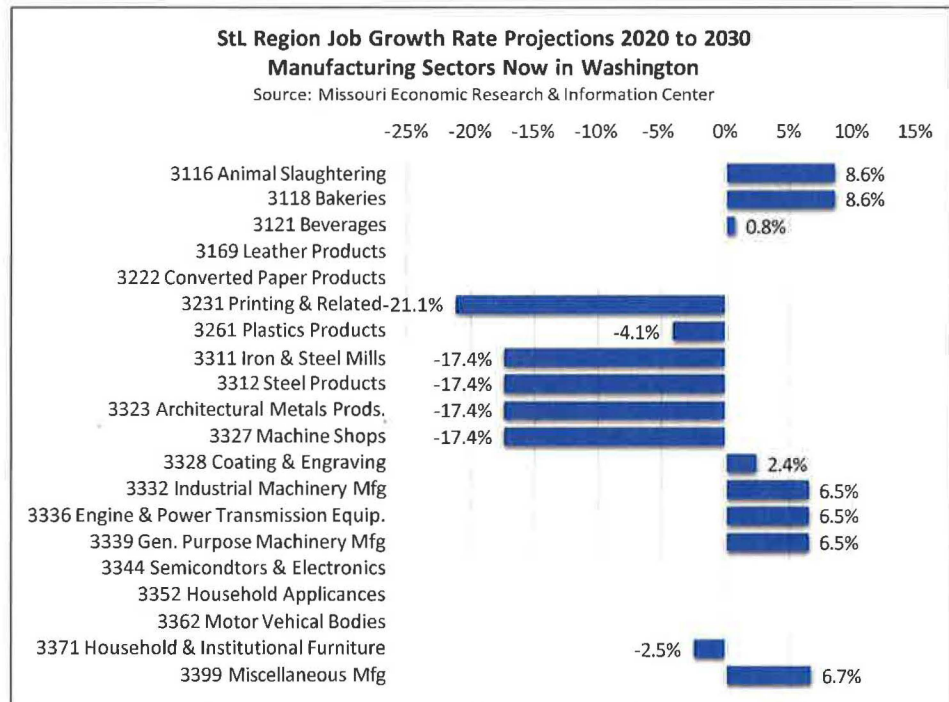
## MANUFACTURING GROWTH OPPORTUNITIES FOR WASHINGTON

Several ways to consider how Washington might focus its manufacturing growth and attraction efforts emerge from this analysis. Initially, below, the opportunities are presented within the 20 manufacturing sectors already in Washington:<sup>11</sup>

1. Sectors of job growth as projected by Missouri Economic Research and Information Center (regional projections)
2. Sectors of job growth as projected by the U.S. Bureau of Labor Statistics (national projections)
3. Sectors of output growth as projected also by BLS (national projections)
4. Sectors exhibiting growth in both jobs and output at the national level.

The first option simply looks at job growth projections for the limited number of manufacturing subsectors evaluated by MERIC for the St. Louis Region. These are shown to the right.

Theoretically, Washington could concentrate on expanding firms and jobs in the eight sectors where job projections are positive. Unfortunately, MERIC does not provide projections for five of the 20 sectors, perhaps further limiting this strategic



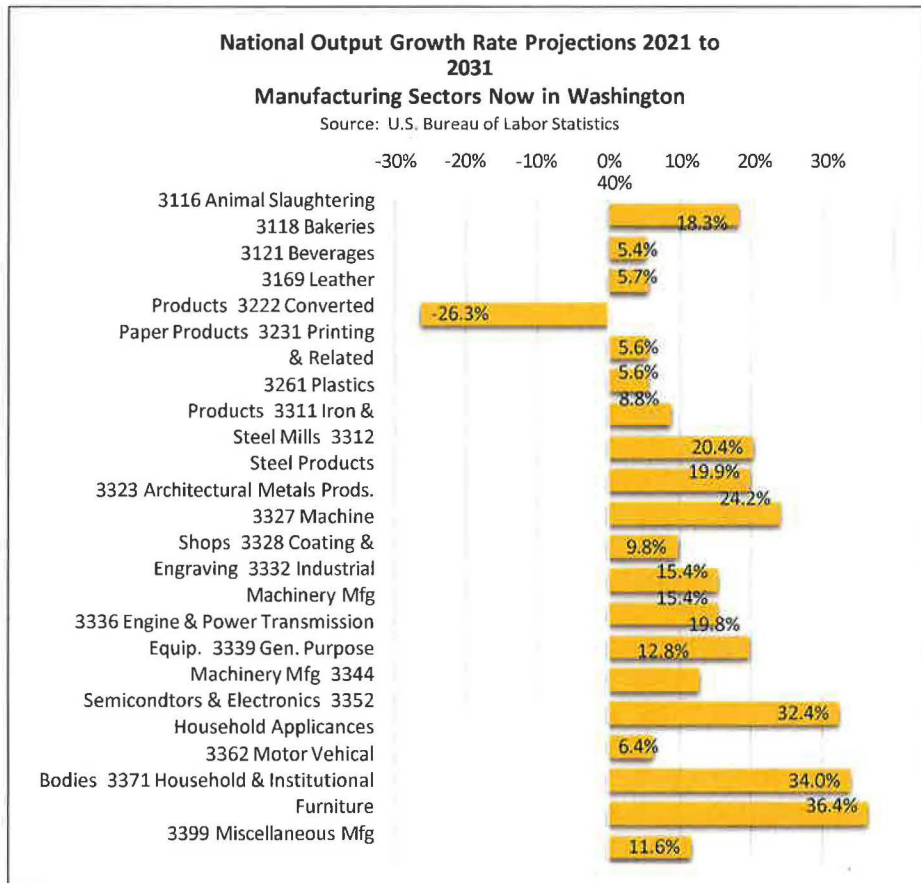
<sup>11</sup> After this analysis, the discussion expands to other manufacturing subsectors.

approach. This also ignores other possible growth measures, but MERIC does not consider other projection metrics.

The second option does much the same but considers only the national job projections. In this case, ten of the 20 manufacturing sectors presently in Washington exhibit positive national job growth in the next decade.

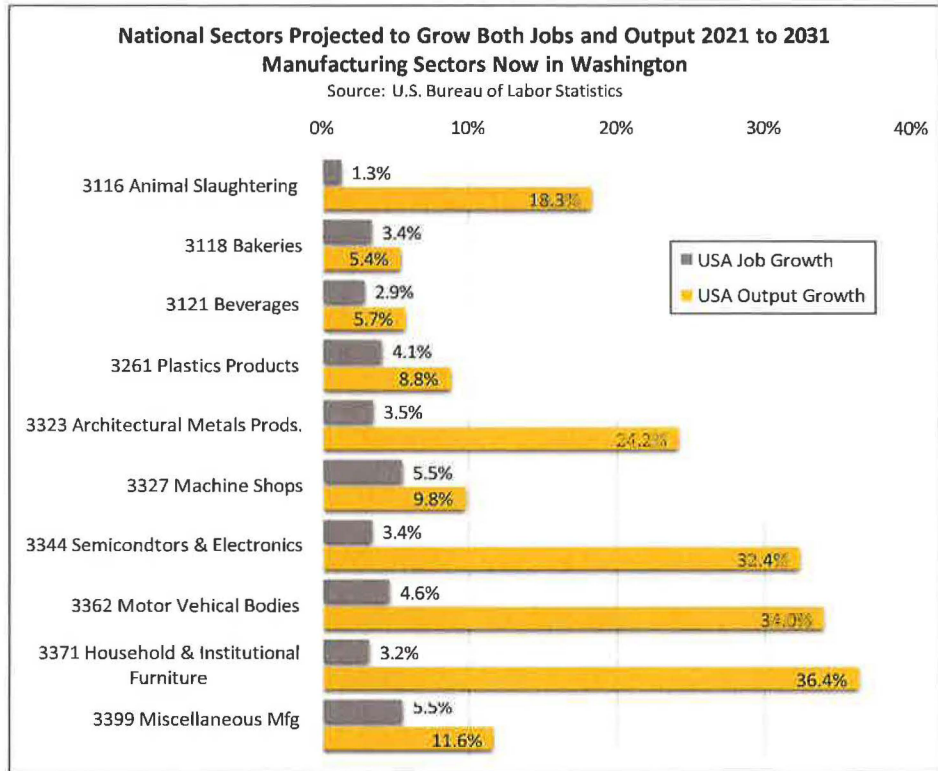
That said, while ten subsectors have positive projected growth, all but two of them would have job growth rates below the overall national average growth rate of 5.3 per- cent over ten years. Still, all ten would have positive growth rates—unlike their major sector of manufacturing as a whole where jobs would decline by 1.1 percent.

A third approach to determining targets for Washington is to consider those sectors that are already in the city where national output growth (higher productivity) would be positive. In this case, all but one of the existing manufacturing sectors in Washington qualify. These 19 sectors anticipate output growth even though nine of them would have commensurate jobs decreases.



A fourth approach combines the second and third by selecting only those sectors that demonstrate growth in both jobs and output at the national level.

These ten sectors are shown on the graph to the right. If businesses in these sectors can expand in Washington or more such businesses can be attracted (a “cluster” effect), Washington could experience the maximum possible growth without adding more sectors. The latter idea, of course, is both heartening and limiting. It would bolster the subsectors already



proven in Washington but would limit growth to just them. Thus, a more comprehensive economic development approach would expand the above graph to include more manufacturing sectors with projected national growth in both jobs and productivity.

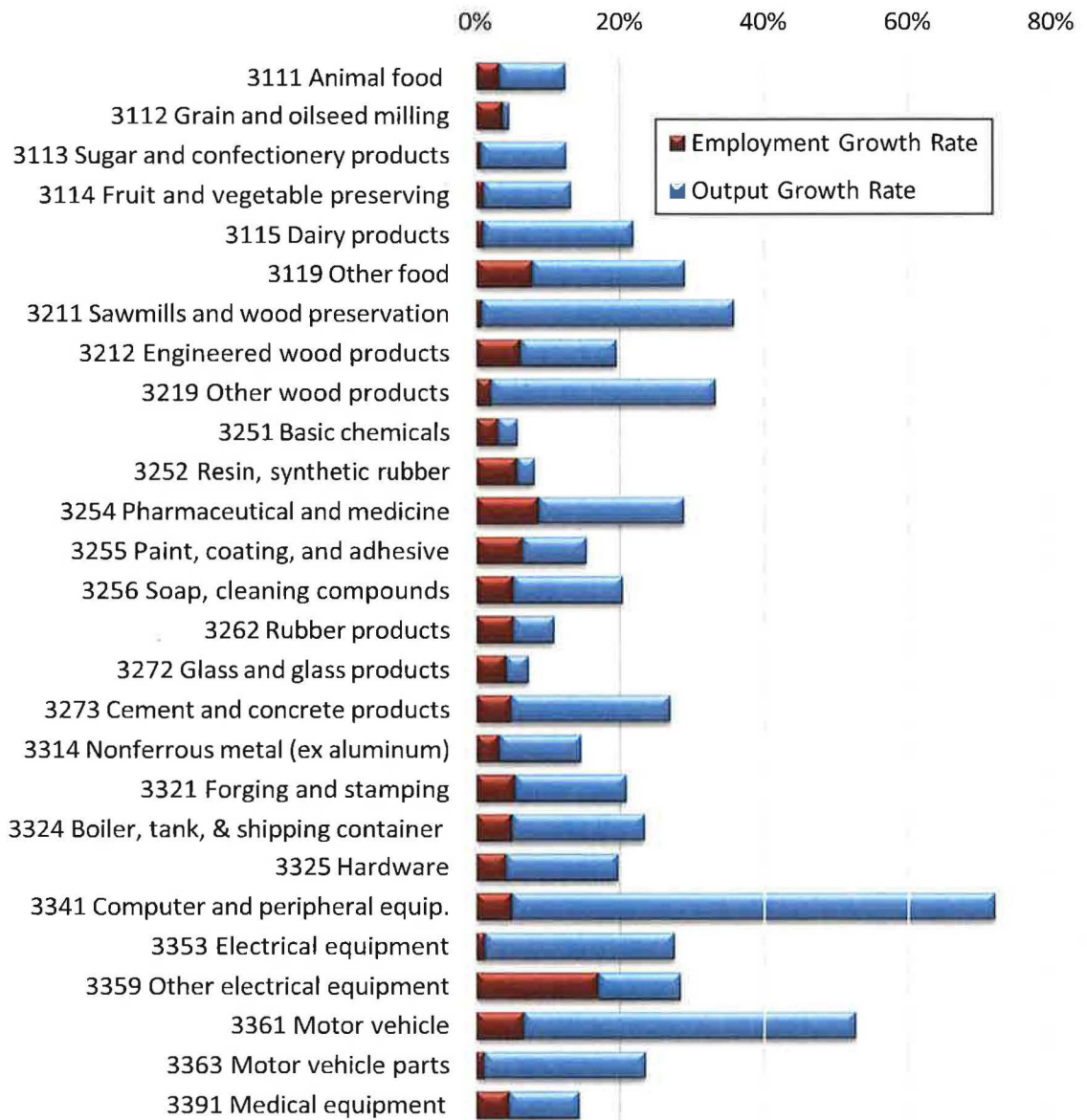
That graph is on the next page. It includes 21 *additional* manufacturing sectors—that is, excluding the ten shown above which are already present in Washington. Those shown on the next graph are not now found in Washington. The graph combines positive growth rates for employment in the nation between 2021 and 2031 with positive growth rates projected for output.

That said, there are 36 additional four-digit manufacturing sectors included in the BLS projections. Only two of those have negative growth rate projections for both jobs and output (*tobacco manufacturing* and *magnetic optical media*). Generally speaking, output and productivity will advance in almost all manufacturing sectors. Of the other 34 sectors, only one has negative output growth (of just -0.2 percent) combined with positive job growth (*other chemical products manufacturing*). The remaining 33 sectors all project negative job growth but positive productivity growth.

This latter observation prompts the oft-asked question, “What is an advanced manufacturing company?” The best answer is that *all* manufacturing companies in the U.S. are “advanced” or they aren’t in business. Productivity through technology and related “advances” in processing, management, etc., have been improving manufacturing output for several decades. But this has come at the cost of fewer jobs, though higher productivity per job (from not only technology but also training and experience) has improved the wages and salaries of most manufacturing workers. There just aren’t as many of those workers as in the past.

**U.S. National Manufacturing Sectors Projected to Grow Jobs and Output, 2021 to 2031** (Excluding Such Sectors Now in Washington)

(Sum of Growth Rates) Source: U.S. Bureau of Labor Statistics



## BUSINESS ESTABLISHMENTS AND EMPLOYMENT DATA

The City of Washington provided a list of “economic establishments” in the city according to its latest records, most of which date to 2021. This list includes business names but also non-businesses like churches, schools, and city government, all of which employ people.

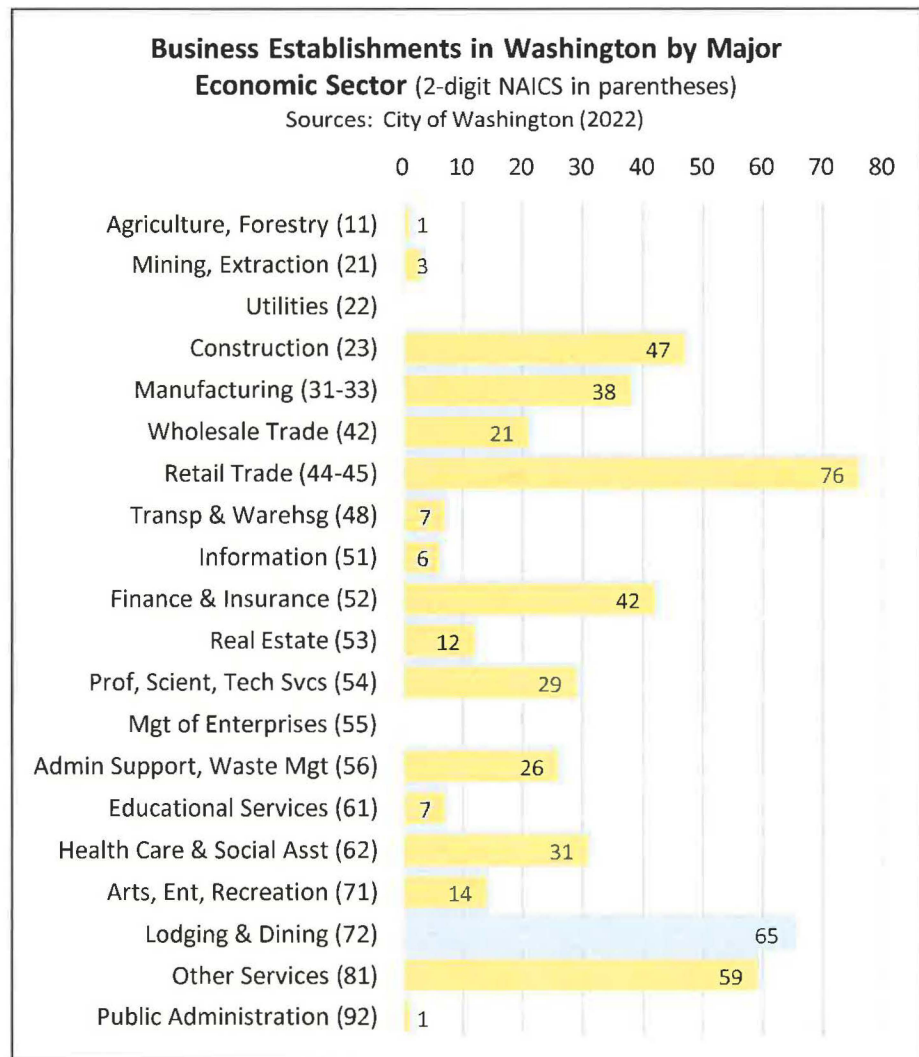
### NUMBERS AND TYPES OF ESTABLISHMENTS

The list also includes estimates of employees for each establishment and a brief description of “type of business.” The type of business was then used by the Community Planning Lab to assign a 4-digit NAICS (North American Industrial Classification System) code.

The business list further contains most of the establishment’s web sites, which were often useful in better determining the type of business for the most appropriate NAICS code.

NAICS codes were then abbreviated to their first two digits, which signify the major economic sector of that business. For instance, an aerospace equipment firm would have a 4-digit code of 3336 while a machine shop would have a code of 3327. Both of these are in manufacturing. . . or code 33 (manufacturing actually covers three 2-digit codes, 31 to 33). They are distinguished in code 33 by their additional two code numbers in the database (which can extend to as many as eight digits but too little is known about each firm from the provided list to rationally extend beyond four digits).

Using the city’s records, there are 475 “economic establishments” in Washington in the major economic sectors shown to the right. No establishments were identified in the utilities and management of enterprises sectors.



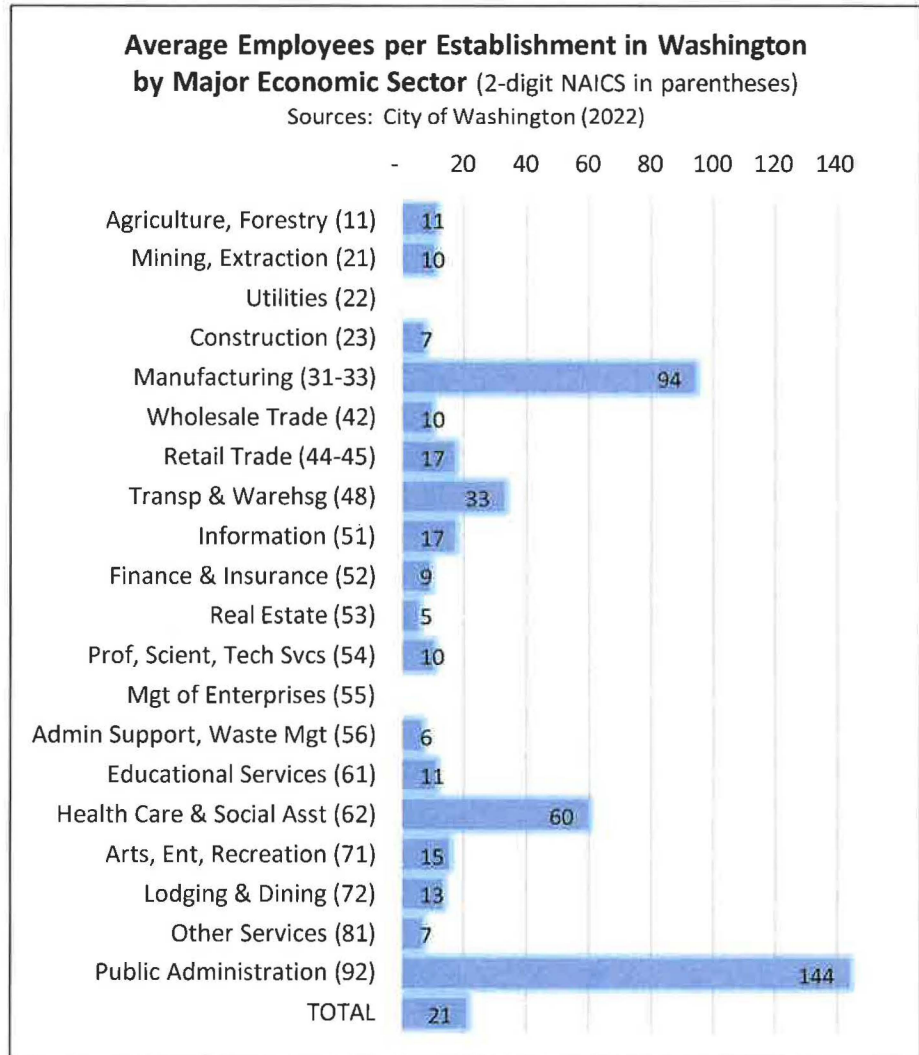
Retail trade businesses lead the pace with 76, or 16% of all establishments. Lodging and dining makes up 13% with 65 businesses, and other private services total 59 or 12%. Construction also offers a relatively large number of firms, which is consistent with growth taking place in Washington and Franklin County. The 38 manufacturing firms might not seem like much, but they employ a great many people!

**THE CITY’S ESTIMATE OF PEOPLE EMPLOYED IN WASHINGTON**

Again, using the city records, the average establishment has 21 employees. The city’s list indicates a total of 10,229 employees among the 485 establishments.<sup>12</sup>

Average employment is dominated by the government sector. In this case, the sole government establishment is the City of Washington with 144 employees. This is followed by the 38 manufacturing firms on the list who employ 3,582 people, an impressive average of just over 94 per firm.

The third largest average is in health care and social assistance with 60 employees per 31 establishments, with a total of 1,855 total employees. Health care and social assistance is dominated by Mercy Hospital which claims almost 81% of this sector’s employees.



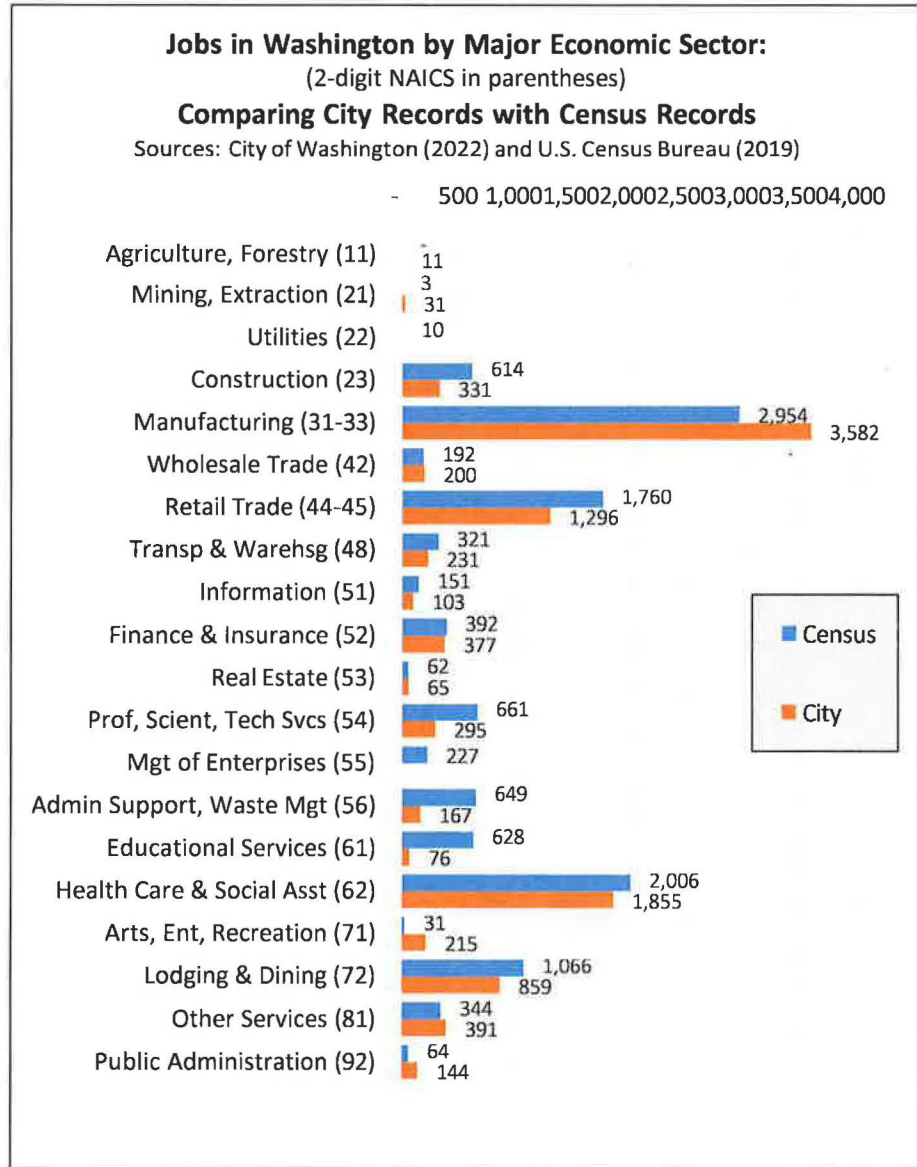
<sup>12</sup> 50 of the entries did not have an employee estimate, and one or two included ranges (e.g., 30 to 50). The Community Planning Lab filled in the empty spaces with separate estimates mostly consisting of the average of other businesses in the same business type category. Those with ranges were converted to the midpoint of the range. Thus, just over ten percent of the establishments were given employee estimates by the Community Planning Lab. But these estimates make up just 216 of the overall total of 10,229 employees, or 2.1% of the total. The CPL’s estimated jobs are in red on the accompanying spreadsheet.



Note that the retail trade sector, with the largest number of establishments and the third highest number of employees, has a relatively low average number of employees at 17, just below the overall city average. The notable exception to this average is Walmart with over 400 employees, which sharply skews the average. Without Walmart, the average retailer in Washington employs 11½ people.

**Comparing the City’s List with the U.S. Census**

The U.S. Census Bureau publishes independent estimates of employees by sector within cities, though the latest available data are for calendar year 2019.<sup>13</sup> A comparison of the Census estimates with the city’s list is shown on this graph. Not shown on the graph is that the 2019 estimates for Washington indicate 12,135 total jobs in Washington while the city’s latest estimate is 10,229 (with adjustments as noted). This appears to suggest a decline in jobs in the city over a couple of years (again, the city’s data is almost all from 2021), and this may actually be the case. Explaining it could readily be the economic effects of the Covid-19 pandemic. The American economy only just (July 2022) recovered the number of jobs lost at the beginning of the pandemic period, so Washington may be lagging, and/or the city’s data may not be fully current.



There may also be certain inconsistencies in the measurement techniques and information sources between the Census and city data.

These inconsistencies are more pronounced within economic sectors, as illustrated above. For instance, the city’s data show about 600 more jobs in manufacturing than the Census data, but the city shows

<sup>13</sup> This is the Longitudinal Employer–Household Dynamics (LEHD) “On-the-Map” series begun in 2002.





about 460 fewer retail trade jobs than recorded by the Census. As it turned out during the pandemic, retail kinds of jobs in America declined a lot more rapidly than manufacturing, and have recovered more slowly, so the relatively recent city data may truly be more representative of current conditions than the 2019 data from the Census.

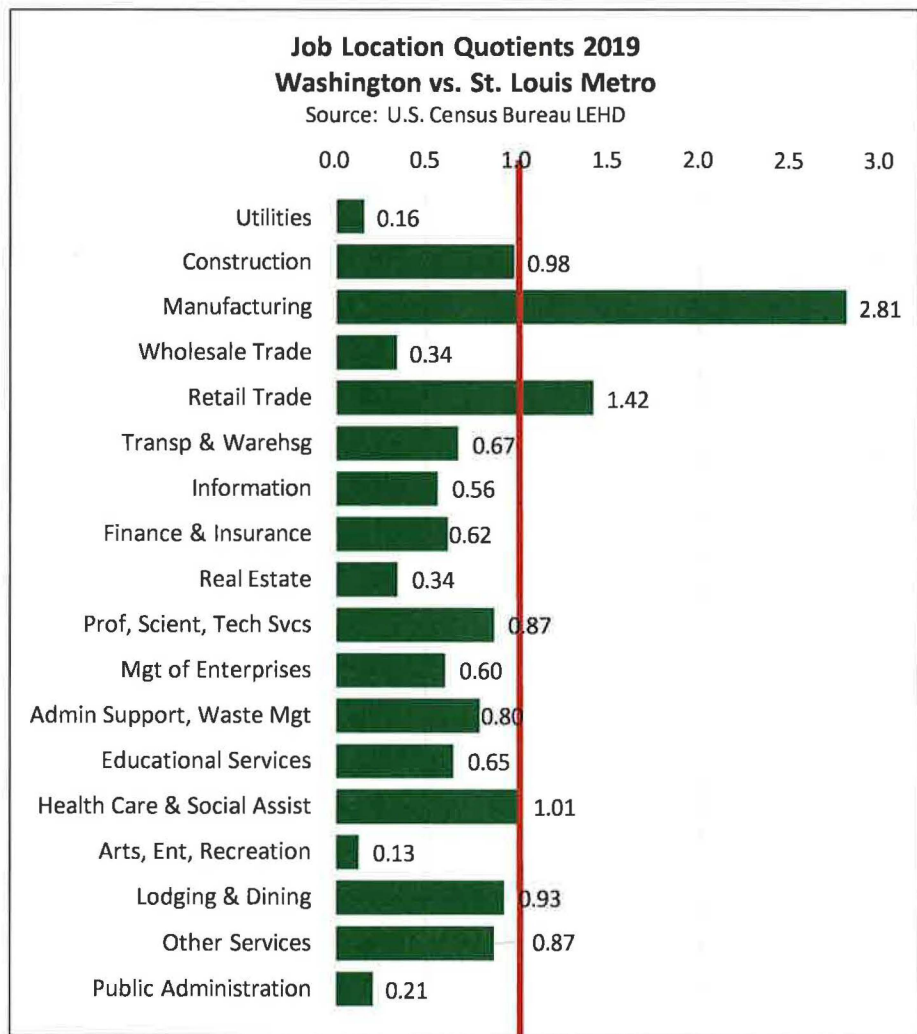
Many of these differences might also be the result of inconsistencies with the assignment of NAICS codes. Typically, businesses themselves choose a dominant code (a business can have more than one in a diverse production environment), which may be different than the codes assigned by SLU’s Community Planning Lab.

All-in-all, though, the figures are sufficiently close to essentially confirm the city’s inventory.

**Employment Location Quotients Using Census Data**

This graph compares the percentages of jobs by sector in Washington to the same sectors in the St. Louis metropolitan area using the LEHD On-the-Map data from 2019—illustrative but perhaps out of date. Location quotients greater than 1.0 mean that Washington has a larger share of jobs in that sector than does the metro area. Such sectors are typically considered economic strengths for the city, but very large LQs can also indicate vulnerabilities if those sectors suffer sharp recessions in the region or nation.

Manufacturing is clearly a strength of Washington within the metropolitan economy. A location quotient of 2.81 is a substantial indicator of the important role that Washington plays in the manufacturing sector of the region. But it also suggests an above average risk if the national or regional manufacturing sector declines for some reason. The city also has a healthy LQ in retail trade; this is almost certainly attributable to the city’s amount of retail businesses serving a subregion much larger than the city itself.



Notably, all the other employment location quotients, except health care, are below 1.0, indicating varying degrees of “dependence” on the rest of the metro area for support. This does not mean that the manufacturing sector should be encouraged to shrink, however. Instead, using the manufacturing sector as a catalyst to attract more population, more workers, and a wide variety of additional businesses might be in order.

The health care sector is effectively at par with the metro area, meaning that Washington is adequately supporting itself but not necessarily serving a much larger population.

## IMPORTANCE OF LABOR FORCE FROM ADJACENT COUNTIES

Using the U.S. Census Bureau's "On the Map" data series, there were 11,834 people employed in Washington in 2020, the latest year in the data series that began in 2002.<sup>14</sup>

As shown on the following chart, total jobs in Washington increased from 9,731 in 2002 to 11,834 in 2020, an erratic growth rate of just under 22 percent through 2020, but a substantial (4.6%) one-year decline from 2019.<sup>15</sup> Meanwhile, the rest of Franklin County (outside of Washington) added just 3.1 percent more jobs from 2002 to 2020 (but down 4.7% 2019-2020), causing the county-wide 2002-2020 growth to be about 8.4 percent.

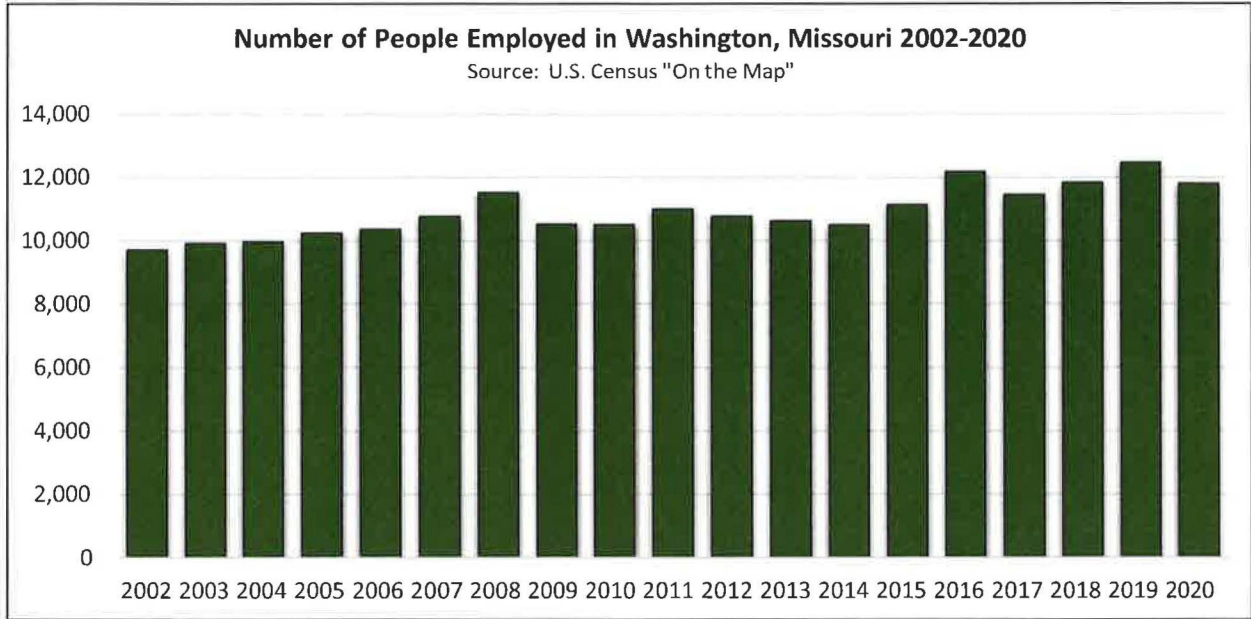
Washington is clearly doing much better as an attractor of jobs relative to the county, having captured almost three quarters of the net additional jobs in the county between 2002 and 2020. While there have been ups and downs in the number of jobs over that period, the 2019 jobs were the highest number recorded in the city though, as noted, this dropped in 2020 (as it did virtually everywhere).<sup>16</sup>

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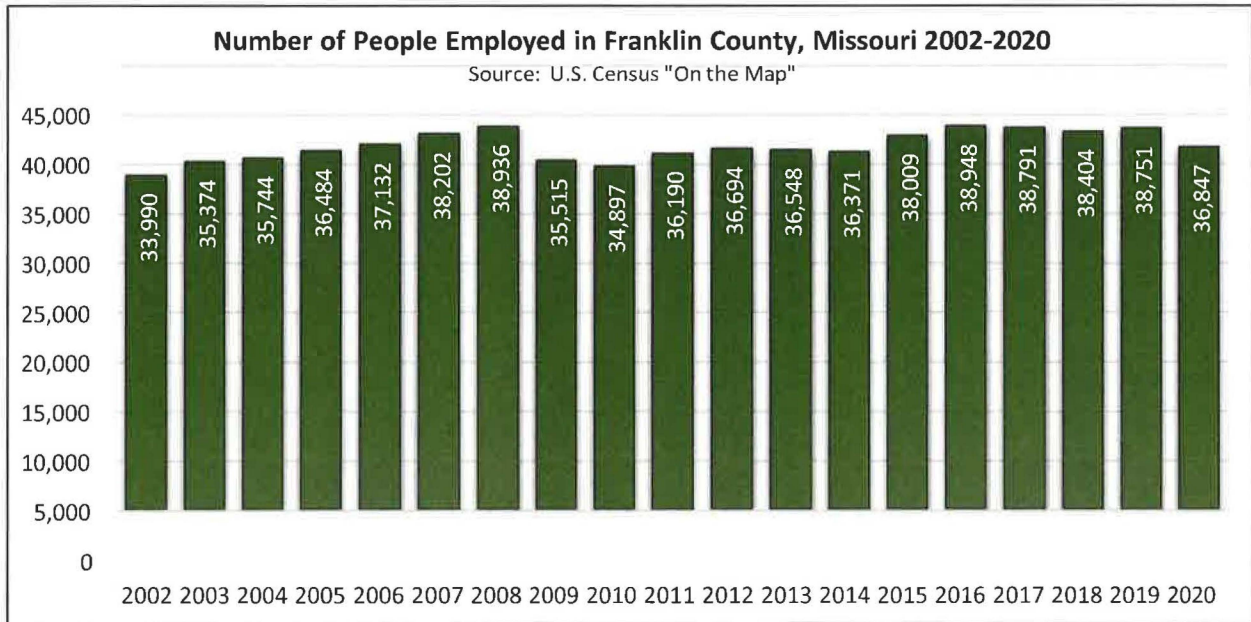
<sup>14</sup> Prior to 2002, there were no reliable employment counts for sub-county areas like cities. Since then, the Census Bureau and other federal agencies match addresses of workers to the addresses of their employers to estimate how many jobs are within sub-county areas as well as identifying where those workers live, among other data items. The data, however, are limited to the ability to match addresses and this limitation means that the numbers provided by the On the Map series are almost always undercounted. This memo focuses on percentages of various sorts calculated with the On the Map data. The percentages and related ratios should be more reliable in tracking trends than the actual numbers. Far more reliable employment statistics remain at the county-level and above, but On the Map enables analysts to study city-level economic dynamics in ways not possible before.

<sup>15</sup> The year 2020 was an awkward year for counting employment based on where people worked and where they lived, which is the basis of the On the Map data series. The Covid 19 pandemic gripped the world in March of 2020 and pushed many people either out of work or to their homes or other remote places to conduct their work. Job counts certainly declined almost universally, but the accuracy of matching home-to-work locations might also have suffered.

<sup>16</sup> A separate database on employment maintained by the U.S. Bureau of Economic Analysis at the county level only (i.e., not at the city level) shows net job gains for Franklin County in 2021 over 2020. City level data is not yet available for 2021. An implication is that Washington jobs also grew from 2020 to 2021.



Jobs in Franklin County have also experienced something of a roller coaster ride with a result that the county (including all of the incorporated cities) had 8.4 percent more jobs in 2020 than in 2002. Washington grew more quickly and, in 2020, had 32.1 percent of the county’s jobs, up from 28.6 percent in 2002.<sup>17</sup>



<sup>17</sup> Strictly county-level employment data from the U.S. Bureau of Economic Analysis (BEA) counted 53,773 jobs in Franklin County in 2020, some 16,926 higher than the 36,847 jobs tracked by On the Map. On the Map, therefore, accounted for only 68.5 percent of actual jobs in the county. In 2002, On the Map’s numbers were 72.1 percent of the BEA numbers.)

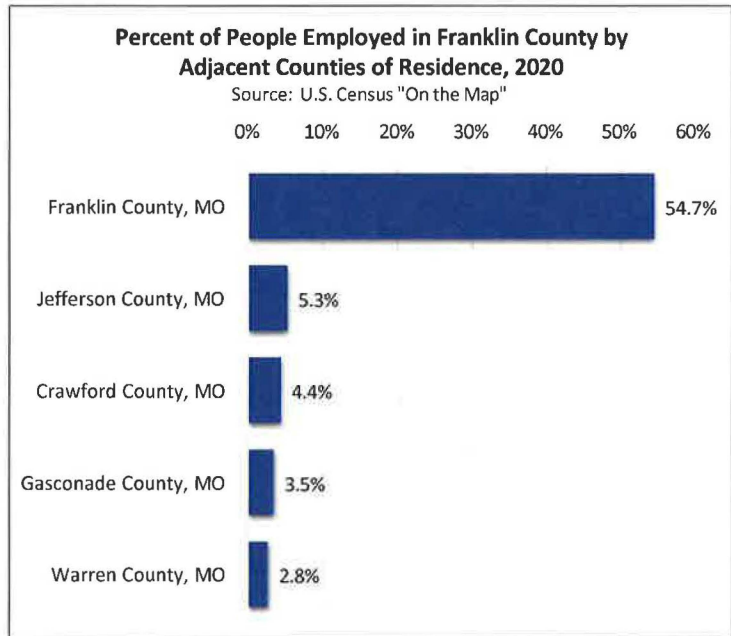
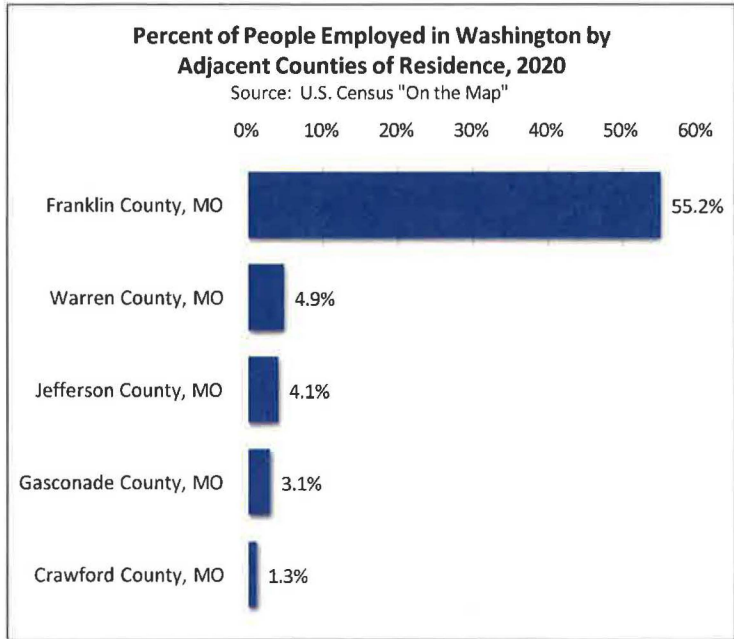
## WORKERS FROM ADJACENT COUNTIES

In 2020, well over half (55.2%) of the people employed in the city of Washington were residents of Franklin County. But only 17.2 percent were residents of Washington itself; the rest lived in other Franklin County locations. Among the counties adjacent to Franklin, Warren County was home to 4.9 percent of people employed in Washington, 4.1 percent lived in Jefferson County, 3.1 percent in Gasconade County, and 1.3 percent in Crawford County.

Franklin County was also the dominant home of people employed throughout Franklin County in 2020, not surprisingly. Again, over half (54.7%) of the workers in the county also lived in the county in 2020.

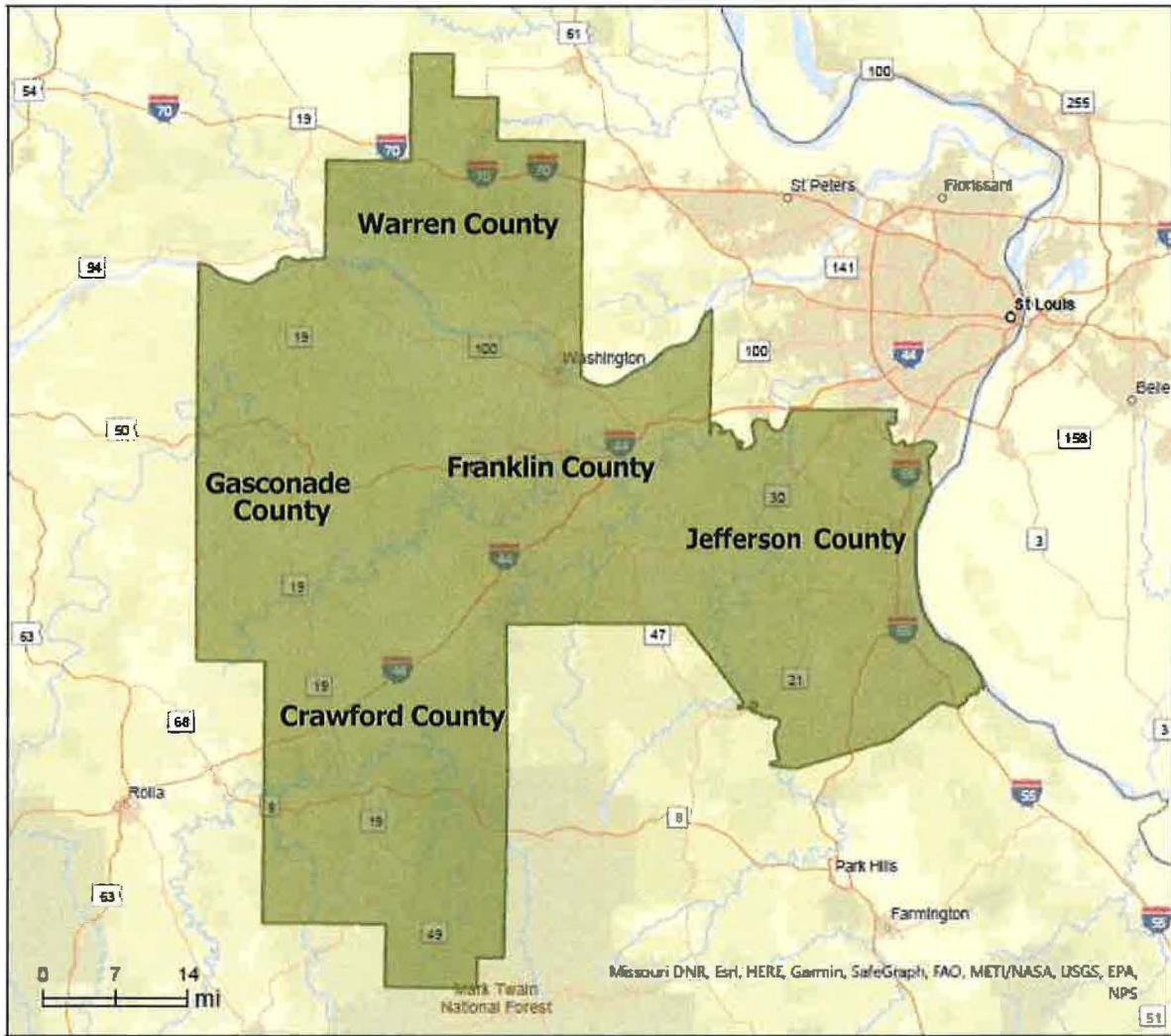
Jefferson County was home to 5.3 percent of Franklin County workers, Crawford County 4.4 percent, Gasconade County 3.5 percent, and Warren County was home to 2.8 percent of the people employed in Franklin County.

But potential contradictions arise from a separate source of commuting information, even though it is also from the U.S. Census Bureau, as shown on the middle graph on this page. The source is the county-to-county commuter flows from the American Community Survey (ACS) showing annualized amounts for the five-year period of 2011 to 2015.



# Map of Five-County Labor Force Area of Washington, Missouri

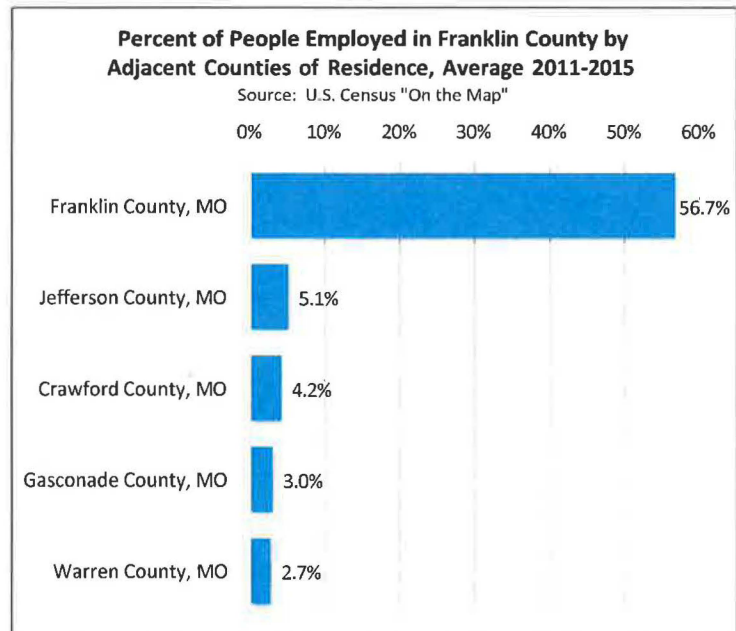
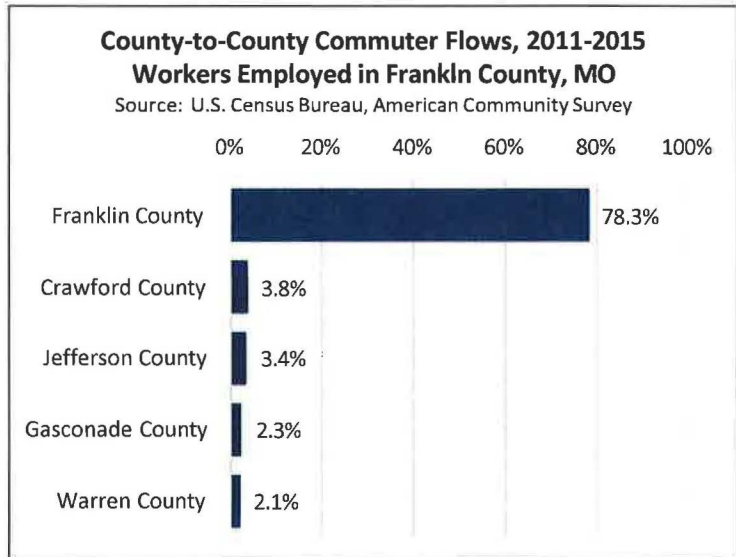
Source of Map: Esri Business Analyst



This shows that over three quarters of the people employed in Franklin County originated their commutes from inside Franklin County, well over 20 percentage points higher than documents by the On the Map data series, above.

For the four selected counties outside of Franklin County, the share of commuters to jobs in Franklin County sums to 11.6 percent, while the sum from the previous charts is 13.9 percent.

Of course, the first two graphs represent different time periods: 2020 vs. an average of 2011 to 2015. The bottom graph, therefore, returns to the On the Map data (same as top graph) but averages the years 2011 through 2015. Again, however, On the Map displays a much lower share of Franklin County workers living in Franklin County (56.7%) than those show on the middle graph.



## SHARES OF WASHINGTON WORKFORCE BY SELECTED COUNTIES 2002–2020

While Franklin County was home to 55.2 percent of Washington’s workers in 2020, this was well down from almost three quarters (74.6%) in 2002.<sup>18</sup> There has been a steady decline in the share of people working in Washington who actually live in Franklin County. As the city’s workforce has grown, so apparently has the importance of other counties in providing workers for the city’s employers.



A key question at the moment is the share of workers employed in Washington that live in Warren, Jefferson, Gasconade, and Crawford Counties.

- Warren County supplied 3.5 percent of the city’s workers in 2002, increased that share to as high as 5.5 percent in 2010, but began losing share to where Warren County was home to 4.9 percent of Washington’s workers in 2020.
- Jefferson County was home to 1.9 percent of Washington’s workers in 2002 and increased its share steadily to 4.1 percent of the city’s workers in 2020.
- Gasconade County supplied just 2.0 percent of Washington’s workers in 2002, increased to 4.1 percent by 2007, then decreased to 3.1 percent by 2020.
- Crawford County supplied less than one percent (0.8%) of the city’s workers in 2002, reached 1.5 percent in 2011, then fell to 1.3 percent in 2020.

Again, these trends seem to be indicators that the workforce in the city of Washington has increasingly found more diverse places to reside over time.

<sup>18</sup> Intriguingly, this is a percentage quite similar to the county-to-county commuting share of 78.3 percent for the period of 2011 to 2015. Are they comparable?



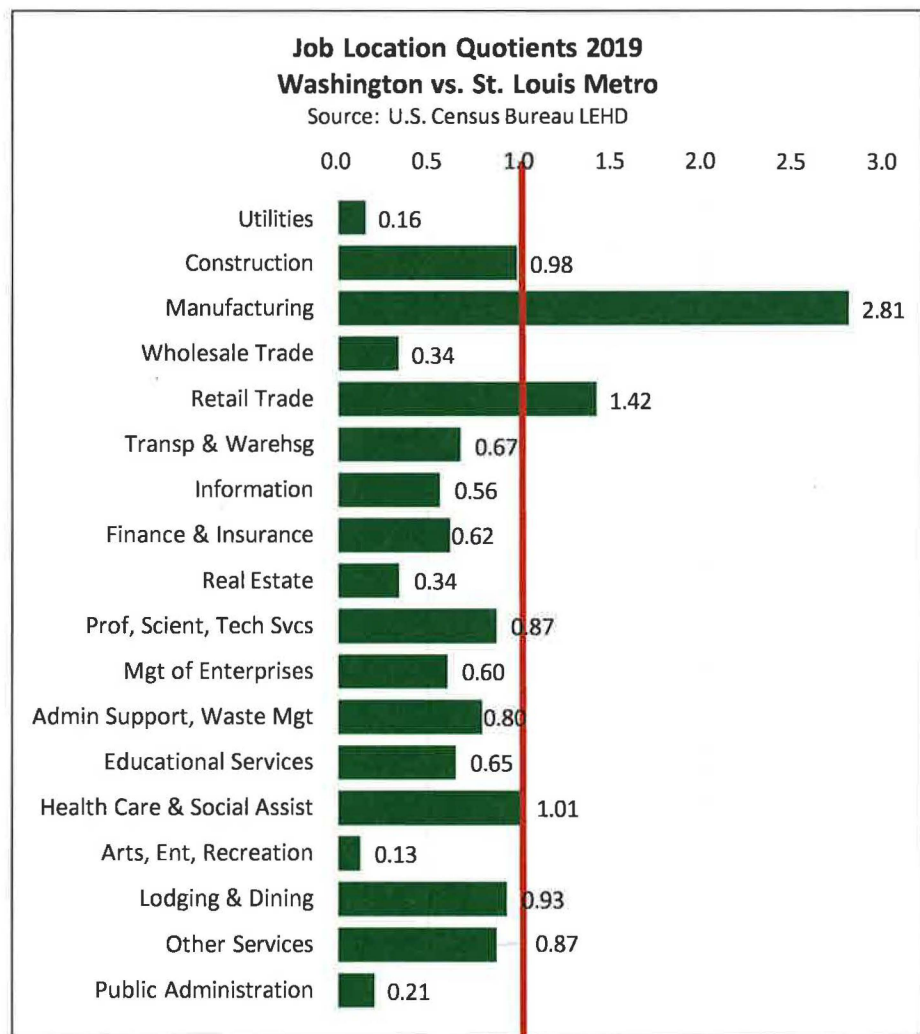
## JOB PROJECTION SCENARIO, 2020 TO 2030

The U.S. Bureau of Labor Statistics publishes bi-annual employment projections by major economic sector for the United States. The latest available projections are for the period 2020 to 2030. Missouri, like the other states, uses those projections to forecast jobs by sector for the state and ten regions of the state. There is always a time lag between the U.S. projections and the state projections, but the Missouri Economic Research and Information Center (MERIC, which is part of the Missouri Department of Economic Development) published its 2030 projections in late July 2022. One of the regions of Missouri for which projections are made is called “St. Louis.” The St. Louis region is made up of five counties: Franklin, Jefferson, St. Charles, St. Louis, and the City of St. Louis. This interim report provides background on where Washington fits within the trends and projections.

## WASHINGTON’S RELATIVE STRENGTHS IN EMPLOYMENT, 2019

First, what are Washington’s employment strengths? This graph compares the percentages of jobs by sector in Washington to the same sectors in the St. Louis metropolitan area using the LEHD On-the-Map data from 2019.<sup>19</sup> The data are illustrative even though out of date. Jobs in the year 2020 were severely impacted by the Covid-19, with some recovery during 2021. But neither year should be considered typical. So reference to 2019 has relevance as a better standard.

Location quotients greater than 1.0 on the graph mean that Washington had a larger share of jobs in that sector than did the metro area. Such sectors are characteristically considered



<sup>19</sup> The Longitudinal Employer–Household Dynamics (LEHD) “On-the-Map” series began in 2002 and the latest data available for places in the United States is for calendar year 2019.

economic strengths for the city, but very large LQs can also indicate vulnerabilities if those sectors suffer sharp recessions in the region or nation.

Manufacturing is clearly a strength of Washington within the metropolitan economy. A location quotient of 2.81 is a substantial indicator of the important role that Washington plays in the manufacturing sector of the region. But it also suggests an above average risk if the national or regional manufacturing sector declines for some reason. The city also has a healthy LQ in retail trade; this is almost certainly attributable to the city's amount of retail businesses serving a subregion much larger than the city itself.

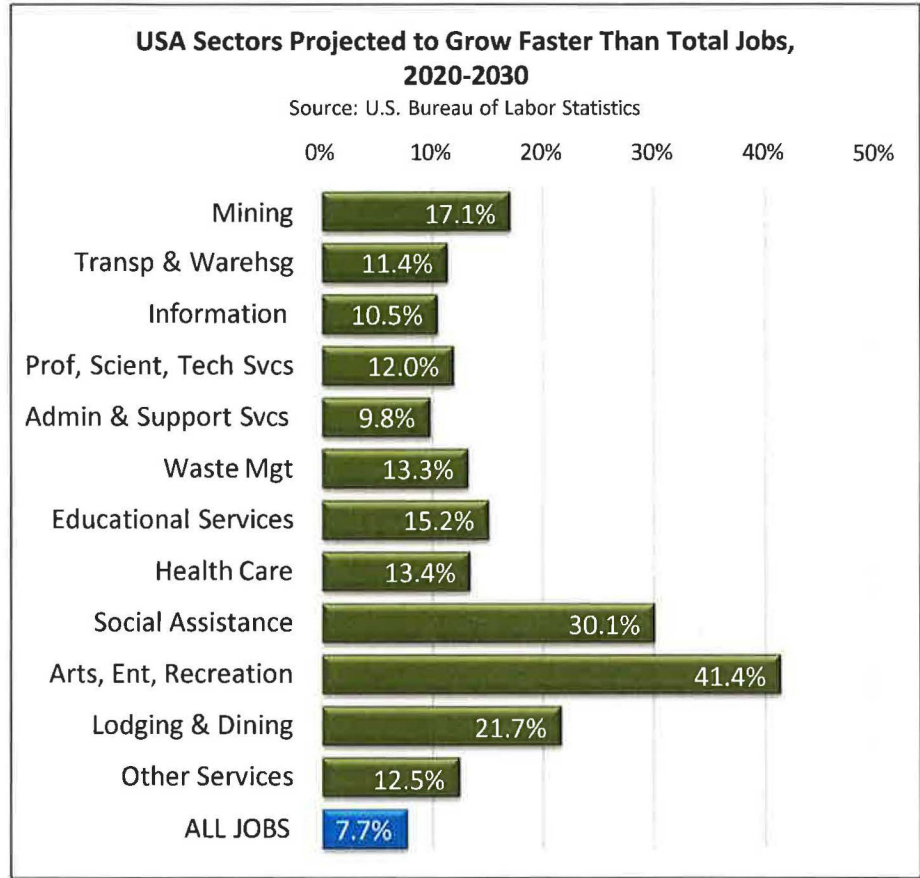
Notably, all the other employment location quotients, except health care, are below 1.0, indicating varying degrees of "dependence" on the rest of the metro area for support. This does not mean that the manufacturing sector should be encouraged to shrink, however. Instead, using the manufacturing sector as a catalyst to attract more population, more workers, and a wide variety of additional businesses might be in order.

The health care sector is effectively at par with the metro area, meaning that Washington is adequately supporting itself but not necessarily serving a much larger population.

#### **UNITED STATES PROJECTIONS TO 2030**

The U.S. economy added 11,607,100 jobs between 2010 and 2020 for a ten-year growth rate of 8.2 percent. The U.S. Bureau of Labor Statistics (BLS) projects that the economy will add another 11,879,900 jobs between 2020 and 2030. This is slightly more jobs than the previous decade, but at a slower ten-year rate of 7.7 percent. By 2030, the U.S. economy should have about 165,413,700 jobs, up from 141,926,700 in 2010.

But growth rates will be uneven among the major economic sectors. The graph to the right shows the growth rates of sectors that are projected to add jobs more quickly than the national average of 7.7 percent between 2020 and 2030. Twelve of the 22 sectors would grow above 7.7 percent. Most notably, the arts, entertainment, and recreation sector is projected to add 41.4 percent more jobs, followed by the social assistance sector at 30.1 percent. The slowest growth rate among these sectors would be in administrative and support services at 9.8 percent. Still, this would be above the national average.

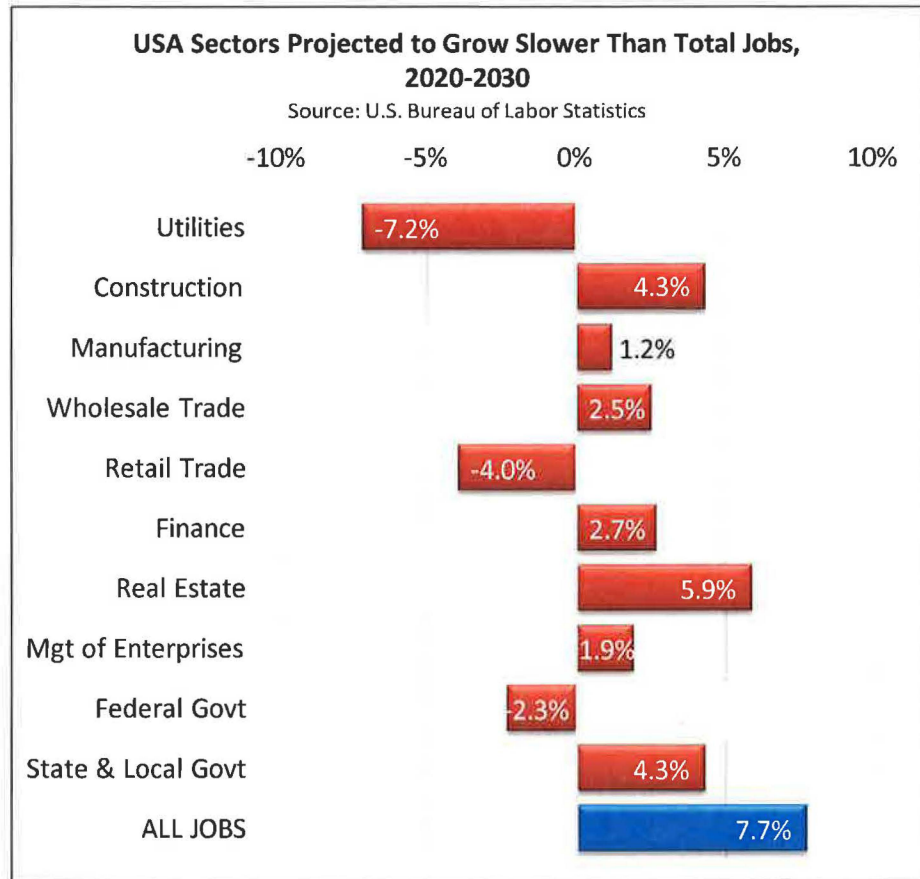


The other ten major sectors, shown on the next page, would grow more slowly than the 7.7 percent overall average between 2020 and 2030. In fact, three of them are projected to shrink in size. The utilities sector would have 7.2 percent fewer jobs after ten years, retail trade 4.0 percent fewer, and the federal government 2.3 percent fewer.

Manufacturing, a clear strength in Washington, Missouri, would add just 1.2 percent more jobs while the fastest growing sector in these below-average sectors would be real estate at 5.9 percent.

Thus, the top two employment sectors in

Washington—manufacturing and retailing—would either grow very slowly in the overall U.S. economy or would shrink. The third strongest sector in Washington, health care and social assistance, is expected to grow rather impressively. While the local (LEHD) data does not separate health care from social assistance, the combined national growth rate for these two sectors is 16.8 percent. The health care sector in the U.S. is much larger than is sister social assistance sector, but social assistance is projected to increase from 18.1 of the combine sectors in 2010 to 22.2 percent in 2030.



## SWOT ANALYSIS OF THE WASHINGTON ECONOMY

### STRENGTHS

- Net population growth taking place
- Net job growth taking place
- High quality of life in exurban St. Louis
- Good quality labor force from multiple counties
- Ample and well-managed industrial parks
- Highly respected manufacturing firms in preferred exurban locations
  - Well separated from most of the rest of the city's activities to minimize conflicts
  - Strong tax base to support community services
- Well-located and well-served by wifi for remote workers (work-from-home)
- Out-commuters earning relatively high wages and salaries to be spent in Washington
- Expanding lodging economic sector to accommodate both business and tourism visitors
- Net positive retail center serving markets well beyond the city's boundaries
- New Missouri Highway 47 bridge to the north
- Good high-speed access to Interstate 44
- Serviceable regional airport
- Well-managed city government and active citizenry

### WEAKNESSES

- Distance from urban/suburban center of metropolitan area where "density-based" amenities are found (e.g., cultural institutions, major sporting leagues, diverse retailing and dining options)
- Lengthy labor force commutes from adjacent counties (and beyond)
- Shortage of housing where prices/rents better match local labor force wages and income
- Decreasing manufacturing jobs per manufacturing establishment
- Lack of diverse options for high-speed access to interstate highways (south to I-44, north to I-70)
- Shortage of labor force relative to pace of business growth
- Out-commuters earning higher wages than local jobs

### OPPORTUNITIES

- More "brain power" jobs in light of quality of life and well-educated population
- More manufacturing establishments with U.S. policies toward on-shoring
- A technical and vocational training institution to support manufacturing and logistics
- Additional road access to interstate highways

- More tourism to take advantage of historic downtown and Missouri Riverfront with need to balance the needs and desires

## THREATS

- Retail abundance in the city of Union closer to Interstate 44
- Sharp decline in national population/workforce growth rates, reducing the future number of people and workers who can be attracted to greater St. Louis and Washington
- Gentrification resulting from higher-educated, higher income households
  - Impact on housing costs
  - Compatibility with manufacturing sector
  - Impact on identity of Washington
- Conversion of downtown Washington into a tourism haven at the expense of local residents

## STRATEGIC DIRECTION AND ACTION PLAN FOR RESILIENCY

### **Strategy 1 – Continue the City’s annual business retention and expansion program.**

1. Personally meet with large employers, regardless of industry sector, at least annually with key and consistent questions about hiring needs, investment needs, and so forth. Follow up with requests from the employers where City intervention is rational.
2. Personally meet with smaller employers on an as needed basis when it is learned or rumored that major changes could occur.
3. Continue to partner with Chamber of Commerce in “Salute to Industry” recognition programs and semi-annual Industry Mixers. All businesses/employers in Washington should be encouraged to participate.

### **Strategy 2 – Continue collaboration with Missouri Partnership and Greater St. Louis Inc. to market Washington to new and existing businesses and to the city’s residents, the resident workforce, and members of the workforce who do not live in Washington.**

1. Continue participating in Site Selector visits with Missouri Partnership and Greater St. Louis Inc.
2. Invite and participate in internal critiques of economic development preparedness, usually conducted by outside consultants to remain aware of competitive strengths and weaknesses from outside perspectives. Formats, scheduling, and agendas of such critiques should be consistent with expectations and insights of the Missouri Partnership, Greater St. Louis Inc., and the Missouri Department of Economic Development.
3. Maintain database of Site Selection consultants to keep them informed with various forms of community about and latest relevant information about Washington.

**Strategy 3 – Maintain and routinely update relevant data and maps to be consistently prepared for inquiries and marketing campaigns to attract new businesses and employees.**

1. Educate Site Selectors by using on all print and online marketing techniques such as the City’s website, promotional programs of the Missouri Partnership and Greater St. Louis Inc., and through LOIS (Location One Information System) managed by Global Location Strategies based in Greenville, South Carolina.
2. Continue to participate as a Certified Work Ready Community, thus participating with and assisting educators in directing students and others toward careers aligned with the needs of local businesses and industry sectors.

**Strategy 4 – Target industrial clusters for additional employer and workforce expansion focused on Washington’s strengths and needs toward a goal of added economic diversity and resilience to recessions.**

1. Major economic growth sectors (high job growth and high productivity growth) in the national economy with relevance to Washington’s present economic base are:
  - a. Transportation and Warehousing (*builds on strengths in manufacturing*)
  - b. Information
  - c. Professional, Scientific, and Technical Services
  - d. Educational Services
  - e. Health Care (*builds on existing strengths as a multi-county health care center*)
  - f. Arts and Entertainment (*supports high levels of education and intellectual interests of the existing population and on the tourism industry*)
  - g. Lodging and Dining/Drinking Places (*builds on propensity to attract tourists and on the strength of the Downtown economy and its historic attractions*)
2. While manufacturing, generally, is not a job-expansion strength in the American economy, many manufacturing sub-sectors will see strong growth in both jobs and productivity, leading to higher profits and higher wages. Eight specific manufacturing sectors are recommended for targeted marketing and attraction in this strategic plan that have both strong national growth projections and are already present in Washington:
  - a. Animal Slaughtering (NAICS Code 3116)
  - b. Bakery Products (3118)
  - c. Beverage Products (3121)
  - d. Plastics Products (3261)
  - e. Architectural Metals Products (3323)
  - f. Machine Shops (3327)
  - g. Semiconductors and Electronics (3344)
  - h. Household and Institutional Furniture (3371)
3. Other existing manufacturing sectors in Washington should also be targeted because of “clusters” of similar firms and experienced workers already present in the city.
4. While not directly analyzed in this strategic plan, the above lists should be supplemented by targeting business-to-business suppliers of the above sectors and business-to-business customers of

*Builds on strengths of the greater St. Louis economy and the skills and education levels of many Washington residents who now commute elsewhere for such jobs*

the above sectors. Identification of such opportunities should be explored during annual business retention and expansion visits (Strategy Number 1).

5. Discourage businesses and proposed developments that overburden available utilities and transportation networks.

**Strategy 5 – Continue to market quality of life in promotional materials to site selectors, industries, and future workforce. Crucial topics for marketing include, but may not be limited to:**

1. Proximity within the St. Louis region and the many amenities of the 21<sup>st</sup> most population metro area in the United States.
2. Medical center for Franklin, Warren, Gasconade, and Crawford counties with support for some residents of western Jefferson County.
3. Pro-business growth community including a cooperative City Council and active economic development organizations including Washington Civic industrial Corporation, Chamber of Commerce, 353 Redevelopment Corporation, and Industrial Development Authority.
4. Active, effective, and highly successful historic Downtown Washington, Inc. that continues to foster a “sense of place” through community festivals and historic preservation of the downtown area (e.g., winner of National Great American Main Street Award).
5. Strong reputation in St. Louis area for manufacturing.
6. Heart of Missouri Wine Country.
7. Tourism destination for shopping, dining, festivals, and biking—including access by Amtrak for railroad passengers from St. Louis and Kansas City and a high quality trail network linked to the Katy Trail State Park.

**Strategy 6 – Continue participation in and sponsorship of Connect Washington, the collaboration with Washington’s educational network to ensure students have broad opportunities to explore their career passions and interests through experiences in the city’s businesses and industries prior to graduating.**

1. Continue holding annual industry expositions for industries/students/high schools.
2. Continue field trips with major employers for students.
3. Market existing industries and job opportunities to school counselors, parent-teacher organizations, etc.
4. Expose school counselors to local industries and career opportunities.

**Strategy 7 – Expand Highway 100 to four lanes west to Heidmann Industrial Park and expand Highway 47 to four lanes south to Union and St. Clair.**

1. Environmental assessments are already completed or underway for these projects. Be certain that these are up to date as project proposals move forward.



2. Use the projects as “local projects” for promotion of state funding initiatives for MoDOT (Missouri Department of Transportation).
3. Promote the projects as needed for Franklin County to EWGCOG (East-West Gateway Council of Governments) in the region’s long range transportation plan.

**Strategy 8 – Widen Highway 47 to the north (into Warren County) and reduce flooding exposure on the highway.**

1. Explore a variety of infrastructure improvements that would reduce flooding on Highway 47, including preliminary benefit-cost assessments and a hydraulic study. Benefit and cost impacts should include financial considerations, safer and consistent travel in a growing region, the natural environment, economic development, airport access, access to Katy Trail State Park, and improved quality of life.
2. Form and sustain relationships with overlapping jurisdictions such as Warren County, the School District of Washington, Boonslick Regional Planning Commission, and the Federal Aviation Administration in the pursuit of improvements to traffic flow on Highway 47 north of the city limits of Washington.

**Strategy 9 – Identify future land for industrial development purposes.**

1. Form an active committee that meets periodically to identify the best locations for future industrial parks that are consistent with the 2023-2028 Comprehensive Plan.
2. Consider potential properties during annexation processes.
3. Consider industry clusters for optimum location (see Strategy 4).
4. Increase lot inventory.

**Strategy 10 – Continue to improve Washington Regional Airport in Warren County.**

1. Monitor the current master layout plan to continue availability of federal and state funding.
2. Expand the runway to a minimum of 5,500 feet while widening the runway an additional 25 feet. Goal is to improve the rating of the airport from Class “C” to Class “B.”
3. Continue improving the aesthetics of the terminal and exterior of airport with appropriate landscaping and signage to be attractive and welcoming to all users.

**Strategy 11 – Support continued growth and revitalization for retail, office, and mixed-use developments.**

1. Continue aid in redevelopment areas of the City.
2. Evaluate opportunities for revitalization or renovation of under-achieving retail and office centers in the Highway 100 corridor that might be converted to higher-value mixed-use “villages” of limited but convenience-oriented retailing and dining while including higher density housing that can attract workforce households into the city and closer to jobs.

3. Closely monitor trends and forces in the retailing/dining sectors to better anticipate significant changes in future building and land uses. These are rapidly changing sectors subject to substantial technological innovations, job uncertainty, and financial failure that can enhance or detract from the commercial function and aesthetics of the city. Prepare for public intervention, as necessary, to help the market adapt buildings and land for the betterment of Washington.
4. Assist in financing new and revitalized commercial and mixed-use developments where applicable through use of Community Improvement Districts (CIDs), Transportation Development Districts (TDDs), and Industrial Revenue Bonds (IRBs).
5. Require in-depth market studies to demonstrate that proposed commercial developments that seek public incentives will not diminish sales, revenues, or customers at similar business establishments in the city.

**Strategy 12 – Take the economic development strategies “on the road” to demonstrate that Washington is at the forefront of economic growth and innovation and assure that Washington is “top-of-mind” among relevant leader organizations.**

1. Routinely inform and visit state and federal government representatives, legislative leaders, and executive departments.
2. Likewise, inform, visit, and make presentations before regional and state economic organizations such as Greater St. Louis Inc., the Missouri Partnership, the Missouri Chamber of Commerce, Missouri Economic Development Council, labor representatives, and educational institutions.

**Strategy 13 – Create a public relations and marketing program designed to attract private investors and development talent committed both to realizing the strategic plan and, conversely, to resist public and private actions and investments that are not compatible with the plan.**

1. To be most effective, the strategic plan needs to become a community project with wide support and acceptance. This will require a steady “drumbeat” of communication that focuses on the benefits of its realization and on progress toward its realization as it is made.
2. The elements of this effort could include:
  - a. Regular reports to city, county, and state economic development commissions and councils.
  - b. A continually updated and informed web page.
  - c. Progress reports to key local leadership groups and individuals.
  - d. Articles in the local and regional press.
  - e. Direct contact with development organizations with demonstrated talent and track record - locally, regionally, or nationally – whose participation would enhance the quality and scope of the plan’s implementation.
  - f. Creation and reinforcement of a “brand identity” or “tagline” for the Washington economy that can be marketed to elicit premium values and a preferred image throughout the region and nation. Sub-area names may also be important such as downtown, Highway 100, the industrial parks, and so forth.

**EVALUATION** These strategies should be reviewed annually by the City and updated as needed. Measurable goals can be linked to action items attained, ongoing planning processes, associated measures on performance of job creation numbers, goals and objectives of the committee set to review the plan, and GDP income per capita for the community, wages, and measures for evaluating regional impact.



August 15, 2023

Mayor & City Council  
City of Washington  
Washington, MO 63090

Re: Economic Development Strategy – Resolution

Mayor & City Council,

On your agenda for the August 21, 2023 agenda is resolution adopting the 2023 Washington Community Economic Development Strategy (CEDS). A more complete version of this document will be adopted fully with the completion of the 2023-2033 Comprehensive Plan later this year.

City Staff is currently applying for funds from the federal Economic Development Agency (EDA) for improvements to the Oldenburg Industrial Park. In order to be eligible to receive funds, an updated CEDS must be adopted via resolution by the City. This particular document satisfies the needs of the grant program.

A full review of the CEDS will be completed by the Washington 353 Redevelopment Corporation, the Comprehensive Plan Committee and City Council, allowing amendments to this document to be made in the coming months.

Feel free to reach out with any questions.

Sincerely,

A handwritten signature in blue ink that reads "Sal Maniaci".

Sal Maniaci  
Community and Economic Development Director

Handwritten initials "1m" in black ink.