

**MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL  
CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI  
MONDAY, APRIL 15, 2024**

**INTRODUCTORY ITEMS:**

The Special Meeting of the City of Washington, Missouri, City Council was held on Monday, April 15, 2024, at 7:03 p.m. in the Council Chamber. Mayor Doug Hagedorn opened the meeting with roll call and Pledge of Allegiance.

Oath of Office – Newly Elected Officials: Mark Piontek, City Attorney; Allan Behr, Ward 1 Councilman; Mark Hidritch, Ward 2 Councilman; Chad Briggs, Ward 3 Councilman; Michael Coulter, Ward 4 Councilman.

<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
	Police Chief	Jim Armstrong
	Emergency Management Director	Justin Frankenberg
	Communications Director	Jennifer Brune
	Parks and Recreation Director	Wayne Dunker
	City Engineer	Charles Stankovic
	Street Superintendent	Tony Bonastia
	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 and Adjustment of Agenda including Consent Agenda:**

- \* Final Payment Request – Auditorium Tuckpointing & Masonry Work
- \* Table Item 7b

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

**PRIORITY ITEMS:**

\* Election of Mayor Pro Tem

Councilmember Briggs nominated Councilmember Patke, seconded by Councilmember Behr.

Councilmember Hidritch nominated Councilmember Holtmeier, seconded by Councilmember Wessels.

With no further nominations the motion to elect Jeff Patke as the Mayor Pro Tem passed on the following 7 to 1 vote; Behr-aye, Briggs-aye, Coulter-aye, Hidritch-aye, Holtmeier-aye, Patke-aye, Reed-aye, Wessels-aye.

The motion to elect Joe Holtmeier as the Mayor Pro Tem died.

\* Election of Council Member to P&Z Commission

Councilmember Patke nominated Councilmember Briggs, seconded by Councilmember Reed.

With no further nominations the motion to elect Chad Briggs to the Planning and Zoning Commission passed on the following 8-0 roll call vote; Behr-aye, Briggs-aye, Coulter-aye, Hidritch-aye, Holtmeier-aye, Patke-aye, Reed-aye, Wessels-aye.

\* Election of Council Member to 353 Redevelopment Corporation

Councilmember Coulter nominated Councilmember Behr, seconded by Councilmember Patke.

With no further nominations the motion to elect Allan Behr to the 353 Redevelopment Corporation passed on the following 8-0 roll call vote; Behr-aye, Briggs-aye, Coulter-aye, Hidritch-aye, Holtmeier-aye, Patke-aye, Reed-aye, Wessels-aye.

\* Election of Board of Health

Councilmember Patke nominated Councilmember Behr, Councilmember Hidritch, Councilmember Briggs and Councilmember Coulter, seconded by Councilmember Holtmeier.

With no further nominations the motion to elect Allan Behr, Mark Hidritch, Chad Briggs and Mike Coulter to the Board of Health passed on the following 8-0 roll call vote; Behr-aye, Briggs-aye, Coulter-aye, Hidritch-aye, Holtmeier-aye, Patke-aye, Reed-aye, Wessels-aye.

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

\* Proclamation – Arbor Day

*Arbor Day*

*WHEREAS, in 1872 J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and*

*WHEREAS, this holiday called Arbor Day was first observed with the planting of more than a million trees in Nebraska; and*

*WHEREAS, Arbor Day is now observed throughout the nation and the world; and*

*WHEREAS, The Tree City USA program sponsored by The National Arbor Day Foundation provides direction, technical assistance, public attention and national recognition for urban and community forestry programs in thousands of towns and cities that more than 93 million Americans call home; and*

*WHEREAS, The City of Washington has been a “Tree City for the past 19 years; and*

*WHEREAS, Trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and*

*WHEREAS, Trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and*

*WHEREAS, Trees in our City increase property values, enhance the economic vitality of business areas and beautify our community; and*

*WHEREAS, Trees wherever they are planted are a source of joy and spiritual renewal.*

*NOW, THEREFORE, I James D. Hagedorn, Mayor of the City of Washington do hereby proclaim April 20, 2024, as *Arbor Day* in the City of Washington and urge all our citizens to support efforts to protect our trees and woodlands and to support our City’s Urban Forestry Program by planting trees to gladden the heart and promote the wellbeing of present and future generations.*

*James D. Hagedorn*

*Mayor of Washington, Missouri*

\* Proclamation – National Day of Prayer

**NATIONAL DAY OF PRAYER**

*WHEREAS, Throughout history, Americans have faced trials and triumphs, and have responded in prayer seeking courage and comfort, inspiration, and joy-filled celebration. Faith compels us to seek and cling to the Light in times of darkness and spread light to those in need; and*

*WHEREAS, From the first gatherings of our Founding Fathers, elected officials have prayed and entreated those they serve and represent to join them in prayer, including the authors of our Declaration of Independence, wrote that they, “the Representatives of the united States of America, in General Congress, Assembled, appealing to the Supreme Judge of the world...” and carried on to present day in Presidential Proclamations such as last year’s invitation to “join him in asking for God’s continued guidance, mercy and protection.”; and*  
*WHEREAS, A National Day of Prayer has been a part of our heritage since it was declared by the First Continental Congress in 1775 and Public Law established in the United States Congress in 1952 approved by a Joint Resolution and amended by Congress and President Reagan with Public Law 100-307 in 1988, affirming that it is essential for us as a nation to pray and directs the President of the United States to set aside and proclaim the first Thursday of May annually as the National Day of Prayer; and*

*WHEREAS, in our state and across America the observance of the National Day of Prayer will be held on Thursday, May 2, 2024, with the theme “Lift Up the World, Light Up the World”; and*

*WHEREAS, every first Thursday on the National Day of Prayer neighbors come together to join their hearts and voices in reading sacred Scriptures and attending services to seek God for the city and country where we live, learn, work, worship, service, and desire all to thrive; and*

*Now Therefore, I, James D. Hagedorn, Mayor of the City of Washington do hereby proclaim May 2, 2024, as a NATIONAL DAY OF PRAYER throughout the City of Washington and I commend this observance to all our citizens.*

*In Witness Whereof I have hereunto set my hand and caused to be affixed the Seal of the City of Washington, Missouri, this 15<sup>th</sup> day of April 2024.*

*James D. Hagedorn  
Mayor*

\* Proclamation – National Public Safety Telecommunicator Week

*National Public Safety  
Telecommunicators Week  
April 14-20, 2024*

*Whereas, emergencies can occur at any time that require police, fire or emergency medical services; and*

*Whereas, when an emergency occurs the prompt response of police officers, firefighters and paramedics is critical to the protection of life and preservation of property; and*

*Whereas, the safety of our police officers and firefighters is dependent upon the quality and accuracy of information obtained from citizens who telephone the Washington Communications Center; and*

*Whereas, Public Safety Telecommunicators are the first and most critical contact our citizens have with emergency services and are the single vital link for our police officers and firefighters by monitoring their activities by radio, providing them information and insuring their safety; and*

*Whereas, Public Safety Telecommunicators of the City of Washington have contributed substantially to the apprehension of criminals, suppression of fires and treatment of patients; and*

*Whereas, each dispatcher has exhibited compassion, understanding and professionalism during the performance of their job in the past year.*

*Now Therefore, I, James D. Hagedorn, Mayor of the City of Washington, Missouri, do hereby proclaim April 14-20, 2024, as Telecommunicators Week*

*in the City of Washington, Franklin County, Missouri in honor of the men and women whose diligence and professionalism keep our city and citizens safe.*

*In Witness Whereof I have hereunto set my hand and caused to be affixed the Seal of the City of Washington, Missouri this 15<sup>th</sup> day of April 2024.*

*James D. Hagedorn  
Mayor*

\* Planning & Zoning Reappointment

*April 9, 2024*

*To the City Council*

*City of Washington*

*Washington, Missouri*

*Dear Council Members:*

*I herewith submit for your approval the following for reappointment to the Planning and Zoning Commission:*

*Chuck Watson – term ending April 2028*

*Respectfully submitted,*

*James D. Hagedorn*

*Mayor*

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

\* Police Department Reappointment

*April 11, 2024*

*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*

*Daniel Day*

*April 23, 2024*

*April 23, 2025*

*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.

\* Treasurer/Collector, Deputy Treasurer/Assessor Reappointments

*April 10, 2024*

*City Council*

*City of Washington*

*Washington, Missouri*

*Dear Council Members:*

*I herewith submit for your approval the following names for reappointment:*

*Sherri Klekamp – Treasurer/Collector – term ending April 2025*

*Darren Lamb – Deputy Treasurer/Assessor – term ending April 2025*

*Respectfully submitted,*

*James D. Hagedorn*

Mayor

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

## **PUBLIC HEARINGS**

### \* Special Use Permit – 331 Olive Street – Short Term Rental

April 9, 2024

Mayor & City Council

City of Washington

Washington, MO 63090

RE: File No. 24-0401-Special Use Permit-331 Olive Street-Short Term Rental

Mayor & City Council

At the regular meeting of the Planning & Zoning Commission held on Monday, April 8<sup>th</sup>, 2024 the above mentioned Special Use Permit was approved with a unanimous vote 9-0 vote in favor.

Sincerely,

Thomas R. Holdmeier

Chairman

Planning & Zoning Commission

**Skeen:** So, we have a application for a short-term rental. P&Z saw this last week and approved short-term rental.

So, 331 Olive Street, it's in R-2 Overlay Zoning, you can see the blue star on the property there. There is a buffer in the R-2 Overlay but you can see that they're outside of those two short-term rentals on West Third Street. Those two are only overlapping because they were grandfathered in before the code changed last year.

So, they have plenty of parking. You can see the property there, an aerial view. They have a driveway, one car garage and there's off-street parking that they can utilize as well.

This is the front of the house, single-family home and that's more of a side view, you can see the neighborhood there.

**Holtmeier:** Any complaints from the neighbors?

**Skeen:** I have not heard anything. Sent out letters before the P&Z Meeting three weeks in advance and...

**Wessels:** According to our newer ordinance okay, the buffer around that house will be...

**Skeen:** 150'.

**Wessels:** Okay, so it doesn't matter if that buffer goes into...

**Skeen:** Right.

**Wessels:** Another buffer, it's into another house?

**Skeen:** Correct.

**Wessels:** Is that probably, right?

**Reed:** Yeah.

**Wessels:** Because that...

**Skeen:** The buffers can overlap.

**Wessels:** Okay, alright.

**Skeen:** It just can't...*inaudible*

**Behr:** Inaudible...and the ones above it are overlapping because they were prior to...

**Wessels:** They were grandfathered?

**Skeen:** Yes.

**Behr:** Yes.

**Wessels:** But this buffer will definitely go into their buffer?

**Lamb:** Yes, you're just...

**Wessels:** Okay, I got it.

**Lamb:** The home, the property itself if it's within 150'.

**Hagedorn:** Other questions? Let's vote please.

**Klekamp:** It's a Public Hearing.

**Lamb:** No, it's a Public Hearing. You have to open it up to the general public.

**Hagedorn:** Would anyone in the audience like to comment? Go ahead Sir.

**Wade Hall:** Wade Hall 327 Olive and we're next store. I guess our concern is the numbers of people that could occupy, you know on a rental basis at one time. Whether or not, you know, others could be invited in, you know, would there be, you know, any restrictions on that sort of thing? You know, our concern, you know, is loud music and a large number of people congregating so I'm just asking for information on that.

**Skeen:** The applicant is here. She can address those questions...

**Wade Hall:** Okay.

**Skeen:** And concerns.

**Carl Huxel:** Carl Huxel and I'm 325 Olive. Like Wade said, our concern is with noise issues. We had a resident there before that just played the radio 24 hours a day. We've made comments and the city always told us we're aware of it. We could never get that addressed. We were always told we're aware of the tenant in the house, we're aware of it, but yet we heard the radio 12:30, 1:30, 2:30 in the morning and that is our concern that if there is issues, is that what we're going to get from the City and the Police Department, is that we're aware of it? I mean or is there restrictions that say that there is quiet hours? I should have done my research, I should have looked up what the ordinances are and stuff in that regards but, is there situations to where, okay there is quiet hours after 10:00 or what have you because, we've complained before and that's the only answer that we've got.

**Hidritch:** Spot on.

**Carl Huxel:** That's our biggest concern is that...

**Lamb:** I would refer to the Chief to go ahead and just...

**Armstrong:** YeaH.

**Lamb:** How we deal with normal...

**Armstrong:** Absolutely. So there, regardless of short-term rental or not, there is a city ordinance for noise violation so there's no set hours if your peace is disturbed then we can look into that. This is the first I've heard of a complaint from that address. So, have reports been made to the Police Department?

**Carl Huxel:** We've called the Police Department, I myself called the Police Department. Talked to Sandy Lucy when she was Mayor to try to have it addressed and that was the answer that we got, that we're aware of it because the homeowner had some issues mentally, but...

**Armstrong:** Okay. Yeah, I'm not familiar so I will tell you there is an ordinance...*inaudible*

**Carl Huxel:** *Inaudible*...we were also told we're aware of it and we just don't want that same situation...

**Armstrong:** Absolutely.

**Carl Huxel:** To come about if we make a comment or make a phone call that somebody will be able to come and say hey, the noise is too much we need to...

**Armstrong:** Well, I will assure you the Police Department will respond and handle it appropriately according to ordinance.

**Carl Huxel:** Okay, thank you.

**Holtmeier:** Chief, have we had any responses to the other Airbnb's?

**Armstrong:** No.

**Holtmeier:** Any kind of noise?

**Armstrong:** Not that I can recall.

**Carl Huxel:** Thank you.

**Tom Willcockson:** Tom Willcockson 324 Olive Street. That's my main concern as well is just noise after like 9:00 at night. I moved in when the previous resident was there who was playing the radio 24 hours a day in the dead of winter and I just always figured hey, it can't go on forever and that it will stop at some point. I'm sensitive to, you know, noise and as long as, you know, this whole thing's done respectfully, and you know, as long as there aren't too many people there and as long as things aren't noisy after 9:00, then I'm fine with it. But you know, if that gets to be a problem, I know what they were saying because the previous resident was playing the radio 24 hours a day. Nothing ever seemed to be done about that, and it was loud, I mean the radio, I mean, my back porch, I couldn't really hear but every time I went out the front door it was like, you know, up and down the street and that never seemed to be addressed.

So, that's my only concern is just, you know, if this can be done in a way that it's, you know, say after 9:00 it's, you know, there's no parties no loud, you know, I mean occasionally, that's fine, but, you know, if it's a constant thing then, you know, I'm going to be one of those residents who is going to be complaining a lot. So, that's all I have to say, otherwise I'm fine with it. Thank you.

**Hagedorn:** Thank you.

**Kaitlyn Beuke:** Hello, applicant for the permit. So, I think they raised some good questions about concerns with use of the property and I want to be clear that the intent is for this to be a high-end rental geared towards family with small children. We do not anticipate anybody having big parties nor would that be allowed. You know, we're going to have a sort of a code of conduct and people are going to have to read through that and understand that they have to follow local ordinances, they have to be respectful of the neighborhood.

But again, we're targeting families with small children that would do better in a single-family residence, multiple rooms, single story, so if there's, you know, handicap accessible needs that can be facilitated as well.

We will also be right across the street, so we will be aware if there's an issue and we'll be supporting our neighbors and our police and fire and all City services and in making sure that it stays respectful and just nice and family friendly.



**Lamb:** Kaitlyn, do you know what the maximum number of guests that you anticipate at one time?

**Kaitlyn Beuke:** So, it's a three bedroom. I would say no more than two people per room.

**Lamb:** Okay.

**Kaitlyn Beuke:** But probably about six people, not including infants.

**Ms. Hall:** *Inaudible*

**Klekamp:** Ma'am can speak, can you...

**Lamb:** You have to come up to the podium.

**Ms. Hall:** *Inaudible*

**Lamb:** Can you come up? We need to get you on the record, thank you.

**Klekamp:** I'm sorry, can you state your name and address please?

**Ms. Hall:** *Inaudible*...and we're at 327 and going on 12 years. And as they were mentioning, many of those years...*inaudible*. It has been wonderful...*inaudible*. We were kind of concerned people renting the entire house and whether you had too literally...*inaudible*. Or, people could say we've got a house for the weekend, bring your sleeping bags and you know...*inaudible*.

**Kaitlyn Beuke:** Hi, Kaitlyn Beuke again, 331. So, I can't obviously speak to if there's going to be any requirement on the permit, I'm not aware of that but I think from my perspective on renting the home out, one of the reasons we want to do the short-term rental is because we want to preserve the high-end features of this home. We completely remodeled it so; we don't want lots of people coming in and out. It's supposed to be for a family, ideally. Maybe two families, maybe multigenerational. But really, you know a small amount of people that want to come and enjoy Downtown Washington and have a full home at their disposal.

I can definitely say that I would intend to put in my term for the rental, a cap on the number of people. If they break the rules, you know, there's not much I can do about that, but I have a lot less concern about managing a short-term rental than I do a long-term rental, just given the amount of flexibility and leeway people tend to have when they are long-term renters.

**Holtmeier:** You did a nice job of cleaning the house up. I remember when it was before, and it was pretty atrocious and so you did a really nice job.

**Kaitlyn Beuke:** I cannot take full credit. They did clear out a lot of the brush from the front and the back before we purchased the home, but I do remember neighbors telling me that raccoons and possums and everything, bunnies were just flooding to all of the neighbor yards when they started cutting everything down. It's a lot, yeah.

**Unknown:** You guys did a great job.

**Holtmeier:** Yeah.

**Kaitlyn Beuke:** Yeah, we care a lot about the home. We're trying to make it beautiful. Hopefully anybody that would stay there would see the love that we have for the town and the home that we've put into it and preserving that and making sure that we have respectful guests is going to be important to us. You know, like I said, you can't really regulate morality, but we can plan as best as we can plan, and we can market it as best as we can market. This is in no way intended to be a party home, it's intended to be a family home.

**Reed:** Thank you.

**Patke:** Thanks, Kaitlyn.

**Hagedorn:** Thank you.

**Patke:** To allude back what the Chief said too, it's not just because it's a short-term rental, it's any house. If you have a noise ordinance issue or a nuisance issue...

**Armstrong:** Absolutely.

**Patke:** Call the Police Department and we'll take care of that in a regular manner. What is the nuisance, I mean is there a general decibel level? Is it an after-hour level, I mean...

**Armstrong:** No.

**Patke:** All that stuff kind of comes into play, right?

**Piontek:** It's just, if the noise is disturbing the neighborhood, generally my experience in the past is, if they can hear the noise from the property line, it's too loud and they'll address it.

**Armstrong:** How we gauge it typically.

**Piontek:** They'll have to turn it down or if they've got to make a repeat trip, then they start issuing tickets.

**Patke:** Right. Not just for short-term rentals but for everybody in town.

**Armstrong:** Exactly.

**Hagedorn:** Other comments or questions guys?

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. 24-12977, Ordinance No. 24-13945, an ordinance granting a Special Use Permit to utilize 331 Olive Street as a Short-Term 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; Behr-aye, Briggs-aye, Coulter-aye, Hidritch-aye, Holtmeier-aye, Patke-aye, Reed-aye, Wessels-aye.

**CITIZENS COMMENTS**

\* None

**UNFINISHED BUSINESS**

\* None

**REPORT OF DEPARTMENT HEADS**

\* None

**ORDINANCES/RESOLUTIONS**

**Bill No. 24-12978, Ordinance No. 24-13946, an ordinance authorizing and directing the execution of a Residential Sale Contract and Amendment to Sale Contract by and between the City of Washington, Missouri and Myles Branch.**

The ordinance was introduced by Councilmember Holtmeier.

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

**COMMISSION, COMMITTEE AND BOARD REPORTS**

- \* None

**MAYOR'S REPORT**

- \* Tomorrow is Coffee with the Mayor.
- \* There will be a Ribbon Cutting at the airport for the new hangars; date to be determined.
- \* Generations Flying Club is launching a new flying club at the Washington Regional Airport. Grand Opening is May 18 from 9 a.m. to 11 a.m.

**CITY ADMINISTRATOR'S REPORT**

- \* A presentation will be given at the next Council Workshop Meeting in May regarding the requests that have been made recently from the two neighborhoods requesting the city to possibly takeover their private streets.
- \* Will be looking into Missouri Sunshine Law training for City Council.

**COUNCIL COMMENTS**

- \* Thank you for supplying the airport data for the number of flights per day and fuel tracking. Brief discussion on jet fuel.

**ADJOURNMENT**

With no further business to discuss, a motion to adjourn made at 7:43 p.m. by Councilmember Patke, seconded by Councilmember Briggs passed without dissent.

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

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

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

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

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

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