

REGULAR MEETING OF WASHINGTON, MISSOURI CITY COUNCIL
MONDAY, OCTOBER 16, 2023 - 7:00 P.M.
COUNCIL CHAMBER, 405 JEFFERSON STREET, WASHINGTON, MISSOURI

<u>1. INTRODUCTORY ITEMS:</u>	<u>SUGGESTED</u>	
	<u>COUNCIL ACTION</u>	
Roll Call / Pledge of Allegiance		
Approval of the Minutes from the September 27 & October 2, 2023, Council Meetings	Need Motion/Mayor	Memo
<u>Approval and Adjustment of Agenda including Consent Agenda</u>		
a. Collector's/Treasurer's Report Summary – July 2023	Need Motion/Mayor	Memo
b. Investment Report – July 2023		
<u>2. PRIORITY ITEMS:</u>		
<u>Mayor's Presentations, Appointments & Reappointments</u>		
a. Proclamation – Infant Safe Sleep Awareness Month	Mayor	
b. Police Department Reappointment	Approve/Mayor	Memo
<u>3. PUBLIC HEARINGS:</u>		
a. Precoat Metals Washington Project	Accept Into Minutes	Memo
b. An ordinance authorizing the City of Washington, Missouri, to issue its Taxable Industrial Revenue Bonds (Precoat Metals Washington LLC Project) for the purpose of providing funds to pay the costs of acquiring, constructing and equipping a facility for an industrial development project in the City; Approving a plan for the project; and Authorizing the City to enter into certain agreements and take certain other actions in connection with the issuance of the bonds.	Read & Int/Read/Vote/Mayor	Memo
c. Special Use Permit – 601 West Fifth Street – Roadside Stand	Accept Into Minutes	Memo
d. An ordinance granting a Special Use Permit for a Roadside Stand at 601 West Fifth Street in the City of Washington, Franklin County, Missouri.	Read & Int/Read/Vote/Mayor	
<u>4. CITIZENS COMMENTS:</u>		
<u>5. UNFINISHED BUSINESS:</u>		
<u>6. REPORT OF DEPARTMENT HEADS:</u>		
<u>7. ORDINANCES/RESOLUTIONS:</u>		
a. An ordinance authorizing and directing the execution of a Priority Dispatch System Implementation Agreement by and between the City of Washington, Missouri and Medical Priority Consultants, Inc. dba Priority Dispatch Corp.	Read & Int/Read/Vote/Mayor	Memo

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| b. An ordinance ordering and directing issuance of refunds for Landfill Fees. | Read & Int/Read/Vote/Mayor | Memo |
| c. An ordinance amending Section 220.015 Use of Municipal Landfill of the Code of the City of Washington, Missouri. | Read & Int/Read/Vote/Mayor | Memo |
| d. An ordinance repealing Sections 705.120 and 705.410 of the Code of the City of Washington, Missouri and enacting in lieu thereof a new Section 705.120 and a new Section 705.410. | Read & Int/Read/Vote/Mayor | Memo |
| e. An ordinance amending Schedule IV, No Parking At Any Time of the Code of the City of Washington, Missouri. | Read & Int/Read/Vote/Mayor | Memo |
| f. An ordinance prohibiting field dressing or processing deer in public. | Read & Int/Read/Vote/Mayor | |

8. COMMISSION, COMMITTEE AND BOARD REPORTS:

- | | | |
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| a. Preliminary Plat Approval – Rose Terrace Subdivision Plat 2 | Accept/Approve/Mayor | Memo |
| b. An ordinance approving the Final Plat of Rose Terrace Subdivision Plat 2, in the City of Washington, Franklin County, Missouri. | Read & Int/Read/Vote/Mayor | |

9. MAYOR’S REPORT:

10. CITY ADMINISTRATOR’S REPORT:

11. COUNCIL COMMENTS:

12. CITY ATTORNEY’S REPORT:

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

Roll Call Vote

13. INFORMATION:

- a. Leaf Pick Up

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, OCTOBER 12, 2023

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

**MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL
CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI
WEDNESDAY, SEPTEMBER 27, 2023**

INTRODUCTORY ITEMS:

The Special Meeting of the City of Washington, Missouri, City Council was held on Wednesday, September 27, 2023, at 6:00 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	Absent
Also Present:		
City Attorney		Mark Piontek
City Administrator		Darren Lamb
City Clerk		Sherri Klekamp
Police Chief		Jim Armstrong
Public Works Superintendent		Kevin Quaethem
Interim City Engineer		Charles Stankovic
Finance Director		Mary Sprung

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 and Adjustment of Agenda:

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

PUBLIC HEARINGS

* City of Washington Tax Levy

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Residential	\$	142,080.58
Commercial	\$	62,202.03
Monthly Total	\$	204,282.61
Annual Revenue	\$	2,451,391.36

Current Rate

Base Rate \$12.50 + \$3.02 per 1000 gallons

Average Residential Cost: \$ 23.17
 Average Commercial Cost: \$ 92.84

Expenditures over Revenue: \$ 1,648,608.64

Residential	\$	230,152.83
Commercial	\$	133,156.11
Monthly Total	\$	363,308.94
Annual Revenue	\$	4,359,707.27

Board Proposal

Base Rate \$12.50 + \$7.00 per 1000 gallons

Average Residential Cost \$ 37.51
 Percent Increase: 62%
 Average Commercial Cost: \$ 199.04
 Percent Increase: 114%

Revenue over Expenditures: \$ 259,707.27

Residential	\$	227,522.95
Commercial	\$	131,016.79
Monthly Total	\$	358,539.75
Annual Revenue	\$	4,302,476.94

Minimum Rate Increase

Base Rate \$12.50 + \$6.88 per 1000 gallons

Average Residential Cost: \$ 37.15
 Percent Increase: 60%
 Average Commercial Cost: \$ 196.14
 Percent Increase: 111%

Revenue over Expenditures: \$ 202,476.94

Projected FY 23/24 Expenditures: \$4,100,000.00

2023 SEWER RATE PROPOSALS



Lamb: So, what we like to do is go ahead. We've got a little presentation that was given to the Board of Public Works yesterday at their regular meeting yesterday morning. So, Kevin's going to walk through that will also will stop, take any questions that anybody has. But think it's pretty much self-explanatory of what why we're here and what we're proposing tonight. So go ahead, Kevin.

Quaethem: All right, well, Evening, Council. Thank you for being here tonight, everybody else. As we know, we're here for sewer rate increase. We've gotten to that point where we need to raise rates to maintain our operations at the levels we are right now. We are going to start struggling. We're going to actually be in the negative this year and moving forward. So, we need to raise rates.

So put a little thing here together, give you guys some more information. Now, I had it all set up and it's probably not going to work. Of course not.

Lamb: Is it on?

Quaethem: It was on. I ran through it. I guess I got started too soon.

Lamb: Froze up.

Quaethem: Yes.

Lamb: Hopefully it goes.

Quaethem: There it goes. Okay. So, this is our, make sure I'm in the right spot here.

Lamb: You want to go back.

Quaethem: Yeah, I'm going to go back to...

Lamb: There you go.

Quaethem: There we go, there we go.

Lamb: One more. There you go.

Quaethem: Okay, so here's our current what we're currently charging our current rates and our current operations. You can see our current annual revenue, and this is our projected expenditures for 2024's year at 4.1. So, that's going to put us in a deficit of 1.6, a little over \$1.6 million.

To add to that, give you a little bit of information about this year. This year we're ending up at in a negative \$1.2 million. Now, of course, it's all kind of fancy mumbo jumbo we can do to kind of make that move. But numbers for numbers, we're in the deficit right now of \$1.2 million. So, that's why next year's projected of 1.6. We have a lot more expenditures going out. We have we're going to be taking on all of the sliplining cost and the just the general cost of operations alone.

So, now with that, that's going to raise our deficits. And that brings us to being self-sufficient, self-funded, which what we're enterprise funds, we should be at that. So, we're at a point where we now have to raise rates. We have no choice.

So, we have different options here. You guys have a sheet in front of you. So, the Board of Public Works recommended to raise the rates to \$7.00 1,000 gallons and not mess with the base rate. So, we're just raising the rate to \$7.00. So, to get that offset, that would give us \$259,000 in expenditures.

Lamb: Revenue over expenditures.

Quaethem: Over expenditures, revenue over expenditures. So, staff got together and we thought, okay, what can we do? Can we get down to as low as we can go and still have expenditures over that, it would help operations stay in the black.

So, this is what we came up with. We could do a \$6.88 per thousand gallons, which would drop the fee a little bit. If you see at the \$7.00, the rate for the average customer would be 3758 and going with the 688, it would be 3715. So, there's not a big difference by dropping the rate that much.

Lamb: If I can interject, Kevin. So, the reason why the Board had seven at that time, we were not looking at increasing connection fees, that would keep connection fees as they were. So, we talked about this and actually after having a conversation with our Counselor, Mr. Piontek, I did, you know, his question was, well, if you are concerned about not only operations, I can understand wanting to go ahead and raise the fees to cover operations and as Kevin said, keep it as an enterprise fund. But if you also want to go ahead and have a reserve so that when you need to go ahead and expand the plant, you've got some money and you're not in a situation like the City was in 2009 where we had to go ahead and get a bond to approve and go into debt for 20 years because we had nothing in reserve at that time. As a matter of fact, DNR made us raise our rates at that moment...

Quaethem: DNR got involved at that point.

Lamb: Because of that. So, the idea was how much what do you want to do when you have to go ahead and make the expansion? And Kevin, to give you those numbers in a slide a little bit later. But the reason why we've looked at this other approach was that we would raise the connection fees and Kevin's got a slide to go ahead and show that. So, as Mark asks the question to me, well, if you're concerned about expansion of the plant and you want to have a reserve for that, why wouldn't you look at the connection fees? Because that's putting it on the backs of new residents that move into your community that are causing the situation for you to expand the plant to begin with. So, that's why we took a look at also at the connection fees as well. And Kevin's going to do that.

Quaethem: Yeah, we'll get to them in just...

Lamb: First time that the Board of Public Works, in fairness to them, that they had it, they were just strictly looking at the user fees and that's the reason why the \$7.00 came up. But then only yesterday morning did they see this slide show where we had chose to reduce it or show that we could reduce it a little bit and then also raise the connection fees. But we'll get to that at a future slide. Sorry.

Quaethem: That's alright. But I also want to let you know that the board yesterday chose to still stick with the \$7.00 instead of 688 because there's not that much of a difference. And one of the board members commented, and I have to agree with them, is we're just going to continue to kick the can down the road. So, you know, at some point in time we've got to stop doing that. And that could help us if we stayed with the \$7.00. So, anyway, so that's part of it too.

So, then so what we did to go on top of what we're trying to do, we're trying to take on the complete costs of the sliplining through the Wastewater Department. We annually was getting a \$500,000 benefit from the Half Cent Sales Tax was going to start this year, plus we were getting \$250,000 from the Stormwater Fund.

We're going to take that all in-house now, to do that we have to raise rates. So, this is just kind of a picture of showing this is two sections of lines that we slipline showing that this is what we're using the money for, so that people can see that.

So, we also added some other stuff in and we got a really nice video here that I, I think we would be good for people to see and I also put our big truck in there. That big old blue guy

there, blue and white guy, and the lift station because we're talking about costs here. So, on the opera on the collection side, that truck right there, five years ago, we paid just a hair under \$400,000 for that truck. And it's a workhorse it works for us every day. I mean we use it almost every day, we're using it. If I had to replace that truck today, it would be just a hair under \$1,000,000 for that truck right now. So, that there is its cost. We have to be anticipating down the road because we will have to replace that truck at some time. You also we've got to be looking down the road for that. That's when we that's what our reserves are for, our building funds for.

Our Walnut Street Lift Station there. The little guy on the left there, that lift station pumps half of the sewage in Washington down to the Treatment Plant. That station right there, if, God forbid, we'd have to replace it. You're looking at about, engineers estimate about \$1.2 million to replace that. That's just one station. If we had to do anything with it. The internal operations of that pump of that station, we've got three pumps in there, our storm pump, our biggest pump is about \$160,000 to replace out of that would go out. So, the costs have just gone astronomical to operate sewer system now. It's just gone crazy and it's not going to go down.

So anyway, that's what that's what about. And here's the video. So we'll watch the video. This is this is what's happening to our lift stations. This is the things we don't talk about that we never bring up. This is one of the operators digging hand wipes, that is ground up hand wipes that jammed up that grinder pump and plugged it up and cause that lid that station to overflow.

So, that's the kind of stuff and it's about five minutes long. I could let you go through the whole thing. I have some other pictures in here to give you some give everybody the idea of what else is out there. So, I'll go ahead and stop this one. But it's just a good video to see. This is what it takes and it takes time, which is money to dig all of that stuff out of there and get it back and get back in operation. And also, what it does is it puts a wear on the pump and that pump now, that was like a year ago, I think we did all of this. And the pump now is probably due to be replaced because of that. And then of course, I have to talk about it because it's what it is. A pump like that right now is about \$18,000. Two years ago, it was \$5,000 now. That's what we're dealing with.

So anyway, so...

Wessels: You mentioned a little bit ago that sliplining. We've been doing that for a few years now. How many more years of that before we complete it?

Quaethem: Okay. We've been doing sliplining in Washington for over 20 years. We've been doing little bits, 125,000 here, 150,000 here. When John came on board, thank to John, he got very aggressive with it. He found out ways that we could borrow money from the Stormwater and other things. And we actually in the last two years, we put last year was over \$500,000 in sliplining. This year we just did a hair under 500,000. And we're if we stay this aggressive, we think we can maybe get done somewhere in five to seven years to get, and the goal is to have the whole town done. So, we don't have backups, we don't have hand wipes catching on broken pieces of pipe and building. And I've got a picture of a backup that you guys see that's strictly hand wipes. So, that's we can't stop being that aggressive. You know, we need to stay that aggressive. We don't want to go backwards. We need to keep moving forward. So that's the importance of slip lining.

Also, we have to report to the Department of Natural Resources what we're doing to eliminate I&I and backups and that is what we used to show that we're doing, you know, 6,000

feet, 10,000 feet, whatever we can do. You know, when I when we reported at the end of the year.

So, that bucket that's on the side there, that one right there were only going point to there. But that's hand wipes that came out of the lift station in that pump before they got to that point. That's our nightmare is hand wipes, hand wipes are flushable. They are not biodegradable, and they do not grind up. They make a mess. So, anyway which is an operational cost.

So, this manhole right here on the left, my left your I guess left too, that all that you see in that and that right there, that is a slug of hand wipes. That is all hand wipes in that line. That manhole right there, I do believe is two blocks from here. So, that's what happens when and we don't know about them. We can't be their manhole. We wait for a backup that caused the backup. We had to show up and that's what caused the backup. So, that that's the stuff we deal with.

The life station on the other side, maintenance that we're actually added a tube to our vac truck to clean that out. That's buildup around the bottom of that, that the station we go and clean fairly regularly to keep it flowing and operating the way it needs to be. That's the stuff that these guys that showed up tonight have to go out and deal with on a daily basis. It's a daily basis. We deal with this stuff. So, that's something that's some of the reasons why we need to raise rates.

I just threw a few other numbers in here, just some of our repair costs that we've done previously. What we've got projected coming up from just a few things. We've got another influent pump replacement. That's the Treatment Plant, that's replacing or just rebuilding, not even replacing. That is just rebuilding two pumps, our influent pumps at the Treatment Plant, we have a total of four. It's \$101,000 just to rebuild two of them to keep them operational. And again, next year, I've got the other two to do. And it's just going to be a constant rotation because of the wear and tear and the nature of the what they're moving.

So, and we've got a drying bed down there I have to replace that's failing. If I don't do some of that drying bed and that's on our on sludge processing side, if we don't do some of that drying bed, what a drying bed is, as you put the sludge out there and as a dry, the water runs out of it has to go back to the Treatment Plant. It's failing and it's good chance that it won't pass a DNR Inspection then becomes a whole another ball game we're dealing with. So, we've got to get that done.

There's an easement machine there. What the easement machine is, is that that's a machine that will hook to the front of that vac truck there with that hose, the blue hose that right there, where those guys are standing, and then it drags that hose a 1,000 feet and then we can clean lines that are in backyards or down through the creeks that I like on 100 and all that. Then we can clean another 600 feet with that. Right now, we can't get to the ones we've got because that's the only thing we have. So, that's what the easement machines for. It's very vital to cleaning and cleaning sewer lines and keeping the system running.

And SCADA upgrade, that's a yearly thing. We're always upgrading SCADA Systems. SCADA Systems is one of our most important things. We monitor system both Water and Wastewater. We can control it. We can turn pumps on. That's a vital part of the operation of the system too so...

Lamb: Before you move off the slide, Kevin. So, one of the notes that you see up there at the top for the Council that doesn't realize, so, in the Treatment Plant that that exists today, it that bond will be paid off in 2029 and you currently make a little over \$1,000,000 payment annually to go ahead and make that to pay that off. So, it is important to go ahead and keep a note that,

that that will be paid off in 2029. We've projected kind of what we anticipate, what 2029 will look like. And even at the development rate that we've been going at for the last five years, you're anywhere between 2 ½ to 3%. You're at 2.2 million gallons a day, approximately...

Quaethem: 2.4, but yeah...*inaudible*

Lamb: Well, 2.2 is what we've discussed with them. But even at 2.2, 2029 you're at 2.62 million gallons a day. So, you're not going to be quite at the 75% of the 80% that that where DNR is going to make you, you know, start to look at how you're going to go ahead and add on to that. And we'll have that cost for what that's going to be here in the slide where. But it's just important that, it's not going to be we don't think you're going to be at 75 or 80% in 2029, but you're going to be at 2.62. But then for the next five years, if you keep up with the 3% growth, we don't know what that may be. But if you are at 3% growth, then you've got at least four or five years where you can go ahead, utilize that payment and keep putting that in reserve to help you pay for the expansion of the Treatment Plant. So, that's important to note. That's the reason why that I wanted you to take note of what that payment is that you make every year. So, go ahead.

Quaethem: All right. So, I guess where at that, let's see, did I go too far?

Lamb: No, you went, go back there. You're there.

Quaethem: Yes, I'm there. Okay. So, that is the discussion on the rate increase for the operational side. I mean, that's something that sitting here today, we're already working in the negative. We don't do something because it's just because it's going to keep multiplying. So, we have to raise rates. It's just deciding what we do. Is it the 6.88 or is it 7.0?

Now, like Darren said, Mark brought it up to Darren about connection fees. Great concept. We haven't visited connection fees, I think for about the same length of time that we haven't done the sewer rate increase.

Lamb: A little bit less.

Quaethem: A little bit less, but still it's pretty close. But anyway, we also need to raise our connection fees. Like Darren said, our connection fees will have helped offset that expansion down the road.

So, we kind of threw a little bit here from things that we had had already had in place. So, The Shoe Factory, the units over here on Second Street. If we would have charged any of these other rates that the Water District 1, 3 *inaudible* filing fees, that's what we would have gained on that, had we had a rate at that point. What we got from that connection for The Shoe Factory was \$3,600. That's the maximum connection fee we charged for any development. Anything is maxed out at \$3,000...*inaudible*

Lamb: If I could. So, your rate is based upon you have a base rate of \$900. And then what they do is they look at a acreage at 900 per acre, and they prorate that based upon the acreage of the lot that you're connecting it to. That's what we've been doing for, I think it was way prior to 2014. That was the last time we looked at the rate is July 7, 2014. That's why that dates on there. But you have it, you have a maximum, as Kevin said, 3600. If you looked at these other, I asked Kevin and his staff to go ahead and look at what are the other fees that you get associated with. You can see Water District Number One is the district just to the south of us. Water District Number Three is just to the east of us. So, all around us that those fees are almost double what we charge. We liked O'Fallon. We looked at that because the fact that it's got a simpler formula that's based on bedrooms rather than acreage, you know, and so but and we've got a proposal of how we do it. But it is important. And then on the right-hand column, you see that's the

difference in the fees which have for just a single-family home. And so, that's what you're looking at with the difference of what we could do. And in 20 or 2023, we received 81,000 and connection fees. Go ahead.

Quaethem: Okay. So, this is what we're proposing. This is O'Fallon structure, which is a very simple structure to follow it. It uses the meter size and then it does calculations off of when you go to multi-units, it does calculations off of the units, and then some calculations. As you can see on there, I'm not going to kind of walk them. You can read what they are. But this just to me, and I think to staff is a very, very comfortable rate structure to use. What we did do though, was you can see it there. We took O'Fallon's and we reduced their rate by 20%. What they charged, we reduced it by 20%. Just it was just a number we picked. Just because we're not O'Fallon, we're Washington. We're not as you know, we don't have the same conditions that they have over there, but yet we still have to do something to, you know, gain our revenue. So, you know, I like to look at as you know, we can look around, but we're still Washington. We have to do what Washington needed to do, not what everybody else is doing.

So, this is what we're kind of proposing is to go from using our old rate and how we do it to going just across the board. Most of your homes that are being built now are either 3/4" meters or 1" meters. So, there would be a \$2,000 connection fee on that for a residential home. As you see your bigger meters go up, most of them you run into that becomes on the business side and the commercial side. When you start going up to an 1 1/2 and 2 and larger, I think our biggest meter here in Washington is a 6". That's a big heavy user industrial, you know, company. So, but that's how our structure would go.

The multi-units, we would use the calculations that you see on the side like the apartment complexes. That is the same calculation as O'Fallon's just with our reduced 20% rate is what it is. So...

Lamb: There's starts at 2,500.

Quaethem: Yes, theirs starts at 25 and then moves up from there. So, and then you can see the potential...

Lamb: Yes. The bottom number that you have down there is 190,000. That's what you could have had in connection fees last year if you would have had this rate in place. Yes.

Quaethem: Yes. So, here is kind of a in a nutshell. Right now, we're at 2.4. I know earlier I said 2.2, but after looking at everything, we're sitting at 2.4 right now. And it's been in the last three months, we've been at 2.4. So, we're kind of running steady at that.

The expansion of the Treatment Plant, what we're talking about, that's why we're looking at rates and happening to fund it. The expansion would be on these two on the main Treatment Plant. There's two VLR's that would go right here, which would take it from 4,000,000, which is four cells to 6,000,000, which is six cells. And then on the backside of the two clarifiers, in the whole back, probably hit the wrong button, sorry about that guys, in the whole back here on the back side that's where another clarifier would go. Just to do that expansion right now dollars it's \$12.2 million if we were to build it today.

Now, of course, you know crystal ball would tell us of what it would cost us in '29 or '30 or whatever. But if we had to build it today, it would be \$12.2 million. So, that's what we got to start looking at building reserves up for, is that expansion. We will hit that expansion. It's going to happen. We got it. We just need to be prepared for it. I don't want to go through the same

thing that happened in 2009 when, you know, DNR had to step in. I don't think we're I don't think we want to go through that again and we don't need to go through that again.

So anyway, and then the other side is, I say we have two plants down there. We have our Main Plant, the Vertical Loop Reactor Plant, that takes in all sewage and then on the other side of the river was our old Treatment Plant that's converted over to a Sludge Processing Plant. All the sludge that we that generates and two clarifiers was at the bottom is pumped over to the other plant and it goes through its digestive purposes and then everything that's left over is pressed out of a belt press and then hauled out and we land apply that. They were running 1,500 pounds. I don't know the exact number, right around 15,000 pounds a year of sludge that we spread out in farm fields. That's great. I'm glad we've got that ability. But we also have to look at down the road on that. And it's just going to happen as farms get sold and they turn into subdivisions, we lose farms to spread our sludge because we have a 10 mile area that we can spread sludge from. We're starting to get smaller because farms are starting to be sold and being developed. And so, we've got to look at that down the road, too. So, when that happens and we can't spread that sludge anymore, we're going to have to do something else.

So, everybody I've got in this in the budget, in the 10 year budget, a drying system to dry that sludge and make it a Class A, right now it's a Class B. If we made it a Class A, you could bag it. It would become fertilizer that you could use at your house. But that's down, but something we got to always have in mind, that those are the things we've got to worry about too, we're going to start losing areas where we can spread sludge. So, but that's the other side of it.

So, that's kind of our expansion conversation we have. And it's all, it's all rate driven. That's how we have to fund our operations is rate driven.

Hidritch: Kevin, how much room to the to the east, how many more clarifiers can you, could you put in there? Could you put two more deep in there?

Quaethem: You could put two more on that end. The only problem is we don't have anywhere to put the Vertical Loop Reactors, the VLR's. So, that's why it's only it only needs three...

Hidritch: You can't go to the north with that?

Quaethem: No, because that is all floodplain. You can't build in that so you can't. That's the biggest footprint we have right there to build on is right there. So, that'll get us up to 6,000,000 We get up to 6,000,000, that's you're talking and that's going to be a long time because eventually Washington's going to get...

Lamb: And you'd be talking...*inaudible*

Quaethem: Can't you know, yeah. But that's years down the road.

Lamb: Right.

Quaethem: That's years down the road. So that's that. That's the discussion about the Treatment Plant and why we need to...*inaudible*

Lamb: And I apologize Kevin, I was running some numbers...

Quaethem: That's all right.

Lamb: Did you talk about the 3%? So, if we you know, if you're looking at 2029, if we had to and I was just looking at based on 2.4, if that's really the number that we got. You're at 2.86 in 2029 when you pay it off and if you do, like we said earlier, I, we talked with Cochran. They're the ones that gave us the number for the 12,200,000 to go ahead and do the expansion, whatever. But I asked them, what are you filling in for projects five years out, you know what's the inflation rate your using, they were going by 3% per year, etc. So, that's why you get to like

15,000,000 by 2029. I think even if you had your rate of 3% growth that talked about, starting in 2.4 is what Kevin's saying...

Quaethem: *Inaudible*

Lamb: You're at 2.86 by the time you get to year 2029. So, you're going to be starting to think about it then. So, you might not have until, you know, '34 before, you know, you start thinking about if you have that rate of that growth rate.

Quaethem: Because we also have to take into consideration the fact that anything developed to the south of us out in the district that can tie into our gravity line that we put in eight years ago, nine years ago, all goes all the way out to Country Club Lane, anything that out there that can go gravity that, must come gravity to Washington. So, any developments that are out there that are going now and in the future that can get gravity, that additional sewer flow that will come to the Treatment Plant that we don't really know even what's going to be happening out there. But we've got to keep that in mind, too, because that will add to the flow, which could shorten that life span that we're talking about. We don't know. But I mean, I'm sure we can I can do some tracking down and get a rough idea of what's being built out there now and come back with something. But we just need to keep that in our in the back of our minds that that is happening out there, too.

Lamb: It is more likely that the higher denser, higher density developments are going to come to you an annex into you because of the fact of just the regulations with the County has or whatever, but as Kevin said...

Quaethem: *Inaudible*

Lamb: We have a couple of them that we serve out in those areas.

Quaethem: And we'll be getting more so, something to think about. So, the next one is, here is just the rate change summary. So, if you look at the operations side of it, the projected annual expenditures over from '23 to '29 fiscal year '24, '29, we're estimating it being 26,000,000 growth in revenue, 27,000,000 we'd if we do this, if we do the rate, the rate increase, so we'll have a revenue over expenditures of about 1.3.

The Treatment Plant looking at the projected cost in '29 would be 15. It was a numbers growth 1.2. We're still going to be in a deficit of 13,000,000. So, the goal is to show that we're trying to gain revenue for the for the future growth of the plant. We don't have to have it all. It's just you're we're working towards at least funding some of that because you're still going to have to go out for a bond at that point in time. When that does have to happen, that is when we could look at our base rate because we're not messing with our base rate right now because we can do it with the user fees. That's when we would look at our base rate because at that point in time, we'd have to take a bond is you'd have to pay it off.

So, you use that as your rate change because that's a dedicated number that you have to accomplish. You use that rate for that base rate to change that and put the money for that. So, but anywhere that's down the road too, but things to think about and at that point in time I think we're done.

I guess the question is now is what do we want to set the rate at? Do we want 6.8? Now Board of Public Works, Brad Mitchell, very, very, I got to give my Board of Public Works is a great board. They're very, very conscious about what goes on. They manage the Water and Wastewater Departments really well. I'm very proud to be working with them. They, Brad Mitchell, brought up a good point and I have to agree with them.

Right now, today we have one sewer line that's in the creek at Brookfield, it collapsed. It's a crossing, it collapsed. To repair, that's \$100,000. So, if we do 6.88 instead of 7, we're going to have \$200,000 of over expenditures anticipated. If we have two of those, there's what we just tried to gain over expenditures gone. And those can't be budgeted. I can't budget and know they just happen. Those are the things that that you have that reserve for to look at to do. Right now, we don't have that. So, their point is, he uses the I love his analogy, we got to quit kicking the can down the road.

Patke: Right.

Quaethem: So, you know we got to make a decision. I'm backing the board. The board wants 7, I think we need 7. But really, it's up to everybody. Do we do 6.8? I'm paying that difference to, I'm like everybody else. I've got to pay it too. You know, I don't like it, but it has to be done. So, it's just what we do. It's a decision we've got to make.

Patke: My fear is that \$7.00 is still kicking the can down the road.

Quaethem: We're all in that, but there's a point where we got to stop and say...

Patke: I understand.

Quaethem: You know, we can only do...

Patke: *Inaudible*

Quaethem: We can only charge so much at one time now. But we are going to review this. I'm looking at reviewing this every three years.

Patke: Okay.

Quaethem: We're going to do a CPI just like we did water on it. So, we'll have that escalator on it and you know, once it starts, but we need to review it to see what are we doing. Are we actually, you know, coming out of this? Are we still kicking the can down the road? And then at that point, we'll have to make another decision, a very hard one, but we'll have to make it. This is not done lightly. The Board of Public Works has been, we've been discussing this for a long time. It's been in discussion a long time. It was needed to be done a long time ago. It's just now thankfully, we have leaders that are willing to do it. Previously, we didn't have so many that was willing to do it and that's we, and it got us into this position so, that that's where we're at.

Hidritch: So, is there any way and I know you're going to say no so, is there any way that we could, instead of and I know this should have been done six, seven years ago, start out it like at 550 per thousand the next year, go to go to seven, then do a three year, then the next year, do eight?

Quaethem: Well...

Hidritch: People aren't so hit...

Quaethem: I don't want to say no but...

Lamb: You can do...*inaudible*

Quaethem: *Inaudible*...but you've got to remember...*inaudible*

Hidritch: I'm just saying, that'll ease people into it.

Quaethem: We're running a business here and the enterprise funds are a business...*inaudible*

Lamb: If I can Kevin, if I can.

Quaethem: Yes.

Lamb: The you know, the purpose of like I said, of trying to go ahead and make the sanitary self-sufficient is the fact of when you come back to the voters when you go to Capital Improvement Sales Tax in 2026, what we're trying to do away with is trying to set for these

enterprise funds that they have to go ahead and be reliant upon that tax to pass so that they know. So, for example, 500,000 I think you said, it was out of that for your sliplining. That should be paid for out of your Sewer Fund. That shouldn't be, you shouldn't be basing your maintenance of your day to day. What are you going to do if that tax wouldn't pass, turn off the water? I mean, you know, I mean, I'm being drastic, but I mean, that's not a way to go ahead and run it. You need to go ahead and have it as a fund that self-supporting itself.

The other on the flip side of this that you do, is you keep that those additional funds that you have put in the pass towards the water tanks, the, you know, the sewer. You've got that much more money towards your emergency operations, primarily your Fire Department for buying them equipment, your parks and those other entities.

So, we're trying to get them off of, get Kevin's Water and his Wastewater self-sufficient to where they're taking care of themselves. I know what you're saying. It's a big hit. I understand that. So, that's how soon we bite that is really up to you guys. We don't have an ordinance in front of you tonight. We wanted you to go ahead, we wanted to have the hearing, get the input, and then, like I said, see how you wanted us to go ahead and move forward.

What we had hoped to do would be is to have an ordinance in front of you at your second meeting in October. And we would probably just so you know too, propose that wouldn't those fees wouldn't start until after January 1st, especially the connection fees because those developments that are out there that have been approved have got time then to go ahead and adjust permits and do accordingly.

But how much you do at one time, which I think we've shown you the need or what you have to do, it's up to you how soon you want to go ahead and achieve that.

Hidritch: It just seemed like years ago, shortly after I got on the Council, we had trash rates that had to increase because we were way behind. So, I said like we do and in my in my trade, we try to do three- or five-year contracts so the contractor can know what's happening next year. If he's bidding the job next year, he knows those rates are going to be. That's the only reason, that seemed like it worked very well at that time. A lot of people were happy with it. They weren't so, Oh My God, like you're hearing all these rates are going to double. I mean, you're hearing it everywhere, you know. But so is everything else.

Quaethem: I agree. My rates are jumping big time.

Hidritch: Right.

Quaethem: So, I mean, you know, but...

Hidritch: That's the only reason why I brought it up. I just threw a number of 550...

Lamb: I understand,

Hidritch: Maybe next year 675, maybe the next year, \$8.00 and then you're actually higher than what you were, but it eases somebody into it because I'm kind of afraid about \$7.00 myself, you know. You know, but because I do this stuff every day. I know, I know the cost is tough for me, but I, I'm just trying to ease for people that are on fixed incomes.

Lamb: Your base for and correct me if I'm wrong, Mark, but basically your base rate is, is that if you wanted to increase that, you would have to go to the vote to the voters?

Piontek: That's correct.

Lamb: For approval of that. Your user rate, though, you can go ahead. That's the one that you guys can go ahead and adjust. And so, Mark had a question for me today because people are looking at and saying, well, wait a second, you're going from 302 to 7 or 302 to 688. You're

more than doubling it, and I think that was also you gave me that, shot me that tax or whatever. But you have to figure if the base rate's going to be there regardless.

Hidritch: I mean is there anybody's thoughts on that or does everybody want to go...

Patke: I understand your point, Mark, I do. And I think that it's a good idea, but I think that's another version of kick the can down the road. I don't think we're going to, going from \$3.00 to \$7.00 is a big jump, there's no doubt. But as a household, that means \$13.00 a month.

Quaethem: For the average, the average user. So, some use less. I've got a number here on what users we have in categories just to maybe help out a little bit.

So, under our 1,000 gallon users, we've got 470 users that use less than a 1,000 gallons. Usually that is your fixed income people, the ones that so that the number on that. 1,000 to 3,000, we've got 2,386 customers that are in that range. 3,000 to 5,000, we've got 1,778 customers. Over 5,000, we've got 1,451 customers. So that's our range of users.

Now, we have to remember that this rate is charged off of our winter sewer rates. So, from November to April, we set our sewer rate for the year so the user can adjust their sewer charges by adjusting their water consumption because that's how we charge sewer. So, they have the ability to relieve some of that pressure on themselves.

Now, that's not a good thing for the operational side because that's less revenue. However, it is an option for the users, myself included. Anybody to adjust that from November to April. Use less water that sets that sewer rate for the year. So, you know, there is a way for them to adjust some of that cost themselves down by adjusting the consumption that they that they go through at their house. I mean that's it's the only way that it can happen. It is adjustable by the user.

Patke: So, by the numbers you just said, the majority of people use 5,000 gallons or less than a month?

Quaethem: Yes. Well, the majority of people use 1,000 to 3,000, that's 2,386. And then the next one in line is the 3,000 to 5,000. So, that two range of groups use the most water, yes.

Patke: Right.

Quaethem: So, starting from 1,000 to 5,000, yes.

Patke: So, that even at 5,000 gallons a month you're at \$35.00 if it's set so, you're staying below that?

Quaethem: Yes. You want to my users, mines 10,000 gallons. I'm a big user, yeah...*inaudible*. So, there we are.

Patke: Many times before, Darren, Mark, we've been through this a couple of times before and it just seems like every time we do this, we're so far behind it never makes any sense. It's like, why didn't we do this five years ago?

Lamb: Right. I think one of the things, though, just if I can, Jeff, is like just like what we did with the water rates. We are proposing a CPI Escalator in this to be every year. What we haven't done in the past, I will tell you, we'll set the rate, but what we didn't do was put anything. Obviously, these guys that are work for us in our Water and Wastewater Departments or whatever, they're not still working at the same wages that they were back in 2009.

Quaethem: No, they're not.

Lamb: And so that's the thing that you haven't kept up with regards to that, or at least had that escalator in there to go ahead and keep up.

Patke: Well, we've done this with trash, we've done this with water, we've done this, you know...

Quaethem: *Inaudible*

Behr: Not just these guys sitting here. You just saw the cost of a pump. I mean...

Lamb: Yeah.

Behr: Everything you buy...

Quaethem: And I had these guys come tonight because I'm very proud of my crew. I got one of the best crews that I can ever, ever ask for. So, I want these guys to be here just so that you could see them. Some of you guys may not have seen most of them. This is most of my crew. Believe it or not. We take care of everything with, what, two more, three more people or something like that? So, that's both Water and Wastewater. So that's over...

Wessels: This isn't really getting into the rates thing. But John made a believer out of me too on the slipling. So, my hopes too were when we complete that, that will also cut down because that's what was happening...

Quaethem: That's...

Lamb: Cut down on infiltration water...*inaudible*

Quaethem: Which...

Wessels: Don't belong there.

Quaethem: Which helps operational. So, which then helps gain revenue at the end of the time for that expansion that we're going to have to because we are going to have to expand. It is going to happen. So, everything that we're doing is a path to improve operations and gain what we need at the end so we're not sitting here again when we build the plant and said, okay, well now we're taking to the base rate from 1250 to \$30.00 a month. You know, I mean, that's just a number, but that will have to be adjusted. So, we're trying to get to that point at least alleviate some of that down the road. We have to start looking down the road. We've always been looking right in front of us. We need to look down the road.

Wessels: I would say too, there seems to be mentioned that the your board that they lean towards the seven.

Quaethem: Yes.

Wessels: And I see, and you know to me, the \$0.12, the 688 to the 7, I'm afraid we're going to be asking ourselves five years from now when you \$0.12 we should done it.

Quaethem: We should of, yeah exactly. So, I like I said I'm behind my board was saying \$7.00 and that's what we go with.

Patke: Well, I also think that as hard as it is to say, today's money is cheaper than it will be in three or five years. So, the more you can generate now, the better you are going to be at Treatment Plant update time.

Quaethem: Yes.

Patke: No doubt about that.

Quaethem: Yes.

Patke: Again, to Mark's point, to ease the blow to jump up there wouldn't does make sense. But the sooner you can collect more now at the rates we are today, the better we are. When we got to make it's inevitable it's going happen.

Quaethem: It's going to happen. It's going to happen.

Patke: Today's world inflation is tough. We all, we all feel it. But there's no doubt it's better today than it will be in three or five years from now.

Quaethem: Yes.

Hagedorn: You know, if somebody wants to save money, you know, turn the shower off after you get wet and then turn it back on, it's a little you know, I fixed my toilet. I'm proud of myself.

Quaethem: Because toilets are water monsters. They will eat water like nobody.

Patke: Teenagers and toilets.

Quaethem: Trust me, I know.

Reed: Mayor, you're telling me you stack *inaudible*...

Lamb: We don't have to go there. We don't have to go there.

Wessels: TMI.

Hagedorn: You know, but if guys, if we do \$7.000 per 1,000 gallons and somebody wants to save money, they can do that even though it's a pain in the butt. You know, I like keeping the shower warm just like everybody else does. But it gives our citizens the opportunity to knock their water bill down, even if as we're increasing.

Hidritch: Well, if we're looking for something, I and I'll put it on the table, I'll make a recommendation...

Piontek: Hold on, it's a Public Hearing.

Hidritch: Oh, it is, that's right.

Quaethem: Yes, so you got to wait.

Hagedorn: Thank you.

Quaethem: Guys, thank you for coming tonight. I appreciate it.

Behr: Thanks, Kevin.

Reed: Yes, thank you.

Hagedorn: Public comments, is that...

Lamb: Yes, we need to open up the floor.

Hagedorn: Yes, please. Anyone would like to speak on this that's here this evening? Please feel free. Michael, you don't want to come?

Michael Radetic: Kevin said it all. As a board member, I'm fine with the \$7.00, and I agree with Mr. Patke. I mean, we're kicking the can down the road, and we just got to bite the bullet now.

Hagedorn: Okay, any more comments, guys? Okay. All right.

Patke: *Inaudible*, but do you want a recommendation?

Lamb: It would be helpful if you would so that way we know what the ordinance needs to be when we bring it to on the 16th.

Hidritch: I make a recommendation six, seven and eight over the next three years.

Unknown: Do we have a motion?

Quaethem: If I could.

Lamb: That's a motion.

Quaethem: If I could say something to that. I'm not saying no to it, but how about if we, staff looks at what it's going to take to get us out of the negative? That's what we, we can't keep working in the negative, that's the problem. If we work in the negative, which we are right now, and we will be next year, we're going to be pulling out of reserves to sustain and we can't operate our business that way. So, we got to remember that when we say we want to adjust things right now, we're working in 1,200,000 is what the end of the numbers are this year. So, that's what we're in a negative right now. So, things have to come out of reserve for that. So, we got to look

at that. I don't, I don't disagree with trying to make it work, but we got to get to where we're not in so that's just I just want to put that out there. We can't keep doing it.

Stankovic: It's like 6 ½.

Quaethem: Do what?

Stankovic: It's like 6 ½.

Quaethem: *Inaudible*...but if we do 650 and then bump it up. If we do 650...*inaudible*...if we do 650 and we take it to revenues over with 21,000, which is what that calculation we did because Charles, thank you for reminding me of that, if we have anything happen, we're right back in the same spot again. So, there's we're not building a cushion for ourselves if we don't go to where we're at right now, the \$7.00. \$7.00 starts building a cushion for us. Anything else below that's going to put us into if we have one thing happen, I can't tell when a pump at one of those three lift stations is going to go down. I can't tell if that main pump is going to go out and we're in the middle of a storm and it fries itself or lightning strikes the building and something happens, you know, I mean, that's what we got to, that's what I think we got to look at. I mean, I'm all for doing as easy as we can. I really am. I don't like this no more than anybody else does. But we got to face reality. And reality is we're already working in a negative. We can't keep doing that.

Hagedorn: Working in the negative with aging infrastructure.

Quaethem: Yes.

Wessels: You know, if you go to eight in two years, that fixed income person you're talking they're going to get hit a whole lot harder with...*inaudible*

Lamb: Talk into the mic Mark if you don't mind, talk into the mic so they...

Wessels: You would continue that eight then after that, they would get a lot of years of eight, which is going to hit them a lot harder than the seven, obviously.

Hidritch: But maybe that eight will carry us three more years too.

Wessels: It should.

Reed: So, when would we raise...

Patke: The CPI would be your step grade after that too, it wouldn't go immediately to eight, it would step up after seven. It would a bigger burden at the beginning, but it would be a step up after that.

Reed: What would be your prediction on when we would raise the base rate?

Lamb: Well, I think we're talking I just I mean...

Patke: *Inaudible*

Lamb: I would say yeah, I would say when you, I mean, one of the times you could go ahead and take a look at is when you pay off the plant 2029 and then you can go ahead and take a look at it at that point, see where you're at, how soon you're going to need to do the expansion, what's been your growth. You'll be able to know that at least by that time. I mean 3% is, I mean, we've grown quite a bit in the last five years, but we've also approved a lot of multi-family type developments. And so I don't know that we're going to continue at that pace. But like I said, you can see where you're at in 2029, and that would be when I would suggest unless something comes up that changes all of this in the next couple of years, I would say that that would be when you look at your base rate again.

Wessels: And probably a bond.

Lamb: And if you had to do the expansion at that time or you could wait until you approached it, maybe you're sitting at 2,600,000 gallons in 2029 and you're not at the point yet where you really have to talk that expansion. And again, you're going to have \$1,000,000 extra dollars a year that you can go ahead and put in reserves because you're not paying on that bond anymore.

Hagedorn: There is a motion on the floor you guys and Mark, correct me if I'm wrong, 6, 7 and 8% for the next three years in that order? Do I hear a second?

Reed: Are you saying percentage or are you saying dollars?

Lamb: He's saying dollars from what I understand.

Reed: Yes.

Wessels: And what happens after the three years, is that the *inaudible*...thing?

Hidritch: Yes, until...

Lamb: Until you revisit it?

Hidritch: Until Kevin comes back and says...

Lamb: We need more money?

Hidritch: We need to go to 10, what have you.

Reed: Well, and what about just going with the vote, the board proposal?

Hagedorn: Well, we've got to address Mark's motion first.

Reed: Yes.

Behr: I'm looking at the average user here. I'm just using what we've got in front of us. And if we do six instead of seven, it's a difference of \$3.57 basically in the user's pocket every month. You're going from \$23.00 to 37 with the proposal for the average user, again, instead of going from 2317, you'd be going to, I haven't done the math here, but basically you're taking a buck off per month for the average user and you're taking \$0.30 off for the guys under a 1,000 gallons. It's, you know, to do that math and figure that out over the next three years, I think it might be simpler for everybody involved and to give a little bit of as we say, it's been out there for a while and we haven't done anything with it. And all we're doing is going in the negative.

In the last three years, it was negative times two or three. I almost feel like we've got to bite the bullet and do it because nothing's getting cheaper, just like we talked about. I don't think there's enough of a relief there, I guess, is what I'm saying. You know, three to six is still double in for the amount that you have to pay per thousand gallons.

Hagedorn: Okay. So, do we have a second? Evidently not. Any other motions?

Patke: I'll make a motion to go with board approval with the CPI added to it.

Hagedorn: Motion by Patke to approve board proposal.

Lamb: Which is \$7.00 per 1,000 gallons plus the base rate of 1250.

Briggs: I'll second that.

Behr: And this doesn't...

Wessels: And he's throwing in a CPI?

Lamb: Yes, and the CPI Escalator that we discussed.

Hagedorn: Okay.

Behr: This doesn't include anything to do with connection fees?

Lamb: No, we can address that next.

Behr: Okay.

Lamb: I haven't had a chance to ask Mark, do we need to address that in two separate ordinances?

Piontek: Yes.

Lamb: Okay, so this would just address that.

Hagedorn: Okay.

Briggs: I'll second Jeff's proposal. Mark, I like your idea. My only thing is if we don't do it now, we don't know what the future is going to hold. I mean, inflation's still running 3, 4, 5%. no matter what numbers you use. I just, I worry that we might be in the same boat. When we do 8% in three years. We might have to be have more by then if that makes sense. So, I think if we just bite the bullet now, I think is the best thing to do.

Hagedorn: Okay, other discussion, you guys? We got a motion and a second on the floor. Okay, let's vote.

Klekamp: Do you want a roll call vote or you just want to do...

Piontek: Yes.

Klekamp: You want a roll call, okay. Behr-yes, Briggs-yes, Coulter-yes, Hidritch-nay, Patke-yes, Reed-yes, Wessels-yes. It passed.

Hagedorn: Okay, by your vote, motion passes.

Lamb: So, the next item, I guess, that we need to go ahead so we can prepare the ordinance for the October the 16th would be for the connection fees. Kevin, you want to go back to that slide, if you don't mind. We would like after discussing this, we would like to go with O'Fallon's model and with at 20% less than what they were charging. But and again, this would potentially double your connection fees per year based upon going from your current formula, which is based on acreage to now the meter size basically, plus you got that factor in there for multi-unit buildings with no maximum on it.

Hidritch: So, those numbers are already at a reduction of 20%?

Lamb: Of, based on a reduction of 20% of from O'Fallon's rates.

Hidritch: Right, so that's the 2,000?

Lamb: Correct, that's what we're proposing.

Quaethem: Yes.

Patke: O'Fallon is 2,500?

Lamb: Correct.

Patke: And we're proposing 2,000?

Lamb: Correct.

Wessels: And what is the fee right now for a 1" or smaller?

Patke: 900.

Quaethem: That would be, let me go back to, that would be 1,065 is kind of the average...

Lamb: Well, that's if you're looking at a, that's a 3/4" water meter, Mark, and then that plus that's all based upon square footage of how...

Quaethem: Yes, *inaudible*...

Lamb: *Inaudible*... square footage of the lot. I mean...

Quaethem: Yes, square footage of the lot.

Lamb: It's an acre cap calculation and it's prorated, which I don't know why we got into that. Maybe Mark can shed some light on why it was based on acreage. Do you remember or why or?

Piontek: There was, way back when there was some residential development going on and the connection fees at that time did not have a cap. It was so much per unit and there was a development that was coming in with I don't know, 60, 70, 80 residential lots and they were

complaining that their connection fees were going to be extraordinarily high. So, it was just artificially somebody made the decision, we're going to cap it at three acres.

Lamb: So, there you go.

Piontek: There was no other rhyme or reason...*inaudible*

Hidritch: *Inaudible*...that, you would really be shocked. Remember that Jeff?

Patke: The what rate?

Hidritch: The rate before this one.

Patke: Oh, the connection rate, yes.

Hidritch: It was like 300 bucks or something, something silly.

Wessels: So, it's around 1,000?

Lamb: Correct.

Quaethem: Currently, currently...*inaudible*

Lamb: *Inaudible*...for a typical home.

Quaethem: Yes.

Lamb: Yes, so you'd be looking at 2,000 for 1" or ¾"...

Reed: Are we going to do it a different night or are we going to do this now?

Lamb: Well, we'd like a recommendation from you tonight so we can prepare the ordinance and then we can put that in into the packet.

Reed: *Inaudible*

Patke: Is this one a Public Hearing also?

Lamb: It's all...

Patke: Connection fees?

Lamb: It's all part of it.

Patke: Okay. Is that a motion Duane?

Reed: Yes.

Patke: Second.

Hagedorn: Okay. Duane, pardon me but can you explain your motion?

Lamb: *Inaudible*

Reed: *Inaudible*

Hagedorn: Follow staff approval.

Quaethem: Yes.

Hagedorn: Okay.

Lamb: Mark, is there, I mean we didn't, we haven't discussed this with Kevin, but is there a CPI Escalator that we should consider with this or not?

Piontek: You can, but you don't have to, but you can.

Reed: Well, they're at 2,500.

Hagedorn: Okay.

Lamb: It's going to get in some goofy math...

Quaethem: Later on down the road.

Lamb: *Inaudible*...look at Mary over there, her eyes are like...

Quaethem: And who calculates them for me in my office when they do that, they're going to be, what am I doing?

Lamb: I just asked, I just asked, just so in case they I ask before they one of these guys did, that's all. But you can set this and go back and revisit it if you want to at a later date.

Wessels: A CPI or an eighth of an acre unless it's with...

Hidritch: Make sure we revisit this way before we did the last time.

Patke: Well...

Quaethem: We're revisiting everything. Like I said, I'm setting a three-year minimum revisit on everything. Water too. We're going to be doing some water stuff too, yet we're still working on that too.

Patke: So, to this point, when will this be enacted? January 1?

Lamb: Well, that was the other thing. If you, if you wanted to I was going to ask the question and get a consensus from you later, if you wanted us to go ahead and have the ordinance, we can have both of these proposed. But as far as I know, you just got a motion and a second. We haven't voted on this, but if you approve this and you guys vote in favor of this, we would propose both of these fee changes to take place after January 1st. The ordinance would reflect that on October 16th.

Wessels: Does that give you time to get to the people who've already submitted?

Quaethem: Yes.

Lamb: Yes.

Quaethem: That's the goal...*inaudible*

Lamb: That's the goal...

Quaethem: To give them some time.

Lamb: Those guys know, say hey you don't have your you know, your permit in and you get you come in and apply for your connection or whatever. If you don't do it before January 1st, you're going to pay the new fee structure. That gives them 2 ½ months at least at that point.

Quaethem: Yes.

Wessels: So, you sound like you're hesitant about a CPI on...

Lamb: Well, I just threw it up there just in case you guys, I just didn't know. But like I said, it's probably a nightmare. Probably...

Quaethem: I can only imagine.

Coulter: *Inaudible*...CPI.

Lamb: Right. It gets a little...

Patke: *Inaudible*

Lamb: It gets a little...

Quaethem: Yes, and when we are revisiting.

Patke: Are we going to wait 10 years?

Quaethem: No, like I said, I'm looking at a max of three. You can take me to the board. I'm looking at a three year revisit on both. It'll be both Water and Wastewater.

Coulter: We don't need a CPI on a connection fee.

Lamb: There you go.

Hagedorn: All right. So, motion by Reed seconded by Patke to follow staff recommendation.

Lamb: You want to take a roll call vote?

Klekamp: Behr-yes, Briggs-yes, Coulter-yes, Hidritch-aye, Patke-yes, Reed-aye, Wessels-aye.

Hagedorn: By your vote, the motion passes. Okay.

Lamb: If I understand, everybody's fine with the January 1st.

Unknown: Yes.

Unknown: Yes.

Lamb: Okay, we will have the ordinances prepared as such and we will have that one at your second meeting in October.

Hagedorn: Great.

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

* City Administrator Darren Lamb will not be attending the Monday, October 2, 2023, Council Meeting due to a conference.

ADJOURNMENT

With no further business to discuss, a motion to adjourn made at 6:59 p.m. by Councilmember Patke, seconded by Councilmember Hidritch passed without dissent.

Adopted: _____

Attest: _____
City Clerk

President of City Council

Passed: _____

Attest: _____
City Clerk

Mayor of Washington, Missouri

**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.

(Remaining of page intentionally left blank)

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

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

	City Collector's Report				Adjusted Cash Position					OVER (UNDER) FUNDED
	CASH BALANCE AS OF 7/1/2023	RECEIPTS	DISBURSEMENTS	CASH BALANCE AS OF 7/31/2023	LESS RESTRICTED CASH	LESS RESERVED CASH	CASH UNRESTRICTED	INVESTMENTS AS OF 7/31/2023	① LESS 15% / 25% DESIGNATED	
CASH FUNDS:										
GENERAL FUND ②	3,282,847.75	2,158,646.98	(2,144,554.96)	3,296,939.77	(84,174.88)	(12,038.87)	3,200,726.02	2,515,491.11	(1,835,476.20)	3,880,740.93
LIBRARY FUND ②	127,599.76	6,905.27	(64,199.45)	70,305.58	(62,499.18)	(3,839.53)	3,966.87	0.00	0.00	3,966.87
VOLUNTEER FIRE FUND	2,034,730.91	17,317.97	(63,677.68)	1,988,371.20	0.00	(26,435.28)	1,961,935.92	0.00	0.00	1,961,935.92
VEHICLE & EQUIPMENT REPLACEMENT FUND ②	815,536.04	8,936.35	(27,200.62)	797,271.77	0.00	0.00	797,271.77	0.00	0.00	797,271.77
STORM WATER IMPROVEMENT FUND	2,383,917.98	165,672.46	(23,894.32)	2,525,696.12	0.00	0.00	2,525,696.12	1,363,676.00	0.00	3,889,372.12
CAPITAL IMPROVEMENT SALES TAX FUND	1,756,268.69	246,328.17	(519,331.05)	1,483,265.81	0.00	0.00	1,483,265.81	0.00	0.00	1,483,265.81
TRANSPORTATION SALES TAX FUND ②	412,435.09	390,326.31	(41,773.65)	760,987.75	0.00	0.00	760,987.75	0.00	0.00	760,987.75
DEBT SERVICE C.O.P. FUND	1,998,367.59	8,910.41	0.00	2,007,278.00	(1,433,338.39)	0.00	573,939.61	0.00	0.00	573,939.61
DOWNTOWN TIF RPA-1 FUND	1,216,150.21	4,870.94	0.00	1,221,021.15	0.00	0.00	1,221,021.15	0.00	0.00	1,221,021.15
FRONT & MAIN TIF RPA-3 FUND	40,617.76	148.01	0.00	40,765.77	0.00	0.00	40,765.77	0.00	0.00	40,765.77
RHINE RIVER TIF RPA-2 FUND	1,598.46	5.82	0.00	1,604.28	0.00	0.00	1,604.28	0.00	0.00	1,604.28
WATER FUND	740,391.61	232,199.72	(183,304.41)	789,286.92	0.00	0.00	789,286.92	0.00	(398,571.50)	390,715.42
SEWAGE TREATMENT FUND	(511,272.13)	231,473.75	(350,804.73)	(630,603.11)	0.00	0.00	(630,603.11)	0.00	(669,762.75)	(1,300,365.86)
SOLID WASTE FUND	3,726,830.07	262,540.43	(238,113.97)	3,751,256.53	(7,591,106.99)	0.00	(3,839,850.46)	0.00	(907,580.25)	(4,747,430.71)
PHOENIX CENTER II CID FUND	3,644.77	60,857.39	(60,248.82)	4,253.34	0.00	0.00	4,253.34	0.00	0.00	4,253.34
TOTALS	\$ 18,029,664.56	\$ 3,795,139.98	\$ (3,717,103.66)	\$ 18,107,700.88	\$ (9,171,119.44)	\$ (42,313.68)	\$ 8,894,267.76	\$3,879,167.11	\$(3,811,390.70)	\$ 8,962,044.17

DELINQUENT CITY RE & PP TAXES COLLECTED THIS MONTH: \$ 6,625.73


 DARREN J. LAMB, CITY ADMINISTRATOR/DEPUTY CITY TREASURER

10/10/23
 DATE



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

10/9/2023
 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

 JULY 2023	INVESTMENT DATE	INTEREST PERCENT	MATURITY DATE	BEGINNING ADJUSTED COST	ADJUSTED GAIN/(LOSS)	INVESTMENT INCOME	EXPENSE	SOLD/REINVESTED 10/01/22 - 09/30/23	ENDING ADJUSTED COST
	GOVERNMENT BONDS:								
FEDERAL FARM CREDIT BANK BOND	3/31/2023	0.550%	7/22/2026	\$ 190,872.70	141.90	591.25	-	-	\$ 191,014.60
US TRASURY BILL	8/11/2022	0.000%	7/13/2023	\$ 483,322.40	(483,322.40)	-	-	484,000.00	\$ -
US TREASURY NOTE	7/27/2022	1.250%	7/31/2023	\$ 1,028,862.72	(1,028,862.72)	6,450.00	-	1,032,000.00	\$ -
FEDERAL HOME LOAN BANK BONDS	1/31/2023	4.875%	9/13/2024	\$ 362,372.00	722.70	-	-	-	\$ 363,094.70
FEDERAL FARM CREDIT BANK	1/31/2023	3.625%	10/26/2026	\$ 362,929.00	(772.11)	-	-	-	\$ 362,156.89
FEDERAL HOME LOAN BANK BONDS	11/15/2019	2.250%	12/8/2023	\$ 473,404.80	1,046.40	-	-	-	\$ 474,451.20
IBN: BOND TOTALS:				\$ 2,901,763.62	\$ (1,511,046.23)	\$ 7,041.25		\$ 1,516,000.00	\$ 1,390,717.39
CERTIFICATES OF DEPOSITS:									
SYNCHRONY BANK DRAPER UT CD	7/27/2022	3.400%	7/29/2025	\$ 235,386.20	414.05	4,130.77	-	-	\$ 235,800.25
ALLY BANK MIDVALE UT CD	7/27/2022	3.300%	8/5/2024	\$ 239,372.35	384.65	-	-	-	\$ 239,757.00
STATE BANK OF INDIA CD	2/25/2019	3.050%	2/28/2024	\$ 236,457.60	501.60	-	-	-	\$ 236,959.20
BMW BANK OF NORTH AMERICA CD	2/25/2022	1.700%	9/4/2024	\$ 238,372.68	704.67	-	-	-	\$ 239,077.35
CERTIFICATE OF DEPOSITS TOTALS:				\$ 949,588.83	\$ 2,004.97	\$ 11,172.02	\$ -	\$ 1,516,000.00	\$ 951,593.80
MONEY MARKETS:									
IBN: MONEY MARKET				\$ 9,105.27		618.63	(40.00)	1,527,172.02	\$ 1,536,855.92
MONEY MARKET TOTALS:				\$ 9,105.27					\$ 1,536,855.92
GRAND TOTALS:				\$ 3,860,457.72	\$ (1,509,041.26)	\$ 1,527,790.65	\$ (40.00)		\$ 3,879,167.11

ALLOCATIONS OF FUNDS:

PRINCIPAL - GENERAL FUND ACCT.- 001-103000	1,990,000.00	
INVESTMENT GENERAL FUND- GAIN/(LOSS)	525,491.11	
TOTAL GENERAL FUND:		\$ 2,515,491.11
PRINCIPAL - STORMWATER FUND ACCT.- 250-103000	1,363,676.00	
TOTAL STORMWATER FUND:		\$ 1,363,676.00
TOTAL MARKET VALUE OF INVESTMENTS:		\$ 3,879,167.11


 DARREN J. LAMB, CITY ADMINISTRATOR/DEPUTY CITY TREASURER

10/10/23
 DATE


 MARY J. SPRUNG, CPA FINANCE DIRECTOR/CITY TREASURER

10/9/2023
 DATE

Mayor's Proclamation

CITY OF WASHINGTON, MISSOURI

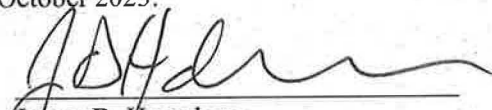
INFANT SAFE SLEEP AWARENESS MONTH OCTOBER 2023

- Whereas,* approximately 100 infants in Missouri die each year because they were placed in an unsafe sleep environment; and
- Whereas,* 90% of all non-medical infant deaths in Missouri are related to the infant's sleep environment; and
- Whereas,* most deaths caused by unsafe sleep are preventable with proper education and resources; and
- Whereas,* it is proven that infants sleep safest when they sleep alone, on their backs, and in a crib, bassinet, or portable play-yard with a firm mattress and tightly fitted sheet with no other items in their sleep areas; and
- Whereas,* it is vital that parents, grandparents, relatives, child care providers, and all infant caregivers and health professionals are aware of safe sleep guidelines and place infants to sleep in a safe sleep environment for every sleep; and
- Whereas,* prevention strengthens families and saves infant lives. Research shows that investing in safe sleep education programs saves dollars that would be spent for crisis-oriented programs; and
- Whereas,* the City of Washington, Missouri, The Community Partnership and hospitals in our community work collaboratively to raise awareness of the important steps parents, caregivers, child care providers, health professionals, and all service providers can take to reduce sleep-related infant deaths and disparities in these deaths.

Now Therefore, I, James D. Hagedorn, Mayor of the City of Washington, Missouri, do hereby proclaim October 2023 to be ***Infant Safe Sleep Awareness Month***

In Witness Whereof I have hereunto set my hand and caused to be affixed the Seal of the City of Washington, Missouri this 16th day of October 2023.




James D. Hagedorn
Mayor



October 9, 2023

City Council
City of Washington
Washington, Missouri

Dear Council Members:

I herewith submit for your approval the following for reappointment to the Police Department:

<u>NAME</u>	<u>DATE EFFECTIVE</u>	<u>DATE EXPIRES</u>
Nolan Crawford Police Officer	October 28, 2023	October 28, 2024

Respectfully submitted,

James D. Hagedorn
Mayor



POLICE
CITY OF WASHINGTON

Washington Police Department
Chief Jim Armstrong DSN 256

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

Date: October 9, 2023
To: Mayor Doug Hagedorn
Subject: Reappointment

Honorable Mayor,

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

NAME	DATE EFFECTIVE	DATE EXPIRES
Officer Nolan Crawford	October 28, 2023	October 28, 2024

Thank you for your consideration.

Respectfully,

Chief James Armstrong

Jim Armstrong, Chief of Police



October 10, 2023

Mayor & City Council
City of Washington
Washington, MO 63090

Re: Chapter 100- Precoat Metals Washington Project

Mayor & City Council,

On your agenda for the October 16th, 2023 meeting is the approval of the Chapter 100 agreement for the Precoat Metals Washington Project. The terms of the abatement match the terms approved in the MOU in November of 2022 with a base payment of \$185,000 / year for real property taxes (equal to approximately 65% abatement) and a payment of 25% of personal property taxes per year (75% abatement) for 15 years.

As discussed in previous meetings, the terms of the Chapter 100 agreement were amended in order to assist in the funding of the natural gas expansion. This amendment is shown in the attached with a 100% abatement on both personal and real property for the first three years. However, Precoat and 353 have agreed to an additional MOU that states they will still deliver their agreed upon payments based on the terms laid out above to 353. After those first three years payments are then diverted back to the taxing districts.

A full cost benefit analysis has been attached showing the estimated annual payments.

Feel free to reach out with any questions.

Sincerely,

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

Sal Maniaci
Community and Economic Development Director

BILL NO. _____ INTRODUCED BY _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE CITY OF WASHINGTON, MISSOURI, TO ISSUE ITS TAXABLE INDUSTRIAL REVENUE BONDS (PRECOAT METALS WASHINGTON LLC PROJECT) FOR THE PURPOSE OF PROVIDING FUNDS TO PAY THE COSTS OF ACQUIRING, CONSTRUCTING AND EQUIPPING A FACILITY FOR AN INDUSTRIAL DEVELOPMENT PROJECT IN THE CITY; APPROVING A PLAN FOR THE PROJECT; AND AUTHORIZING THE CITY TO ENTER INTO CERTAIN AGREEMENTS AND TAKE CERTAIN OTHER ACTIONS IN CONNECTION WITH THE ISSUANCE OF THE BONDS

WHEREAS, the City of Washington, Missouri, a third-class city and political subdivision of the State of Missouri (the "City"), is authorized and empowered pursuant to the provisions of Article VI, Section 27(b) of the Missouri Constitution and Sections 100.010 through 100.200, inclusive, of the Revised Statutes of Missouri (collectively, the "Act") to purchase, construct, extend, equip and improve certain projects (as defined in the Act), to issue industrial development revenue bonds for the purpose of providing funds to pay the costs of such projects, and to lease or otherwise dispose of such projects to private persons or corporations for manufacturing, commercial, office industry, warehousing and industrial development purposes upon such terms and conditions as the City deems advisable; and

WHEREAS, the Act requires the City to prepare a plan in connection with any industrial development project undertaken pursuant to the Act; and

WHEREAS, a Plan for an Industrial Development Project and Cost/Benefit Analysis (the "Plan") has been prepared and is attached as **Exhibit A**; and

WHEREAS, notice of the City's consideration of the Plan has been given in the manner required by the Act, and the City Council has fairly and duly considered all comments submitted to the City Council regarding the proposed Plan; and

WHEREAS, the Plan contemplates that Precoat Metals Washington LLC, a Delaware limited liability company (the "Company"), will construct an approximately 210,000 square foot manufacturing facility (the "Project Improvements") on approximately 23 acres of real property located in the Oldenburg Industrial Park in the City (the "Project Site" and, together with the Project Improvements, the "Real Property") and install certain personal property at the Project Site (the "Project Equipment" and, together within the Project Site and the Project Improvements, the "Project"); and

WHEREAS, the Plan further contemplates that, at the request of the Company, the City will issue its (1) Taxable Industrial Revenue Bonds (Precoat Metals Washington LLC Real Property Project), Series 2023A, in the maximum principal amount of \$44,000,000 for the purpose of acquiring and constructing the Real Property (the “Real Property Bonds”) and (2) Taxable Industrial Revenue Bonds (Precoat Metals Washington LLC Personal Property Project), Series 2023B, in the maximum principal amount of \$68,000,000 (the “Personal Property Bonds”) for the purpose of acquiring and installing the Project Equipment; and

WHEREAS, the Company has requested that the City now issue the Real Property Bonds; and

WHEREAS, the City Council hereby finds and determines that it is desirable for the improvement of the economic welfare and development of the City and within the public purposes of the Act that the City: (1) approve the Plan pursuant to the Act; (2) issue the Real Property Bonds to finance the costs of acquiring and constructing the Real Property; (3) lease the Real Property to the Company; and (4) enter into the Real Property Performance Agreement (as defined herein) with the Company, under which the Company will make certain payments in lieu of taxes for the benefit of the City and all other taxing districts, as described therein; and

WHEREAS, the City Council further finds and determines that it is desirable for the improvement of the economic welfare and development of the City and within the public purposes of the Act that the City, at the request of the Company, (1) issue the Personal Property Bonds to finance the costs of acquiring and installing the Project Equipment; (2) lease the Project Equipment to the Company; and (3) enter into the Personal Property Performance Agreement (as defined herein) with the Company, under which the Company will make certain payments in lieu of taxes for the benefit of the City and all other taxing districts, as described therein; and

WHEREAS, the City Council further finds and determines that it is necessary and desirable in connection with the implementation of the Plan and the issuance of the Real Property Bonds and the Personal Property Bonds that the City enter into certain documents and take certain other actions as herein provided;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WASHINGTON, MISSOURI, AS FOLLOWS:

Section 1. Approval of the Plan. The City Council hereby approves the Plan.

Section 2. Authorization for the Project.

(a) The City is hereby authorized to provide for the acquisition and construction of the Real Property in the manner and as more particularly described in the Real Property Indenture and the Real Property Lease hereinafter authorized.

(b) The City is hereby authorized to provide for the acquisition and installation of the Project Equipment in the manner and as more particularly described in the Personal Property Indenture and the Personal Property Lease hereinafter authorized.

Section 3. Authorization of the Bonds.

(a) The City is hereby authorized to issue and sell the Real Property Bonds as described in the recitals hereto for the purpose of providing funds to pay the costs of acquiring and constructing the Real Property. The Real Property Bonds shall be issued and secured pursuant to the Real Property Indenture and shall have such terms, provisions, covenants and agreements as are set forth in the Real Property Indenture.

(b) At the request of the Company, the City is hereby authorized to issue and sell the Personal Property Bonds as described in the recitals hereto for the purpose of providing funds to pay the costs of acquiring and installing the Project Equipment. The Personal Property Bonds shall be issued and secured pursuant to the Personal Property Indenture and shall have such terms, provisions, covenants and agreements as are set forth in the Personal Property Indenture.

Section 4. Limitation on Liability.

(a) The Real Property Bonds and the interest thereon shall be limited obligations of the City, payable solely out of certain payments, revenues and receipts derived by the City from the Real Property Lease. Such payments, revenues and receipts shall be pledged and assigned to the bond trustee named in the Real Property Indenture (the "Trustee") as security for the payment of the Real Property Bonds as provided in the Real Property Indenture. The Real Property Bonds and the interest thereon shall not constitute general obligations of the City, the State of Missouri (the "State") or any political subdivision thereof, and neither the City nor the State shall be liable thereon. The Real Property Bonds shall not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction and are not payable in any manner by taxation.

(b) The Personal Property Bonds and the interest thereon shall be limited obligations of the City, payable solely out of certain payments, revenues and receipts derived by the City from the Personal Property Lease. Such payments, revenues and receipts shall be pledged and assigned to the Trustee as security for the payment of the Personal Property Bonds as provided in the Personal Property Indenture. The Personal Property Bonds and the interest thereon shall not constitute general obligations of the City, the State or any political subdivision thereof, and neither the City nor the State shall be liable thereon. The Personal Property Bonds shall not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction and are not payable in any manner by taxation.

Section 5. Authorization of Documents.

(a) The City is hereby authorized to enter into the following documents (collectively, the “Real Property Documents”), in substantially the forms presented to and approved by the City Council and attached to this Ordinance, with such changes therein as shall be approved by the officials of the City executing the documents, such officials’ signatures thereon being conclusive evidence of their approval thereof:

(1) Real Property Trust Indenture (the “Real Property Indenture”) between the City and the Trustee, in substantially the form attached as **Exhibit B**, pursuant to which the Real Property Bonds will be issued.

(2) Base Lease between the Company and the City, in substantially the form attached as **Exhibit C**, pursuant to which the Company will lease the Project Site to the City while the Project Improvements are under construction.

(3) Special Warranty Deed from the Company, as grantor, to the City, as grantee, in substantially the form attached as **Exhibit D**, pursuant to which the Company will transfer fee title of the Real Property to the City following completion of the Project Improvements.

(4) Real Property Lease Agreement (the “Real Property Lease”) between the City and the Company, in substantially the form attached as **Exhibit E**, pursuant to which the City will lease the Real Property to the Company.

(5) Real Property Bond Purchase Agreement between the City and the Company, in substantially the form attached as **Exhibit F**, pursuant to which the Company will purchase the Real Property Bonds.

(6) Real Property Performance Agreement (the “Real Property Performance Agreement”) between the City and the Company, in substantially the form attached as **Exhibit G**, pursuant to which the Company will agree to make certain payments in lieu of taxes with respect to the Real Property.

(b) In connection with the issuance and sale of the Personal Property Bonds, the City is hereby authorized to enter into the following documents (collectively, the “Personal Property Documents”), in substantially the forms presented to and approved by the City Council and attached to this Ordinance, with such changes therein as shall be approved by the officials of the City executing the documents, such officials’ signatures thereon being conclusive evidence of their approval thereof:

(1) Personal Property Trust Indenture (the “Personal Property Indenture”) between the City and the Trustee, in substantially the form attached as **Exhibit H**, pursuant to which the Personal Property Bonds will be issued.

(2) Personal Property Lease Agreement (the “Personal Property Lease”) between the City and the Company, in substantially the form attached as **Exhibit I**, pursuant to which the City will lease the Project Equipment to the Company.

(3) Personal Property Bond Purchase Agreement between the City and the Company, in substantially the form attached as **Exhibit J**, pursuant to which the Company will purchase the Personal Property Bonds.

(4) Personal Property Performance Agreement (the “Personal Property Performance Agreement”) between the City and the Company, in substantially the form attached as **Exhibit K**, pursuant to which the Company will agree to make certain payments in lieu of taxes with respect to the Project Equipment.

Section 7. Execution of Documents.

(a) The Mayor is hereby authorized to execute the Real Property Bonds and to deliver the Real Property Bonds to the Trustee for authentication, for and on behalf of and as the act and deed of the City, in the manner provided in the Real Property Indenture. The Mayor is hereby authorized to execute the Real Property Documents 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 to attest to and affix the seal of the City to the Real Property Bonds and the Real Property Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

(a) In connection with the issuance and sale of the Personal Property Bonds, the Mayor is hereby authorized to execute the Personal Property Bonds and to deliver the Personal Property Bonds to the Trustee for authentication, for and on behalf of and as the act and deed of the City, in the manner provided in the Personal Property Indenture. The Mayor is hereby authorized to execute the Personal Property Documents 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 to attest to and affix the seal of the City to the Personal Property Bonds and the Personal Property Documents 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 8. Further Authority. The City shall, and the officials, agents and employees of the City are hereby authorized to, take such further action and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance and to carry out, comply with and perform the duties of the City with respect to the Real Property Bonds, the Personal Property Bonds, the Real Property Documents and the Personal Property Documents. The Mayor and the City Administrator are hereby authorized, through the term of the Real Property Lease and

the Personal Property Lease, to execute all documents on behalf of the City (including documents pertaining to the transfer of property, the financing or refinancing of any portion of the Project, easements, licenses, rights-of-way, plats and similar documents) as may be required to carry out and comply with the intent of this Ordinance, the Real Property Documents and the Personal Property Documents. The Mayor and the City Administrator are further authorized, on behalf of the City, to grant such consents, estoppels and waivers relating to the Real Property Bonds, the Personal Property Bonds, any of the Real Property Documents and/or any of the Personal Property Documents as may be requested during the term thereof; provided, such consents, estoppels and/or waivers shall not increase the principal amount of the Real Property Bonds or the Personal Property Bonds, increase the term of the Real Property Lease or the Personal Property Lease or the tax exemption as provided for therein, waive an event of default or materially change the nature of the transaction unless approved by the City Council. The City Clerk is authorized to attest to and affix the seal of the City to any document authorized by this Section.

Section 9. Savings. Except as expressly set forth herein, nothing contained in this Ordinance shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof.

Section 10. Severability. If any term, condition or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the City Council that it would have enacted this Ordinance without the invalid or unenforceable provision. If, due to a subsequent change in applicable law, the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

Section 11. Effective Date. 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
PLAN FOR AN INDUSTRIAL DEVELOPMENT PROJECT
AND
COST/BENEFIT ANALYSIS

[On file with the City Clerk]

EXHIBIT B

REAL PROPERTY TRUST INDENTURE

[On file with the City Clerk]

EXHIBIT C
BASE LEASE

[On file with the City Clerk]

EXHIBIT D
SPECIAL WARRANTY DEED

[On file with the City Clerk]

EXHIBIT E
REAL PROPERTY LEASE AGREEMENT

[On file with the City Clerk]

EXHIBIT F

REAL PROPERTY BOND PURCHASE AGREEMENT

[On file with the City Clerk]

EXHIBIT G
REAL PROPERTY PERFORMANCE AGREEMENT

[On file with the City Clerk]

EXHIBIT H
PERSONAL PROPERTY TRUST INDENTURE

[On file with the City Clerk]

EXHIBIT I

PERSONAL PROPERTY LEASE AGREEMENT

[On file with the City Clerk]

EXHIBIT J

PERSONAL PROPERTY BOND PURCHASE AGREEMENT

[On file with the City Clerk]

EXHIBIT K

PERSONAL PROPERTY PERFORMANCE AGREEMENT

[On file with the City Clerk]



October 10, 2023

Mayor & City Council
City of Washington
Washington, MO 63090

Re: Chapter 100- Precoat Metals Washington Project

Mayor & City Council,

On your agenda for the October 16th, 2023 meeting is the approval of the Chapter 100 agreement for the Precoat Metals Washington Project. The terms of the abatement match the terms approved in the MOU in November of 2022 with a base payment of \$185,000 / year for real property taxes (equal to approximately 65% abatement) and a payment of 25% of personal property taxes per year (75% abatement) for 15 years.

As discussed in previous meetings, the terms of the Chapter 100 agreement were amended in order to assist in the funding of the natural gas expansion. This amendment is shown in the attached with a 100% abatement on both personal and real property for the first three years. However, Precoat and 353 have agreed to an additional MOU that states they will still deliver their agreed upon payments based on the terms laid out above to 353. After those first three years payments are then diverted back to the taxing districts.

A full cost benefit analysis has been attached showing the estimated annual payments.

Feel free to reach out with any questions.

Sincerely,

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

Sal Maniaci
Community and Economic Development Director

CITY OF WASHINGTON, MISSOURI

**PLAN FOR AN INDUSTRIAL DEVELOPMENT PROJECT
AND
COST/BENEFIT ANALYSIS**

FOR

PRECOAT METALS WASHINGTON LLC

***Precoat
Metals***

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ATTACHMENT A – SUMMARY OF KEY ASSUMPTIONS

EXHIBIT 1 – SUMMARY OF COST/BENEFIT ANALYSIS

EXHIBIT 2 – PROJECTED REAL PROPERTY TAX REVENUES WITHOUT ABATEMENT

EXHIBIT 3 – PROJECTED REAL PROPERTY PAYMENTS IN LIEU OF TAXES

EXHIBIT 4 – PROJECTED VALUE OF REAL PROPERTY TAX ABATEMENT

**EXHIBIT 5 – PROJECTED PERSONAL PROPERTY TAX REVENUES WITHOUT
ABATEMENT**

EXHIBIT 6 – PROJECTED PERSONAL PROPERTY PAYMENTS IN LIEU OF TAXES

EXHIBIT 7 – PROJECTED VALUE OF PERSONAL PROPERTY TAX ABATEMENT

* * *

CITY OF WASHINGTON, MISSOURI

PLAN FOR AN INDUSTRIAL DEVELOPMENT PROJECT
AND
COST/BENEFIT ANALYSIS
PRECOAT METALS WASHINGTON LLC

I. PURPOSE OF THIS PLAN

The City of Washington, Missouri (the "City"), intends to issue two series of industrial revenue bonds in an aggregate principal amount of not to exceed \$112,000,000 (as further described below, the "Bonds") to finance the costs of an industrial development project (as further described below, the "Project") for the benefit of Precoat Metals Washington LLC (the "Company"). The Bonds will be issued pursuant to the provisions of Sections 100.010 to 100.200 of the Revised Statutes of Missouri ("Chapter 100") and Article VI, Section 27(b) of the Missouri Constitution (together with Chapter 100, the "Act").

This Plan for an Industrial Development Project and Cost/Benefit Analysis (this "Plan") is intended to satisfy requirements of the Act and to analyze the potential costs and benefits, including the related tax impact on all affected taxing jurisdictions, of using industrial revenue bonds to finance the Project and to facilitate abatement of ad valorem taxes on the bond-financed property.

II. DESCRIPTION OF CHAPTER 100 FINANCINGS

General. Chapter 100 authorizes cities, counties, towns and villages to issue industrial revenue bonds to finance the purchase, construction, extension and improvement of warehouses, distribution facilities, research and development facilities, office industries, agricultural processing industries, service facilities that provide interstate commerce and industrial plants, including the real estate either within or without the limits of such municipalities, buildings, fixtures and machinery. In addition, Article VI, Section 27(b) of the Missouri Constitution authorizes cities, counties, towns and villages to issue revenue bonds for the purpose of paying all or part of the cost of purchasing, constructing, extending, equipping or improving any facility for manufacturing, commercial, warehousing or industrial development purposes, including the real estate, buildings, fixtures and machinery.

Issuance and Sale of Bonds. Revenue bonds issued pursuant to the Act do not require voter approval and are payable solely from revenues received from a lease or other disposition of the project. The municipality issues its bonds, and in exchange, the benefited company promises to make payments that are sufficient to pay the principal of and interest on the bonds as they become due. Thus, the municipality merely acts as a conduit for the financing.

Concurrently with the closing of the bonds, the company will convey title or lease to the municipality the site on which the industrial development project will be located and title to any equipment to be included in the project. (The municipality must be the legal owner of the property while the bonds are outstanding for the property to be eligible for tax abatement, as further described below.) The municipality will immediately lease the site, any improvements thereon and the equipment back to the benefited company pursuant to a lease agreement. The lease agreement will require the company, acting on behalf of the municipality, to use the bond proceeds to purchase, construct and equip the project.

Under the lease agreement, the company typically: (1) unconditionally agrees to make payments sufficient to pay the principal of and interest on the bonds as they become due; (2) agrees, at its own expense, to maintain the project, to pay all taxes and assessments with respect to the project and to maintain adequate insurance; (3) may, at its own expense, make certain additions, modifications or improvements to the project; (4) may assign its interests under the lease agreement or sublease the project while remaining responsible for payments under the lease agreement; (5) covenants to maintain its corporate existence during the term of the bond issue; and (6) agrees to indemnify the municipality for any liability the municipality might incur as a result of its participation in the transaction.

Property Tax Abatement. Under Article X, Section 6 of the Missouri Constitution and Section 137.100 of the Revised Statutes of Missouri, all property of any political subdivision is exempt from taxation. In a typical Chapter 100 transaction, the municipality holds fee title to the project and leases the project to the benefited company. Although the Missouri Supreme Court has held that the leasehold interest is taxable, it is taxable only to the extent that the economic value of the lease is less than the actual market value of the lease. See *Iron County v. State Tax Commission*, 437 S.W.2d 665 (Mo. 1968)(*en banc*) and *St. Louis County v. State Tax Commission*, 406 S.W.2d 644 (Mo. 1966)(*en banc*). If the rental payments under the lease agreement equal the actual debt service payments on the bonds, the leasehold interest should have no “bonus value” and the bond-financed property should be exempt from ad valorem taxation while the bonds are outstanding.

If the municipality and the company determine that partial tax abatement is desirable, the company may agree to make payments in lieu of taxes (“PILOTs”). The amount of PILOTs is negotiable. The PILOTs are payable by December 31 of each year and are distributed to the municipality and to each political subdivision within the boundaries of the project in the same manner and in the same proportion as property taxes would otherwise be distributed under Missouri law.

Sales Tax Exemption. In addition to property tax abatement, qualified building materials can be exempt from sales tax if approved by the municipality. The sales tax exemption is evidenced by a project exemption certificate issued by the municipality.

III. DESCRIPTION OF THE PARTIES

Precoat Metals Washington LLC. The Company, a Delaware limited liability company, has been created to implement the Project. The Company is a subsidiary of AZZ Inc., which through its Precoat Metals division (which was acquired by AZZ Inc. in 2022) has 13 manufacturing facilities strategically located throughout the eastern United States. For more than 60 years, Precoat Metals has led the growing use of coil-coated metal. Precoat Metals’ coatings and films can be found on a variety of products, including buildings, vehicles, appliances and office furniture. More information about Precoat Metals can be found at <https://precoat.com/>.

City of Washington, Missouri. The City is a third-class city and political subdivision of the State of Missouri. The City is authorized and empowered pursuant to the provisions of the Act to purchase, construct, extend, equip and improve certain projects (as defined in the Act) and to issue industrial revenue bonds for the purpose of providing funds to pay the costs of such projects and to lease or otherwise dispose of such projects to private persons or corporations for manufacturing, commercial, warehousing and industrial development purposes upon such terms and conditions as the City deems advisable.

IV. REQUIREMENTS OF THE ACT

A. Description of the Project. The Project consists of acquiring approximately 23 acres of real property located in the Oldenburg Industrial Park in the City (the “Project Site”), constructing an approximately 210,000-square foot manufacturing facility thereon (the “Project Improvements” and, together with the Project Site, the “Real Property”), and acquiring and installing certain personal property therein (the “Project Equipment”). The Project Site, the Project Improvements and the Project Equipment are collectively referred to herein as the “Project.” The Company expects to complete the Project Improvements and acquire the Project Equipment by March 31, 2024. The City will acquire the Project with proceeds of the Bonds. The City will lease the Project, as it may at any time exist, to the Company for a period of 15 years.

B. Estimate of the Costs of the Project. The estimated cost of the Project is approximately \$111,500,000, of which approximately \$1,500,000 will be used to acquire the Project Site, approximately \$42,000,000 will be used to complete the Project Improvements, and approximately \$68,000,000 will be used to acquire and install the Project Equipment. The Bonds are being authorized in an amount not to exceed \$112,000,000 to provide for contingencies.

C. Sources of Funds to be Expended for the Project. The sources of funds to be expended for the Real Property will be the proceeds of a series of Bonds in the maximum principal amount of \$44,000,000 (the “Real Property Bonds”). The Real Property Bonds will be payable solely from the revenues derived by the City from the lease of the Real Property to the Company. The sources of funds to be expended for the Project Equipment will be the proceeds of a series of Bonds in the maximum principal amount of \$68,000,000 (the “Personal Property Bonds”). The Real Property Bonds and the Personal Property Bonds are collectively referred to herein as the “Bonds.” The Personal Property Bonds will be payable solely from the revenues derived by the City from the lease of the Project Equipment to the Company. None of the Bonds will be an indebtedness or general obligation, debt or liability of the City or the State of Missouri.

D. Statement of the Terms Upon Which the Project is to be Leased or Otherwise Disposed of by the City.

Real Property. While the Project Improvements are being constructed, the Company will lease the Project Site to the City. After the Project Improvements are completed, the Company will convey fee title to the Real Property to the City. The City will lease the Real Property back to the Company. Rental payments due to the City under the lease will equal the principal of and interest on the Real Property Bonds, plus certain PILOTs. Under the terms of the lease, the Company will have the option to purchase the Real Property at any time for nominal consideration. Unless terminated sooner pursuant to the terms thereof, the lease will terminate on December 31 of the 15th year following the completion of the Project Improvements. The Company expects to complete the Project Improvements in 2024, so the lease is expected to terminate on December 31, 2039.

Personal Property. As the Company acquires the Project Equipment, it will convey title to such Project Equipment to the City. The City will lease the Project Equipment back to the Company. Rental payments due to the City under the lease will equal the principal of and interest on the Personal Property Bonds, plus certain PILOTs. Under the terms of the lease, the Company will have the option to purchase the Project Equipment at any time for nominal consideration. Unless terminated sooner pursuant to the terms thereof, the lease will terminate on December 31 of the 15th year following the year in which the Company first conveys title to any of the Project Equipment to the City. The Company expects to convey all of the Project Equipment to the City in 2024, so the lease is expected to terminate on December 31, 2039.

E. Affected School District, Community College District, Emergency Service Providers, County and City. The School District of Washington is the school district affected by the Project. The Community College District of East Central Missouri is the community college district affected by the Project. The Washington Area Ambulance District¹ (the “Ambulance District”) is the ambulance district affected by the Project. Franklin County, Missouri, is the county affected by the Project. The City of Washington is the city affected by the Project. The Cost/Benefit Analysis attached hereto identifies all other taxing jurisdictions affected by the Project (other than those taxing entities solely affected by the Project with respect to receipt of tax revenues from the commercial surcharge tax).

F. Current Assessed Valuation.

Real Property. The most recent equalized assessed valuation of the real property included in the Project is \$0 because the Project Site was tax exempt and not separately valued previously. The Company estimates the total equalized assessed valuation of the real property included in the Project after completion of the Project Improvements will be approximately \$8,064,000. This valuation was calculated as follows:

Estimated cost to construct improvements to real property	= \$ 42,000,000
Estimated appraised value of improvements to real property (60% of cost)	= \$ 25,200,000
Estimated assessed value of improvements to real property (32% of value)	= \$ 8,064,000

The Franklin County Assessor will make the final determination of the assessed value.

Personal Property. None of the Project Equipment has been acquired or installed. Accordingly, the most recent equalized assessed valuation of the personal property included in the Project is \$0. The Company estimates the total equalized assessed valuation of personal property included in the Project after the initial installation of all of the Project Equipment will be approximately \$21,531,180. This valuation was calculated based upon the Company’s expected investment of \$68,000,000 in personal property in 2024, its estimated depreciation by 2025, and the statutorily-required assessment rate of 33.33%.

G. Payments in Lieu of Taxes. If this Plan is approved by the City Council, the City intends to issue the Bonds, take possession of the Project and extend tax abatement to the Company. The Company will make PILOTs equal to the following:

Real Property.

(1) In each year before completion of the Project Improvements and the year in which the Project Improvements are completed (expected to be 2023 and 2024), 100% of the real property taxes that would otherwise be due on the Real Property, but for the City’s ownership thereof;

(2) In the first three years following completion of the Project Improvements (expected to be 2025 through 2027, inclusive), 0% of the real property taxes that would otherwise be due on the Real Property, but for the City’s ownership thereof; and

(3) In each of the next 12 years (expected to be 2028 through 2039, inclusive), the sum of \$185,096.93.

¹ The Ambulance District does not currently levy a property tax. Therefore, it has been excluded from the Cost/Benefit Analysis attached hereto.

Personal Property.

(1) In the first three years after the year in which the Company first conveys title to any of the Project Equipment to the City (expected to be 2025 through 2027, inclusive), 0% of the personal property taxes that would otherwise be due on the Project Equipment, but for the City's ownership thereof; and

(2) In each of the next 12 years (expected to be 2028 through 2039, inclusive), 25% of the personal property taxes that would otherwise be due on the Project Equipment, but for the City's ownership thereof.

Pursuant to Section 100.050 of the Act, certain emergency service districts may elect to be reimbursed up to 100% of the taxes they would have otherwise received, but for the tax abatement. As of the mailing of this Plan, the Ambulance District does not levy a property tax and no other emergency service districts are affected by the Project. If Section 100.050 of the Act is determined to apply to the Ambulance District or any other emergency service districts in the future, then the Company will make PILOTs required to satisfy the obligations to the Ambulance District and/or any other emergency service districts as required by the Act.

Except as described above with respect to any emergency service districts, all PILOTs will be disbursed to the respective taxing entities in the same proportion as their then-current ad valorem tax levies.

The City and the Company do not intend to abate or otherwise impact any special assessments levied against the Project. The Company will pay an amount equal to 100% of any special assessments that are levied against the Project.

H. Sales Tax Exemption. Qualified building materials purchased for the Project Improvements are expected to be exempt from sales tax pursuant to the provisions of Section 144.062 of the Revised Statutes of Missouri.

I. Cost/Benefit Analysis and Discussion of Exhibits. Attached hereto is an analysis of the costs and benefits to the City and to the other taxing jurisdictions affected by the tax abatement of the Project. The following is a summary of the exhibits that comprise that analysis, showing the direct tax impact the Project is expected to have on each taxing jurisdiction and key ancillary benefits expected to be derived from the Project. The analysis does not attempt to quantify the overall economic impact of the Project.

Summary of Cost/Benefit Analysis. **Exhibit 1** provides a summary for each affected taxing jurisdiction of (1) the total estimated tax revenues that would be generated if the Project did not receive tax abatement, (2) the total estimated value of the PILOTs to be made by the Company for the proposed abatement period and (3) the total estimated value of the abatement to the Company. Please note that the actual value of the Project may differ from the estimated value assumed in this Plan and may impact the value of the PILOTs to be made by the Company.

Real Property Tax Revenues. **Exhibit 2** provides the projected tax revenues that would be generated from the Real Property if the Project did not receive tax abatement. **Exhibit 3** provides the value of the PILOTs to be made by the Company. The commercial surcharge tax was applied at a rate of \$0.48 per \$100 of assessed valuation. **Exhibit 4** provides the projected value of the real property abatement to the Company.

Personal Property Tax Revenues. **Exhibit 5** provides the projected tax revenues that would be generated from the Project Equipment if the Project did not receive tax abatement. **Exhibit 6** provides the projected value of the PILOTs to be made by the Company based on the estimated assessed value of the Project Equipment after installation. **Exhibit 7** provides the projected value of the personal property abatement to the Company.

Refer to **Attachment A** for the assumptions related to the determination of the assessed values and the tax formulas.

Sales Tax Exemption. The City will grant a sales and use tax exemption on the qualified building materials necessary to complete the Project Improvements. For purposes of determining the impact of the sales tax exemption on the qualified building materials on the affected taxing jurisdictions granted by the City, it was assumed that:

- \$16,800,000 (or 40% of the total costs of the Project Improvements) will be allocated to construction material costs;
- the applicable sales tax rate is 8.850%, of which 4.225% is allocated to the State of Missouri, 2.250% is allocated to Franklin County, 2.000% is allocated to the City and 0.375% is allocated to the Ambulance District;
- the applicable use tax rate is 6.225%, of which 4.225% is allocated to the State of Missouri and 2.000% is allocated to the City;
- 80% of the qualified construction materials will be subject to the State of Missouri’s sales tax and 20% will be subject to the State of Missouri’s use tax;
- 20% of the qualified construction materials will be subject to Franklin County’s sales tax;
- 20% of the qualified construction materials will be subject to the Ambulance District’s sales tax; and
- 5% of the qualified construction materials will be subject to the City’s sales and use taxes.

Please note that any variance in these assumptions will alter the net fiscal impact of the sales tax exemption on the affected taxing jurisdictions.

Based on the assumptions set forth above, the net fiscal impact of the sales and use tax exemption on the qualified building materials granted by the City is approximately \$831,600, allocated as follows:

	<u>Sales Tax</u>	<u>Use Tax</u>	<u>Total</u>
State of Missouri	\$567,840	\$141,960	\$709,800
Franklin County	75,600	0	75,600
Ambulance District	12,600	0	12,600
City	<u>16,800</u>	<u>16,800</u>	<u>33,600</u>
Total	<u>\$672,840</u>	<u>\$158,760</u>	<u>\$831,600</u>

Ancillary Project Benefits. The City believes that investment in the Project by the Company will enhance the aesthetics and vibrancy of the Project Site and surrounding area and spur additional investment in the City. In addition, the City anticipates growth in construction jobs during the construction of the Project Improvements. These jobs will only last during the Project's construction phase and will cease to exist upon completion. The Project will also provide collateral benefits for local suppliers during the construction period. The Company expects to create at least 88 new jobs by September 30, 2025. Those workers will be contributing to the local economy. As a result, the City may see an increase in businesses that support the Company's employees and operations. None of these ancillary impacts were measured for purposes of this Plan.

* * *

ATTACHMENT A

SUMMARY OF KEY ASSUMPTIONS

1. The estimated cost of the Project is approximately \$111,500,000, of which approximately \$1,500,000 will be used to acquire the Project Site, approximately \$42,000,000 will be used to complete the Project Improvements and approximately \$68,000,000 will be used to acquire and install the Project Equipment.

2. The acquisition of the Project Site, construction of the Project Improvements and installation of the Project Equipment will be complete by the end of the first quarter of 2024.

3. The Project will be owned by the City and leased to the Company. As long as the Project is owned by the City, the Project will be exempt from ad valorem taxes.

4. The Project will be excluded from the calculation of ad valorem property taxes from 2024 through 2038.

5. During the tax abatement period, the Company will make PILOTs equal to the following:

Real Property.

(1) In each year before completion of the Project Improvements and the year in which the Project Improvements are completed (expected to be 2023 and 2024), 100% of the real property taxes that would otherwise be due on the Real Property, but for the City's ownership thereof;

(2) In the first three years following completion of the Project Improvements (expected to be 2025 through 2027, inclusive), 0% of the real property taxes that would otherwise be due on the Real Property, but for the City's ownership thereof; and

(3) In each of the next 12 years (expected to be 2028 through 2039, inclusive), the sum of \$185,096.93.

Personal Property.

(1) In the first three years after the year in which the Company first conveys title to any of the Project Equipment to the City (expected to be 2025 through 2027, inclusive), 0% of the personal property taxes that would otherwise be due on the Project Equipment, but for the City's ownership thereof; and

(2) In each of the next 12 years (expected to be 2028 through 2039, inclusive), 25% of the personal property taxes that would otherwise be due on the Project Equipment, but for the City's ownership thereof.

6. Property taxes are calculated using the following formula:

$$(\text{Assessed Value} * \text{Tax Rate}) / 100$$

7. The assessed value of the Real Property is calculated using the following formula:

$$\text{Estimated Value} * \text{Assessment Ratio of 32\%}$$

8. The assessed value of the Project Equipment is calculated using the following formula:

$$(\text{Estimated Cost} * \text{Depreciation Factor}) * \text{Assessment Ratio of 33-1/3\%}$$

9. The Project Equipment will depreciate over a 15-year recovery period, beginning on January 1, 2025, as follows:

Year	Project Equipment (15-Year Depreciation)
0	100.00%
1	95.00
2	85.50
3	76.95
4	69.25
5	62.32
6	56.09
7	50.19
8	44.29
9	38.38
10	32.48
11	26.57
12	20.67
13 (and thereafter)	15.00

10. The Real Property will be assessed in the first full year after the Project Improvements are completed and will be reassessed in every odd-numbered year thereafter. An estimated growth of 2% on the Real Property has been assumed for each reassessment.

11. The tax rates used in this Plan reflect the rates in effect for the tax year 2022. The tax rates were held constant through the 2039 tax year.

* * *

EXHIBIT 1

SUMMARY OF COST/BENEFIT ANALYSIS

Taxing Jurisdiction	Tax Rate	Projected Real and Personal Property		Projected Real and Personal Property	
		Tax Revenue Without Abatement	Payments in Lieu of Taxes	Personal Property	Projected Real and Personal Property Abatement
Missouri State Tax	0.0300	\$ 86,527	\$ 17,984	\$ 68,543	
Washington School District	4.1862	12,073,989	2,509,523	9,564,465	
City of Washington	0.6049	1,744,674	362,623	1,382,052	
East Central College District	0.4541	1,309,732	272,222	1,037,510	
Scenic Regional Library District	0.2008	579,155	120,375	458,780	
Franklin County - General Revenue Fund	0.1258	362,837	75,414	287,423	
Franklin County - Road & Bridge	0.2156	621,841	129,247	492,594	
Franklin County - Development Services	0.1000	288,424	59,948	228,476	
Franklin County (Surtax)	0.4800	619,983	166,655	453,328	
	6.3974	\$ 17,687,161	\$ 3,713,990	\$ 13,973,171	

EXHIBIT 2

PROJECTED REAL PROPERTY TAX REVENUES WITHOUT ABATEMENT

Estimated Assessed Value of Real Property		\$ 8,064,000	\$ 8,064,000	\$ 8,225,280	\$ 8,225,280	\$ 8,389,786	\$ 8,389,786	\$ 8,557,581	\$ 8,557,581
Taxing Jurisdiction	Tax Rate per \$100	2025	2026	2027	2028	2029	2030	2031	2032
Missouri State Tax	0.0300	\$ 2,419	\$ 2,419	\$ 2,468	\$ 2,468	\$ 2,517	\$ 2,517	\$ 2,567	\$ 2,567
Washington School District	4.1862	337,575	337,575	344,327	344,327	351,213	351,213	358,237	358,237
City of Washington	0.6049	48,779	48,779	49,755	49,755	50,750	50,750	51,765	51,765
East Central College District	0.4541	36,619	36,619	37,351	37,351	38,098	38,098	38,860	38,860
Scenic Regional Library District	0.2008	16,193	16,193	16,516	16,516	16,847	16,847	17,184	17,184
Franklin County - General Revenue Fund	0.1258	10,145	10,145	10,347	10,347	10,554	10,554	10,765	10,765
Franklin County - Road & Bridge	0.2156	17,386	17,386	17,734	17,734	18,088	18,088	18,450	18,450
Franklin County - Development Services	0.1000	8,064	8,064	8,225	8,225	8,390	8,390	8,558	8,558
Franklin County (Surtax)	0.4800	38,707	38,707	39,481	39,481	40,271	40,271	41,076	41,076
	6.3974	\$ 515,886	\$ 515,886	\$ 526,204	\$ 526,204	\$ 536,728	\$ 536,728	\$ 547,463	\$ 547,463

Estimated Assessed Value of Real Property		\$ 8,728,733	\$ 8,728,733	\$ 8,903,308	\$ 8,903,308	\$ 9,081,374	\$ 9,081,374	\$ 9,263,001	
Taxing Jurisdiction	Tax Rate per \$100	2033	2034	2035	2036	2037	2038	2039	Total
Missouri State Tax	0.0300	\$ 2,619	\$ 2,619	\$ 2,671	\$ 2,671	\$ 2,724	\$ 2,724	\$ 2,779	\$ 38,749
Washington School District	4.1862	365,402	365,402	372,710	372,710	380,164	380,164	387,768	5,407,027
City of Washington	0.6049	52,800	52,800	53,856	53,856	54,933	54,933	56,032	781,308
East Central College District	0.4541	39,637	39,637	40,430	40,430	41,239	41,239	42,063	586,530
Scenic Regional Library District	0.2008	17,527	17,527	17,878	17,878	18,235	18,235	18,600	259,360
Franklin County - General Revenue Fund	0.1258	10,981	10,981	11,200	11,200	11,424	11,424	11,653	162,487
Franklin County - Road & Bridge	0.2156	18,819	18,819	19,196	19,196	19,579	19,579	19,971	278,476
Franklin County - Development Services	0.1000	8,729	8,729	8,903	8,903	9,081	9,081	9,263	129,163
Franklin County (Surtax)	0.4800	41,898	41,898	42,736	42,736	43,591	43,591	44,462	619,983
	6.3974	\$ 558,412	\$ 558,412	\$ 569,580	\$ 569,580	\$ 580,972	\$ 580,972	\$ 592,591	\$ 8,263,082

EXHIBIT 3

PROJECTED REAL PROPERTY PAYMENTS IN LIEU OF TAXES

Estimated Assessed Value of Real Property	\$ 8,064,000	\$ 8,064,000	\$ 8,225,280	\$ 8,225,280	\$ 8,389,786	\$ 8,389,786	\$ 8,557,581	\$ 8,557,581
PILOT Payment	\$ -	\$ -	\$ -	\$ 185,097	\$ 185,097	\$ 185,097	\$ 185,097	\$ 185,097

Taxing Jurisdiction	Tax Rate per		2025	2026	2027	2028	2029	2030	2031	2032
	\$100	Proportionate Share								
Missouri State Tax	0.0300	0.47%	\$ -	\$ -	\$ -	\$ 868	\$ 868	\$ 868	\$ 868	\$ 868
Washington School District	4.1862	65.44%	-	-	-	121,120	121,120	121,120	121,120	121,120
City of Washington	0.6049	9.46%	-	-	-	17,502	17,502	17,502	17,502	17,502
East Central College District	0.4541	7.10%	-	-	-	13,139	13,139	13,139	13,139	13,139
Scenic Regional Library District	0.2008	3.14%	-	-	-	5,810	5,810	5,810	5,810	5,810
Franklin County - General Revenue Fund	0.1258	1.97%	-	-	-	3,640	3,640	3,640	3,640	3,640
Franklin County - Road & Bridge	0.2156	3.37%	-	-	-	6,238	6,238	6,238	6,238	6,238
Franklin County - Development Services	0.1000	1.56%	-	-	-	2,893	2,893	2,893	2,893	2,893
Franklin County (Surtax)	0.4800	7.50%	-	-	-	13,888	13,888	13,888	13,888	13,888
	6.3974	100.00%	\$ -	\$ -	\$ -	\$ 185,097	\$ 185,097	\$ 185,097	\$ 185,097	\$ 185,097

Estimated Assessed Value of Real Property	\$ 8,728,733	\$ 8,728,733	\$ 8,903,308	\$ 8,903,308	\$ 9,081,374	\$ 9,081,374	\$ 9,263,001
PILOT Payment	\$ 185,097	\$ 185,097	\$ 185,097	\$ 185,097	\$ 185,097	\$ 185,097	\$ 185,097

Taxing Jurisdiction	Tax Rate per		2033	2034	2035	2036	2037	2038	2039	Total
	\$100	Proportionate Share								
Missouri State Tax	0.0300	0.47%	\$ 868	\$ 868	\$ 868	\$ 868	\$ 868	\$ 868	\$ 868	\$ 10,416
Washington School District	4.1862	65.44%	121,120	121,120	121,120	121,120	121,120	121,120	121,120	1,453,439
City of Washington	0.6049	9.46%	17,502	17,502	17,502	17,502	17,502	17,502	17,502	210,020
East Central College District	0.4541	7.10%	13,139	13,139	13,139	13,139	13,139	13,139	13,139	157,663
Scenic Regional Library District	0.2008	3.14%	5,810	5,810	5,810	5,810	5,810	5,810	5,810	69,717
Franklin County - General Revenue Fund	0.1258	1.97%	3,640	3,640	3,640	3,640	3,640	3,640	3,640	43,677
Franklin County - Road & Bridge	0.2156	3.37%	6,238	6,238	6,238	6,238	6,238	6,238	6,238	74,856
Franklin County - Development Services	0.1000	1.56%	2,893	2,893	2,893	2,893	2,893	2,893	2,893	34,720
Franklin County (Surtax)	0.4800	7.50%	13,888	13,888	13,888	13,888	13,888	13,888	13,888	166,655
	6.3974	100.00%	\$ 185,097	\$ 185,097	\$ 185,097	\$ 185,097	\$ 185,097	\$ 185,097	\$ 185,097	\$ 2,221,163

EXHIBIT 4

PROJECTED VALUE OF REAL PROPERTY TAX ABATEMENT

Estimated Assessed Value of Real Property	\$ 8,064,000	\$ 8,064,000	\$ 8,225,280	\$ 8,225,280	\$ 8,389,786	\$ 8,389,786	\$ 8,557,581	\$ 8,557,581
Estimated Taxes Otherwise Due	\$ 515,886	\$ 515,886	\$ 526,204	\$ 526,204	\$ 536,728	\$ 536,728	\$ 547,463	\$ 547,463
PILOT Payment	\$ -	\$ -	\$ -	\$ 185,097	\$ 185,097	\$ 185,097	\$ 185,097	\$ 185,097
Value of Abatement	\$ 515,886	\$ 515,886	\$ 526,204	\$ 341,107	\$ 351,631	\$ 351,631	\$ 362,366	\$ 362,366

Taxing Jurisdiction	Tax Rate per		2025	2026	2027	2028	2029	2030	2031	2032
	\$100	Proportionate Share								
Missouri State Tax	0.0300	0.47%	\$ 2,419	\$ 2,419	\$ 2,468	\$ 1,600	\$ 1,649	\$ 1,649	\$ 1,699	\$ 1,699
Washington School District	4.1862	65.44%	337,575	337,575	344,327	223,207	230,093	230,093	237,118	237,118
City of Washington	0.6049	9.46%	48,779	48,779	49,755	32,253	33,248	33,248	34,263	34,263
East Central College District	0.4541	7.10%	36,619	36,619	37,351	24,212	24,959	24,959	25,721	25,721
Scenic Regional Library District	0.2008	3.14%	16,193	16,193	16,516	10,707	11,037	11,037	11,374	11,374
Franklin County - General Revenue Fund	0.1258	1.97%	10,145	10,145	10,347	6,708	6,915	6,915	7,126	7,126
Franklin County - Road & Bridge	0.2156	3.37%	17,386	17,386	17,734	11,496	11,850	11,850	12,212	12,212
Franklin County - Development Services	0.1000	1.56%	8,064	8,064	8,225	5,332	5,496	5,496	5,664	5,664
Franklin County (Surtax)	0.4800	7.50%	38,707	38,707	39,481	25,593	26,383	26,383	27,188	27,188
	6.3974	100.00%	\$ 515,886	\$ 515,886	\$ 526,204	\$ 341,107	\$ 351,631	\$ 351,631	\$ 362,366	\$ 362,366

Estimated Assessed Value of Real Property	\$ 8,728,733	\$ 8,728,733	\$ 8,903,308	\$ 8,903,308	\$ 9,081,374	\$ 9,081,374	\$ 9,263,001
Estimated Taxes Otherwise Due	\$ 558,412	\$ 558,412	\$ 569,580	\$ 569,580	\$ 580,972	\$ 580,972	\$ 592,591
PILOT Payment	\$ 185,097	\$ 185,097	\$ 185,097	\$ 185,097	\$ 185,097	\$ 185,097	\$ 185,097
Value of Abatement	\$ 373,315	\$ 373,315	\$ 384,483	\$ 384,483	\$ 395,875	\$ 395,875	\$ 407,494

Taxing Jurisdiction	Tax Rate per		2033	2034	2035	2036	2037	2038	2039	Total
	\$100	Proportionate Share								
Missouri State Tax	0.0300	0.47%	\$ 1,751	\$ 1,751	\$ 1,803	\$ 1,803	\$ 1,856	\$ 1,856	\$ 1,911	\$ 28,333
Washington School District	4.1862	65.44%	244,282	244,282	251,590	251,590	259,045	259,045	266,648	3,953,587
City of Washington	0.6049	9.46%	35,298	35,298	36,354	36,354	37,432	37,432	38,530	571,288
East Central College District	0.4541	7.10%	26,499	26,499	27,291	27,291	28,100	28,100	28,925	428,867
Scenic Regional Library District	0.2008	3.14%	11,718	11,718	12,068	12,068	12,426	12,426	12,790	189,642
Franklin County - General Revenue Fund	0.1258	1.97%	7,341	7,341	7,561	7,561	7,785	7,785	8,013	118,810
Franklin County - Road & Bridge	0.2156	3.37%	12,581	12,581	12,958	12,958	13,341	13,341	13,733	203,620
Franklin County - Development Services	0.1000	1.56%	5,835	5,835	6,010	6,010	6,188	6,188	6,370	94,443
Franklin County (Surtax)	0.4800	7.50%	28,010	28,010	28,848	28,848	29,703	29,703	30,574	453,328
	6.3974	100.00%	\$ 373,315	\$ 373,315	\$ 384,483	\$ 384,483	\$ 395,875	\$ 395,875	\$ 407,494	\$ 6,041,919

EXHIBIT 5

PROJECTED PERSONAL PROPERTY TAX REVENUES WITHOUT ABATEMENT

Estimated Assessed Value of Personal Property		\$21,531,180	\$19,378,062	\$17,440,256	\$15,695,097	\$14,124,454	\$12,712,462	\$11,375,262	\$10,038,063
Taxing Jurisdiction	Tax Rate per \$100	2025	2026	2027	2028	2029	2030	2031	2032
Missouri State Tax	0.0300	\$ 6,459	\$ 5,813	\$ 5,232	\$ 4,709	\$ 4,237	\$ 3,814	\$ 3,413	\$ 3,011
Washington School District	4.1862	901,338	811,204	730,084	657,028	591,278	532,169	476,191	420,213
City of Washington	0.6049	130,242	117,218	105,496	94,940	85,439	76,898	68,809	60,720
East Central College District	0.4541	97,773	87,996	79,196	71,271	64,139	57,727	51,655	45,583
Scenic Regional Library District	0.2008	43,235	38,911	35,020	31,516	28,362	25,527	22,842	20,156
Franklin County - General Revenue Fund	0.1258	27,086	24,378	21,940	19,744	17,769	15,992	14,310	12,628
Franklin County - Road & Bridge	0.2156	46,421	41,779	37,601	33,839	30,452	27,408	24,525	21,642
Franklin County - Development Services	0.1000	21,531	19,378	17,440	15,695	14,124	12,712	11,375	10,038
	5.9174	\$ 1,274,086	\$ 1,146,677	\$ 1,032,010	\$ 928,742	\$ 835,800	\$ 752,247	\$ 673,120	\$ 593,992

Estimated Assessed Value of Personal Property		\$ 8,698,597	\$ 7,361,397	\$ 6,021,931	\$ 4,684,731	\$ 3,399,660	\$ 3,399,660	\$ 3,399,660	
Taxing Jurisdiction	Tax Rate per \$100	2033	2034	2035	2036	2037	2038	2039	Total
Missouri State Tax	0.0300	\$ 2,610	\$ 2,208	\$ 1,807	\$ 1,405	\$ 1,020	\$ 1,020	\$ 1,020	\$ 47,778
Washington School District	4.1862	364,141	308,163	252,090	196,112	142,317	142,317	142,317	6,666,962
City of Washington	0.6049	52,618	44,529	36,427	28,338	20,565	20,565	20,565	963,367
East Central College District	0.4541	39,500	33,428	27,346	21,273	15,438	15,438	15,438	723,202
Scenic Regional Library District	0.2008	17,467	14,782	12,092	9,407	6,827	6,827	6,827	319,795
Franklin County - General Revenue Fund	0.1258	10,943	9,261	7,576	5,893	4,277	4,277	4,277	200,350
Franklin County - Road & Bridge	0.2156	18,754	15,871	12,983	10,100	7,330	7,330	7,330	343,366
Franklin County - Development Services	0.1000	8,699	7,361	6,022	4,685	3,400	3,400	3,400	159,260
	5.9174	\$ 514,731	\$ 435,603	\$ 356,342	\$ 277,214	\$ 201,171	\$ 201,171	\$ 201,171	\$ 9,424,079

15 Year Personal Property Assessed Value									
	2025	2026	2027	2028	2029	2030	2031	2032	
\$68,000,000	21,531,180	19,378,062	17,440,256	15,695,097	14,124,454	12,712,462	11,375,262	10,038,063	

15 Year Personal Property Assessed Value							
	2033	2034	2035	2036	2037	2038	2039
\$68,000,000	8,698,597	7,361,397	6,021,931	4,684,731	3,399,660	3,399,660	3,399,660

EXHIBIT 6

PROJECTED PERSONAL PROPERTY PAYMENTS IN LIEU OF TAXES

Estimated Assessed Value of Personal Property		\$21,531,180	\$19,378,062	\$17,440,256	\$15,695,097	\$14,124,454	\$12,712,462	\$ 11,375,262	\$ 10,038,063
PILOT Payment		0%	0%	0%	25%	25%	25%	25%	25%
Taxing Jurisdiction	Tax Rate per \$100	2025	2026	2027	2028	2029	2030	2031	2032
Missouri State Tax	0.0300	\$ -	\$ -	\$ -	\$ 1,177	\$ 1,059	\$ 953	\$ 853	\$ 753
Washington School District	4.1862	-	-	-	164,257	147,819	133,042	119,048	105,053
City of Washington	0.6049	-	-	-	23,735	21,360	19,224	17,202	15,180
East Central College District	0.4541	-	-	-	17,818	16,035	14,432	12,914	11,396
Scenic Regional Library District	0.2008	-	-	-	7,879	7,090	6,382	5,710	5,039
Franklin County - General Revenue Fund	0.1258	-	-	-	4,936	4,442	3,998	3,578	3,157
Franklin County - Road & Bridge	0.2156	-	-	-	8,460	7,613	6,852	6,131	5,411
Franklin County - Development Services	0.1000	-	-	-	3,924	3,531	3,178	2,844	2,510
	5.9174	\$ -	\$ -	\$ -	\$ 232,185	\$ 208,950	\$ 188,062	\$ 168,280	\$ 148,498

Estimated Assessed Value of Personal Property		\$ 8,698,597	\$ 7,361,397	\$ 6,021,931	\$ 4,684,731	\$ 3,399,660	\$ 3,399,660	\$ 3,399,660	
PILOT Payment		25%	25%	25%	25%	25%	25%	25%	
Taxing Jurisdiction	Tax Rate per \$100	2033	2034	2035	2036	2037	2038	2039	Total
Missouri State Tax	0.0300	\$ 652	\$ 552	\$ 452	\$ 351	\$ 255	\$ 255	\$ 255	\$ 7,568
Washington School District	4.1862	91,035	77,041	63,023	49,028	35,579	35,579	35,579	1,056,084
City of Washington	0.6049	13,154	11,132	9,107	7,084	5,141	5,141	5,141	152,603
East Central College District	0.4541	9,875	8,357	6,836	5,318	3,859	3,859	3,859	114,559
Scenic Regional Library District	0.2008	4,367	3,695	3,023	2,352	1,707	1,707	1,707	50,657
Franklin County - General Revenue Fund	0.1258	2,736	2,315	1,894	1,473	1,069	1,069	1,069	31,736
Franklin County - Road & Bridge	0.2156	4,689	3,968	3,246	2,525	1,832	1,832	1,832	54,391
Franklin County - Development Services	0.1000	2,175	1,840	1,505	1,171	850	850	850	25,228
	5.9174	\$ 128,683	\$ 108,901	\$ 89,085	\$ 69,304	\$ 50,293	\$ 50,293	\$ 50,293	\$ 1,492,827

EXHIBIT 7

PROJECTED VALUE OF PERSONAL PROPERTY TAX ABATEMENT

Estimated Assessed Value of Personal Property		\$21,531,180	\$19,378,062	\$17,440,256	\$15,695,097	\$14,124,454	\$12,712,462	\$ 11,375,262	\$ 10,038,063
Abatement Percentage		100%	100%	100%	75%	75%	75%	75%	75%
Taxing Jurisdiction	Tax Rate per \$100	2025	2026	2027	2028	2029	2030	2031	2032
Missouri State Tax	0.0300	\$ 6,459	\$ 5,813	\$ 5,232	\$ 3,531	\$ 3,178	\$ 2,860	\$ 2,559	\$ 2,259
Washington School District	4.1862	901,338	811,204	730,084	492,771	443,458	399,127	357,143	315,160
City of Washington	0.6049	130,242	117,218	105,496	71,205	64,079	57,673	51,607	45,540
East Central College District	0.4541	97,773	87,996	79,196	53,454	48,104	43,295	38,741	34,187
Scenic Regional Library District	0.2008	43,235	38,911	35,020	23,637	21,271	19,145	17,131	15,117
Franklin County - General Revenue Fund	0.1258	27,086	24,378	21,940	14,808	13,326	11,994	10,733	9,471
Franklin County - Road & Bridge	0.2156	46,421	41,779	37,601	25,379	22,839	20,556	18,394	16,232
Franklin County - Development Services	0.1000	21,531	19,378	17,440	11,771	10,593	9,534	8,531	7,529
	5.9174	\$ 1,274,086	\$ 1,146,677	\$ 1,032,010	\$ 696,556	\$ 626,850	\$ 564,185	\$ 504,840	\$ 445,494

Estimated Assessed Value of Personal Property		\$ 8,698,597	\$ 7,361,397	\$ 6,021,931	\$ 4,684,731	\$ 3,399,660	\$ 3,399,660	\$ 3,399,660	
Abatement Percentage		75%	75%	75%	75%	75%	75%	75%	
Taxing Jurisdiction	Tax Rate per \$100	2033	2034	2035	2036	2037	2038	2039	Total
Missouri State Tax	0.0300	\$ 1,957	\$ 1,656	\$ 1,355	\$ 1,054	\$ 765	\$ 765	\$ 765	\$ 40,210
Washington School District	4.1862	273,105	231,122	189,068	147,084	106,737	106,737	106,737	5,610,878
City of Washington	0.6049	39,463	33,397	27,320	21,253	15,423	15,423	15,423	810,764
East Central College District	0.4541	29,625	25,071	20,509	15,955	11,578	11,578	11,578	608,643
Scenic Regional Library District	0.2008	13,100	11,086	9,069	7,055	5,120	5,120	5,120	269,138
Franklin County - General Revenue Fund	0.1258	8,207	6,945	5,682	4,420	3,208	3,208	3,208	168,613
Franklin County - Road & Bridge	0.2156	14,066	11,903	9,737	7,575	5,497	5,497	5,497	288,975
Franklin County - Development Services	0.1000	6,524	5,521	4,516	3,514	2,550	2,550	2,550	134,033
	5.9174	\$ 386,048	\$ 326,702	\$ 267,256	\$ 207,911	\$ 150,879	\$ 150,879	\$ 150,879	\$ 7,931,253



October 10, 2023

Honorable Mayor and City Council
City of Washington
Washington, Missouri

RE: File #23-1002-Special Use Permit-Road Side Stand-601 W. Fifth Street

Dear Mayor and Council Members:

At the regular meeting of the Planning & Zoning Commission, held on Monday, October 9, 2023, the Commission reviewed and recommends approval of the above mentioned Special Use Permit.

Sincerely,

A handwritten signature in blue ink that reads "John A. Borgmann".

John Borgmann
Co-Chairman
Planning & Zoning Commission

To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: October 8, 2023

Re: File # 23-1002 – 601 W 5th Street – Road Side Stand

Synopsis: The applicant is requesting approval Special Use Permit for a road side stand at 601 W 5th Street

Adjacent Land Use /Zoning Matrix		
	Existing Land Use	Existing Zoning
North	Two Family	C-2 Overlay
South	Call Center	C-2 – Overlay
East	Law Firm / Apartment	C-2 Overlay
West	Strip Center	C-2 Overlay

Analysis:

The applicant has submitted a special use permit to place a road side stand more than 10 times a year on the parking lot of 601 W 5th Street. According to City Code, a road side stand can operate on private property with approval from the property owner 10 times in a calendar year and then at that point must apply for a special use permit. The site plan submitted shows a stationary food trailer (8x20) taking up one parking space in the front parking lot closest to the building. Staff sees there is no reason to believe the addition of food sales to the existing bar shall detriment the surrounding area as long as all fire safety requirements are met. The mobile food safety form created by the Washington Fire Department has been given to the applicant and staff recommends approval of the permit subject to WFD approving the safety form.

Recommendation:

Staff recommends approval of the Special Use Permit under the condition of approval from the Washington Fire Department review and inspection of food trailer.



RD St.

50'

40'

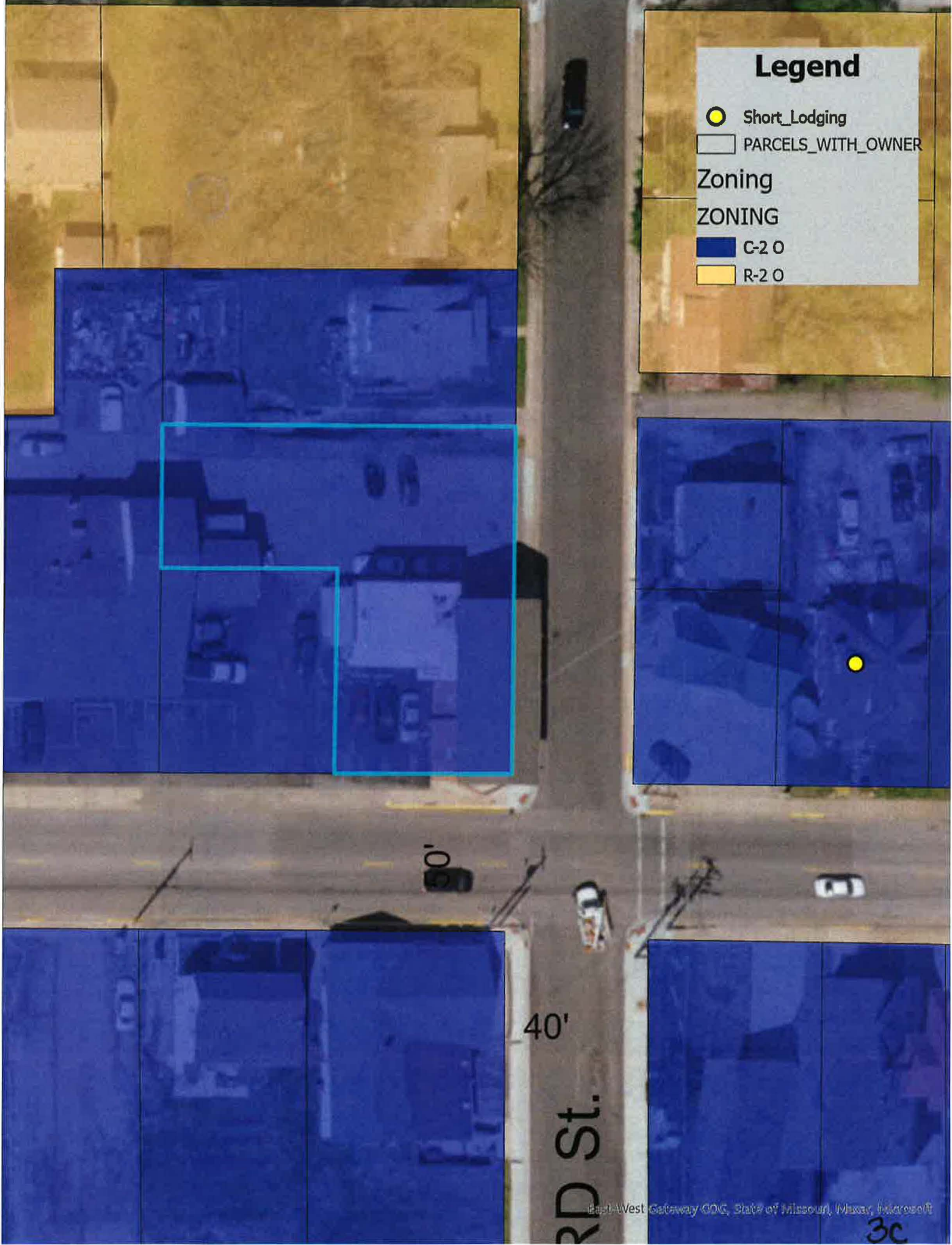
Legend

- Short_Lodging
- ▭ PARCELS_WITH_OWNER

Zoning

ZONING

- C-2 O
- R-2 O





Stationary food trailer
One parking space
8X20 trailer

30'

40'

D St.

CITY OF WASHINGTON, MISSOURI

Department of Planning and Engineering Services

405 Jefferson Street · Washington, MO 63090

636.390.1010 Phone · 636.239.4649 Fax

SPECIAL USE PERMIT APPLICATION

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

Please Print:

Street Address: 601 W 5th St WASHINGTON MO 63090

Lot: Subdivision: PID# 10-5-22.0-2-003-275.000

Applicant Name: Jesse TURNER Phone: 636-283-4022

Address of Applicant: 601 W 5th St WASHINGTON MO 63090

Owner: Jesse TURNER Phone: 636 283 4022

Owner's Address: 601 W 5th St WASHINGTON MO 63090

Current Zoning: G-2 Overlay Proposed Zoning:

It is proposed that the property be put to the following use: Food Trailer

Lot Size: Frontage 60 (feet) Depth 118 (feet) Number of Stories

Number of Units: 1 Number of Off-Street Parking Spaces: 12

Include with this Special Use Permit Application:

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

Signature of Applicant Date

Jesse Turner

Applicant Name Printed

SPECIAL USE PERMIT EVALUATION CRITERIA

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

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

compatible with bar

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

41 x 20 feet

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

Monday thru Thursday 5pm - 12am

Friday - Saturday 5pm - 2am

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

no increased traffic

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

No added noise

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

None needed

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

Improves view beautification

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

no added lighting

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

no landscaping added

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

no changes

BILL NO. _____ INTRODUCED BY _____

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A
ROADSIDE STAND AT 601 WEST FIFTH STREET IN THE CITY OF
WASHINGTON, FRANKLIN COUNTY, MISSOURI

WHEREAS, an application for a Special Use Permit has been filed with the City of
Washington, Missouri; and

WHEREAS, pursuant to the ordinances of the City of Washington, Missouri, a
Public Hearing on such request will be held in the City Council Chambers, 405 Jefferson
Street, Washington, Missouri, on Monday, October 16, 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 interests of the City.

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

SECTION 1: That a Special Use Permit be issued for 601 West Fifth Street for a
Roadside Stand.

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



Stationary food trailer
One parking space
8X20 trailer

40'

D St.

www.kelcor.com
30'

BILL NO. _____ INTRODUCED BY _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AND DIRECTING THE EXECUTION OF
A PRIORITY DISPATCH SYSTEM IMPLEMENTATION AGREEMENT
BY AND BETWEEN THE CITY OF WASHINGTON, MISSOURI AND
MEDICAL PRIORITY CONSULTANTS, INC. DBA PRIORITY DISPATCH
CORP

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 Priority Dispatch System Implementation Agreement by and between the City of Washington, Missouri and Medical Priority Consults, Inc. dba Priority Dispatch Corp for the purchase of licensing, training, implementation and maintenance of the Emergency Medical Priority Dispatch System. A copy of said agreement is attached and is marked as Exhibit A.

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

SECTION 3: Vendor shall meet all specifications as indicated.

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

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Exhibit A

PRIORITY DISPATCH SYSTEM IMPLEMENTATION AGREEMENT

This Priority Dispatch System Implementation Agreement (the "Agreement") is made on October 16, 2023 ("Effective Date") and entered by and between Medical Priority Consultants, Inc. dba Priority Dispatch Corp ("PDC"), a Utah corporation, and City of Washington – Washington Communications ("Customer"). PDC and Customer are collectively referred to herein as the "Parties" or individually as a "Party."

BACKGROUND

- A. Customer desires to procure and provide an effective, efficient, and comprehensive emergency medical dispatch system for its residents and transient population.
- B. The Parties desire to enter into an agreement for the licensing, training, implementation, and maintenance of PDC's products and services, altogether the Medical Priority Dispatch System ("MPDS").

The Parties agree as follows:

1. **Pricing & Payment Terms.** Pricing details for the Medical Priority Dispatch System are set forth in **Attachment A**. Additional services or products may be provided upon request. The price of any additional products or services will be negotiated at the time of request. Any increase in the quantity of products and services under this Agreement may result in an increase in Customer's pricing, including annual support fees.
2. **Statement of Work.** The Statement of Work for the implementation of the MPDS is attached to this Agreement as **Attachment B**. The Statement of Work will provide a phased approach to the implementation of the MPDS, designed to assist Customers with meeting the International Academies of Emergency Dispatch ("IAED") operational and performance requirements to become an Accredited Center of Excellence ("ACE").
 - a. **Change in Statement of Work.** Should it become necessary to change the Statement of Work for any reason the Parties shall work together to make any necessary changes. As we work together to support your center, the scheduling we agree upon is critical. At any given time, PDC has many implementations at various stages of the implementation process and we're also conducting many emergency dispatch and software training courses monthly. We must consider all PDC clients when you make cancellations, updates, or changes to the agreed-upon dates. The cancellation/change form can be found at https://forms.zohopublic.com/ivanwhitaker/form/ImplementationCourseSoftwareTrainingorTaskChangeRe/formperma/nvPtug7UH05M79rHzr9tDW4UF0GxF5HNN1RG_4ukAmU
3. **License.** The use and maintenance of the MPDS and other PDC licensed products are set forth in the applicable End User License Agreement ("EULA"). The applicable EULA(s) are incorporated herein into this Agreement as though set forth at length. The applicable EULA(s) can be found at: <https://prioritydispatch.net/licensing/>
4. **CAD Integration.** The Parties understand in the event a Computer Aided Dispatch system ("CAD") is used by Customer, any costs relating to the integration of the MPDS software (ProQA®) and Customer's CAD system shall be the sole responsibility of Customer. The integration of Customer's CAD system and ProQA must be inspected, tested, and certified by PDC before taking live calls.

5. **Term & Termination.** This Agreement shall remain in effect for five (5) years. After five years, the Parties shall revisit the terms of this Agreement and in good faith shall determine the relationship going forward. Notwithstanding, the Parties understand that if this Agreement is not terminated or the Parties fail to determine the relationship going forward, this Agreement shall automatically renew for subsequent terms of one year at the then current annual support prices, and thereafter may be terminated as set forth below or by giving 90-days non renewal notice before the annual renewal date (anniversary of the date of execution). This Agreement shall remain in effect until terminated by one of the Parties.
 - a. **Termination after Initial Term.** Either Party may terminate this agreement by providing written notice to the other Party at least 90-days before the anniversary of the Effective Date. If written notice is not received by the non-terminating Party at least 90-days before the anniversary of the Effective Date, this Agreement will automatically renew for another year as set forth above.
 - b. **Termination for Cause.** Either Party may terminate this Agreement if the other Party commits any material breach of its obligations under this Agreement and fails to cure such breach within thirty (30) days of written notice of the breach.
 - c. **EULA.** This Agreement may be terminated for any reason set forth in the EULA.
 - d. **Effect of termination.** Upon termination or expiration of this Agreement, Customer shall return to PDC, within 10 days, all PDC's Confidential Information and intellectual property. In addition, all payments owed to PDC that have accrued prior to the termination or expiration of this Agreement shall be payable to PDC within thirty (30) days.
6. **Relationship of the Parties.** The Parties shall act as independent contractors in the performance of this Agreement. The employees of one Party shall not be deemed the employees of the other Party.
7. **Confidentiality.** During the course of this Agreement, it may become necessary for Customer to handle or receive PDC's Confidential Information. Customer agrees to keep all Confidential Information received from PDC confidential, and Customer may only disclose it to employees or contractors on a need-to-know basis, provided that the employee or contractor receives the Confidential Information under a written obligation of confidentiality. Confidential Information means any information, in any form or medium, disclosed by PDC to Customer, including, but not limited to, expertise, trade secrets, proprietary information and products, know-how, lists, technical specifications, processes, training materials, software programs, software documentation, price lists, marketing plans, and manuals, including all derivatives of the aforementioned. This section shall survive termination or expiration of the Agreement
8. **Intellectual Property.** Each Party acknowledges and understands that the copyrights, patents, trade secrets, trademarks, and other intellectual property, including derivatives and rights thereof, belonging to a Party are and shall remain the sole and exclusive property of that Party. This section shall survive termination or expiration of the Agreement.
9. **Conflict of Interest.** During the term of this Agreement, a Party shall not accept work, enter into a contract, or accept an obligation from any third party inconsistent or incompatible with the Party's obligations under this Agreement.
10. **Survival of Terms.** Termination or expiration of this Agreement for any reason shall not release either Party from any obligations set forth in this Agreement which (i) the Parties have expressly agreed shall survive any such termination or expiration, or (ii) by their nature would be intended to be applicable following any such termination or expiration.
11. **Compliance with Laws.** In performing services or obligations hereunder, the Parties shall comply with applicable local statutes, ordinances, and regulations.

- 12. **Assignment.** Customer shall not assign, sell, transfer or delegate its rights and obligations under this Agreement without obtaining prior written consent of PDC.
- 13. **Attachments.** All Attachments are incorporated by references as if set forth in the body of the Agreement. This Agreement may not be modified or altered except in writing signed by the Parties.
- 14. **Severability.** If any portion of this Agreement is determined to be invalid or unenforceable, such portion shall be adjusted, rather than voided, to achieve the intent of the Parties to the extent possible, and the remainder shall be enforced to the maximum extent possible.
- 15. **Dispute Resolution.** If a dispute arises out of or relates to this Agreement, or the breach thereof, the Parties agree first to try in good faith to settle the dispute.
- 16. **Law.** This Agreement shall be governed by and construed exclusively in accordance with the laws of the State of Virginia, United States of America. All legal proceedings brought in connection with this Agreement may only be brought in a state or federal court located in Giles County in the State of Virginia. Each Party hereby agrees to submit to the personal jurisdiction of these courts.
- 17. **Notices.** Any notice or demand required or permitted hereunder shall be sufficiently given when set forth in writing and delivered in person, email, fax or mail:

<p>To PDC: Priority Dispatch Corp. South Regent Street, Suite 500 Salt Lake City, Utah 84111 Attention: Legal Department Email: legaldepartment@prioritydispatch.net Phone: 800.363.9127</p>	<p>To Customer: City of Washington 110 301 Jefferson St. Washington, MO 63090 Attention: Washington Communications/Director Email: jbrune@washmo.gov Phone: 636-231-4048</p>
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- 18. **Counterparts.** This Agreement may be executed in any number of counterparts, all of which taken together shall constitute one and the same agreement, and either Party may enter into this Agreement by executing a counterpart.

In Witness Whereof, the parties have caused this Agreement to be executed by their duly authorized representative.

PDC

CUSTOMER

Signature: _____
Signature:

Print Name: J. Simón Cantarero

Print Name: _____

Jennifer Brune

Director or Communications

Title: General Counsel & Corp. Secretary

Title: _____

Attachment A

SEE ATTACHED SALES QUOTE # -65027

INITIAL MPDS IMPLEMENTATION PRICING (YEAR 1)

Fees for the initial MPDS implementation and training are **\$49,656.00** (see attached Sales Quote #Q 65027). This fee covers all of the quoted implementation activities and the first year of product licensing and maintenance.

CONTINUING ANNUAL SERVICE AND SUPPORT FEES (YEAR 2-5)

The fee for the annual product licensing renewal and maintenance (Extended Service Plan - ESP) of PDC's products and services is shown below.

Year 2:	\$6,700.00
Year 3:	\$6,700.00
Year 4:	\$6,700.00
Year 5:	\$6,700.00

Payment Notes:

1. Customer will be billed on an annual basis.
2. All prices in USD
3. This pricing is exclusive of any applicable tax. Any applicable taxes will be added to this amount.
4. Payment must be paid by Customer within 30-days of receiving an invoice from PDC.
5. If invoice is not paid within 60-days it will be considered "overdue" and accrue interest at 1% per month, compounding.
6. If invoice is not paid within 90-days it will be in "default" and services and products provided by Priority Dispatch may be removed, suspended, or become unavailable. If there is a dispute over an invoice the "overdue" or "default" status may be delayed if there is communication towards resolution. Lack of communication for 30-days will advance the invoice to the next status (i.e. overdue to default).



QUOTE

110 Regent Street, Suite 500
 Salt Lake City, UT 84111
 USA
www.prioritydispatch.net
 Prepared By: Shawn Johnson
 Phone: (800) 363-9127
 Direct: (801) 746-5841
 Email: shawn.johnson@prioritydispatch.net

Agency: Washington Communications
 Agency ID#: 8724
 Quote #: Q-65027
 Date: 9/25/2023
 Offer Valid Through: 10/31/2023
 Payment Terms: Net 30
 Currency: USD

Bill To:
 Washington Communications

 301 Jefferson Street

 Washington, Missouri 63090

 United States

Ship To:
 Washington Communications

 301 Jefferson Street

 Washington, Missouri 63090

 United States

Product	Discipline	Qty	Amount
ProQA Medical Software Licenses Automated calltaking software	Medical	3	USD 12,750.00
Advanced SEND ProQA Licenses Licensing of Advanced SEND within ProQA	Medical	1	USD 0.00
AQUA Case Review Software for EMD Quality Assurance (case review) software base engine and discipline module	Medical	1	USD 2,500.00
XLerator Client Server Suite Client server software application suite	Medical	1	USD 2,500.00
MPDS Mobile App Field Responder Guide Smartphone-based field reference guide for responders	Medical	30	USD 300.00
MPDS Quality Assurance Guide - Digital Quality Assurance Guide for training and case review only	Medical	4	USD 180.00
Advanced SEND Cards for MPDS - Box of 100 Individual S.E.N.D. cards	Medical	1	USD 50.00
Protocol Training and Certification for EMD Materials, tuition and certification	Medical	8	USD 2,920.00
ED-Q Training and Certification for EMD Materials, tuition and certification (2 days, 16 hours)	Medical	2	USD 1,100.00
Remote Software Installation/Update - M Software installation or update completed remotely by Priority Dispatch	Medical	1	USD 500.00

"To lead the creation of meaningful change in public safety and health."

7a

Remote ProQA Software Training - M Per person cost for four hours of ProQA software training completed in a virtual, instructor-led environment	Medical	8	USD 1,192.00
Remote AQUA Software Training - M Per person cost for six hours of AQUA software training completed in a virtual, instructor-led environment	Medical	2	USD 398.00
Remote ProQA & AQUA Reports Training Per person cost for 4 hours of training on the configuration and customization options in ProQA and AQUA, completed in a virtual, instructor-led environment	Medical	2	USD 298.00
Product	Discipline	Qty	Amount
Remote System Administration Training Per person cost for training for center management detailing program configuration and customization options, completed in a virtual, instructor-led environment		2	USD 398.00
Implementation Support Package (LV) - M Implementation support and quality management program development	Medical	1	USD 10,000.00
One-Time Quality Performance Review Setup Fee (SL)	Medical	1	USD 1,500.00
Equip QA for EMD Initial implementation of expert case review, quality management and mentoring for telecommunicators, QA staff and management	Medical	1	USD 12,350.00
IAED Accreditation Application Fee EMD IAED fee for accreditation	Medical	1	USD 2,250.00
Priority Dispatch System ESP (P) M System License Renewal, Service & Support	Medical	3	USD 4,200.00
General Discount Incentive to execute contract according to the terms as discussed	Medical	1	USD - 8,230.00
Priority Dispatch AI SkillLab - Powered by Call Simulator ProQA calltaking training simulator powered by artificial intelligence (AI). Tier 1: 5 positions		1	USD 2,500.00
Purchase Year 1 TOTAL:			USD 49,656.00

Product	Discipline	Qty	Amount
Priority Dispatch System ESP (P) M System License Renewal, Service & Support	Medical	3	USD 4,200.00
Priority Dispatch AI SkillLab - Powered by Call Simulator ProQA calltaking training simulator powered by artificial intelligence (AI). Tier 1: 5 positions		1	USD 2,500.00

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ESP Year 2 TOTAL: USD
6,700.00

Product	Discipline	Qty	Amount
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"To lead the creation of meaningful change in public safety and health."



QUOTE

Priority Dispatch System ESP (P) M System License Renewal, Service & Support	Medical	3	USD 4,200.00
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Product	Discipline	Qty	Amount
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Priority Dispatch AI SkillLab - Powered by Call Simulator ProQA calltaking training simulator powered by artificial intelligence (AI). Tier 1: 5 positions		1	USD 2,500.00
--	--	---	-----------------

ESP Year 4 TOTAL:	USD 6,700.00
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Product	Discipline	Qty	Amount
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Priority Dispatch System ESP (P) M System License Renewal, Service & Support	Medical	3	USD 4,200.00
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Priority Dispatch AI SkillLab - Powered by Call Simulator ProQA calltaking training simulator powered by artificial intelligence (AI). Tier 1: 5 positions		1	USD 2,500.00
--	--	---	-----------------

ESP Year 3 TOTAL:	USD 6,700.00
--------------------------	-----------------

Subtotal	USD 49,656.00
Estimated Tax	
Total	USD 49,656.00

Product	Discipline	Qty	Amount
---------	------------	-----	--------

Priority Dispatch System ESP (P) M System License Renewal, Service & Support	Medical	3	USD 4,200.00
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Priority Dispatch AI SkillLab - Powered by Call Simulator ProQA calltaking training simulator powered by artificial intelligence (AI). Tier 1: 5 positions		1	USD 2,500.00
--	--	---	-----------------

ESP Year 5 TOTAL:	USD 6,700.00
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"To lead the creation of meaningful change in public safety and health."

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QUOTE

Customer Signature:

Date:

Customer Name:

Purchase Order ID:

Expiration Date:

TERMS AND CONDITIONS

This quote is valid for 120 days from date of issue. All prices quoted are exclusive of any applicable taxes, duties, or government assessments relating to this transaction, which are the sole obligation of Buyer. You can find it here: <https://prioritydispatch.net/licensing/>

"To lead the creation of meaningful change in public safety and health."

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Attachment B

STATEMENT OF WORK



STATEMENT OF WORK

PHASE	EXPLANATION OF PHASE
Initial Assessment	Implementation Pre-Planning – Conference Call
Phase 1	Organization Set-up and Quality Improvement Unit (QIU) Activities
Phase 2	Training
Phase 3	Software Installation and Configuration
Phase 4	System Implementation
Phase 5	Quality Assurance Phase: 30 days post on-line
Phase 6	Quality Improvement Phase: 90 days post on-line
Phase 7	Accreditation
Phase 8	Ongoing support

DELIVERY AND IMPLEMENTATION OF THE MPDS, PROQA, & A QUA

Delivery and Implementation of the MPDS

The purpose of this Implementation and Detailed Schedule is to provide an overview of the proper steps that will be taken to ensure the successful implementation of, and ongoing support of the MPDS. This plan will also assist your agency in meeting all the standards necessary for accreditation by the IAED as an Accredited Center of Excellence (ACE). To accomplish this, PDC will assist in implementing a self-sustaining quality improvement and risk management system that will ensure a continuous, safe and effective emergency dispatch operation both now and in the future.

Statement of Work: Implementation of the MPDS

INITIAL ASSESSMENT (IMPLEMENTATION PRE-PLANNING CONFERENCE CALL)

The initial step in the implementation process will be a conference call involving the communications center director and any other senior management team members deemed appropriate by the director, the involved PDC Regional Account Manager, and the PDC consultant detailed to be the Project Manager for the implementation. The purpose of the conference call will be an initial introduction of all involved parties and to set a start date for the implementation.

The next step, through the use of our Consulting Questionnaire and Consulting Evaluation processes, PDC Project Managers will obtain information about the communications center, key management officials and positions, the current emergency dispatch methodology, services provided, unit allocation and configuration, response times, management practices, quality improvement/assurance and risk management programs as they relate to the emergency dispatch function.

7a

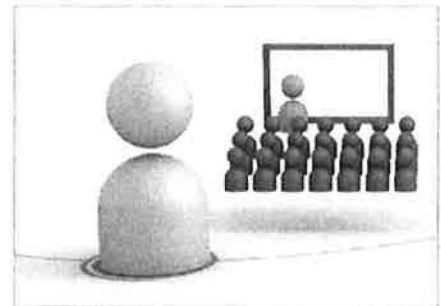
Other information obtained will include local and regional issues of concern, as well as demographic and statistical data. Information will be gathered primarily through the use of survey documents where possible. These documents should be completed and returned to the PDC Project Manager for review. PDC's assessment focus is directed towards training needs and quality improvement/assurance issues, the communication center dispatch policies, practices and procedures, and a comprehensive systems approach to emergency services dispatch evaluation. PDC may elect to perform an on-site visit to gather or help facilitate the gathering of information.

PHASE 1 Organization Set-up and Quality Improvement Unit (QIU) Activities

- Leadership/Implementation Course. PDC staff will conduct a Leadership/Implementation Course for the Center senior managers. This course is designed to be an orientation to the EMD process as it relates to national standards, management oversight responsibility, quality management processes, and the implementation process.
- Steering and MDRC meeting. PDC staff will assist in the development of the implementation process by supporting the managers of the agency.
- Combined Steering and Medical Dispatch Review Committee (MDRC) meeting. PDC staff will provide guidance and support in the creation and first meeting of the Steering and MDRC committee. PDC will provide generic policies and procedures for review and revision to aid in administration of the Steering
- Committee, MDRC and Quality Improvement Unit (QIU), as well as the appropriate use of the MPDS. During this meeting, the PDC staff will also review the strategic goals and objectives of your organization in order to assist you in meeting your targets as they pertain to the Communications Center and the organization.
- Technical Evaluation. A PDC technical specialist will meet with your IT staff to lay out a plan of action, review system requirements for PDC software, discuss software options to prepare for installation, identify and verify all dispatch and training workstations, and discuss Computer-Aided Dispatch (CAD) interface parameters. Typical participants in the Technical Evaluation include system administrators, IT staff, in-house CAD staff, and dispatch center management.

PHASE 2 Training

- Project Manager training. PDC personnel will listen to the needs of and advise on the project management of the implementation. Formal project management support is available throughout the implementation process.
- Certification and Software training split into two categories. PDC will liaise with the agency to ensure a satisfactory timetable of training, at a suitable venue. Certification training will require a projector for the instructor and a classroom suitable for the number of designated trainees. IAED Certified instructors will provide training and certification courses to all calltakers, dispatchers and supervisors. Emergency Dispatch — Quality (ED-Q) instructors will provide certification training to all QA/QI personnel. A PDC software specialist will set-up, install and train all dispatch personnel on the use of the EMD ProQA software as well as ED-Q personnel in the use of AQUA case review software. Software training will require a projector as well as a training computer for each trainee in attendance. PDC will conduct an agreed upon number of training sessions over a suitable amount of days.



PHASE 3 Software Installation and Configuration

- ProQA, AQUA, and XLERATOR database management Software. PDC Software Specialist will conduct onsite installation and configuration of the appropriate software while working with local IT personnel to train in the ongoing use and maintenance of ProQA, AQUA and XLERATOR Software.
- CAD Interface Testing. The CAD Interface will also be tested for proper functionality.

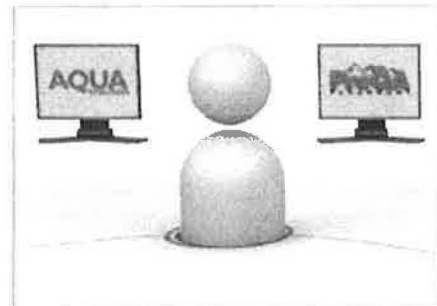


PHASE 4 System Implementation

- EMD orientation to Quality Improvement Unit (QIU), Quality Manager (QM) activities and performance monitoring. PDC staff (or an appropriately qualified (EMD-Q) instructor), will provide an EMD-Q course to the designated QIU personnel. The course will facilitate the QIU understanding of quality rationale, measurement methods, and applications. Emergency Medical Dispatch-Quality (EMD-Q) training will require a projector for the instructor and a class room suitable for all EMD-Q attendees.
- Initiate use of the MPDS On-line Training. PDC staff will provide on-site supervision and on-line training of communication staff during implementation of MPDS.

PHASE 5 Quality Assurance Phase (30 days post on-line)

- Ongoing MDRC support. PDC staff will provide ongoing support for MDRC activities through direct attendance of separate or joint MDRC and Steering Committee meetings.
- QA Review of Agency Calls. PDC personnel will audit and review a predetermined number of calls per month (depending on call volume) via VPN or ftp. Additional calls may need to be reviewed by Agency as per IAED guidelines.
- Review and calibrate QA system data. PDC personnel will review QA reports and data to determine what revisions or adjustments may need to be made.
- Developmental support of Continuing Dispatch Education (CDE) program. PDC staff will review quality assurance data to assist communications staff in identifying possible performance issues to aid in the development of CDE topics. PDC will provide examples and curriculum outlines.
- Field orientation and distribution of Field Responder Guides (FRG) (in appropriate markets). PDC staff will provide a brief (30 minutes) tutorial on the principles of the MPDS and its impact on operations to field personnel. In addition, field personnel and administration will be provided with a description of supporting documentation and adjuncts (Field Responder Guide) that clarify the use of the protocol from a field and management perspective.
- SEND (Secondary Emergency Notification of Dispatch) Orientation (in appropriate markets). PDC will provide an orientation to the SEND card which will be issued to field personnel and to their dispatch staff. The cards are required by non-EMS personnel to provide a minimum amount of information to ensure an appropriate EMS response. Field personnel will be provided with a brief tutorial CD.
- Public education. PDC staff will assist in the development of a public education program to ensure that the implementation of the program is perceived as an enhancement to the system rather than an effort to ration or deny service. PDC staff will be available for media activities.



- Ongoing master case review of the QIU case reviewers and recommendations for performance improvement. PDC staff will provide regular reviews of QIU case reviewer performance to ensure compliance scoring and reporting is consistent with IAED Accreditation requirements.

PHASE 6 Quality Improvement Phase (90 days post on-line)

- Response configuration modification support. PDC staff will assist the system Medical Director in making changes to response configurations after compliance to protocol has reached appropriate levels.
- System impact evaluation. Once changes to response configurations and modes have been implemented for two months, PDC staff, working with management and the communication staff, will provide an interim assessment regarding the impact of these changes on system performance. Further adjustments will be made as necessary.
- Supplemental Visit (1-day increment). In the event 90% compliance has not been reached at the 90-day post on-line date, PDC will conduct a visit to troubleshoot and assist in the development of an appropriate action plan. Within an agreed upon amount of time following this visit, a supplemental visit will occur to verify that the 90% compliance has been met and the organization is on target for accreditation.

PHASE 7 Accreditation

- Master review of case review processes prior to accreditation. PDC staff will provide ongoing "master case review" of QIU reviewed cases prior to accreditation. Your communications staff will be responsible for randomly selecting and submitting compliance data on three percent of the calls received and processed by the communications center.
- Accreditation submission support. PDC will provide assistance to your communications staff in the preparation and submission of their Accreditation application and attending documentation.

For more information, see "Accreditation of Excellence" and "20 Points of Accreditation Excellence" located in Tabs 4.5 and 4.5.

PHASE 8 Ongoing support

- IT, Consulting and or CDE onsite days. PDC will provide ongoing days onsite (number of days to be determined) annually for any applicable protocol refresher, software, consulting, Continuing education requirements as per the client to maintain high MPDS protocol performance and compliance.





October 3, 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 and agreement with Priority Dispatch System. This agreement is for the purchase of licensing, training, implementation, and maintenance of the Emergency Medical Priority Dispatch System. This system will allow Washington Communications to provide an effective, efficient, and comprehensive Emergency Medical Dispatch System for its residents within the service area of the Washington Area Ambulance District. The purchase of this system is a budgeted item for the 2023-2024 budget year, in the amount of \$49,656.00, and is a term in the dispatch agreement with the Washington Area Ambulance District. I will be available at the October 16th Council Meeting to answer any questions.

Sincerely,

Jennifer Brune, Director of Communications

BILL NO. _____ INTRODUCED BY _____

ORDINANCE NO. _____

AN ORDINANCE ORDERING AND DIRECTING ISSUANCE
OF REFUNDS FOR LANDFILL FEES

WHEREAS, users of the Washington Municipal Landfill are charged a fee based on the weight or volume of the waste to be deposited in the Landfill, all in accordance with Section 220.015 of the Code of the City of Washington, Missouri; and

WHEREAS, in the event that the scale at the Landfill is inoperable fees for depositing waste are based on flat fees as set forth in Section 220.015.A.3 of the Code of the City of Washington, Missouri; and

WHEREAS, the scale at the Landfill was inoperable for a period of time between August 9, 2023 and August 24, 2023 and during said period the fees for depositing waste were based on the fees set forth in Section 220.015.A.3 of the Code of the City of Washington, Missouri; and

WHEREAS, the fees set forth in Section 220.015.A.3 that were imposed during the period that the scale at the Landfill was inoperable resulted in excessive fees being charged; and

WHEREAS, the City Council of the City of Washington, Missouri deems it necessary and appropriate to refund a portion of the fees imposed for depositing waste at the Landfill during the period set forth above.

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

SECTION 1: The City of Washington, Missouri is hereby authorized and directed to refund a portion of landfill fees in the amounts and to those persons or entities listed on Exhibit A attached hereto and incorporated herein by reference.

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

EXHIBIT A

Date	Customer	Refund Amount
Customers have no previous record in 2023 of landfill visits, reimburse 50%		
08/15/23	A Pianos Friend	\$155.58
08/16/23	Big Boy Properties	\$108.85
08/16/23	Big Boy Properties	\$108.85
08/21/23	Blake Alger	\$108.85
08/18/23	Caleb Cook	\$108.85
08/21/23	Cameron Shouse	\$77.70
08/16/23	Carl Brautigam	\$108.85
08/17/23	Chuck Gilbert	\$108.85
08/15/23	City of Union	\$190.58
08/18/23	Codi Eisterhold	\$108.85
08/21/23	Cody Eisterhold	\$108.85
08/16/23	Collins Custom	\$108.85
08/21/23	Corey Helling	\$108.85
08/15/23	Corey Marler	\$108.85
08/15/23	Cornell	\$108.85
08/23/23	Craig Auto	\$108.85
08/23/23	Craig Auto	\$108.85
08/18/23	Daniel	\$108.85
08/17/23	Daryl Siebert	\$108.85
08/21/23	Dave Jones	\$108.85
08/15/23	Dennis Beste	\$77.70
08/15/23	Dennis Oliver	\$108.85
08/21/23	Doug Pullvogt	\$77.70
08/19/23	Drake Landscape	\$190.58
08/16/23	Ed Donaldson	\$155.58
08/18/23	Elbert Farms	\$108.85
08/12/23	Eric Gildehaus	\$108.85
08/11/23	Hinten Plumbing	\$108.85
08/18/23	Home Enhancements	\$77.70
08/22/23	Iron Masters	\$108.85
08/17/23	J. Lewis	\$108.85
08/11/23	J. Mueller Home Bldg	\$77.70
08/14/23	Jeremy Overman	\$108.85
08/11/23	Joe Mundwiller	\$108.85
08/16/23	John Dunker	\$77.70
08/11/23	Josh Schlueter	\$108.85

08/22/23	Josh Schlueter	\$108.85
08/15/23	Justin Leesmann	\$108.85
08/23/23	Kye Batchelor	\$108.85
08/18/23	Laura Miller Trust	\$108.85
08/22/23	Mark Cleabelin	\$77.70
08/16/23	Nick Manhart	\$108.85
08/18/23	Pam Kamper	\$77.70
08/19/23	Realty Net	\$108.85
08/24/23	Right Way	\$108.85
08/16/23	Ross Home Services	\$123.85
08/15/23	SASV Construction	\$108.85
08/21/23	Scott Curnutte	\$130.58
08/12/23	Sean Holland	\$81.73
08/23/23	Simpli Homes	\$108.85
08/15/23	Steve Pruitt	\$108.85
08/11/23	Stonewall Roofing	\$108.85
08/15/23	Stork Roofing	\$108.85
08/15/23	Tin Ennis	\$108.85
08/21/23	Tinajeros Const.	\$108.85
08/16/23	Tom Copeland	\$81.73
08/21/23	TWO Const.	\$108.85
08/21/23	TWO Const.	\$108.85
08/16/23	VCC	\$108.85
08/18/23	WPG	\$108.85

Customers refund based on average of a minimum of 3 previous tickets

08/17/23	A. Lopez	\$187.70
08/17/23	Advanced MFG Homes	\$136.62
08/18/23	Advanced MFG Homes	\$136.62
08/10/23	Austin Jackson	\$187.70
08/23/23	Bill Placht	\$187.70
08/17/23	Brautigam Roofing	\$38.02
08/11/23	Brian Brown	\$46.60
08/16/23	Brian Brown	\$46.60
08/18/23	Clint Manning	\$187.70
08/23/23	Cody Reid	\$187.70
08/10/23	Cooper Development	\$98.78
08/14/23	Cooper Development	\$97.74
08/17/23	Cronin Rentals	\$281.15
08/15/23	Dave Monzyk Const.	\$136.66

08/16/23	Dave Monzyk Const.	\$136.66
08/17/23	Dave Monzyk Const.	\$136.66
08/18/23	Dave Monzyk Const.	\$136.66
08/21/23	Dave Monzyk Const.	\$136.66
08/22/23	Dave Monzyk Const.	\$136.66
08/17/23	Dave Weber Const.	\$136.10
08/10/23	Dempsey Investments	\$113.70
08/18/23	Dempsey Investments	\$113.70
08/23/23	Eckelkamp Enterprises	\$133.45
08/11/23	ELS Properties	\$38.50
08/11/23	ELS Properties	\$38.50
08/16/23	ELS Properties	\$38.50
08/21/23	ELS Properties	\$38.50
08/21/23	ELS Properties	\$38.50
08/21/23	ELS Properties	\$38.50
08/11/23	Emmendoerfer Exteriors	\$88.10
08/17/23	Freedom Fence	\$187.70
08/14/23	Gary Jarvis	\$187.70
08/18/23	Gildehaus Const.	\$120.10
08/14/23	Greg Ard	\$125.40
08/22/23	ICS	\$187.70
08/22/23	ICS	\$187.70
08/11/23	J&J Fence	\$27.30
08/11/23	Jacob Horn	\$187.70
08/16/23	Jason Garrett	\$187.70
08/18/23	Jay Rice Contracting	\$125.98
08/14/23	Jeremy Meyer	\$187.70
08/17/23	Jeremy Meyer	\$187.70
08/19/23	Jeremy Meyer	\$187.70
08/11/23	KBC Custom Homes	\$108.90
08/17/23	KBC Custom Homes	\$108.90
08/10/23	Kluesner Dobsch	\$281.15
08/22/23	Kohler Const	\$117.30
08/21/23	Kurits Ohse	\$187.70
08/09/23	Leo S. Toben	\$187.70
08/11/23	Leo S. Toben	\$187.70
08/16/23	Leo S. Toben	\$187.70
08/09/23	Marc Hunt	\$187.70
08/10/23	Marc Hunt	\$187.70

08/18/23	Maritz Investments	\$121.98
08/18/23	Mentz Foundations	\$187.70
08/16/23	Mike Gray	\$187.70
08/17/23	Mike Heimann	\$29.62
08/16/23	NOA Medical	\$281.15
08/17/23	NOA Medical	\$281.15
08/18/23	Paul Cojocar	\$95.01
08/19/23	Quentin Gist	\$187.70
08/10/23	RES Properties	\$187.70
08/14/23	River City Craftsman	\$187.70
08/17/23	Rombach Contracting	\$52.26
08/17/23	Rows Hauling	\$33.61
08/16/23	Scott Guerrant	\$187.70
08/11/23	Steve Hall	\$133.42
08/22/23	Storm Guard	\$187.70
8/11/2023 - 8/24/2023	The Other Trashman	\$8,997.12
08/17/23	Tim Voss	\$215.00
08/21/23	Torin Halbert	\$66.98
08/17/23	Uffmann Contracting	\$125.40
08/18/23	Union Furniture	\$127.30
	Waste Management	\$7,224.00
08/15/23	Weber Bros	\$133.45
Total Refund for All Customers		\$33,039.70



October 9, 2023

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

RE: Issuance of Refunds for Municipal Landfill Fees

Dear Mayor and City Council Members:

Per the Monday, October 2, 2023 City Council meeting discussion of options to address the fees charged to landfill customers while the landfill scale was inoperable for a period of time between August 9, 2023 and August 24, 2023, Council recommended the refund methods described below.

For customers with previous ticket history in 2023, reimburse the difference of what they were charged during this period and the average of a minimum of 3 previous tickets customers received while the scale was working.

For customers with no previous record in 2023 of landfill visits, reimburse the average refund of 50% of the amount they were charged. 50% is the average refund for all customers during this time period.

No refund will be applied if customers were charged the minimum charge, were charged less than their previous average or if names were illegible on the ticket.

Please find enclosed, for your consideration and per City Council recommendation, an ordinance that will refund the gate fees charged to landfill customers during periods the scale was inoperable.

Respectfully submitted,

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

BILL NO. _____ INTRODUCED BY _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 220.015 USE OF MUNICIPAL LANDFILL OF THE CODE OF THE CITY OF WASHINGTON, MISSOURI

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

SECTION 1: Section 220.015 Use of Municipal Landfill of the Code of the City of Washington, Missouri is hereby amended to read as follows:

A. Fees. The following fees shall be charged for users of the Washington Municipal Landfill:

3. In the event of inoperability of the scale located at the Municipal Landfill, the following fees shall be charged:

- a. Automobiles, vans, pick ups \$ 60.00 each
- b. All other vehicles, except packer trucks (estimated cubic yardage if visible, otherwise one hundred percent (100%) capacity) \$ 35.00 per cubic yard
- c. Packer Trucks (full or partially full) \$800.00 each

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 October 17, 2023.

Passed: _____

ATTEST: _____

President of City Council

Approved: _____

ATTEST: _____

Mayor of Washington, Missouri



October 9, 2023

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

RE: Code Revision - Section 220.015 Use of Municipal Landfill

Dear Mayor and City Council Members:

Per the Monday, October 2, 2023 City Council meeting discussion of a proposed landfill fee decrease during periods when the landfill scale is inoperable, City Council recommended a landfill fee rate decrease. Please find enclosed, for your consideration, an ordinance that will lower the gate fees at the landfill for all vehicles excluding automobiles, vans and pickups in the event of inoperability of the scale. The proposal will adjust these fees by 50%. The proposed fee decreases are listed below.

Section 220.015 Use of Municipal Landfill

A. Fees. The following fees shall be charged for users of the Washington Municipal Landfill:

3. In the event of inoperability of the scale located at the Municipal Landfill, the following fees shall be charged:

- a. Automobiles, vans, pick ups \$ 60.00 each
- b. All other vehicles, except packer trucks (estimated cubic yardage if visible, otherwise one hundred percent (100%) capacity) ~~\$ (70.00)~~ \$35.00 per cubic yard
- c. Packer Trucks (full or partially full) ~~\$(1,600.00)~~ \$800.00 each

Per City Council recommendation, the attached ordinance to lower the fees at the landfill during periods the scale is inoperable is attached with an ordinance effective date of October 17, 2023.

Respectfully submitted,

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

BILL NO. _____ INTRODUCED BY _____

ORDINANCE NO. _____

AN ORDINANCE REPEALING SECTIONS 705.120 AND 705.410 OF THE CODE OF THE CITY OF WASHINGTON, MISSOURI AND ENACTING IN LIEU THEREOF A NEW SECTION 705.120 AND A NEW SECTION 705.410

WHEREAS, the City of Washington, Missouri charges all residential, commercial or industrial and governmental establishments for sewer service in accordance with the rates established from time to time; and

WHEREAS, the user charge system shall result in the distribution of the cost of operation and maintenance of treatment works in proportion to such user's contribution to the total wastewater loading of the treatment works; and

WHEREAS, factors such as strength, volume, and delivery flow rate characteristics shall be considered and included as the basis for the user's contribution to ensure a proportional distribution of operation and maintenance costs to each user (or user class); and

WHEREAS, the Superintendent of the Board of Public Works shall review user charges annually and revise them periodically to reflect actual treatment works operation and maintenance costs; and

WHEREAS, the user charge system shall generate adequate revenue to pay the costs of operations, maintenance and replacement; and

WHEREAS, the Superintendent of the Board of Public Works has recommended to the Board that the user charges for sewer service be modified to provide said revenue; and

WHEREAS, pursuant to Section 250.233 RSMo. the City Council of the City of Washington held a public hearing on September 27, 2023, concerning the proposed increases in user charges after first publishing notice of the public hearing in the Washington Missourian on August 26, 2023.

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

SECTION 1: Section 705.120 of the Code of the City of Washington, Missouri is hereby repealed and a new Section 705.120 is hereby enacted to read as follows:

Section 705.120 Computation.

- A. Residential customers shall be billed for sewer service based on actual or estimated average winter water usage based on water meter readings gathered between the months of November and March. This average winter water use shall be used to compute residential sewer billings each April for the next twelve-month period. New residential customers who have not established average winter water usage shall be billed on the basis of five thousand (5,000) gallons per month until actual average winter water usage has been established.
- B. Commercial and industrial customers shall be billed based on actual or estimated usage based on monthly or quarterly water meter readings or sewer flow metered.
- C. Effective October 1, 2023, for users of the sanitary sewer system within the City limits, the charge shall be seven dollars and 00/100 (\$7.00) per one thousand (1,000) gallons of average winter water furnished to the user. On each October 1 thereafter, the charge shall increase by a percentage equal to the increase in the cost of living for the St. Louis Metropolitan Area as reflected in the most recent Consumer Price Index for All Urban Consumers published by the Bureau of Labor Statistics.
- D. Effective October 1, 2008, for users of the sanitary sewer system within the City limits discharging sewer flows in excess of two hundred seventy-three (273) ppm BOD shall be subject to surcharge of fifteen cents (\$0.15) per pound of BOD in excess of two hundred seventy-three (273) ppm BOD.

E. Effective October 1, 2008, for users of the sanitary sewer system within the City limits discharging sewer flows in excess of three hundred sixty-three (363) ppm suspended solids shall be subject to surcharge of eleven cents (\$0.11) per pound of suspended solids in excess of three hundred sixty-three (363) per pound of suspended solids.

F. For users of the sanitary sewer system outside the corporate limits of the City of Washington, the charge shall be a rate equivalent to one and one-half (1 1/2) times the rate of average winter water or actual water furnished to the user.

G. For a residential establishment within the corporate City limits of the City of Washington using the City sewer system and not using the City water system, a sewer service charge of eighteen dollars sixty-five cents (\$18.65) per month shall be assessed.

H. For residential establishment outside the corporate limits of the City of Washington using the City sewer system and not using the City water system, a sewer service charge of thirty-five dollars (\$35.00) per month shall be assessed.

I. For a commercial or industrial establishment within the corporate City limits of the City of Washington using the City sewer system and not using the City water system, a sewer service charge of one hundred eighty-one dollars fifty cents (\$181.50) per month shall be assessed. Such rates shall be charged until the establishment is connected to the City water system, from which point the user shall be billed at the then current rate per thousand (1,000) gallons of actual water furnished to the user plus the then current fixed monthly service charge.

J. When a commercial or industrial establishment located outside the corporate City limits of the City of Washington is using the City sewer system and is not using the City water system, the sewer service charge shall be four hundred fifty dollars (\$450.00) per month and shall be billed quarterly. Such rate shall be charged until the establishment is connected to the City water system, from which point the user shall be billed at a rate equivalent to one and one-half (1 1/2) times the rate charged commercial or industrial establishments located within the corporate City limits.

SECTION 2: Section 705.410 of the Code of the City of Washington, Missouri is hereby amended to read as follows:

Section 705.410 Expense Of Sewer — Connection Fee.

A. Public sewers constructed by the owners of the property for which the sewer is required shall be constructed at the expense of the owners of the property.

B. Connection fees for developments to be connected to the City's sewer system shall be due and payable at the time a building permit is issued. A delayed payment penalty of ten percent (10%) of the connection fee due will be assessed if the fee is not paid within thirty (30) days. An additional delayed payment charge of three-fourths of one percent (0.75%) of the outstanding balance will be added each month, or portion thereof, the payment of connection fee remains outstanding.

C. No collection system line or service line shall be connected to the sewer system until all the fees are paid. If a line is connected prior to payment of fees, the City may disconnect the line and charge the owner, developer, contractor, plumber, or other parties, jointly or severally liable, all costs incurred for the disconnection including, but not limited to, reasonable attorney's fees, court costs, and interest from the date of disconnection.

D. Connection Fees for Multi-Unit Buildings. Commercial or industrial developments having multiple units or tenant spaces in the building(s) shall use a master meter to serve the building. The connection fee for this shall be calculated based on multiplying the number of units or tenant spaces in the building times 50% of the connection fee for the size of the water line going to each unit. Residential buildings having multiple tenant spaces in one building may use a master meter to serve the building. The connection fee for this will be calculated based on multiplying the number of units times 25% of the connection fee of a typical single family home (defined as having a one-inch water meter). In all cases of a master meter being used, the property owner may install sub-meters for their own use on the private system after the City's master meter.

E. Connection Fees – Sewer

1. Connection fees are for the right for an individual building to connect to the City's sewer system. Annual increases will be effective January 1 of the year the increase becomes effective. The most recent fees listed below will remain in effect beyond the year listed until new fees are established. The connection fee is based on the size of the water meter or water services line going into the building as follows:

1 inch meter or smaller	\$2,000.00
1.5 inch meter	\$3,600.00
2 inch meter	\$5,600.00

3 inch meter	\$10,400.00
4 inch meter	\$16,000.00
6 inch meter	\$28,000.00
8 inch meter	\$38,400.00
10 inch meter	\$53,000.00

2. All connections shall be subject to review and approval by the City with all connection fees required to be paid prior to connecting to the public main. All connection fees above are for premises inside the city limits of Washington. Connections at the main shall be subject to inspection and approval by the City prior to initiation of service.

3. The city reserves the right to set fees for premises outside the city limits of Washington on a case by case basis. Connections at the main shall be subject to inspection and approval prior to initiation of service.

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



To: Honorable Mayor and City Council
From: Kevin Quaethem, Public Works Superintendent
Subject: Change to code section 705.120 and 705.410
Date: 10/11/2023

Mayor and Council,

Staff have been working on updating current code sections for the Wastewater Department. Before you there is a request to approve the changes being made to Sections 705.120 and 705.410. These have to do with the change in monthly user fees and connection fees to the infrastructure.

The Board of Public Works and staff are asking for your approval of these changes. If approved, this will go into effect January 1, 2024.

Thank You,

Kevin Quaethem

Kevin Quaethem

Public Works Superintendent

Section 705.120 Computation.

A. Residential customers shall be billed for sewer service based on actual or estimated average winter water usage based on water meter readings gathered between the months of November and March. This average winter water use shall be used to compute residential sewer billings each April for the next twelve-month period. New residential customers who have not established average winter water usage shall be billed on the basis of five thousand (5,000) gallons per month until actual average winter water usage has been established.

B. Commercial and industrial customers shall be billed based on actual or estimated usage based on monthly or quarterly water meter readings or sewer flow metered.

~~C. Effective October 1, 2009, for users of the sanitary sewer system within the City limits, the charge shall be three dollars two cents (\$3.02) per one thousand (1,000) gallons of average winter water furnished to the user.~~

C. Effective October 1, 2023, for users of the sanitary sewer system within the City limits, the charge shall be seven dollars and 00/100 (\$7.00) per one thousand (1,000) gallons of average winter water furnished to the user. On each October 1 thereafter, the charge shall increase by a percentage equal to the increase in the cost of living for the St. Louis Metropolitan Area as reflected in the most recent Consumer Price Index for All Urban Consumers published by the Bureau of Labor Statistics.

D. Effective October 1, 2008, for users of the sanitary sewer system within the City limits discharging sewer flows in excess of two hundred seventy-three (273) ppm BOD shall be subject to surcharge of fifteen cents (\$0.15) per pound of BOD in excess of two hundred seventy-three (273) ppm BOD.

E. Effective October 1, 2008, for users of the sanitary sewer system within the City limits discharging sewer flows in excess of three hundred sixty-three (363) ppm suspended solids shall be subject to surcharge of eleven cents (\$0.11) per pound of suspended solids in excess of three hundred sixty-three (363) per pound of suspended solids.

F. For users of the sanitary sewer system outside the corporate limits of the City of Washington, the charge shall be a rate equivalent to one and one-half (1 1/2) times the rate of average winter water or actual water furnished to the user.

G. For a residential establishment within the corporate City limits of the City of Washington using the City sewer system and not using the City water system, a sewer service charge of eighteen dollars sixty-five cents (\$18.65) per month shall be assessed.

H. For residential ~~establishment~~ establishments outside the corporate limits of the City of Washington using the City sewer system and not using the City water system, a sewer service charge of thirty-five dollars (\$35.00) per month shall be assessed.

I. For a commercial or industrial establishment within the corporate City limits of the City of Washington using the City sewer system and not using the City water system, a sewer service charge of one hundred eighty-one dollars fifty cents (\$181.50) per month shall be assessed. Such rates shall be charged until the establishment is connected to the City water system, from which point the user shall be billed at the then current rate per thousand (1,000) gallons of actual water furnished to the user plus the then current fixed monthly service charge.

J. When a commercial or industrial establishment located outside the corporate City limits of the City of Washington is using the City sewer system and is not using the City water system, the sewer service charge shall be four hundred fifty dollars (\$450.00) per month and shall be billed quarterly. Such rate shall be charged until the establishment is connected to the City water system, from which point the user shall be billed at a rate equivalent to one and one-half (1 1/2) times the rate charged commercial or industrial establishments located within the corporate City limits.

SECTION 2: Section 705.410 of the Code of the City of Washington, Missouri is hereby amended to read as follows:

~~Section 705.410 Expense Of Sewer — Connection Fee.~~

~~A. — Public sewers constructed by the owners of the property for which the sewer is required shall be constructed at the expense of the owners of the property.~~

~~B. — At the time the public sewer is connected to existing public sewers the owner shall pay to the City a connection fee of nine hundred dollars (\$900.00).~~

~~C. — All persons making sewer connections to a public sewer constructed by the owner at his/her expense shall pay to the City a connection fee of nine hundred dollars (\$900.00) plus nine hundred dollars (\$900.00) per acre up to a maximum connection fee of three thousand six hundred dollars (\$3,600.00) at the time connection is made.~~

Section 705.410 Expense Of Sewer — Connection Fee.

A. Public sewers constructed by the owners of the property for which the sewer is required shall be constructed at the expense of the owners of the property.

B. Connection fees for developments to be connected to the City's sewer system shall be due and payable at the time a building permit is issued. A delayed payment penalty of ten percent (10%) of the connection fee due will be assessed if the fee is not paid within thirty (30) days. An additional delayed payment charge of three-fourths of one percent (0.75%) of the outstanding balance will be added each month, or portion thereof, the payment of connection fee remains outstanding.

C. No collection system line or service line shall be connected to the sewer system until all the fees are paid. If a line is connected prior to payment of fees, the City may disconnect the line

and charge the owner, developer, contractor, plumber, or other parties, jointly or severally liable, all costs incurred for the disconnection including, but not limited to, reasonable attorney's fees, court costs, and interest from the date of disconnection.

D. Connection Fees for Multi-Unit Buildings. Commercial or industrial developments having multiple units or tenant spaces in the building(s) shall use a master meter to serve the building. The connection fee for this shall be calculated based on multiplying the number of units or tenant spaces in the building times 50% of the connection fee for the size of the water line going to each unit. Residential buildings having multiple tenant spaces in one building may use a master meter to serve the building. The connection fee for this will be calculated based on multiplying the number of units times 25% of the connection fee of a typical single-family home (defined as having a one-inch water meter). In all cases of a master meter being used, the property owner may install sub-meters for their own use on the private system after the City's master meter.

E. Connection Fees – Sewer

1. Connection fees are for the right for an individual building to connect to the City's sewer system. Annual increases will be effective January 1 of the year the increase becomes effective. The most recent fees listed below will remain in effect beyond the year listed until new fees are established. The connection fee is based on the size of the water meter or water services line going into the building as follows:

1 inch meter or smaller	\$2,000.00
1.5-inch meter	\$3,600.00
2-inch meter	\$5,600.00
3-inch meter	\$10,400.00
4-inch meter	\$16,000.00
6-inch meter	\$28,000.00
8-inch meter	\$38,400.00
10-inch meter	\$53,000.00

2. All connections shall be subject to review and approval by the City with all connection fees required to be paid prior to connecting to the public main. All connection fees above are for premises inside the city limits of Washington. Connections at the main shall be subject to inspection and approval by the City prior to initiation of service.

3. The city reserves the right to set fees for premises outside the city limits of Washington on a case-by-case basis. Connections at the main shall be subject to inspection and approval prior to initiation of service.

BILL NO. _____ INTRODUCED BY _____

ORDINANCE NO. _____

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

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

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

Schedule IV, No Parking at Any Time

Location	Add	Delete
Walter Way, at the following location: South side, from east line of High Street to the cul-de-sac turning circle	✓	
Walter Way, at the following location: Within the cul-de-sac turning circle	✓	
Greta Court, at the following location: Within the cul-de-sac turning circle	✓	

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



October 9, 2023

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

RE: Amend Ordinance for No Parking at Any Time In Highland Meadows

Dear Mayor and City Council Members:

Please find enclosed an ordinance proposing to amend a portion of the Traffic Code, specifically *Schedule IV, No Parking at Any Time*. The Traffic Committee reviewed this request and recommends that a no parking zone on the south side of Walter Way, this is because the street is only 30 feet wide. Traffic Committee also recommends no parking in the cul-de-sac turning circle for Walter Way and Greta Court. Walter Way has an island in the middle which will make large vehicle turns difficult if vehicles are parked in the turning circle. On Greta Court there is a variance for a smaller cul-de-sac since the length of the street is less than 150 feet. Again this will make large vehicle turn arounds difficult if vehicles are parked in the cul-de-sac. The Traffic Committee recommends that the no parking amendment in the attached ordinance be adopted. Thank you for your consideration.

Respectfully submitted,

Charles Stankovic, P.E.
Interim City Engineer

Table IV-A No Parking At Any Time.

[R.O. 1992 § IV-A; Ord. No. 1029 § 1, 4-2-1945; Ord. No. 1383 § 1, 6-19-1950; Ord. No. 1406 § 1, 10-10-1950; Ord. No. 1415 § 1, 12-18-1950; Ord. No. 1416 § 1, 12-18-1950; Ord. No. 1428 § 1, 3-19-1951; Ord. No. 1532 § 1, 4-14-1952; Ord. No. 1538 § 1, 5-19-1952; Ord. No. 1570 § 1, 9-15-1952; Ord. No. 1605 § 1, 3-2-1953; Ord. No. 1887 § 1, 9-19-1955; Ord. No. 1896 § 1, 10-3-1955; Ord. No. 1930 § 1, 3-5-1956; Ord. No. 1932 § 1, 3-5-1956; Ord. No. 1949 § 1, 3-19-1956; Ord. No. 2221 § 1, 3-3-1958; Ord. No. 2223 §§ 1, 2, 4-7-1958; Ord. No. 2225 § 1, 4-14-1958; Ord. No. 2360 §§ 1, 2, 6-1-1959; Ord. No. 2467 § 1, 5-2-1960; Ord. No. 3034 § 1, 7-28-1964; Ord. No. 3171 § 1, 10-4-1965; Ord. No. 3217 § 1, 2-21-1966; Ord. No. 3228 § 1, 3-21-1966; Ord. No. 3307 § 1, 10-3-1966; Ord. No. 3524 § 1, 6-3-1968; Ord. No. 3571 §§ 1, 2, 10-7-1968; Ord. No. 3592 § 1, 1-20-1969; Ord. No. 3620 § 1, 5-19-1969; Ord. No. 3738 § 1, 7-6-1970; Ord. No. 3793 § 1, 12-7-1970; Ord. No. 3836 § 1, 3-15-1971; Ord. No. 3901 § 1, 8-2-1971; Ord. No. 3910 § 1, 8-16-1971; Ord. No. 3961 § 1, 3-6-1972; Ord. No. 4038 §§ 1, 2, 8-7-1972; Ord. No. 4102 §§ 1, 2, 2-5-1973; Ord. No. 4103 §§ 1, 2, 2-5-1973; Ord. No. 4229 § 1, 8-6-1973; Ord. No. 4286 § 1, 12-10-1973; Ord. No. 4287 § 1, 12-10-1973; Ord. No. 4377 § 1, 4-15-1974; Ord. No. 4382 § 1, 5-20-1974; Ord. No. 4425 § 3, 8-5-1974; Ord. No. 4444 § 2, 8-19-1974; Ord. No. 4455 § 3, 9-16-1974; Ord. No. 4457 § 3, 9-16-1974; Ord. No. 4489 §§ 1, 2, 11-18-1974; Ord. No. 4490 §§ 1, 2, 11-18-1974; Ord. No. 4492 §§ 1, 2, 11-18-1974; Ord. No. 4508 § 1, 1-6-1975; Ord. No. 4554 § 1, 4-7-1975; Ord. No. 4662 § 1, 1-19-1976; Ord. No. 4728 §§ 1, 2, 4-12-1976; Ord. No. 4827 §§ 1.2, 10-4-1976; Ord. No. 4829 §§ 1, 2, 10-4-1976; Ord. No. 4832 §§ 1, 2, 10-18-1976; Ord. No. 4850 §§ 1, 2, 12-6-1976; Ord. No. 4851 §§ 1, 2, 12-6-1976; Ord. No. 4870 §§ 1, 2, 3-7-1977; Ord. No. 4871 §§ 1, 2, 3-7-1977; Ord. No. 4884 §§ 1, 2, 3-21-1977; Ord. No. 4885 §§ 1, 2, 3-21-1977; Ord. No. 4886 §§ 1, 2, 3-21-1977; Ord. No. 4892 §§ 1, 2, 4-18-1977; Ord. No. 4893 §§ 1, 2, 4-18-1977; Ord. No. 4894 §§ 1, 2, 4-18-1977; Ord. No. 4979 §§ 1, 2, 11-7-1977; Ord. No. 4989 § 1, 12-5-1977; Ord. No. 5026 §§ 1, 2, 3-6-1978; Ord. No. 5047 § 1, 3-20-1978; Ord. No. 5048 § 1, 4-3-1978; Ord. No. 5063 § 1, 4-17-1978; Ord. No. 5076 § 1, 5-15-1978; Ord. No. 5095 § 1, 7-5-1978; Ord. No. 5187 § 1, 4-2-1979; Ord. No. 5188 § 1, 4-16-1979; Ord. No. 5206 § 1, 5-21-1979; Ord. No. 5228 § 1, 6-18-1979; Ord. No. 5264 § 1, 8-20-1979; Ord. No. 5288 § 1, 10-15-1979; Ord. No. 5327 § 1, 1-7-1980; Ord. No. 5332 § 1, 2-4-1980; Ord. No. 5363 § 1, 6-2-1980; Ord. No. 5416 § 1, 9-20-1980; Ord. No. 5475 § 2, 4-6-1981; Ord. No. 5722 § 1, 11-1-1982; Ord. No. 5754 § 1, 4-4-1983; Ord. No. 5756 § 1, 4-4-1983; Ord. No. 5843 § 1, 10-17-1983; Ord. No. 5872 §§ 1, 2, 2-6-1984; Ord. No. 5891 § 1, 4-24-1984; Ord. No. 5993 § 1, 1-21-1985; Ord. No. 5994 § 1, 1-21-1985; Ord. No. 6022 § 1, 4-15-1985; Ord. No. 6039 § 1, 5-20-1985; Ord. No. 6143 § 1, 3-17-1986; Ord. No. 6195 § 1, 6-16-1986; Ord. No. 6196 § 1, 6-16-1986; Ord. No. 6299 § 1, 1-19-1987; Ord. No. 6487 § 1, 3-7-1988; Ord. No. 6503 § 1, 4-4-1988; Ord. No. 6552 § 1, 8-1-1988; Ord. No. 6640 § 1, 2-6-1989; Ord. No. 6682 §§ 1, 2, 5-1-1989; Ord. No. 6725 § 1, 9-5-1989; Ord. No. 6776 § 1, 12-4-1989; Ord. No. 6855 § 1, 6-4-1990; Ord. No. 6879 § 1, 8-6-1990; Ord. No. 6894 § 1, 9-4-1990; Ord. No. 6901 § 1, 9-24-1990; Ord. No. 6941 § 1, 12-3-1990; Ord. No. 6958 § 1, 1-7-1991; Ord. No. 7061 §§ 1, 2, 7-1-1991; Ord. No. 7128 § 1, 10-21-1991; Ord. No. 7214 § 1, 4-20-1992; Ord. No. 7245 § 1, 7-6-1992; Ord. No. 7250 § 1, 7-6-1992; Ord. No. 7258 § 1, 7-20-1992; Ord. No. 7285 § 1, 9-8-1992; Ord. No. 7560 § 1, 4-18-1994; Ord. No. 7621 § 1, 8-15-1994; Ord. No. 7689 §§ 1—2, 1-3-1995; Ord. No. 7697 § 1, 1-17-1995; Ord. No. 7768 § 1, 7-3-1995; Ord. No. 7827 § 1, 10-16-1995; Ord. No. 7828 § 1, 10-16-1995; Ord. No. 7848 § 1, 12-4-1995; Ord. No. 7905 § 1, 3-18-1996; Ord. No. 8092 § 1, 11-18-1996; Ord. No. 8099 § 1, 12-16-1996; Ord. No. 8116 § 1, 1-21-1997; Ord.

No. 97-8179 § 1, 5-19-1997; Ord. No. 98-8389 § 1, 6-1-1998; Ord. No. 98-8390 § 1, 6-1-1998; Ord. No. 98-8454 §§ 2—3, 9-8-1998; Ord. No. 98-8458 §§ 1—2, 9-21-1998; Ord. No. 99-8522 § 1, 1-4-1999; Ord. No. 99-8676 § 1, 10-18-1999; Ord. No. 99-8722 § 1, 12-20-1999; Ord. No. 99-8724 § 1, 12-20-1999; Ord. No. 99-8727 § 1, 12-20-1999; Ord. No. 00-8932 § 1, 11-20-2000; Ord. No. 01-9043 § 1, 8-6-2001; Ord. No. 02-9114 § 1, 1-22-2002; Ord. No. 02-9135 § 1, 3-4-2002; Ord. No. 02-9142 § 1, 3-18-2002; Ord. No. 03-9312 § 1, 2-17-2003; Ord. No. 03-9333 § 1, 4-21-2003; Ord. No. 03-9381 § 1, 7-7-2003; Ord. No. 03-9418 § 1, 8-18-2003; Ord. No. 04-9492 § 1, 1-5-2004; Ord. No. 04-9566 § 1, 4-19-2004; Ord. No. 04-9605 § 1, 6-21-2004; Ord. No. 04-9660 § 1, 10-4-2004; Ord. No. 05-9742 § 1, 3-7-2005; Ord. No. 05-9758 § 1, 4-4-2005; Ord. No. 05-9853 § 1, 9-6-2005; Ord. No. 05-9925 § 1, 12-5-2005; Ord. No. 06-9943 § 1, 1-17-2006; Ord. No. 06-10011 § 1, 4-17-2006; Ord. No. 06-10016 § 1, 5-1-2006; Ord. No. 06-10108 § 1, 11-6-2006; Ord. No. 06-10137 § 1, 12-13-2006; Ord. No. 07-10156 § 1, 1-16-2007; Ord. No. 07-10321 § 1, 10-15-2007; Ord. No. 08-10435 § 1, 7-7-2008; Ord. No. 08-10459 § 1, 8-18-2008; Ord. No. 09-10552 § 1, 4-6-2009; Ord. No. 09-10590 § 1, 7-6-2009; Ord. No. 09-10619 § 1, 9-21-2009; Ord. No. 09-10620 § 1, 9-21-2009; Ord. No. 10-10693 § 1, 4-5-2010; Ord. No. 10-10718 § 1, 6-21-2010; Ord. No. 11-10809 § 1, 3-21-2011; Ord. No. 12-10969 § 1, 3-19-2012; Ord. No. 12-11010 § 1, 6-4-2012; Ord. No. 12-11084 § 1, 12-17-2012]

It shall be unlawful for any person to stand, park or stop any vehicle at any time on or along the following described places within the City:

Greta Court, at the following location:

Within the cul-de-sac turning circle

Walter Way, at the following locations:

South side, from east line of High Street to the cul-de-sac turning circle

Within the cul-de-sac turning circle

BILL NO. _____ INTRODUCED BY _____

ORDINANCE NO. _____

AN ORDINANCE PROHIBITING FIELD DRESSING OR
PROCESSING DEER IN PUBLIC

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

SECTION 1: Any person who kills any deer while hunting shall take all precautionary measures to avoid field dressing or processing the deer in a public or conspicuous location.

SECTION 2: Any person who field dresses or otherwise processes a deer shall properly dispose of the discarded organs and/or body parts in private trash depositories, or by other appropriate means.

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



October 10, 2023

Honorable Mayor and City Council
City of Washington
Washington, Missouri

RE: File #23-1001-Rose Terrace Plat II-Preliminary Plat

Dear Mayor and Council Members:

At the regular meeting of the Planning & Zoning Commission, held on Monday, October 9, 2023, the Commission reviewed and recommends approval of the Preliminary Plat Application for Rose Terrace, Plat II.

Sincerely,

A handwritten signature in blue ink that reads "John A. Borgmann".

John Borgmann
Co-Chairman
Planning & Zoning Commission

To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: October 9, 2023

Re: File # 23-1001 – Preliminary Plat Approval, Rose Terrace Subdivision Plat 2

Synopsis: The applicant is requesting approval of a preliminary plat to subdivide 1 lot into 2.

Adjacent Land Use / Zoning Matrix		
	Existing Land Use	Existing Zoning
North	Railroad Property	R-1A
South	Single Family	R-1A
East	Single Family	R-1A
West	Single Family	R-1A

Analysis:

The applicant owns property at 2303 E 5th Street and has requested to subdivide it into two lots. Currently it is 2.92 acres. The proposed plat has lot 11A at 1.18 acres and lot 11B at 1.73 acres. The property is zoned R-1A single Family Residential with a minimum lot size of 10,000 sq. ft. Each lot is well above the minimum and shows all appropriate easements and right-of-way access.

Recommendation:

Staff recommends approval of the preliminary plat for Rose Terrace Subdivision Plat 2.

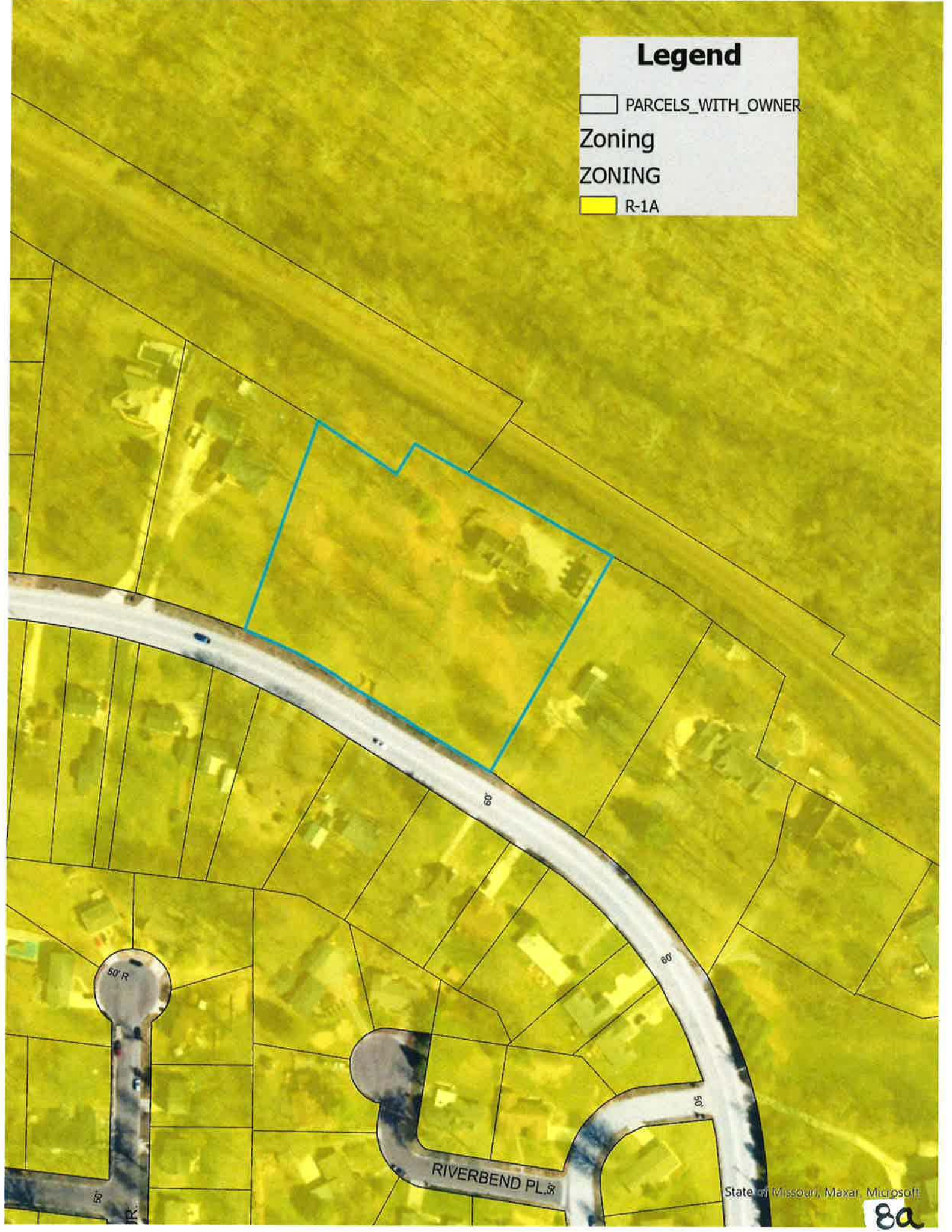
Legend

▭ PARCELS_WITH_OWNER

Zoning

ZONING

▭ R-1A





RIVERBEND PL, JR.



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

PRELIMINARY PLAT APPLICATION

Date: 09/14/2023

Applicant Information:

Name: Norman Roethlisberger TTEE Phone: 636-368-2369

Address: 1 Warson Hills Lane St. Louis, Mo. 63124-1204

Do you own the subject property? Yes No

If not, please provide ownership information here:

Name: Barbara J. Roethlisberger Revocable Living Trust 11/10/1994 Phone: 636-368-2369

Address: 1 Warson Hills Lane St. Louis, Mo. 63124-1204

Name of Proposed Subdivision: Rose Terrace Subdivision Plat 2

Number of Lots Proposed: 2 Zoning District(s): R1A

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

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

APPLICANT'S SIGNATURE:
 TTEE

APPLICANT/COMPANY NAME (Printed):
Norman Roethlisberger

LANDOWNER SIGNATURE(s):
 TTEE

LANDOWNER NAME (Printed):

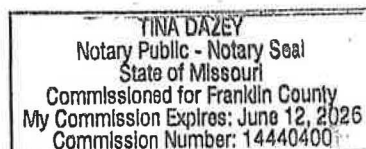
CERTIFICATION OF TRUST

This document is furnished by the undersigned Trustee of the Barbara J. Roethlisberger Revocable Living Trust pursuant to Section 456.10-1013 of the Uniform Trust Code of Missouri ("the Code"), and concerns Barbara J. Roethlisberger Revocable Living Trust U/A dated 11/10/1994 (herein "the Trust").

- (1) The Trust is in existence on the date of this certification, and the Trust instrument was executed on November 10, 1994.
- (2) The Settlor (Grantor) of the Trust is Barbara J. Roethlisberger.
- (3) Barbara J. Roethlisberger died on July 7, 2022.
- (4) The identity and address of the currently acting Trustee of the Trust is:

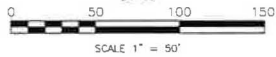
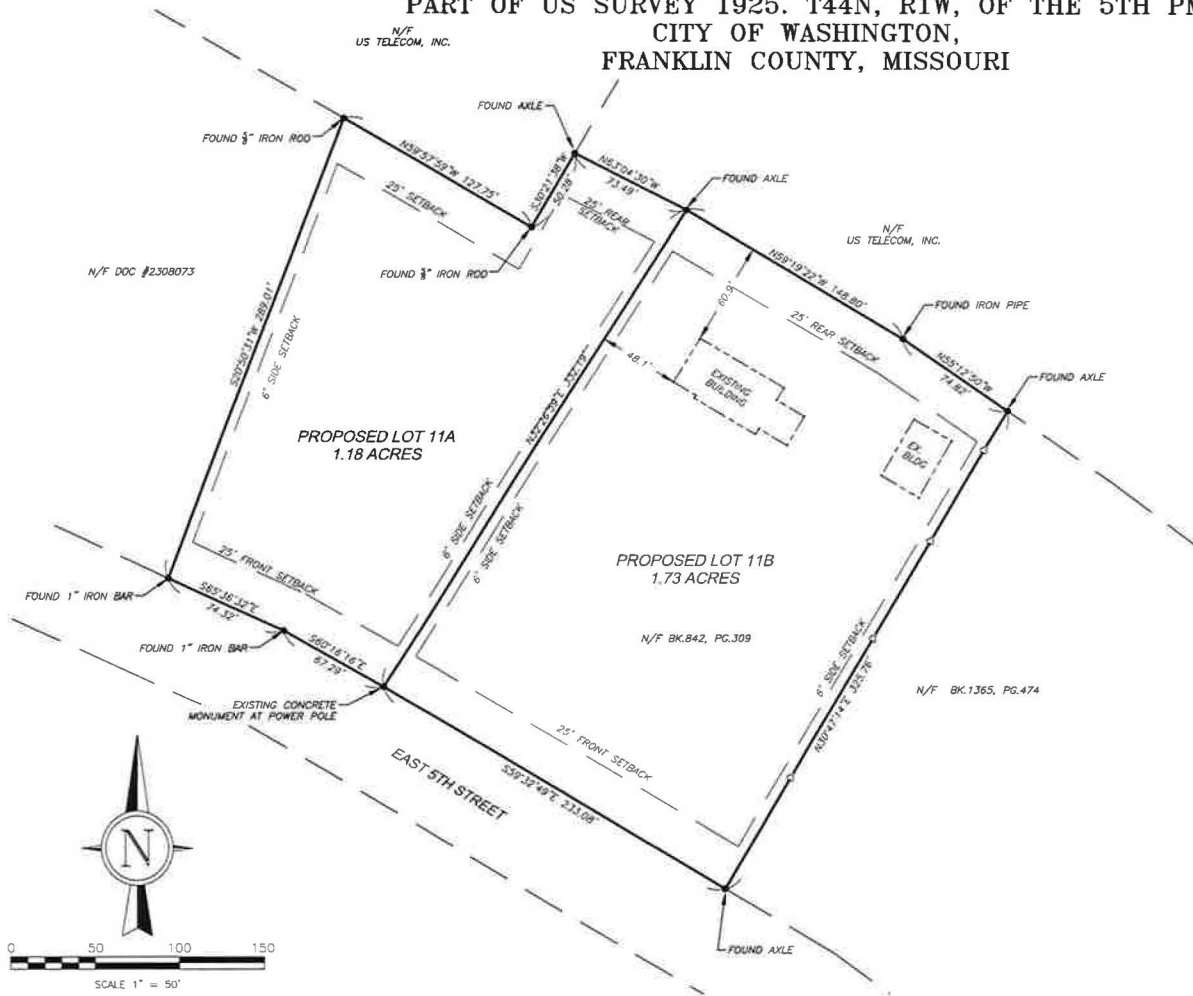
Norman L. Roethlisberger
#1 Warson Hills Lane
St. Louis, MO 63124
- (5) The powers of the Trustee include all those stated in Section 456.8-815 and 456.8-816 of the Code, and there is no provision of the Trust diminishing such powers.
- (6) The Trust is now irrevocable.
- (7) The undersigned Trustee is the sole Trustee of the Trust.
- (8) The Trust's taxpayer identification number is # 88-6573664.
- (9) The proper manner of taking title to property of the Trust is the Barbara J. Roethlisberger Revocable Living Trust U/A Dated 11/10/1994.
- (10) The Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect.

Dated this 25 day of July, 2022



Norman L. Roethlisberger

**ROSE TERRACE SUBDIVISION PLAT 2
A RESUBDIVISION OF AMENDED LOT 11 OF THE BOUNDARY
ADJUSTMENT OF LOTS 9, 10, 11, 12, 13, AND PART OF LOT
14, ROSE TERRACE SUBDIVISION
PART OF US SURVEY 1925, T44N, R1W, OF THE 5TH PM
CITY OF WASHINGTON,
FRANKLIN COUNTY, MISSOURI**



- = FOUND MONUMENT
- SET 1/2" IRON ROD AT LOT CORNERS
- ◊ = SET NAIL & WOOD LATH

U.E. = UTILITY EASEMENT
S.D.E. = STORM DRAINAGE EASEMENT
SF = SQUARE FEET
(M) = MEASURED BEARING AND/OR DISTANCE
(R) = RECORDED BEARING AND/OR DISTANCE
ACCURACY STANDARD = URBAN PROPERTY
DEED REFERENCE: DEED BOOK 842, PAGE 309
BEARINGS BASED ON MISSOURI STATE PLANE
COORDINATE SYSTEM, EAST ZONE (GRID NORTH)

ZONED R1A

R1A ZONING

SETBACKS:
FRONT YARD = 25'
SIDE YARD = 6'
REAR YARD = 25'
MINIMUM LOT AREA: 10,000 SF

MINIMUM U.E./S.D.E. WIDTHS:
(MAY NOT BE GRAPHICALLY DEPICTED HEREON)

FRONT = 15'
REAR = 10'
SIDE = 5'

NOTES:

Schedule B of a current title report has not been furnished to the 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 recordation 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.

I, 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 "ROSE TERRACE SUBDIVISION PLAT 2"

The existing lot lines and adjoining setbacks and utility easements per Boundary Adjustment of Lots 9, 10, 11, 12, 13 and Part of Lot 14 Rose Terrace Subdivision as recorded in Document No. 281425 in the Office of the Franklin County Recorder of Deeds are hereby removed and/or vacated as shown hereon.

The setback lines are established as shown hereon. The utility easements shown hereon are hereby dedicated to the City of Washington, 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____.

THE BARBARA J. ROETHLISBERGER REVOCABLE TRUST U/A

By: _____
NORM ROETHLISBERGER, Trustee

STATE OF MISSOURI
COUNTY OF FRANKLIN

On this _____ day of _____ before me appeared Norm Roethlisberger to me known to be the person described in and who executed the foregoing instrument, and acknowledged 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 Barbara J. Roethlisberger Revocable Trust and subdivided as "ROSE TERRACE SUBDIVISION PLAT 2" 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 Kiekamp, City Clerk for and within the City of Washington, Missouri, do hereby certify that the above plat of "ROSE TERRACE SUBDIVISION PLAT 2" was approved by the City Council of Washington, Missouri, by Ordinance No. _____ passed and approved the _____ of _____.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal of the City of Washington, Missouri, this _____ day of _____.

Sherri Kiekamp
City Clerk, Washington, MO

I, Cameron Luken, hereby certify to the Barbara J. Roethlisberger Revocable Trust 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.

		ROSE TERRACE SUBDIVISION PLAT 2	
		A SUBDIVISION OF THE BOUNDARY ADJUSTMENT OF LOTS 9, 10, 11, 12, 13, AND PART OF LOT 14, ROSE TERRACE SUBDIVISION, PART OF US SURVEY 1925, T44N, R1W, OF THE 5TH PM, CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI	
Cameron Luken, P.L.S. 2000164340 P.L.S. for Wunderlich Surveying & Engineering Inc. Franklin County Surveyor		SCALE: 1" = 50' JOB: 8049 DATE: 8/15/23 SC: RC DWN: CV REV:	SHEET 1 OF 1
		PRELIMINARY	8a

BILL NO. _____ INTRODUCED BY _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE FINAL PLAT OF
ROSE TERRACE SUBDIVISION PLAT 2, IN THE CITY OF
WASHINGTON, FRANKLIN COUNTY, MISSOURI

WHEREAS, the final plat of Rose Terrace Subdivision Plat 2, in the City of
Washington, Franklin County, Missouri, has been submitted to the City for approval; and

WHEREAS, the City Council granted preliminary plat approval of this subdivision
on Monday, October 16, 2023.

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

SECTION 1: The final plat of Rose Terrace Subdivision Plat 2, in the City of
Washington, Missouri, is hereby approved and the same is ordered recorded with the
Franklin County, Missouri, Recorder of Deeds.

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: _____

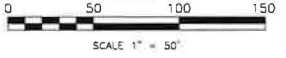
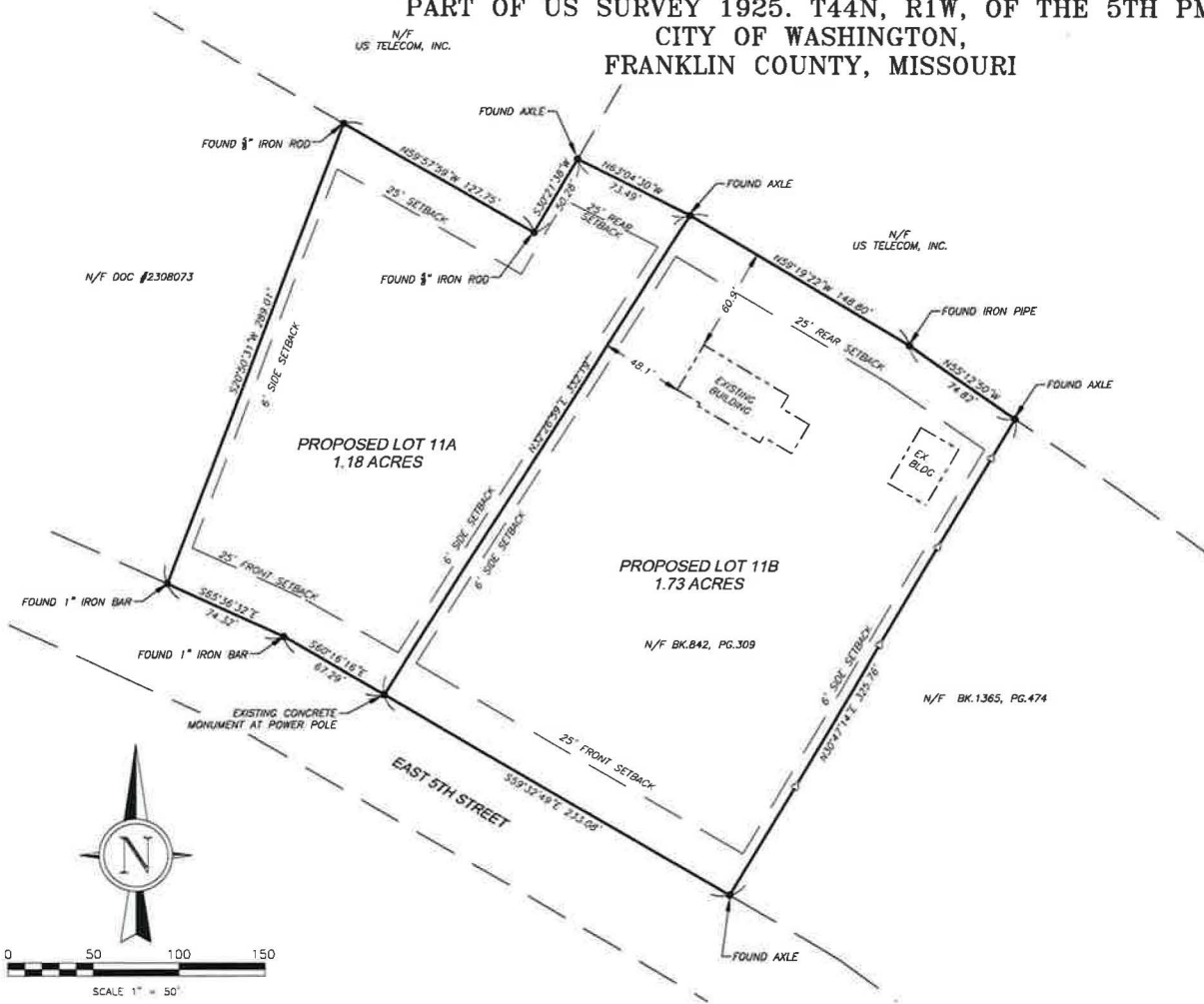
President of City Council

Approved: _____

ATTEST: _____

Mayor of Washington, Missouri

**ROSE TERRACE SUBDIVISION PLAT 2
A RESUBDIVISION OF AMENDED LOT 11 OF THE BOUNDARY
ADJUSTMENT OF LOTS 9, 10, 11, 12, 13, AND PART OF LOT
14, ROSE TERRACE SUBDIVISION
PART OF US SURVEY 1925. T44N, R1W, OF THE 5TH PM
CITY OF WASHINGTON,
FRANKLIN COUNTY, MISSOURI**



● = FOUND MONUMENT
○ SET 1/2" IRON ROD AT LOT CORNERS
△ = SET NAIL & WOOD LATH

U.E. = UTILITY EASEMENT
S.D.E. = STORM DRAINAGE EASEMENT
SF = SQUARE FEET
(M) = MEASURED BEARING AND/OR DISTANCE
(R) = RECORDED BEARING AND/OR DISTANCE
ACCURACY STANDARD = URBAN PROPERTY
DEED REFERENCE: DEED BOOK 842, PAGE 309
BEARINGS BASED ON MISSOURI STATE PLANE
COORDINATE SYSTEM, EAST ZONE (GRID NORTH)

ZONED R1A

R1A ZONING
SETBACKS:
FRONT YARD = 25'
SIDE YARD = 6'
REAR YARD = 25'
MINIMUM LOT AREA: 10,000 SF

MINIMUM U.E./S.D.E. WIDTHS:
(MAY NOT BE GRAPHICALLY DEPICTED HEREON)
FRONT = 15'
REAR = 10'
SIDE = 5'

NOTES:

Schedule B of a current title report has not been furnished to the 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 recordation 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.

I, 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 "ROSE TERRACE SUBDIVISION PLAT 2"

The existing lot lines and adjoining setbacks and utility easements per Boundary Adjustment of Lots 9,10,11,12,13 and Part of Lot 14 Rose Terrace Subdivision as recorded in Document No. 281425 in the Office of the Franklin County Recorder of Deeds are hereby removed and/or vacated as shown hereon.

The setback lines are established as shown hereon. The utility easements shown hereon are hereby dedicated to the City of Washington, 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__

THE BARBARA J. ROETHLISBERGER REVOCABLE TRUST U/A

By: _____
NORM ROETHLISBERGER, Trustee

STATE OF MISSOURI
COUNTY OF FRANKLIN

On this _____ day of _____ before me appeared Norm Roethlisberger to me known to be the person described in and who executed the foregoing instrument, and acknowledged 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 Barbara J. Roethlisberger Revocable Trust and subdivided as "ROSE TERRACE SUBDIVISION PLAT 2" 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 "ROSE TERRACE SUBDIVISION PLAT 2" was approved by the City Council of Washington, Missouri, by Ordinance No. _____ passed and approved the _____ of _____

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal of the City of Washington, Missouri, this _____ day of _____

Sherri Klekamp
City Clerk, Washington, MO

I, Cameron Luken, hereby certify to the Barbara J. Roethlisberger Revocable Trust 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.



WSE

WUNDERLICH
SURVEYING & ENGINEERING INC.
512 EAST MAIN STREET UNION, MO 63084
(636) 583-8400

MISSOURI STATE CERTIFICATE OF AUTHORITY:
CIVIL ENGINEERING: 001086
LAND SURVEYING: 000253

ROSE TERRACE SUBDIVISION PLAT 2	
AMENDED LOT 11 OF THE BOUNDARY ADJUSTMENT OF LOTS 9,10,11,12,13 AND PART OF LOT, ROSE TERRACE SUBDIVISION, CITY OF WASHINGTON, MISSOURI	
SCALE: 1"=50'	SHEET
JOB: 8049	1 OF 1
DATE: 8/15/23	
SC: RC	
OWN: CV	
REV	

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CURBSIDE LEAF PICK UP

The City of Washington will conduct its Leaf Pick Up in two rounds.

*1st Round: November 6th
2nd Round: November 27th*

The City will work from the east side of town and proceed west until complete.

Please follow the below guidelines...

-  Residents are asked to rake their leaves to the curb, but not place them in the streets, gutters or on sidewalks.
-  Please keep vehicles away from leaf piles to ensure the leaves are accessible for pickup.
-  If leaves are not out by the final pickup round on November 27th, the City will not return to collect them.

Reminder: You may also bring your leaves to the Recycle Center, located at 400 Recycle Drive, if you miss the curbside pickup.

Sunday & Monday: CLOSED

Tuesday - Thursday: 10am to 6pm

Friday & Saturday: 8am to 4pm

Questions?
Call 636.390.1032



WASHMO.GOV