

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL
CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI
MONDAY, OCTOBER 2, 2023**

INTRODUCTORY ITEMS:

The Regular Meeting of the City of Washington, Missouri, City Council was held on Monday, October 2, 2023, at 7:00 p.m. in the Council Chamber. Mayor Doug Hagedorn opened the meeting with roll call and Pledge of Allegiance.

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

Also Present:	City Attorney	Mark Piontek
	City Clerk	Sherri Klekamp
	Emergency Management Director	Justin Frankenberg
	Police Chief	Jim Armstrong
	Parks Director	Wayne Dunker
	Interim City Engineer	Charles Stankovic
	Street Superintendent	Tony Bonastia
	Finance Director	Mary Sprung
	Human Resources Manager	Shauna Pfitzinger

Originals and/or copies of agenda items of the meeting, including recorded votes are available on record in the office of the City Clerk. Each ordinance is read a minimum of twice by title, unless otherwise noted.

Approval of Minutes:

- * Approval of the Minutes from the September 18, 2023, Council Meeting

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

Approval and Adjustment of Agenda including Consent Agenda:

- * Collector's/Treasurer's Report Summary – June 2023
- * Investment Report – June 2023
- * Liquor License – Franklin County Events & Rentals LLC and Wallis Petroleum LC

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

PRIORITY ITEMS:

Mayor’s Presentations, Appointments & Reappointments:

* Board of Adjustment Appointment

September 20, 2023

To the City Council

City of Washington

Washington, Missouri

Dear Council Members:

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

Samantha Cerutti Wacker – term expiring September 2028

Respectfully submitted,

James D. Hagedorn

Mayor

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

* Police Department Reappointment

September 20, 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

Ian Ray

October 4, 2023

October 4, 2024

Police Officer

Respectfully submitted,

James D. Hagedorn

Mayor

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

PUBLIC HEARINGS

* Special Use Permit – 610 West Second Street – Short Term Rental

September 14, 2023

Mayor & City Council

City of Washington

Washington, MO 63090

RE: File No. 23-0901-Special Use Permit-Short Term Rental 610 W. Second Street

Mayor & City Council,

At the regular meeting of the Planning & Zoning Commission held on Wednesday, September 13th, 2023 the above mentioned Special Use Permit was approved with a unanimous 6-0 vote in favor.

Sincerely,

Thomas R. Holdmeier

Chairman

Planning & Zoning Commission

Maniaci: All right, Good Evening, Council. Your first Public Hearing tonight is for a request for a Short-Term Rental, more commonly known as AirBnb. Both of these are the first applications to come in since the Moratorium has been lifted.

The subject property here is located at West Second Street, just east of Johnson in The Shoe Factory Lofts. You can see here by the arial, it does have alley access and garage parking as well as on-street parking in front of the home.

It is zoned R-2 Overlay, which is what is required per the new requirements. And then that buffer there is that 150' buffer that we have now required for these new short-term lodgings just to make sure they aren't too close together.

Last month at there, I'm sorry, this month at there Planning and Zoning Commission Meeting, they did vote unanimously to approve it and there were no comments from the public. I'm happy to answer any questions.

Hagedorn: No questions? Okay.

Maniaci: Public Hearing.

Hagedorn: We need to open this one up to the public. Anyone in the audience that would like to comment? Okay, go ahead.

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

Bill No. 23-12878, Ordinance No. 23-13844, an ordinance granting a Special Use Permit to utilize 610 West Second Street as a Vacation Rental in the City of Washington, Franklin County, Missouri.

The ordinance was introduced by Councilmember Holtmeier.

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

* Special Use Permit – 202 Stafford – Short Term Rental

September 14, 2023

Mayor & City Council

City of Washington

Washington, MO 63090

RE: File No. 23-0902-Special Use Permit-Short Term Rental 202 Stafford Street

Mayor & City Council,

At the regular meeting of the Planning & Zoning Commission held on Wednesday, September 13th, 2023 the above mentioned Special Use Permit was approved with a unanimous 6-0 vote in favor.

Sincerely,

Thomas R. Holdmeier

Chairman

Planning & Zoning Commission

Maniaci: All right. Similar application, just down the street at the corner of West Second and Stafford here. Another property here requesting short-term lodging.

As you can see here, this one doesn't have alley access, if I had my laser pointer, that's alright, I can point out that the subject property, they also own the property to the east and so they do have quite a bit of on-street parking that is not in front of neighboring property along Second Street. So, that was talked about at the Planning and Zoning Commission that there, even if they don't have a garage or alley access, there is a decent amount of on-street parking for the unit.

And again here, you can see it is zoned R-2 Overlay. These did come in very close together, but what we would do if they were within 150', we would go to the first application and if that were to be approved, then this one would not be able to, but oops, I thought I had a slide in here. They are over 200' away, so well outside the buffer there so there is no issue with approving the previous one and this one as well.

And Planning and Zoning Commission also voted unanimously to approve this at there meeting.

Hagedorn: Discussion? Okay. And we also need to open this up to the public, please. Anyone interested in speaking on this one? Okay.

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

Bill No. 23-12879, Ordinance No. 23-13845, an ordinance granting a Special Use Permit to utilize 202 Stafford Street as a Vacation Rental in the City of Washington, Franklin County, Missouri.

The ordinance was introduced by Councilmember Holtmeier.

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

CITIZENS COMMENTS

* None

UNFINISHED BUSINESS

* None

REPORT OF DEPARTMENT HEADS

- * Interim City Engineer Charles Stankovic addressed Council regarding an upcoming order of three new trucks and a Ford Escape for the Engineering and Building Departments through the Enterprise Fleet Management System.
- * Interim City Engineer Charles Stankovic addressed Council regarding the dates of when the Landfill Scale was down; August 10 – August 23, 2023. Topics of discussion included how much the City was charging by ordinance when the scale went down, possible refund options and proposed change options. Discussion ensued.

ORDINANCES/RESOLUTIONS

Bill No. 23-12880, Ordinance No. 23-13846, an ordinance establishing the Salary for the City Administrator 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; Reed-aye, Holtmeier-aye, Briggs-aye, Coulter-aye, Behr-aye, Hidritch-aye, Patke-aye, Wessels-aye.

Bill No. 23-12881, Ordinance No. 23-13847, an ordinance authorizing and directing the execution of an Agreement by and between the City of Washington, Missouri and Nappier Construction for the City Auditorium Roof Replacement Project and amend the 2023-2024 Budget.

The ordinance was introduced by Councilmember Patke.

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

Bill No. 23-12882, Ordinance No. 23-13848, an ordinance authorizing and directing the execution of an Agreement by and between the City of Washington, Missouri and Patke Restoration, LLC for the City Auditorium Masonry Repairs and amend the 2023-2024 Budget.

The ordinance was introduced by Councilmember Briggs.

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

Bill No. 23-12883, Ordinance No. 23-13849, an ordinance accepting the extension of the Contract per the terms identified in the initial contract by one (1) year at the amount quoted from Oakley Fertilizer, St. Louis, Missouri to purchase Bulk Rock Salt by the City of Washington, Missouri.

The ordinance was introduced by Councilmember Hidritch.

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

Bill No. 23-12884, Ordinance No. 23-13850, an ordinance authorizing and directing the execution of an Easement Deed by and between the City of Washington, Missouri and S&A Developments LLC.

The ordinance was introduced by Councilmember Patke.

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

Bill No. 23-12885, Ordinance No. 23-13851, an ordinance providing for the Approval and Acceptance of Minimum Improvements and Maintenance for “Dubois Center” Subdivision in the City of Washington, Franklin County, Missouri.

The ordinance was introduced by Councilmember Patke.

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

COMMISSION, COMMITTEE AND BOARD REPORTS

- * None

MAYOR’S REPORT

- * Exciting news about America in Bloom, it’s great for the City.
- * Will do a better job keeping Council informed for what’s going on in the future.

CITY ADMINISTRATOR’S REPORT

- * None

COUNCIL COMMENTS

- * None

CITY ATTORNEY’S REPORT

Public vote on whether or not to hold a closed meeting to discuss personnel, legal and real estate matters pursuant to Section 610.021 RSMo (2000) passed at 7:38 p.m. on the following roll call vote; Reed-aye, Holtmeier-aye, Briggs-aye, Coulter-aye, Behr-aye, Hidritch-aye, Patke-aye, Wessels-aye.

The regular session reconvened at 8:05 p.m.

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ADJOURNMENT

With no further business to discuss, a motion to adjourn made at 8:05 p.m. by Councilmember Patke, seconded by Councilmember Behr passed without dissent.

Adopted: _____

Attest: _____
City Clerk

President of City Council

Passed: _____

Attest: _____
City Clerk

Mayor of Washington, Missouri