

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL  
CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI  
MONDAY, OCTOBER 16, 2023**

**INTRODUCTORY ITEMS:**

The Regular Meeting of the City of Washington, Missouri, City Council was held on Monday, October 16, 2023, at 7:00 p.m. in the Council Chamber. Mayor Doug Hagedorn opened the meeting with roll call and Pledge of Allegiance.

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

<b>Also Present:</b>	City Attorney	Mark Piontek
	City Administrator	Darren Lamb
	City Clerk	Sherri Klekamp
	Economic Development Director	Sal Maniaci
	Public Works Superintendent	Kevin Quaethem
	Street Superintendent	Tony Bonastia
	Communications Director	Jennifer Brune
	Police Chief	Jim Armstrong
	Interim City Engineer	Charles Stankovic
	Emergency Management Director	Justin Frankenberg
	City Planner/GIS Specialist	Sarah Skeen

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 27 & October 2, 2023, Council Meetings

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

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

- \* Collector's/Treasurer's Report Summary – July 2023
- \* Investment Report – July 2023

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

**PRIORITY ITEMS:**

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

- \* Proclamation – Infant Safe Sleep Awareness Month

*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 16<sup>th</sup> day of October 2023.*

*James D. Hagedorn  
Mayor*

\* Police Department Reappointment

*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:*

<i>NAME</i>	<i>DATE EFFECTIVE</i>	<i>DATE EXPIRES</i>
<i>Nolan Crawford</i>	<i>October 28, 2023</i>	<i>October 28, 2024</i>

*Police Officer*

*Respectfully submitted,*

*James D. Hagedorn*

*Mayor*

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

**PUBLIC HEARINGS**

\* Precoat Metals Washington Project

*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 16<sup>th</sup>, 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,*

*Sal Maniaci*

*Community and Economic Development Director*

**Maniaci:** Yes, Good Evening Council. This is the Public Hearing for the passage of the Chapter 100 Tax Abatement and issuance of the bonds for the Precoat AZZ, Precoat Metals

Project here in town. I'm sure as everyone's aware as same with Council, in November of last year when we passed the Memorandum of Understanding agreeing to these terms, they still are the same terms although as I explained in my letter, the first three years are amended to have 100% abatement but that, there's a separate agreement for the company and 353 for them to be able to use those first three years of payments back towards a utilities to the park.

I'm happy to answer any questions and it is a Public Hearing.

**Hagedorn:** Would anyone in the audience like to say anything? Okay.

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

**Bill No. 23-12886, Ordinance No. 23-13852, 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.**

The ordinance was introduced by Councilmember Holtmeier.

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

\* Special Use Permit – 601 West Fifth Street – Roadside Stand

*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,*

*John Borgmann*

*Co-Chairman*

*Planning & Zoning Commission*

**Maniaci:** Yes, Good Evening Council. So, your other Public Hearing tonight is for a Special Use Permit for a Roadside Stand at 601 West Fifth Street, which is at the corner of West Fifth and Stafford, obviously commonly known as The Sand Bar right now.

They are requesting to have, currently there is no kitchen in the facility for food and they're requesting to have a permanent roadside stand on the western side of the building here where you see these parking stalls.

In our code, you are permitted to have a Roadside Stand on private property 10 times in a calendar year without having a Special Use Permit. All you need is a business license and

approval from the property owner. Once you did it in the same spot for more than 10 times in a calendar year, you have to come forward with a Special Use Permit.

So, obviously it's a food trailer. It's not mobile so they plan to keep it there, I think pretty much full time, you know it could be hitched up. But so, obviously they would need a Special Use Permit.

So, the property again is at the corner of Stafford and West Fifth. This is a site plan just kind of showing the general location of it. It is a 8 x 20 trailer so it does fit into a parking stall. They do have some benches to the left that aren't shown here taking up another parking stall; however, for this use and in this zoning, they have plenty of parking. You're actually permitted, the code is specific about utilizing, bars and nightclubs can have joint parking if the neighboring property approves it and it's within 300'. Well, the neighboring property owner also owns this property, so obviously you can count all of these parking spaces and the 14 they have in the back. So, there is no concern with taking away two parking spaces for this and it did not impede any fire lane.

As for the zoning, you can see here it's C-2 Overlay and then to the rear it's the R-2 Overlay so, this is the kind of mixed use area of Fifth Street.

Last week at the Planning and Zoning Commission Meeting, we did not have any comments from the public and the Planning and Zoning Commission did recommend approval unanimously to issue the Special Use Permit, under one condition by recommendation of staff that the applicant have an inspection done and fill out the Mobile Food Stand Inspection Form, Safety Form, by the Washington Fire Department. We have had that form for a number of years now. It is specially for food trucks and asks questions like when the hood has last been inspected, if they're using fryers, you know to go through all of that and actually have an inspection by the Fire Department.

We were only using that whenever it was somehow applying to be a Registered Food Truck in a Vending District and not one of these Special Use Permits, and so now internally we have changed our internal policy to require that, those first 10 times as well and then conditionalize it on Special Use Permits.

With that condition, I think it made everyone at P&Z comfortable and the applicant has that application and that goes straight to the Fire Department. They may actually have already turned that in.

**Holtmeier:** The only problem that I have is lately there has been a lot of, you know it says 5 p.m. to 2 a.m. Is that correct? I think that's correct. We've had a lot of problems up there when closing and with crowds gathering outside and squealing tires and all of that stuff. I didn't know if this would be a, if we could shorten the hours.

**Maniaci:** We're requiring to close bars at 1:30 a.m. Correct? Yeah, so we can conditionalize the hours on here as well.

**Holtmeier:** I'd say that Midnight would be what I would prefer if we go through with this.

**Wessels:** Sal, the other thing, and I agree with Joe, it seems to be that we read a lot of incidents that occur right down there. I was wondering why they maybe didn't put it, especially being right down there on the street, maybe put it in the back parking lot? That's theirs also, isn't it?

**Maniaci:** Yes, that lot you can see there.

**Wessels:** Was there any discussion about that or...

**Maniaci:** No, the only discussion at P&Z was to make sure that it wasn't placed in between these two buildings so that there was still room for cars to get around. I don't think that it's technically a fire lane. The building doesn't need 360 access with this. So, there was discussion of that and then I won't speak on the behalf of Chief, but with that condition of approval, having it earlier than when the bars close, that may be tough to regulate because it's closing it at Midnight prior to than 1:30 when the bar is still open.

**Holtmeier:** Or even make it 1:30 instead of 2...*inaudible*

**Maniaci:** *Inaudible*...the restaurant is closed.

**Armstrong:** Sure.

**Maniaci:** That makes more, I mean it's your own prerogative, I just, having an Officer show up at Midnight and then at 1:30 to make sure the bar is actually closed, I don't want to speak on your behalf.

**Armstrong:** I agree with Sal. We could enforce either way, whatever you all decide. So, it's not that problematic. We're by there several times while they're open anyway so we can certainly stop by to make sure they're closed at *inaudible*...

**Coulter:** Are you more comfortable with 1:30 versus Midnight?

**Armstrong:** I really, well I guess it depends on what, so as Council eluded to, there has been increased problems recently with crowds gathering outside during business hours and at closing time. I'm not sure if this will impact it or not. I would imagine it would increase that. Just the fact that now there is a reason to be outside.

**Unknown:** A reason to stay past hours.

**Armstrong:** And stay past hours too.

**Holtmeier:** It just keeps the patrons around longer.

**Armstrong:** Yes.

**Holtmeier:** You get more problems when you got...

**Reed:** I'm not done with my hotdog.

**Holtmeier:** What?

**Reed:** I'm not done with my hotdog yet. I'll be leaving shortly.

**Holtmeier:** I'd say 1:00 when the bars close and the food close the same time. That would be my preference. But that's just...

**Reed:** Is the owner present or here?

**Lamb:** It is a Public Hearing so...*inaudible*

**Maniaci:** They are not.

**Lamb:** Open the floor for comments.

**Maniaci:** The applicant was at Planning and Zoning Commission, I'm not sure if they weren't able to make it.

**Lamb:** Okay.

**Reed:** My thing of it is 10 times is not a lot, I mean if you're doing it and it all got down now and 10 times in between now until the end of the year, maybe a lot. But I mean, 10 times is not much, I mean you've got a hell of an investment here just to do it 10 times a year. I see this, you know maybe snowballing and then continue to do more than this, his requirements are to what?

**Maniaci:** Well, this permit is to allow more than 10 times.

**Reed:** More than 10 times?

**Maniaci:** Yes.

**Reed:** Okay.

**Maniaci:** Anything less, we can improve in house. Administration...

**Reed:** So, he can be open every weekend?

**Maniaci:** Yes, and then for 10 weeks, you could.

**Wessels:** You could be open every night.

**Maniaci:** And now your, with a Special Use Permit, it could be open every day.

**Reed:** Okay.

**Maniaci:** The Special Use Permit allows you to go above and beyond 10 because it's considered permanent.

**Wessels:** Would you be able to pin down for, I don't know, would you be able to pin down the activities that we've read about, the occurrences up there at closing time and so forth, are they out in front or they in...

**Armstrong:** Yes, it would be along Fifth Street.

**Wessels:** Most of the time?

**Armstrong:** Yes, most of the time.

**Wessels:** See that again, I thought so when I was reading those. That's again my point was, maybe...*inaudible*. You have more traffic on Fifth Street and if you're going to draw more people on that side of the thing, I don't know.

**Reed:** Well, we may need a way out of this thing...*inaudible*

**Hagedorn:** Would anyone in the audience like to comment on this? Okay.

**Maniaci:** I would say, when you say a way out of it, the new rule you passed a few months ago, revocation of a Special Use Permit. I would say that you have to add some conditions then hold them to that. So, there has to be some...*inaudible*

**Reed:** I think we're silly if we don't add something to that.

**Maniaci:** Maybe ask Mark, I don't know what could constitute...

**Piontek:** I'm trying to pull it up here so, bear with me.

**Maniaci:** *Inaudible*

**Lamb:** While he's looking that up, you would have to go ahead at a minimum, if you want to put in the...

**Piontek:** The time.

**Lamb:** The time, you have to go ahead and add that to the ordinance. That would have to be added.

**Piontek:** Correct.

**Patke:** But is it simply adding a time or is it a matter of occurrences when law enforcement is called that we're going to put a time frame on that? I mean that's tough.

**Wessels:** Yes, we don't...

**Patke:** I agree with you, it's a bad situation but...

**Reed:** It could be a bad situation.

**Patke:** Right. So, back to Councilmember Coulter's question, the Chief is, what time is it the best? If we say close the restaurant, part of it at Midnight, I know, it's, you know not that you have to enforce it, but if we allow that to open until 1:30, we are waiting for your hotdog to get done and they are until after that.

**Armstrong:** Sure, I would prefer earlier.

**Patke:** Yes.

**Armstrong:** But that's my opinion.

**Reed:** After Midnight.

**Patke:** So, I'm back to what Councilmember Holtmeier proposed, and say the food truck closes at Midnight. That would be my suggestion.

**Holtmeier:** Yes.

**Reed:** I can buy that.

**Patke:** I mean...*inaudible*

**Wessels:** We can put that on as a condition for the Special Use Permit, Mark?

**Piontek:** Yes.

**Lamb:** Hours of operation.

**Wessels:** All right. Do we have that in a motion yet?

**Behr:** *Inaudible*

**Patke:** I will make that motion that we, upon approval of this Special Use Permit that the stand closes at Midnight.

**Holtmeier:** I'll second that.

**Hagedorn:** Okay, motion by Patke, seconded by Holtmeier. Further discussion? Do we need to accept this into the minutes first?

**Patke:** Are you okay with that, Mark?

**Lamb:** You need to accept the hearing into the minutes.

**Piontek:** The recommendation, right.

**Holtmeier:** Okay.

**Wessels:** I move to accept the hearing into the minutes.

**Hidritch:** Second.

**Hagedorn:** Motion by Wessels, seconded by Hidritch. Why don't we pass this just to get it into the minutes. Is that okay?

**Lamb:** That's all you have to do is get it into the minutes, and then the next one is where you can amend the ordinance.

**Hagedorn:** Okay.

**Reed:** Oh, okay.

**Hagedorn:** All right, on Mark's motion and Mark's second, all of those in favor say aye.

**Hidritch, Holtmeier, Behr, Patke, Briggs, Coulter, Wessels, Reed:** Aye.

**Hagedorn:** Motion passes. It's in the minutes.

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

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**Bill No. 23-12887, Ordinance No. 23-13853, an ordinance granting a Special Use Permit for a Roadside Stand at 601 West Fifth Street in the City of Washington, Franklin County, Missouri.**

The ordinance was introduced by Councilmember Holtmeier.

A motion to accept as read with the addition of closing at Midnight made by Councilmember Patke, seconded by Councilmember Holtmeier passed without dissent. After a brief discussion, the ordinance was read a second time and approved on the following vote; Hidritch-aye, Holtmeier-aye, Behr-aye, Patke-aye, Briggs-aye, Coulter-aye, Wessels-aye, Reed-aye.

**CITIZENS COMMENTS**

\* None

**UNFINISHED BUSINESS**

\* None

**REPORT OF DEPARTMENT HEADS**

\* None

**ORDINANCES/RESOLUTIONS**

**Bill No. 23-12888, Ordinance No. 23-13854, 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.**

The ordinance was introduced by Councilmember Patke.

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

**Bill No. 23-12889, Ordinance No. 23-13855, an ordinance ordering and directing issuance of refunds for Landfill Fees.**

The ordinance was introduced by Councilmember Coulter.

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

**Bill No. 23-12890, Ordinance No. 23-13856, an ordinance amending Section 220.015 Use of Municipal Landfill of the Code of the City of Washington, Missouri.**

The ordinance was introduced by Councilmember Holtmeier.

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

**Bill No. 23-12891, Ordinance No. 23-13857, 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.**

The ordinance was introduced by Councilmember Patke.

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

**Bill No. 23-12892, Ordinance No. 23-13858, an ordinance amending Schedule IV, No Parking At Any Time of the Code of the City of Washington, Missouri.**

The ordinance was introduced by Councilmember Holtmeier.

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

**Bill No. 23-12893, FAILED, an ordinance prohibiting field dressing or processing deer in public.**

The ordinance was introduced by Councilmember Hidritch.

After discussion, the ordinance was read a second time and failed 7-1 on the following roll call vote; Hidritch-aye, Holtmeier-nay, Behr-nay, Patke-nay, Briggs-nay, Coulter-nay, Wessels-nay, Reed-nay.

**COMMISSION, COMMITTEE AND BOARD REPORTS**

\* Preliminary Plat Approval – Rose Terrace Subdivision Plat 2

*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.*

After a brief discussion on the preliminary and final plat approvals of Rose Terrace Subdivision Plat 2, a motion to accept and approve this item made by Councilmember Coulter, seconded by Councilmember Patke, passed without dissent.

**Bill No. 23-12894, Ordinance No. 23-13859, an ordinance approving the Final Plat of Rose Terrace Subdivision Plat 2, 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; Hidritch-aye, Holtmeier-aye, Behr-aye, Patke-aye, Briggs-aye, Coulter-aye, Wessels-aye, Reed-aye.

**MAYOR’S REPORT**

- \* Congratulations to Councilmember Allan Behr for earning the prestigious designation of Certified Municipal Official from the Missouri Municipal League’s Municipal Governance Institute.
- \* Brief discussion on the issuance of refunds for Landfill fees.

**CITY ADMINISTRATOR’S REPORT**

- \* None

**COUNCIL COMMENTS**

- \* Discussion on Capital Improvement Sales Tax Projects.
- \* Discussion on doing a Public Service Announcement on Flushable Wipes.
- \* Brief discussion on scheduled trash/recycling pickup days.
- \* Brief discussion on the failed ordinance regarding prohibiting field dressing or processing deer in public.
- \* Update on Comprehensive Plan.

**ADJOURNMENT**

With no further business to discuss, a motion to adjourn made at 7:59 p.m. by Councilmember Wessels, seconded by Councilmember Holtmeier passed without dissent.

Adopted: \_\_\_\_\_

Attest: \_\_\_\_\_  
City Clerk

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

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

Attest: \_\_\_\_\_  
City Clerk

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