

**REGULAR MEETING OF WASHINGTON, MISSOURI CITY COUNCIL
TUESDAY, FEBRUARY 16, 2021 - 7:00 P.M.
COUNCIL CHAMBER, 405 JEFFERSON STREET, WASHINGTON, MISSOURI**

<u>1. INTRODUCTORY ITEMS:</u>	<u>SUGGESTED COUNCIL ACTION</u>	
Roll Call / Pledge of Allegiance		
Approval of the Minutes from the February 1, 2021 Council Meeting	Need Motion/Mayor	Memo
<u>Approval and Adjustment of Agenda Including Consent Agenda</u>		
a. Collector’s Report Summary – October 2020		
b. Investment Report Summary – October 2020		
c. Fire Department Record Destruction Request	Need Motion/Mayor	Memo
<u>2. PRIORITY ITEMS:</u>		
a. Police Department Employee of the Year – 2020; Officer Charlie Scheer		
b. Ed Menefee Drug Awareness Award, Elks Lodge 1559-2020; Officer Daniel Day		
<u>Mayor’s Presentations, Appointments & Re-Appointments</u>		
c. Proclamation - Supermarket Employee Day	Mayor	
d. Urban Forestry Council Reappointments	Accept/Approve/Mayor	Memo
<u>3. PUBLIC HEARINGS:</u>		
a. Voluntary Annexation of 7.95 acres to be zoned R-1D, Single Family Residential	Accept Into Minutes	Memo
b. Rezoning of approximately two acres from R-1A, Single Family Residential to R-1D, Single Family Residential to match existing zoning in Malvern Hill and south side of The Overkook	Accept Into Minutes	Memo
c. An ordinance rezoning approximately two acres from R-1A, Single Family Residential to R-1D Single Family Residential to match the existing zoning in Malvern Hill and south side of The Overlook in the City of Washington, Franklin County, Missouri.	Read &Int/Read/Vote/Mayor	
d. Special Use Permit to add up to four RV parking spots.	Accept Into Minutes	Memo
e. An ordinance granting a Special Use Permit to add up to four RV parking spots at the Elks Lodge located at 1459 West Fifth Street in the City of Washington, Franklin County, Missouri.	Read &Int/Read/Vote/Mayor	
f. Special Use Permit for a AT&T Cell Tower located at 602 Alberta Lane.	Accept Into Minutes	Memo
g. An ordinance granting a Special Use Permit for an AT&T Cell Tower located at 602 Alberta Lane in the City of Washington, Franklin County, Missouri.	Read &Int/Read/Vote/Mayor	
<u>4. CITIZENS COMMENTS:</u>		

5. UNFINISHED BUSINESS:

6. REPORT OF DEPARTMENT HEADS:

- a. Warming Center Update

Accept/Approve/Mayor

Memo

7. ORDINANCES/RESOLUTIONS:

- a. An ordinance accepting the bid from Joe Machens Ford Lincoln, Columbia, Missouri, and to approve the purchase of a 2022 Ford F550 Regular Cab & Chassis, 4x4, with Dump Body, Plow & Spreader by the City of Washington, Missouri.
- b. An ordinance amending Section 265.110 of the Code of the City of Washington, Missouri.
- c. An ordinance amending Schedule V, Restricted Parking, Table V-C-No Parking For More Than Two Hours of the Code of the City of Washington, Missouri.
- d. An ordinance approving a Boundary Adjustment for West Hills Subdivision, Lot 2 in the City of Washington, Franklin County, Missouri.
- e. An ordinance approving a Boundary Adjustment for Schroeders Second Subdivision, Plat2 in the City of Washington, Franklin County, Missouri.
- f. An ordinance repealing Ordinance No. 20-13207 and enacting in lieu thereof an ordinance establishing the requirement to wear a face mask in certain locations in order to prevent or limit the spread of the COVID-19 Disease; authorizing the adoption of further orders for the implementation of the ordinance, and fixing the time when this ordinance shall become effective.

Read &Int/Read/Vote/Mayor

Memo

Read &Int/Read/Vote/Mayor

Memo

Read &Int/Read/Vote/Mayor

Memo

Read &Int/Read/Vote/Mayor

Memo

Read &Int/Read/Vote/Mayor

Memo

Read &Int/Read/Vote/Mayor

Memo

8. COMMISSION, COMMITTEE AND BOARD REPORTS:

- a. Preliminary Plat approval for Plat 6 of The Overlook at Weber Farms to construct 26 more single family homes.

Approve/Mayor

Memo

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. General Sales Tax Report
- b. Capital Improvement Sales Tax Report
- c. Transportation Sales Tax Report

- d. Local Option Use Tax Report
- e. Budget Report
- f. E-Cycle Collection Event – April 10, 2021

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, FEBRUARY 11, 2021

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL
CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI
MONDAY, FEBRUARY 1, 2021**

INTRODUCTORY ITEMS:

The Regular Meeting of the City of Washington, Missouri, City Council was held on February 1, 2021, at 7:00 p.m. in the Council Chamber. Mayor Sandy Lucy opened the meeting with roll call and Pledge of Allegiance.

Mayor:	Sandy Lucy	Present
Council Members:		
Ward I	Steve Sullentrup	Present
	Nick Obermark	Present
Ward II	Mark Wessels	Present
	Mark Hidritch	Present
Ward III	Jeff Patke	Present
	Greg Skornia	Present
Ward IV	Gretchen Pettet	Present
	Joe Holtmeier	Present

Also Present:	City Attorney	Mark Piontek
	City Administrator	Darren Lamb
	City Clerk	Sherri Klekamp
	Economic Development Director	Sal Maniaci
	Human Resources Generalist	Shauna Pfitzinger
	Police Chief	Ed Menefee
	Emergency Management Director	Mark Skornia
	Fire Chief	Tim Frankenberg
	Finance Director	Mary Sprung
	Street Superintendent	Tony Bonastia

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 January 19, 2021 Council Meeting

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

Approval and Adjustment of Agenda including Consent Agenda:

* 2017 Landfill Tickets Destruction Request

* Flynn Drilling Pay Request – Well #7 Installation of New 75HP Motor Control Panel

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

PRIORITY ITEMS:

Mayor’s Presentations, Appointments & Re-Appointments:

* Proclamation – Black History Month

Black History Month

Whereas, During Black History Month we celebrate the many achievements and contributions made by African Americans to our economic, cultural, spiritual and political development; and

Whereas, during the month of February our Nation takes pause to reflect on the injustices and struggles fought and overcome by African Americans throughout our Nation’s history and to pay tribute to the battles they have fought in the name of equality; and

Whereas, the City of Washington continues to work toward becoming an inclusive community in which all citizens past, present and future are respected and recognized for their contributions and potential contributions to our community, our state, our country and our world; and

Whereas, the City of Washington is proud to honor the history and contributions of African Americans in our community, throughout our state and nation.

Therefore, be it resolved that I, Sandy Lucy, Mayor of the City of Washington do hereby proclaim the month of February, as Black History Month in the City of Washington, Missouri and ask our fellow citizens to celebrate our diverse heritage and culture, and continue our efforts to create a world that is more just, peaceful, and prosperous for all.

In Witness Whereof I have hereunto set my hand and caused to be affixed the Seal of the City of Washington, Missouri, this 1st day of February, 2021.

*Sandy Lucy
Mayor*

* Police Department Appointment

January 22, 2021

To The City Council

City of Washington

Washington, MO 63090

Dear Council Members:

I herewith submit for your approval the following for appointment to the Police Department as a Reserve Officer:

<i>NAME</i>	<i>APPOINTED</i>	<i>TERM EXPIRE</i>
<i>Rene’ Patrick Morin</i>	<i>February 01, 2021</i>	<i>February 01, 2022</i>

Respectfully submitted,

*Sandy Lucy
Mayor*

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

PUBLIC HEARINGS

* None

CITIZENS COMMENTS

- * Josh Hanneken, 6455 Bluff Road and Steve Hanneken, 208 Brinker Trail, addressed the Council concerning Landfill road debris.

UNFINISHED BUSINESS

- * None

REPORT OF DEPARTMENT HEADS

- * Delinquent Real Estate & Personal Property Taxes as of December 31, 2020

February 01, 2021

Honorable Mayor and City Council

City of Washington

405 Jefferson Street

Washington, MO 63090

Honorable Mayor and City Council:

Per Section 140.190 of the City Code, Delinquent Tax Lists for Real Estate and Personal Property Taxes are hereby submitted. This report is provided by Franklin County and shows the Delinquent Taxes owed to the City of Washington and Washington Public Library as of December 31, 2020. The Franklin County Collector's office implemented a New Accounting Software at the end of the 2019 tax year. Due to several issues with the new software and inaccuracies of the January 1, 2021 reports, we are using the January 19, 2021 reports to submit to you.

Respectfully submitted,

Mary J. Sprung, CPA

Finance Director/City Collector

Rhonda Betlach

Finance Assistant

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WASHINGTON DELINQUENT TAXES 2021 JANUARY TOTALS
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CITY OF WASHINGTON DELINQUENT TAXES:

	Real Estate Property	Personal Property
2020	57,729.88	33,264.43
2019	9,126.98	4,289.33
2018	2,136.08	1,412.05
2017	6,862.63	1,045.41
2016	6,823.86	143.00
2015	6,778.94	0.00
2014	7.42	0.00
TOTAL:	\$89,465.79	\$40,154.22
		Total: \$129,620.01

WASHINGTON LIBRARY DELINQUENT TAXES:

	Real Estate Property	Personal Property
2020	13,551.64	5,596.51
2019	2,228.23	964.84
2018	293.89	149.82
2017	1,135.25	115.07
2016	1,125.68	21.96
2015	1,118.27	0.00
TOTAL:	\$19,452.96	\$6,848.20
		Total: \$26,301.16

<p>WASHINGTON DELINQUENT TAXES</p> <p>2020 JANUARY TOTALS</p>

CITY OF WASHINGTON DELINQUENT TAXES:

	Real Estate Property	Personal Property
2019	71,393.46	32,356.86
2018	10,674.72	5,070.89
2017	9,875.70	1,396.58
2016	6,823.86	143.00
2015	6,778.94	14.91
2014	7.42	0.00
TOTAL:	\$105,554.10	\$38,982.24
		Total: \$144,536.34

WASHINGTON LIBRARY DELINQUENT TAXES:

	Real Estate Property	Personal Property
2019	15,390.13	5,009.10
2018	1,169.84	553.80
2017	1,470.38	166.41
2016	1,125.68	21.96
2015	1,118.27	0.00
TOTAL:	\$20,274.30	\$5,751.27
		Total: \$26,025.57

After discussion, a motion to accept this item into the minutes made by Councilmember Holtmeier, seconded by Councilmember Patke, passed without dissent.

* 2020 Building Report (See Attachment A)

The 2020 Building Report was briefly discussed by City Administrator Darren Lamb. A motion to approve the report made by Councilmember Obermark, seconded by Councilmember Holtmeier, passed without dissent.

ORDINANCES/RESOLUTIONS

Bill No. 21-12292, Ordinance No. 21-13244, an ordinance authorizing and directing the City of Washington to accept the bid from NOC Technology for the purchase of 50 new Dell Optiplex 5080 Micro Desktop Computers.

The ordinance was introduced by Councilmember Holtmeier.

With no further discussion, the ordinance was read a second time and approved on the following vote; Holtmeier-aye, Sullentrup-aye, Obermark-aye, Patke-aye, Wessels-aye, Pettet-aye, Hidritch-aye, Skornia-aye.

Bill No. 21-12293, Ordinance No. 21-13245, an ordinance authorizing and directing the City of Washington to accept the bid from Schaefer Door for replacement and installation of Garage Door Openers at the Fire Department Headquarters.

The ordinance was introduced by Councilmember Hidritch.

With no further discussion, the ordinance was read a second time and approved on the following vote; Holtmeier-aye, Sullentrup-aye, Obermark-aye, Patke-aye, Wessels-aye, Pettet-aye, Hidritch-aye, Skornia-aye.

Bill No. 21-12294, Ordinance No. 21-13246, an ordinance accepting the bid from Old Dominion Brush Company (ODB), Richmond, Virginia to approve the purchase of a 2021 ODB DCL800TN14 Leaf Vacuum by the City of Washington, Missouri.

The ordinance was introduced by Councilmember Holtmeier.

After a brief discussion on leaf pickup and waste bags, City Administrator Darren Lamb stated for the record that we did meet with an individual today who had presented a report to us that they could go ahead and do it in lieu of the City possibly. It's the first time that it has ever come to that I can remember, I don't think Tony or John have ever been approached before. We told him that we would look and see if that is something we wanted to pursue during budget time.

After further discussion on the 2020 Leaf Pickup season, man hours and the conditions of the other two vacuums, the number of people using the service, waste bags and the street sweeper, the ordinance was read a second time and approved on the following vote; Holtmeier-aye, Sullentrup-aye, Obermark-aye, Patke-aye, Wessels-aye, Pettet-aye, Hidritch-aye, Skornia-aye.

Bill No. 21-12295, Ordinance No. 21-13247, an ordinance authorizing and directing the execution of a contract agreement between the City of Washington, Missouri and Cochran Engineering, Union, Missouri for the Repainting of Enduro and Clay Street Storage Tanks.

The ordinance was introduced by Councilmember Sullentrup.

With no further discussion, the ordinance was read a second time and approved on the following vote; Holtmeier-aye, Sullentrup-aye, Obermark-aye, Patke-aye, Wessels-aye, Pettet-aye, Hidritch-aye, Skornia-aye.

Bill No. 21-12296, Ordinance No. 21-13248, an ordinance authorizing and directing the execution of a First Amendment to Farm Lease by and between the City of Washington, Missouri and Riegel Dairy, Inc.

The ordinance was introduced by Councilmember Sullentrup.

After discussion, the ordinance was read a second time and approved on the following vote; Holtmeier-aye, Sullentrup-aye, Obermark-aye, Patke-aye, Wessels-aye, Pettet-aye, Hidritch-aye, Skornia-aye.

Bill No. 21-12297, Ordinance No. 21-13249, an ordinance authorizing and directing the execution of a Second Amendment to Farm Lease by and between the City of Washington, Missouri and Missouri Meerschaum Company.

The ordinance was introduced by Councilmember Hidritch.

After discussion, the ordinance was read a second time and approved on the following vote; Holtmeier-aye, Sullentrup-aye, Obermark-aye, Patke-aye, Wessels-aye, Pettet-aye, Hidritch-aye, Skornia-aye.

Resolution No. 21-13250, a resolution authorizing the City of Washington to apply for funding through the East-West Gateway Council of Governments to provide for the Front Street ADA Improvements Project, in the City of Washington, Franklin County, Missouri.

The Resolution was introduced by Councilmember Sullentrup, seconded by Councilmember Patke. With no further discussion, passed without dissent.

COMMISSION, COMMITTEE AND BOARD REPORTS

* None

MAYOR'S REPORT

* Next Council Meeting will be Tuesday, February 16, 2021 due to President's Day Holiday.

CITY ADMINISTRATOR'S REPORT

* Modification to Washington Area Chamber of Commerce and City of Washington for Economic Development

Darren Lamb stated there has been a request in the past by the Chamber of Commerce to relieve them from their payments to the City regarding the Economic Development Directors salary. In 2017, the City had an agreement where they would pay up to 30% of the salary. The Chamber of Commerce requested that the monthly payments be waived for August to December 2020 and the City approved. At the end of December 2020, the Chamber of Commerce requested relief for all of 2021. Staff went to the Washington Civic Industrial Corporation and the Industrial Development Authority and each contributed \$9,000 to offset two-thirds of the salary.

COUNCIL COMMENTS

- * Councilmember Sullentrup discussed the restricting/opening up for events on City owned property and the renting of City facilities. He stated that he thinks that the City could come up with a different solution for facilities to be rented out and needs to be discussed. Brief discussion on the Washington Town & Country Fair.
- * Emergency Management Director Mark Skornia updated Council on the COVID numbers.

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 8:12 p.m. on the following roll call vote; Obermark-aye, Wessels-aye, Patke-aye, Holtmeier-aye, Sullentrup-aye, Hidritch-aye, Skornia-aye, Pettet-aye.

The regular session reconvened at 8:45 p.m.

ADJOURNMENT

With no further business to discuss, a motion to adjourn made at 8:45 p.m. by Councilmember Patke, seconded by Councilmember Obermark passed without dissent.

Adopted: _____

Attest: _____
City Clerk

President of City Council

Passed: _____

Attest: _____
City Clerk

Mayor of Washington, Missouri

2

Attachment A

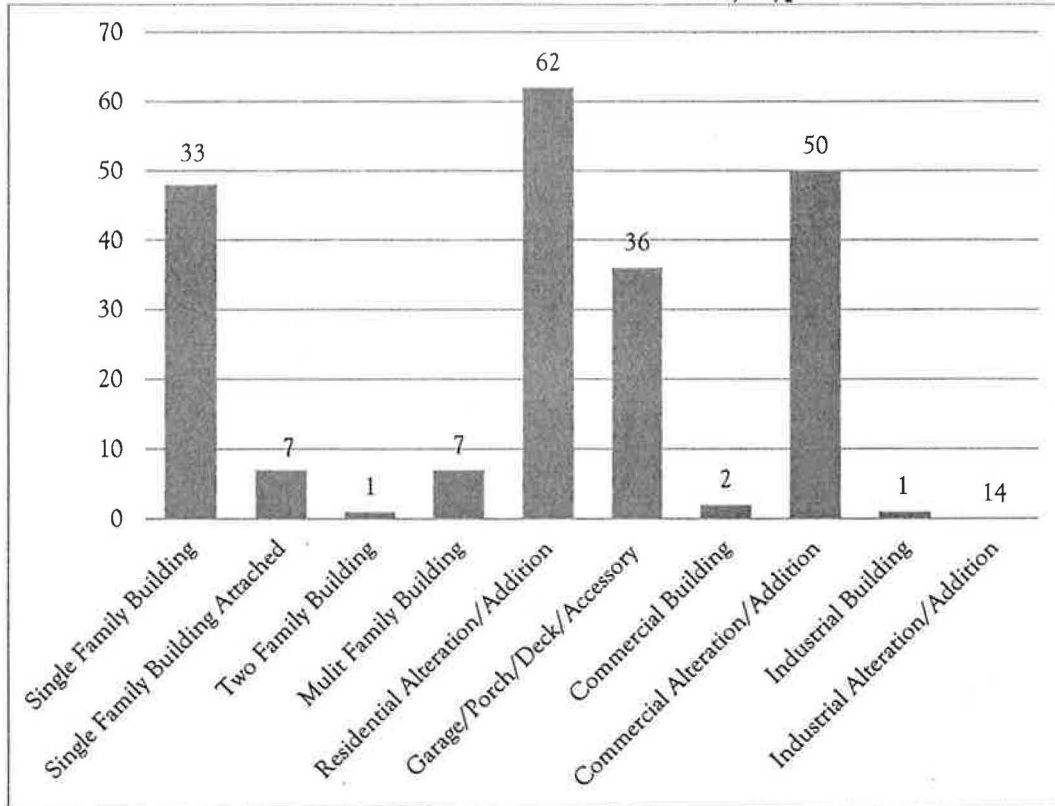
City of Washington, Missouri
 Department of Planning and Engineering Services/Building Code Enforcement
 2020 Building Report

The City of Washington issued 1118 permits in 2020 with a valuation of \$53,548,465.

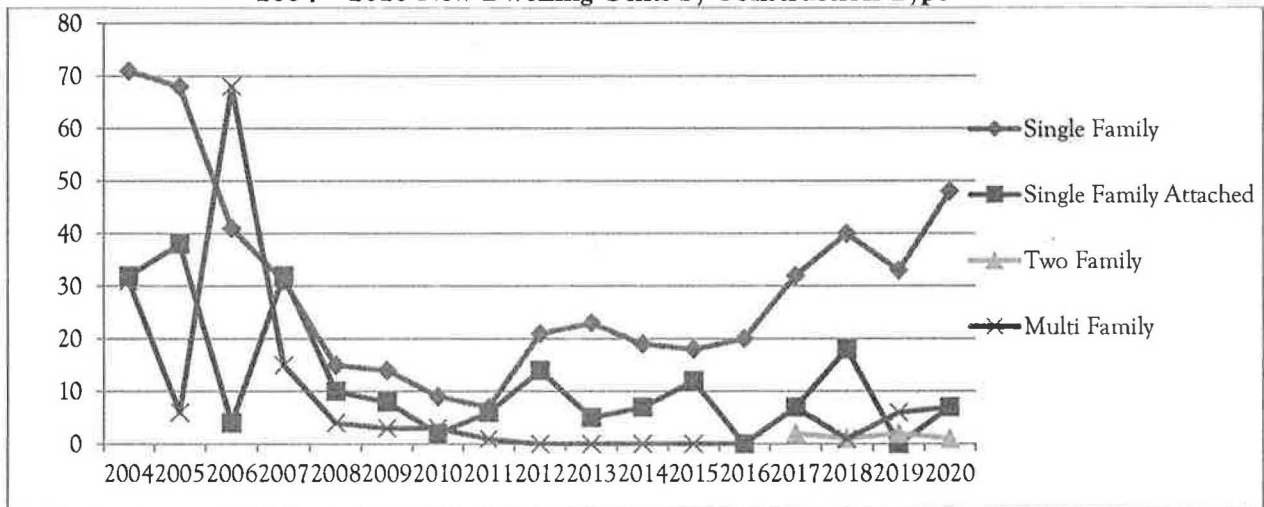
The permits were broken down as follows:

PERMIT TYPE	TOTAL PERMITS	VALUATION
Single Family Building	48	\$12,308,636
Single Family Building Attached	7	1,500,000
Two-Family Building	1	\$843,043
Multi-Family Building	7	\$10,591,825
Mobile Home Setup	3	\$3,500
Residential Addition	8	\$913,858
Residential Alteration	54	\$8,839,697
Commercial Building	2	\$3,534,000
Commercial Addition	3	\$2,040,000
Commercial Alteration	47	\$5,079,355
Industrial Building	1	\$470,000
Industrial Addition	0	\$0
Industrial Alteration	0	\$0
Accessory Building	17	\$290,974
Retaining Wall	8	\$478,400
Deck/Porch	19	\$294,582
Swimming Pool	12	\$4,454,950
Fire Protection	16	\$221,318
Electric Service	51	\$96,045
Sewer Lateral/Repair	20	\$37,000
Street Excavation	29	\$9,900
Grading	5	\$160,000
Demolition	9	\$215,650
Blasting	0	\$0
Fireworks	2	\$0
Antenna	2	\$613,500
Sign/Awning	48	\$321,892
Municipal	0	\$0
Miscellaneous	15	\$230,340
Floodplain Development	0	\$0
Subdivision Development	1	\$0
Preliminary Plat	5	\$0
Boundary Adjustment	11	\$0
Rezoning	10	\$0
Special Use	2	\$0
Variance	0	\$0
Voluntary Annexation	2	\$0
Historic Design Review	19	\$0
Residential Occupancy	611	\$0
Commercial Occupancy	23	\$0
Industrial Occupancy	0	\$0
Permit Totals	1,118	\$53,548,465

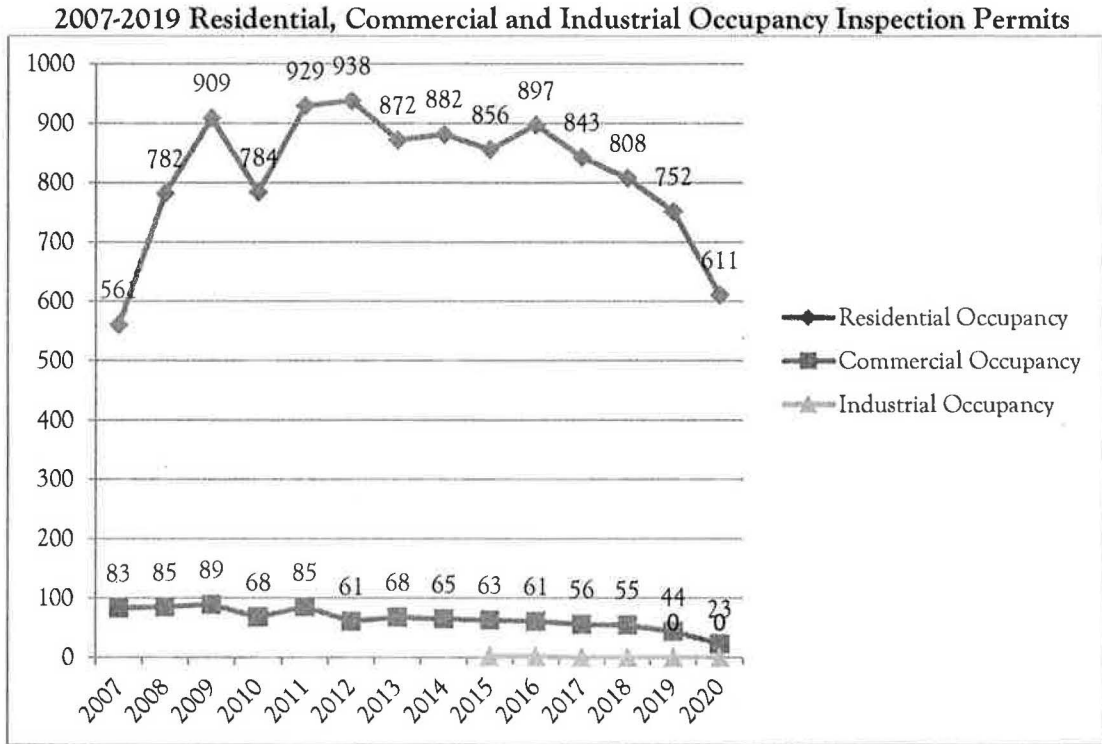
2020 General Construction Permits by Type



2004 - 2020 New Dwelling Units by Construction Type



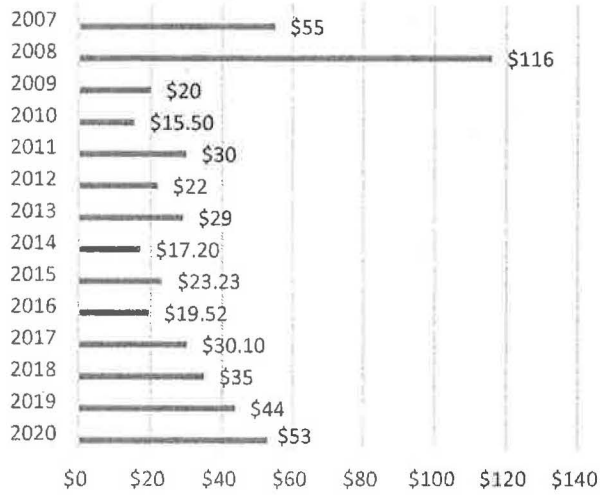
The Residential Occupancy Inspection Program began on April 1, 2007. Residential occupancy inspections were down from 752 in 2019 to 611 in 2020. Commercial occupancy inspections were down from 44 in 2019 to 23 in 2020. The number of Industrial inspections remained the same with 0 for both 2019 and 2020.



Permit totals for general construction were up from 256 in 2019 to 260 in 2020. This number includes general construction only.



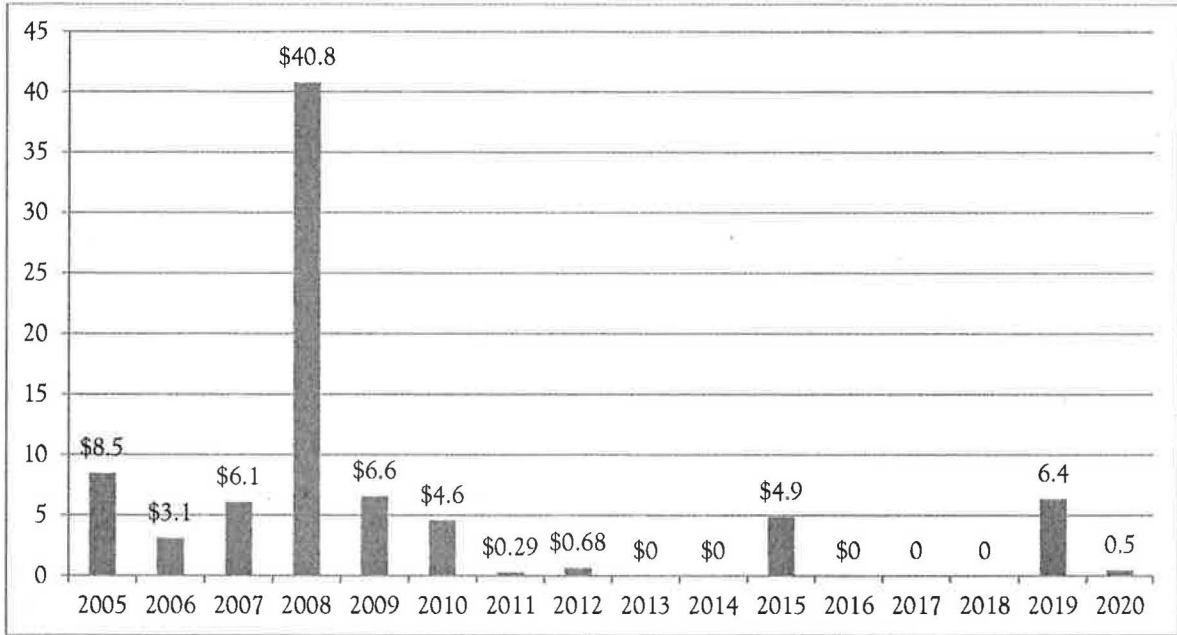
**2007-2020 General Construction Dollars in Millions
(Residential/Commercial/Industrial)**



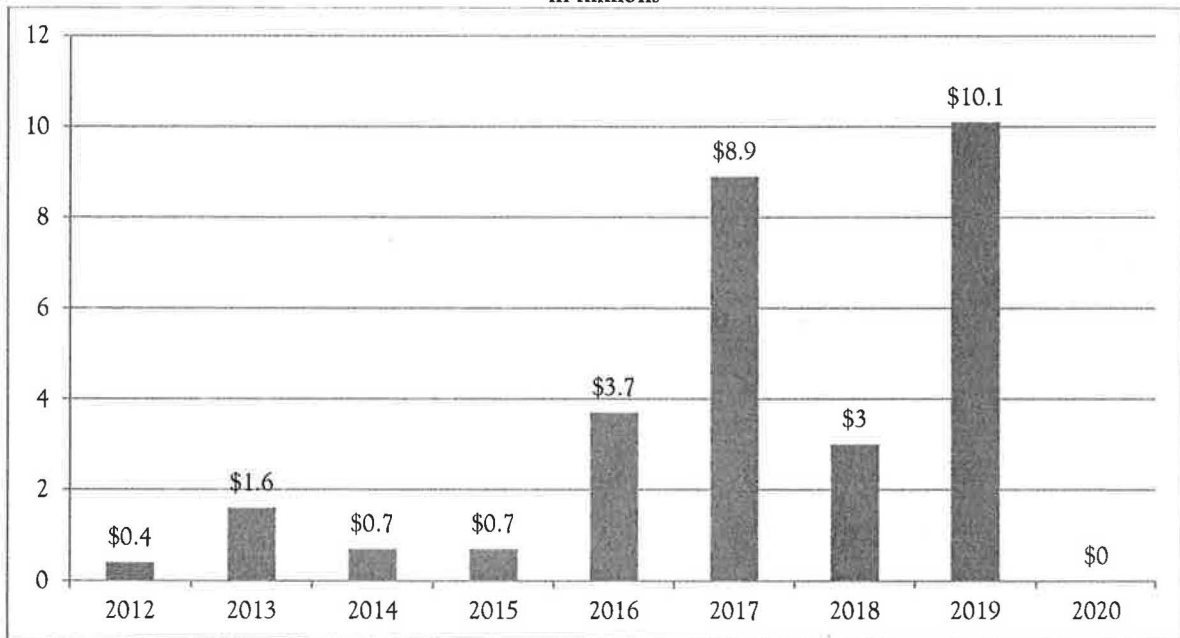
**2007-2020 Commercial Construction Dollars in Millions
(New/Additions/Alterations)**



2005-2020 Industrial Construction (New Only)
in millions



2012-2020 Industrial Construction (Additions/Alterations Only)
in millions



New commercial/industrial construction (including additions and alterations) in 2020 included:

SFBGS, 225 Cedar St – a/c improvements	\$250,000
WHS, 600 Bluejay Dr. – security and vestibule renovation	\$446,492
Washington West Elem., 540 West Pride Dr. – security and vestibule renovation	\$137,021
Early Learning Center, 831 West Pride Dr. – security and vestibule renovation	\$63,489
Four Rivers Career Center, 1978 Image Dr. – security and vestibule renovation	\$126,798
McDonald’s, 1110 Washington Sq. – front counter alterations	\$50,000
1869 Draft Room, 216 W. Front St. – 1 st floor renovations	\$150,000
Schnucks, 2073 Washington Crossing – replace lighting with LED	\$25,000
Purcell Tire, 1451 Huxel Dr. – commercial building	\$1,400,000
Midwest Petroleum, 1000 E. 5 th St. – update petroleum equipment	\$175,000
Underdown Photography, 3&5 W. Main St. – commercial alteration	\$375,000
Ameren, 1101 E. Sixth St. – expand and upgrade existing substation	\$360,000
GH Tool & Mold, 423 WW Industrial Park Dr. – building addition	\$1,600,000
Wal-Mart, 1701 A Roy Dr. – 4 parking stall, relocate work station	\$8,000
Mercy Hospital, 901 E. 5 th St. – temporary enclosure of ED Ambulance Overhang	\$43,000
Our Lady of Lourdes, 1014 Madison Ave. – new elevator in existing shaft	\$30,000
Washington Marketplace, 715 Jefferson St. – interior remodel	\$12,400
Harbor Freight, 93 Washington Heights Dr. – full interior remodel	\$220,000
SFB Cemetery, 1400 Jefferson St. – chapel upgrades	\$40,148
MO Health & Wellness, 901 E. 1 st St.(formerly 10 Franklin Ave.) – interior remodel	\$200,000
Sirens Hotel, 4 E. Main St. – remodel into hotel with balconies	\$250,000
WHS, 600 Bluejay Dr. – Replace four rooftop units	\$265,000
Wal-Mart, 1701 A Roy Dr. – install two refrigerant pump skids	\$55,000
MO Occupational Medicine, 1 W. 12 th St. – interior remodel	\$180,000
John B. Busch Brewery, 108 Busch Ave. – replace roof portion/remodel bathroom	\$50,000
Our Lady of Lourdes, 950 Madison Ave. – construct 2 new classrooms in existing	\$100,000
Wal-Mart, 1701 A Roy Dr. – remodel vision center	\$200,000
Mercy Parking Garage, 807 Madison Ave. – temp wall for staff for COVID testing	\$6,607
Planet Fitness, 1903 Rabbit Trail Dr. – commercial building	\$2,134,000
The Hive, 127 Elm St. – remodel into salon	\$40,000
Planet Fitness, 1903 Rabbit Trail Dr. – retaining wall	\$333,000
Immanuel Lutheran, 214 W. 5 th St. – safety upgrades/new egress doors	\$335,000
Go Health Urgent Care, 555 Washington Sq. – interior remodel	\$335,000
Captain Asset Management, 820 E. 6 th St. – convert from home to commercial	\$80,000
Creative Touch Design, 5475-C HWY 100 – install paint booth	\$4,000
Elena’s Mexican Market, 1601 Heritage Hills Dr. – interior remodel	\$3,000
The Chest, 2 Pauwels Dr. – solar panels on roof	\$80,000
1869 Draft Room, 216 W. Front St. – convert to restrooms to ADA approved	\$16,000
All Encompassing Education, 1715 Heritage Hills – add interior walls	\$10,000

Homestead at Hickory View, 1481 Marbach Dr. – create 3 office spaces from 1	\$55,000
Law Office of Mark Rudder, 513-B W. 5 th St. – airbnb over business	\$40,000
Mercy Hospital, 901 E. 5 th St. – install utility metering device	\$6,400
Bold Nutrition, 1145 Clock Tower Plaza – interior remodel	\$3,000
SFBGS, 225 Cedar St. – gymnasium a/c improvements	\$88,000
Cinema 1 Plus, 1901 Phoenix Center Dr. – façade repair	\$100,000
currently vacant, 1101 E. 5 th St. (main level) – interior remodel of main level	\$100,000
Keller Williams Realty, 203 Elm St. Ste. 101 – interior remodel	\$75,000
Washington Green Spa, 1713 Madison Ave., Ste. 110 – interior expansion	\$20,000
Washington Distillery, 622 Jefferson St. – addition for storage area	\$80,000
1869 Draft Room, 216 W. Front St. – upgrade meters/add interior walls	\$12,000
Old Bridgeview Brewing, 16 E. Front St. – tenant finish for brewery	\$100,000
Mercy Hospital, 851 E. 5 th St. – LOX upgrades	\$100,000
Trilogy, 870 Vossbrink Dr. – new industrial building	\$470,000

CITY OF WASHINGTON
CITY COLLECTOR'S REPORT SUMMARY
OCTOBER 2020

	City Collector's Report				Adjusted Cash Position						
	CASH BALANCE AS OF 10/1/2020	RECEIPTS	DISBURSEMENTS	CASH BALANCE AS OF 10/31/2020	LESS RESTRICTED CASH	LESS RESERVED CASH	CASH UNRESTRICTED	INVESTMENTS AS OF 10/31/2020	LESS DEBT SERVICE RESERVE 2019-2020	① LESS 15% / 25% DESIGNATED	OVER (UNDER) FUNDED
CASH FUNDS:											
GENERAL FUND	1,193,915.11	893,260.66	(1,860,657.64)	226,518.13	(74,146.59)	(6,197.41)	146,174.13	1,943,767.09	0.00	(1,574,614.80)	515,326.42
LIBRARY FUND	200,738.85	204,545.70	(110,916.08)	294,368.47	(143,259.10)	(53,532.79)	97,576.58	0.00	0.00	0.00	97,576.58
VOLUNTEER FIRE FUND	1,706,461.68	2,006.85	(161,300.01)	1,547,168.52		(25,441.76)	1,521,726.76	0.00	0.00	0.00	1,521,726.76
VEHICLE & EQUIPMENT REPLACEMENT FUND	892,219.39	600,706.97	(125,160.85)	1,367,765.51		0.00	1,367,765.51	0.00	0.00	0.00	1,367,765.51
STORM WATER IMPROVEMENTS FUND	1,317,821.80	71,594.90	(50,856.25)	1,338,360.25		0.00	1,338,360.25	2,500,000.00	0.00	0.00	3,838,360.25
CAPITAL IMPROVEMENT SALES TAX FUND	1,822,668.13	195,152.02	(1,478,080.07)	539,740.08		0.00	539,740.08	0.00	0.00	0.00	539,740.08
TRANSPORTATION SALES TAX FUND	1,983,879.94	250,413.81	(2,014,931.83)	199,361.92		0.00	199,361.92	0.00	0.00	0.00	199,361.92
DEBT SERVICE - C.O.P. FUND	2,488,550.18	3,122,126.86	0.00	5,610,677.04	(2,063,338.39)	0.00	3,547,338.65	0.00	(1,773,200.00)	0.00	1,774,138.65
DOWNTOWN TIF RPA-1 FUND	798,789.89	172.61	(28,140.00)	770,822.50		0.00	770,822.50	0.00	0.00	0.00	770,822.50
FRONT & MAIN TIF RPA-3	30,027.28	26.10	0.00	30,053.38			30,053.38				30,053.38
RHINE RIVER TIF RPA-2 FUND	7,119.80	1.46	0.00	7,121.26		0.00	7,121.26	0.00	0.00	0.00	7,121.26
WATER FUND	1,066,072.13	190,364.72	(141,508.80)	1,114,928.05	(478,050.41)	0.00	636,877.64	0.00	(354,400.00)	(391,667.75)	(109,190.11)
SEWAGE TREATMENT FUND	735,536.12	227,490.64	(373,176.93)	589,849.83	(353,648.11)	0.00	236,201.72	0.00	(1,470,300.00)	(593,084.00)	(1,827,182.28)
SOLID WASTE FUND	4,620,600.78	236,836.47	(231,542.51)	4,625,894.74	(6,303,064.23)	0.00	(1,677,169.49)	0.00	0.00	(1,054,992.25)	(2,732,161.74)
PHOENIX CENTER II CID FUND	5,772.53	40,613.93	(41,705.64)	4,680.82		0.00	4,680.82	0.00	0.00	0.00	4,680.82
TOTALS	\$ 18,849,973.41	\$ 6,035,313.70	\$ (6,617,976.61)	\$ 18,267,310.50	\$ (9,415,506.83)	\$ (85,171.96)	\$ 8,766,631.71	\$ 4,443,767.09	\$ (3,597,900.00)	\$ (3,614,358.80)	\$ 5,998,140.00

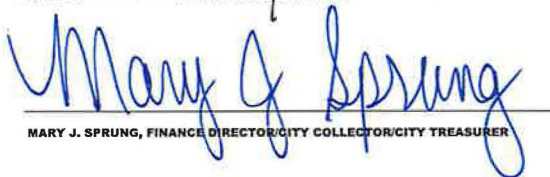
DELINQUENT CITY RE & PP TAXES COLLECTED THIS MONTH: \$ 2,267.28


DARREN J. LAMB, CITY ADMINISTRATOR/DEPUTY CITY TREASURER

2/8/21
DATE

①

15% = Fund Balance Reserved For General Operating Fund
Resolution No. 11-10880


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

2/8/2021
DATE

25% = Fund Balance Reserved For Enterprise Fund
(Water, Sewer and Solid Waste)

CITY INVESTMENT REPORT SUMMARY

October 2020

City Investment Report													
	PRINCIPAL INVESTMENT AND REINVESTED AMOUNTS	PRINCIPAL INVESTMENT DATE	SECURITY INVESTMENTS SOLD/REINVESTED 10/6/20 - 09/30/21	MATURITY DATE	INTEREST PERCENT	BEGINNING ADJUSTED COST	ADJUSTED GAIN/(LOSS)	INVESTMENT INCOME	INVESTMENT EXPENSE	INVESTMENT SWEEP	ENDING ADJUSTED COST	UNREALIZED GAIN/(LOSS)	MARKET VALUE AS OF 10/28/2020
FIXED INCOME SECURITIES:													
GOVERNMENT BONDS:													
US TREASURY BILL	\$ 800,898.78	8/18/2020	\$ -	11/19/2020	0.000%	\$ 800,898.78	-	-	-	-	\$ 800,898.78	89.20	\$ 800,967.98
US TREASURY NOTES	\$ 1,513,990.43	2/16/2017		2/28/2021	2.000%	\$ 1,490,771.38	(568.96)	-	-	-	\$ 1,490,202.42	6,978.54	\$ 1,497,180.98
FEDERAL HOME LOAN BANK BONDS	\$ 495,441.60	11/15/2019		12/8/2023	2.250%	\$ 492,224.31	(322.42)	-	-	-	\$ 491,901.89	17,469.31	\$ 509,371.20
CERTIFICATES OF DEPOSITS:													
CAPITAL ONE BK USA NA CD	\$ 240,009.95	2/8/2017		2/23/2022	2.300%	\$ 240,009.95	-	-	-	-	\$ 240,009.95	7,000.45	\$ 247,010.40
KS STATE BANK CD	\$ 52,000.00	2/9/2018		2/9/2023	2.450%	\$ 52,000.00	-	104.71	-	-	\$ 52,000.00	2,721.68	\$ 54,721.68
ENERBANK USA CD	\$ 114,000.00	9/27/2019		3/27/2023	1.950%	\$ 114,000.00	-	182.71	-	-	\$ 114,000.00	4,917.96	\$ 118,917.96
STATE BANK OF INDIA CD	\$ 240,000.00	2/25/2019		2/28/2024	3.050%	\$ 240,000.00	-	-	-	-	\$ 240,000.00	22,579.20	\$ 282,579.20
FOREIGN BONDS:													
AID - UKRAINE	\$ 984,652.95	2/8/2017		9/29/2021	1.471%	\$ 984,652.95	-	-	-	-	\$ 984,652.95	26,227.05	\$ 1,010,880.00
FIXED INCOME SECURITIES TOTALS:	\$ 5,186,818.84		\$ -			\$ 4,414,557.35	\$ (891.38)	\$ 287.42	\$ -	\$ -	\$ 4,413,665.97	\$ 87,963.39	\$ 4,501,629.36
MONEY MARKET/CASH/SWEEP FUNDS:													
US TREASURY NOTES	\$ 14,880.00		0.00		2.000%	\$ 29,813.45	-	0.25	-	287.42	\$ 30,101.12	-	\$ 30,101.12
GRAND TOTALS:	\$ 5,201,698.84		\$ -			\$ 4,444,370.80	\$ (891.38)	\$ 287.67	\$ -	\$ 287.42	\$ 4,443,767.09	\$ 87,963.39	\$ 4,531,730.48

ALLOCATIONS OF FUNDS:

GENERAL FUND-001-103000	1,943,767.09
STORMWATER IMPROVEMENT FUND-250-103000	2,500,000.00
TOTAL ADJUSTED COST	\$ 4,443,767.09
GENERAL FUND- FISCAL YEAR END MARKET VALUE UNREALIZED GAIN/(LOSS)	
TOTAL MARKET VALUE OF INVESTMENTS	\$ 4,443,767.09


DARREN J. LAMB, CITY ADMINISTRATOR/DEPUTY CITY TREASURER

2/8/21
DATE


MARY J. SPRUNG, FINANCE DIRECTOR/CITY TREASURER

2/5/2021
DATE



City of Washington Fire Department

200 E. Fourteenth Street, Washington, MO 63090

www.washmofire.org

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

Professional Volunteer Service Since 1852



5 February 2021

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

Ms. Klekamp:

Per the City of Washington's Record Retention Policy and Missouri State Statutes referenced in the policy, the Washington Fire Department has removed and discarded/destroyed the following records as directed:

- All Workers Comp files more than 5 year's old
- All Safety Incident reports more than 5 year's old
- Personal Protective Equipment Fit Test Records which have been superseded
- Insurance policies that are more than 6 year's old
- Time and Attendance records that are more than 3 year's old
- 1099's that are more than 5 year's old
- Auto Alarm testing/maintenance reports more than 5 year's old

As always, if you have any questions, feel free to contact me.

Yours in service,


Tim Frankenberg, CT, CFPS
Fire Chief

TPF/lfs

1c

Mayor's Proclamation

CITY OF WASHINGTON, MISSOURI

Supermarket Employee Day

February 22, 2021

- Whereas,* there are nearly six million supermarket employees in the United States; and
- Whereas,* in the Washington area, there are 603 food retail jobs that generate approximately \$92.3 million in economic activity; and
- Whereas,* supermarket employees provide all Americans with access to safe, healthy and affordable food; and
- Whereas,* supermarket employees work to enhance the health and well-being of each customer; and
- Whereas,* supermarket employees face unprecedented challenges keeping grocery shelves stocked during the COVID-19 Pandemic; and
- Whereas,* supermarket employees have and continue to meet and exceed these challenges, while displaying courage, compassion, dedication and leadership, as well as exemplifying customer service and community outreach; and
- Whereas,* the need for supermarket employees is greater than ever because of current and growing consumer demands as well as their reputation for excellence.

Now Therefore, I, Sandy Lucy, Mayor of the City of Washington do hereby proclaim February 22, 2021 as

Supermarket Employee Day

and ask all citizens to join in honoring our Supermarket Heroes.



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 February, 2021.

Sandy Lucy



February 4, 2021

City Council
City of Washington
Washington, Missouri 63090

Dear Council Members:

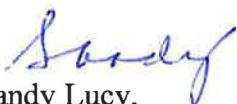
I herewith submit for your approval the following for reappointment to the Urban Forestry Council:

Dave Wehmeyer – Term ending March 2024

Franz Mayer – Term ending March 2024

William Davit – Term ending March 2024

Respectfully Submitted,


Sandy Lucy,
Mayor



February 8, 2021

Mayor & City Council
City of Washington
Washington, MO 63090

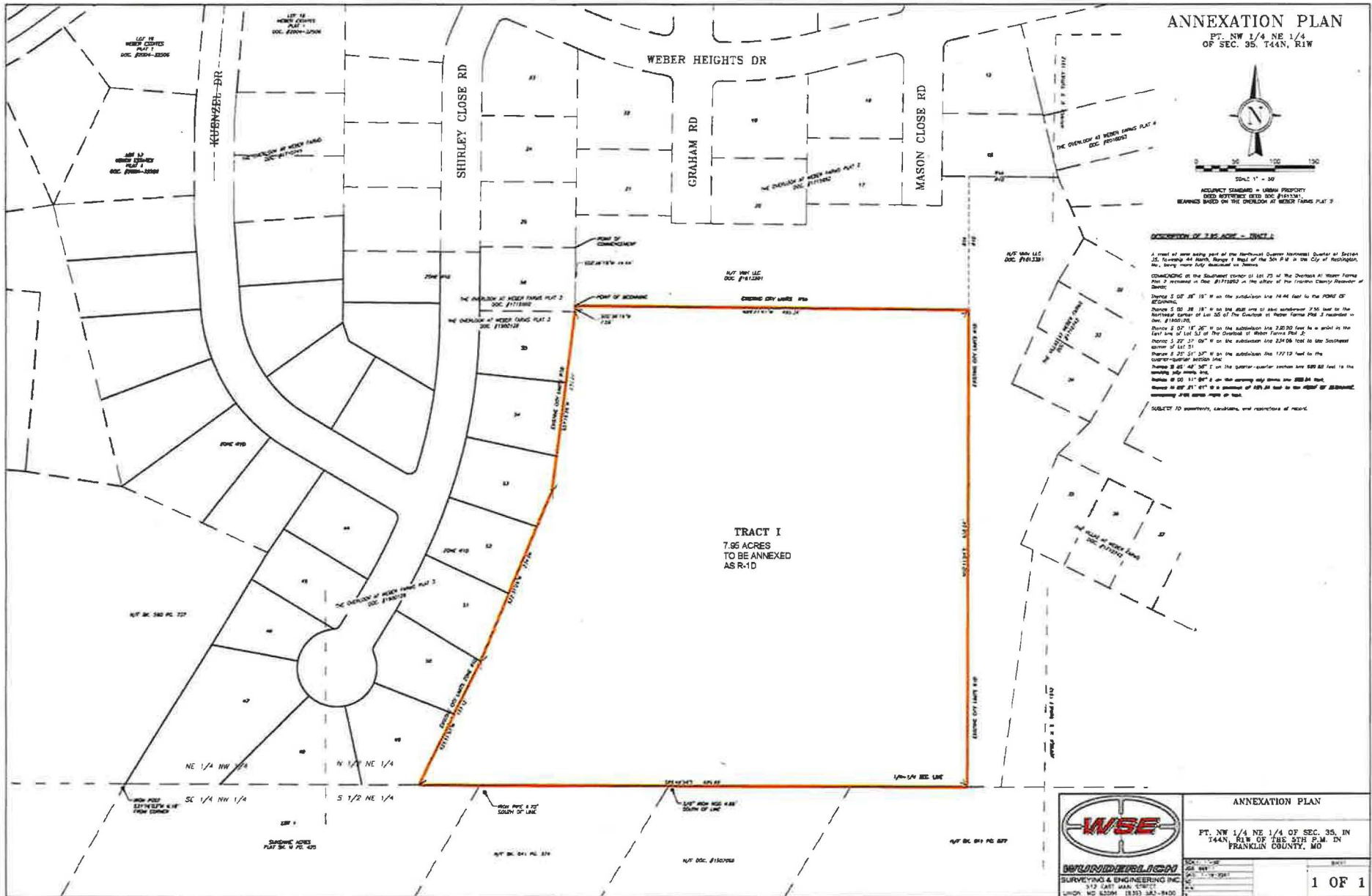
RE: File No. 21-0106-The applicant is requesting approval of the Voluntary Annexation of 7.95 acres to be zoned R-1D, Single Family Residential

At their February 8, 2021 meeting the Planning and Zoning Commission voted to recommend approval of the above voluntary annexation with an unanimous vote.

Sincerely,

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

Thomas R. Holdmeier
Commission Chairman



3a



February 8, 2021

Mayor & City Council
City of Washington
Washington, MO 63090

RE: File No. 21-0105-The applicant is requesting approval of a rezoning of approximately two acres from R-1A, Single Family Residential to R-1D, Single Family Residential to match existing zoning in Malvern Hill and south side of The Overlook.

At their February 8, 2021 meeting the Planning and Zoning Commission voted to recommend approval of the above rezoning with an unanimous vote.

Sincerely,

A handwritten signature in black ink that reads "Thomas R. Holdmeier". The signature is written in a cursive style.

Thomas R. Holdmeier
Commission Chairman

To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: February 8, 2021

Re: File #21-0105, File #21-0106, and File #21-0107

Synopsis: The applicant is requesting approval of a voluntary annexation of 7.95 acres, a rezoning of 1.4 acres from R-1A to R-1D, and a preliminary plat for The Overlook at Weber Farms Plat 6.

Adjacent Land Use /Zoning Matrix		
	Existing Land Use	Existing Zoning
North	Single Family	R-1A
South	Vacant Land	N/A
East	Single Family	R1-D
West	Single Family	R-1D

Analysis:

The applicant has submitted three applications in association of the next phase of The Overlook at Weber Farms. The first application is a request to rezone 1.4 acres, situated between the existing subdivision and the proposed annexation, from R-1A 10,000 sq. ft. Single Family Residential to R-1D 7,500 square foot residential. The proposal creates a denser subdivision, but is part of a transition between the larger lots to the north and the smaller lots to the south. It also matches the existing zoning in the Overlook at Weber Farms and Villas at Weber Farms. Staff sees no detriment to the surrounding properties by allowing the rezoning.

The second is a petition for voluntary annexation. The petition includes 7.95 acres of property directly south of the existing subdivision and north of the proposed plat. It is adjacent to existing City limits and will have access via Graham Road, Mason Close Road, and Statten Drive. The applicant has also requested that the property be annexed into the City as R-1D Single Family Residential. This matches the surrounding zoning adjacent to the proposed annexation.

The third application is requesting approval of a preliminary plat for the Overlook at Weber Farms Plat 6. This next and potentially final phase of the subdivision includes the extension of Graham Road, Mason Close Road, and Statten Drive to allow for the creation of 27 lots. The plat proposes to terminate Graham Road with a 96 ft. wide cul-de-sac. The plat also completes two connection points at Statten and Mason Close Road and Statten Graham Road allowing for more continuity in the subdivision. The proposed grades of the street extensions are not to exceed 12% as was approved as a variance with the previous two plats. The applicant will be required to denote that on the final plat. There is also a lake proposed and shown as part of "common ground A" and a "lake maintenance easement" to the rear of the lots that access the lake. The remainder of the plat meets

code requirements showing the appropriate right-of-way widths, utility easements, and general notes, with the exception of lots 100-104. The sanitary sewer is not shown inside a utility easement to the rear of these lots. An easement will be required on the final plat.

The following are attached to better describe the requested applications

1. The rezoning exhibit
2. The annexation legal exhibit
3. The preliminary plat for Plat 6.

Recommendation:

Staff recommends approval of all three application with the following conditions of approval for the preliminary plat:

1. Construction plans must show hydrants located at every intersection. The number of hydrants and their locations must meet minimum standard set forth in the Development Code.
2. The final plat must denote the street grades that exceed 10%, not to exceed 12%.
3. A utility easement must be shown to the rear of lots 100-104.



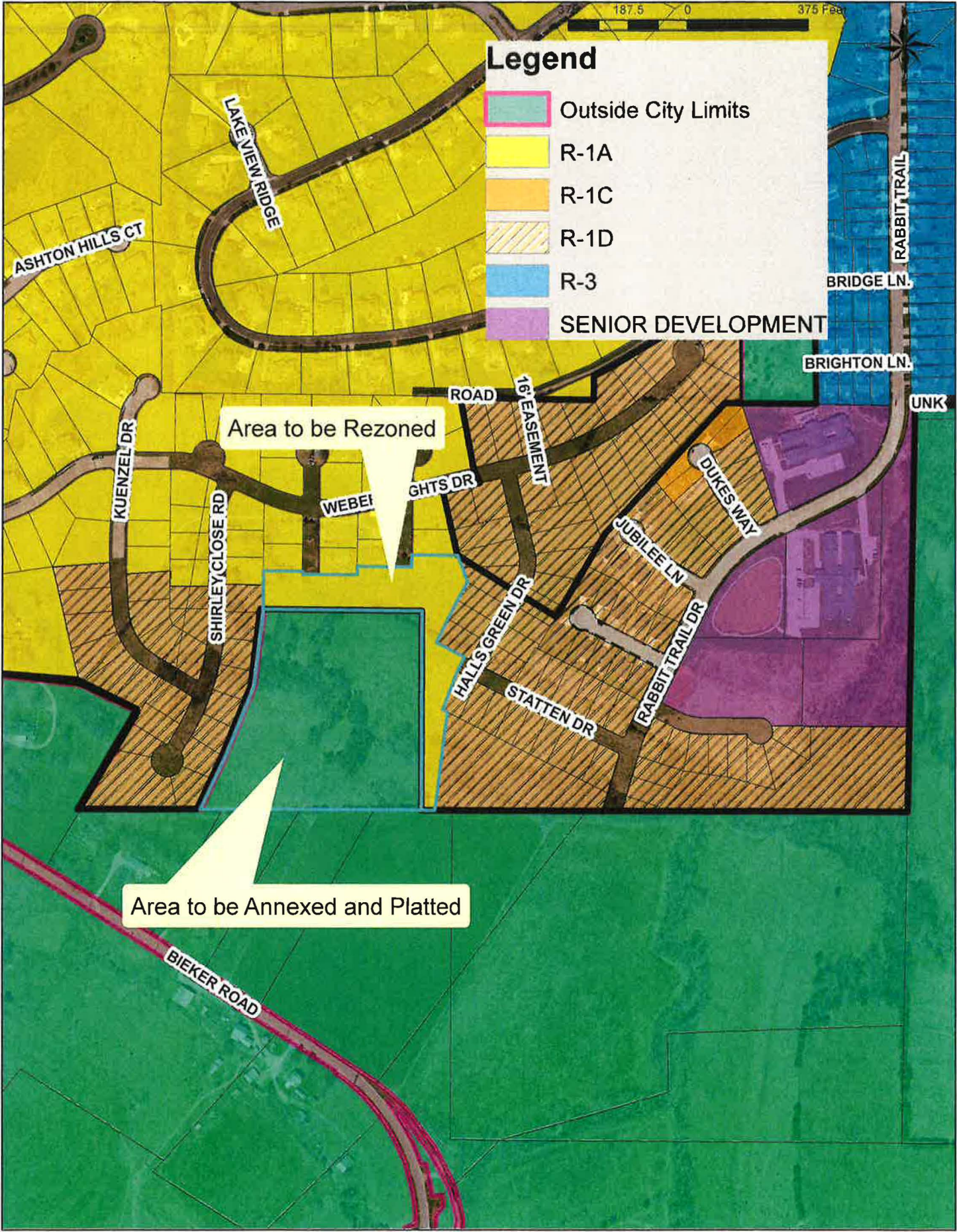
Area to be Rezoned

Area to be Annexed and Platted

187.5 0 375 Feet

Legend

- Outside City Limits
- R-1A
- R-1C
- R-1D
- R-3
- SENIOR DEVELOPMENT



Area to be Rezoned

Area to be Annexed and Platted

CITY OF WASHINGTON, MISSOURI
Department of Planning and Engineering Services
405 JEFFERSON STREET • WASHINGTON, MO 63090
636.390.1010 phone • 636.239-4649 fax

Applicant Information for Rezoning Land

Please print:

Site Address: Kuenzel Drive, Washington, MO

Lot # NA Subdivision: NA

PID# 10-7-35.0-0-000-004.430

Applicant Name Northern Star Homes, LLC Daytime phone 314-544-6331

Address of Applicant P.O. Box 1654 Washington, MO 63090

Name of Owner VMH, LLC Daytime phone 314-544-6331

Address of Owner (if different from Applicant) P.O. Box 1654 Washington, MO 63090

Site Information

Address or Legal: See attached "Rezone Exhibit"

Current Zoning: R1A Lot Size: 1.40 acres

Existing Land Use: Agricultural


Proposed Zoning and Intended Use of Property: R1D, residential subdivision


Surrounding Land Use

North R1A South Franklin Co. "T"

East R1D West R1D

To the best of my knowledge and belief, the data in this application and all attachments thereto are true and correct.

 Mary 1/21/21
Signature of Applicant Date

 Mo 1/21/21
Signature of Landowner (if different) Date

BILL NO. _____

INTRODUCED BY _____

ORDINANCE NO. _____

AN ORDINANCE REZONING APPROXIMATELY TWO ACRES FROM R-1A, SINGLE FAMILY RESIDENTIAL TO R-1D SINGLE FAMILY RESIDENTIAL TO MATCH THE EXISTING ZONING IN MALVERN HILL AND SOUTH SIDE OF THE OVERLOOK IN THE CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI

WHEREAS, an application has been filed with the City of Washington, Missouri to rezone approximately two acres from R-1A Single Family Residential to R-1D Single Family Residential to match the existing zoning in Malvern Hill and south side of the Overlook, see Exhibit A, and;

WHEREAS, pursuant to the ordinances of the City of Washington, Missouri, a Public Hearing on such request was held in the City Council Chambers, 405 Jefferson Street, Washington, Missouri, on Tuesday, February 16, 2021 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: The following described property is hereby removed from the R-1A to R-1D, Single Family Residential.

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: _____
City Clerk

President of City Council

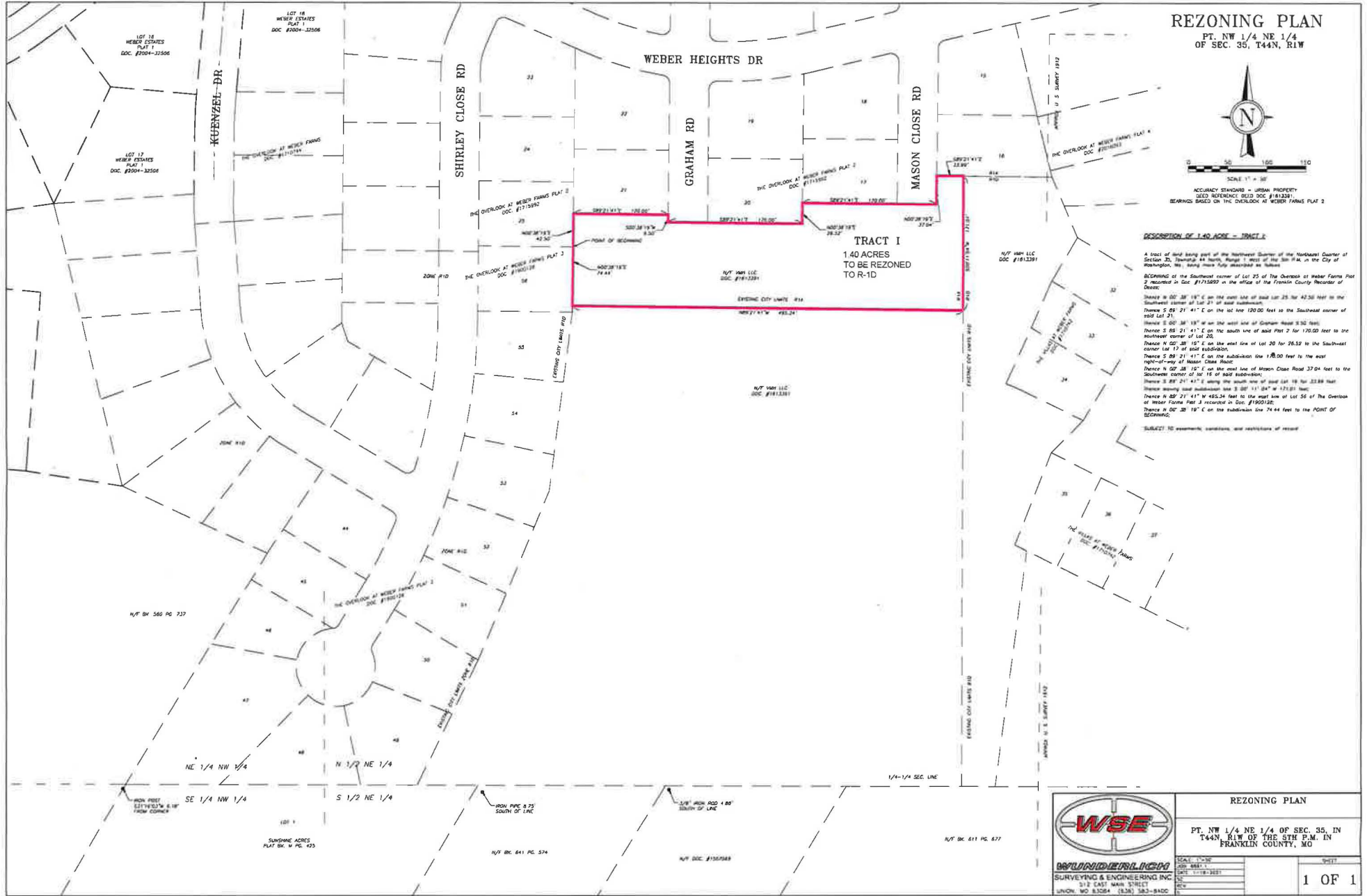
Approved: _____

ATTEST: _____
City Clerk

Mayor of Washington, Missouri

Exhibit A

REZONING PLAN
PT. NW 1/4 NE 1/4
OF SEC. 35, T44N, R1W



DESCRIPTION OF 1.40 ACRES - TRACT I

A tract of land being part of the Northwest Quarter of the Northeast Quarter of Section 35, Township 44 North, Range 1 West of the 1st 6th, in the City of Washington, MO being more fully described as follows:

Beginning at the Southeast corner of Lot 25 of the Overlook at Weber Farms Plat 2 recorded in Doc. #1715857 in the office of the Franklin County Recorder of Deeds:

Thence in 00° 38' 19" E on the east line of said Lot 25 for 42.50 feet to the Southeast corner of Lot 21 of said subdivision;

Thence S 09° 21' 41" E on the lot line 120.00 feet to the Southeast corner of said Lot 21;

Thence S 00° 38' 19" W on the west side of Graham Road 8.30 feet;

Thence S 00° 21' 41" E on the south line of said Plat 2 for 170.00 feet to the southeast corner of Lot 20;

Thence N 02° 28' 10" E on the east line of Lot 20 for 29.52 to the Southeast corner of Lot 15 of said subdivision;

Thence S 09° 21' 41" E on the subdivision line 180.00 feet to the east right-of-way of Mason Close Road;


Thence N 02° 28' 10" E on the east line of Mason Close Road 37.04 feet to the Southeast corner of Lot 15 of said subdivision;

Thence S 09° 21' 41" E along the south line of said Lot 18 for 22.88 feet thence being said subdivision line S 00° 11' 04" W 173.81 feet;

Thence in 00° 17' 41" W 455.24 feet to the east line of Lot 56 of the Overlook at Weber Farms Plat 3 recorded in Doc. #1900182;

Thence in 00° 20' 19" E on the subdivision line 74.44 feet to the POINT OF BEGINNING.

SUBJECT TO easements, covenants, and restrictions of record

 WSE BRUNNENBERGER SURVEYING & ENGINEERING INC. 512 EAST MAIN STREET LINCOLN, MO 63504 (938) 583-8400	REZONING PLAN	
	PT. NW 1/4 NE 1/4 OF SEC. 35, IN T44N, R1W OF THE 6TH P.M. IN FRANKLIN COUNTY, MO	
SCALE: 1" = 30' DATE: 11-13-2021 SHEET:	1 OF 1	

3c



February 8, 2021

Mayor & City Council
City of Washington
Washington, MO
63090

RE: File No. 21-0102-The applicant is requesting approval of a Special Use Permit to add up to four RV parking spots

At their February 8, 2021 meeting the Planning and Zoning Commission voted to recommend approval of the above Special Use Permit with an unanimous vote.

Sincerely,

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

Thomas R. Holdmeier
Commission Chairman

To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: February 8, 2021

Re: File # 21-0102

Synopsis: The applicant is requesting approval of a Special Use Permit for a "Campground/RV Park" at the Elks Lodge for 4 RV Parking Spaces

Adjacent Land Use / Zoning Matrix		
	Existing Land Use	Existing Zoning
North	City Park	R-1A
South	Commercial	C-1
East	Two Family	R-1C
West	Elks Lodge	C-1

Analysis:

The applicant is requesting to place 4 RV Parking Stalls at the Elks Lodge located at 1459 West 5th Street. According to Section 400.120 of the City Code, all Campgrounds and RV Parks for overnight guests shall request a Special Use Permit to be approved by City Council. The proposed plan shows 4 RV parking spaces on the western edge of the Elks new parking lot. They also propose to extend water and electric from the current garage to the proposed spots. There will be no sewer connection, as users will be directed to use the existing dump station on North Park Drive.

The proposed use is low impact to the surrounding properties and there is an existing buffer between the RV spots and the residential to the east. The Elks Lodge is currently over parked and the removal of 8 parking spaces will not violate City parking requirements. Guests will not be permitted to stay for more than 1 week at a time and the Elks will be required to register for the City bed tax for any transaction from guests.





Recommendation:

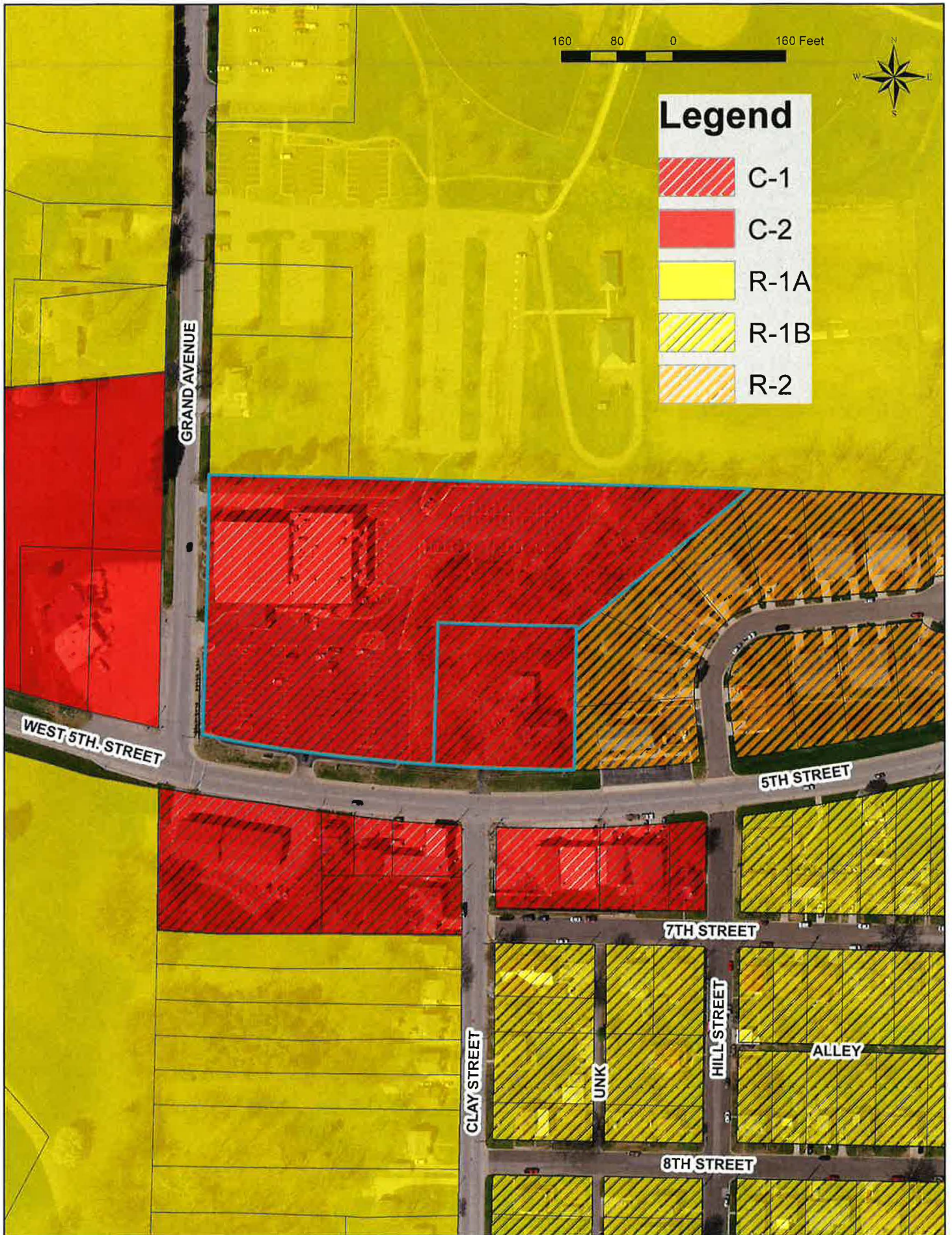
Staff recommends approval of the proposed RV Parking at 1459 West 5th Street.

160 80 0 160 Feet

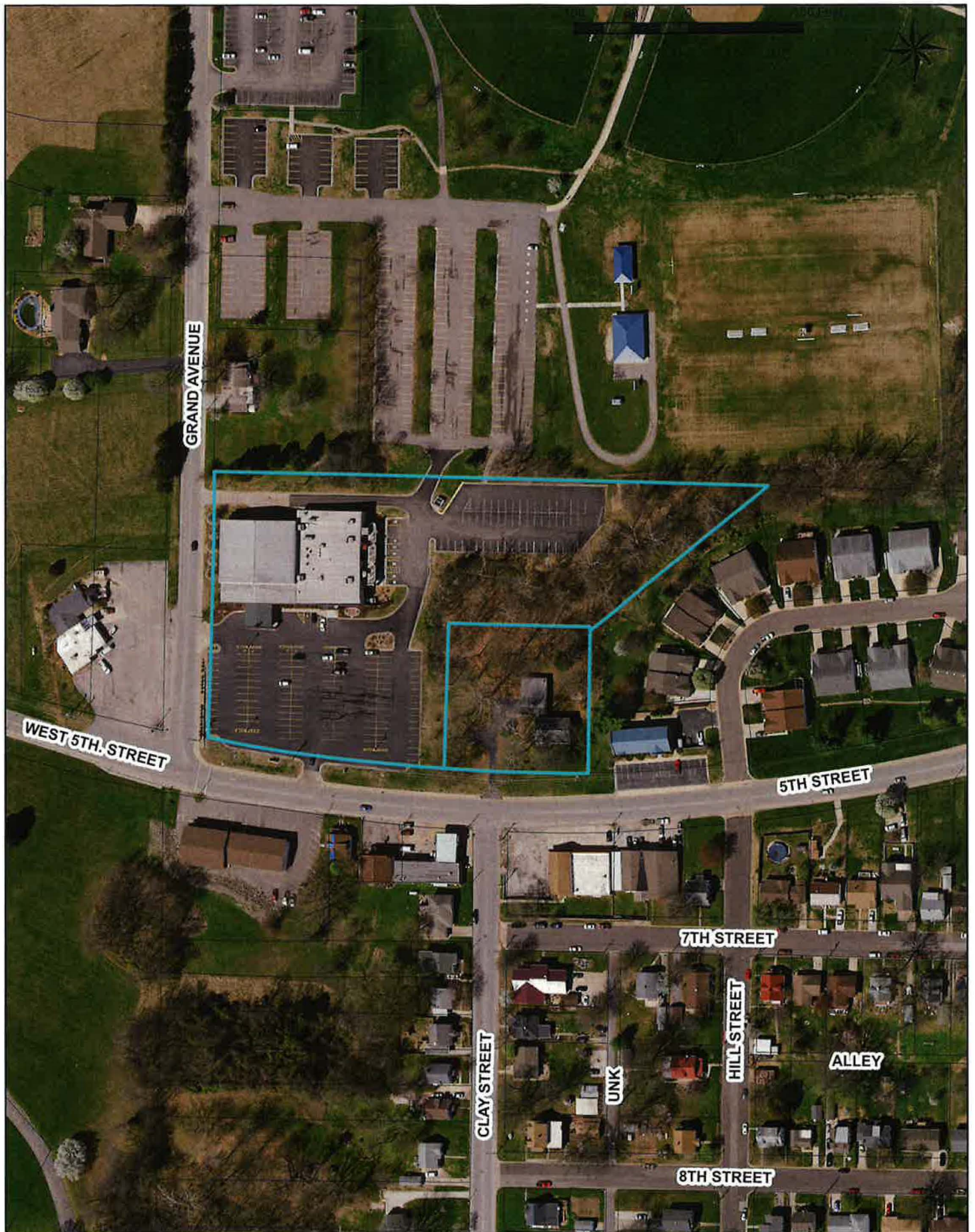


Legend

-  C-1
-  C-2
-  R-1A
-  R-1B
-  R-2



****Old Aerial - Parking lot has been extended to the east***



21-0102

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: 1459 W. 5th St., Washington, MO. 63090

Lot: _____ Subdivision: _____ PID# _____

Applicant Name: Mark Lindgren Phone: 314-440-1148

Address of Applicant: 1155 W. 5th St., Washington, MO 63090

Owner: Washington Elk's Lodge #1559 Phone: 636-239-9831

Owner's Address: 1459 W. 5th., Washington, MO. 63090

Current Zoning: _____ Proposed Zoning: _____

It is proposed that the property be put to the following use: 3 to 4 RV parking spots for visiting members

Lot Size: Frontage _____ (feet) Depth _____ (feet) Number of Stories _____

Number of Units: 3 to 4 parking spots Number of Off-Street Parking Spaces: _____

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)

Mark S. Lindgren
Signature of Applicant

12-30-2020
Date

Mark S. Lindgren-President of the Washington Elk's #1559

Applicant Name Printed

3d

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.
The visiting RVs would be tucked in just north of the existing garage on the existing parking lot

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.
up to 8 parking spots would be converted into 4 RV spots.

3. The frequency and duration of various indoor and outdoor activities and special events, and the impact of these activities on the surrounding area.
Unknown at this time. Possibly up to 10 to 15 visits a year. Put a limit on how long the elk visitors could stay, 1 week maximum.

4. The capacity of adjacent streets to handle increased traffic in terms of traffic volume, including hourly and daily levels.
Should be no increase.

5. The added noise level created by activities associated with the proposed use.
None with the exception of possibly people talking at their rv site.

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.
Only services would be Water hook-ups and electric hook-ups. Would have guests use the existing dump station on North Park Dr.

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

No, RV spots would be to the north of the existing garage

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.

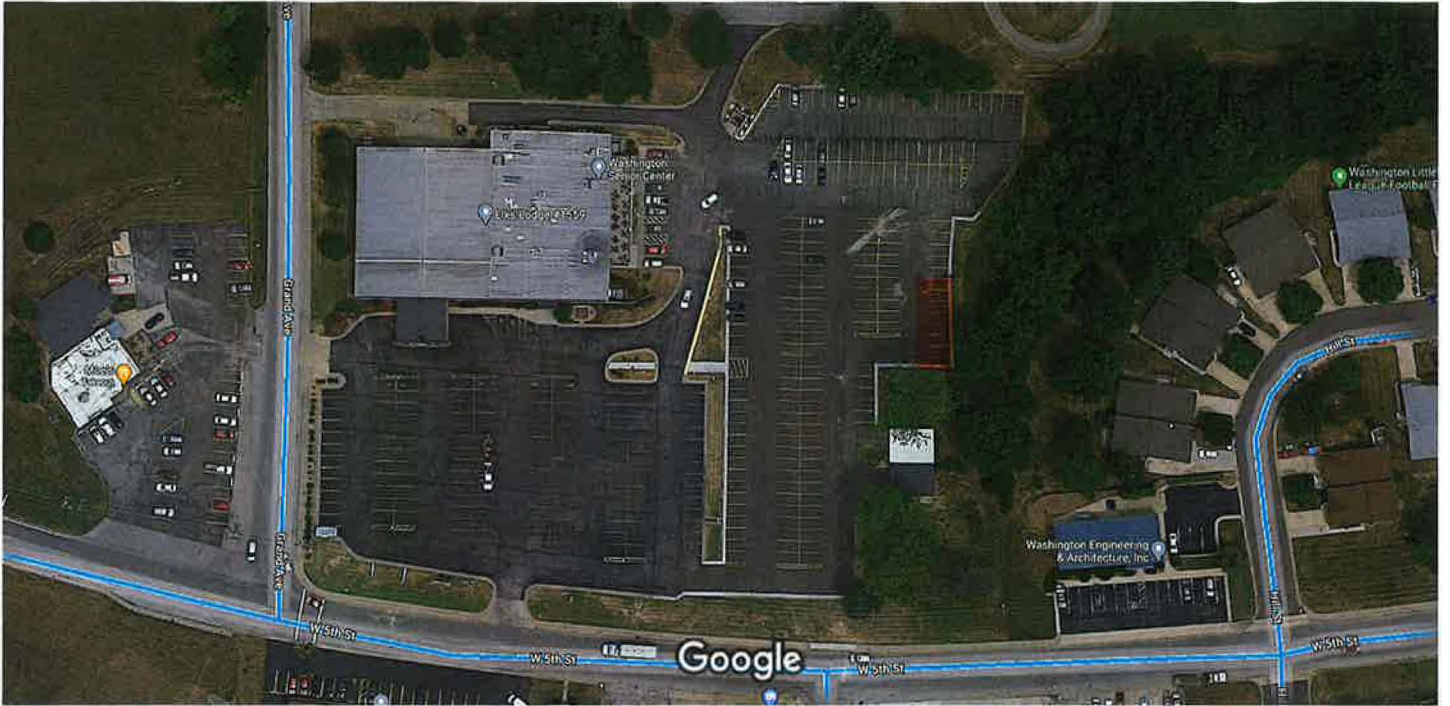
Elks lodge already has light standards on their lot for night time lighting.

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.

Woodline, trees and grass area would separate the RVs on the elks lot from the duplexes behind.

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.

Vehicles are parked on parking lot, should not have water run-off. RV's have self-contained holding tanks.



Imagery ©2020 Google, Imagery ©2020 Maxar Technologies, Map data ©2020 50 ft

1400 W 5th St



Image capture: Jun 2019 © 2020 Google

Washington, Missouri



Street View

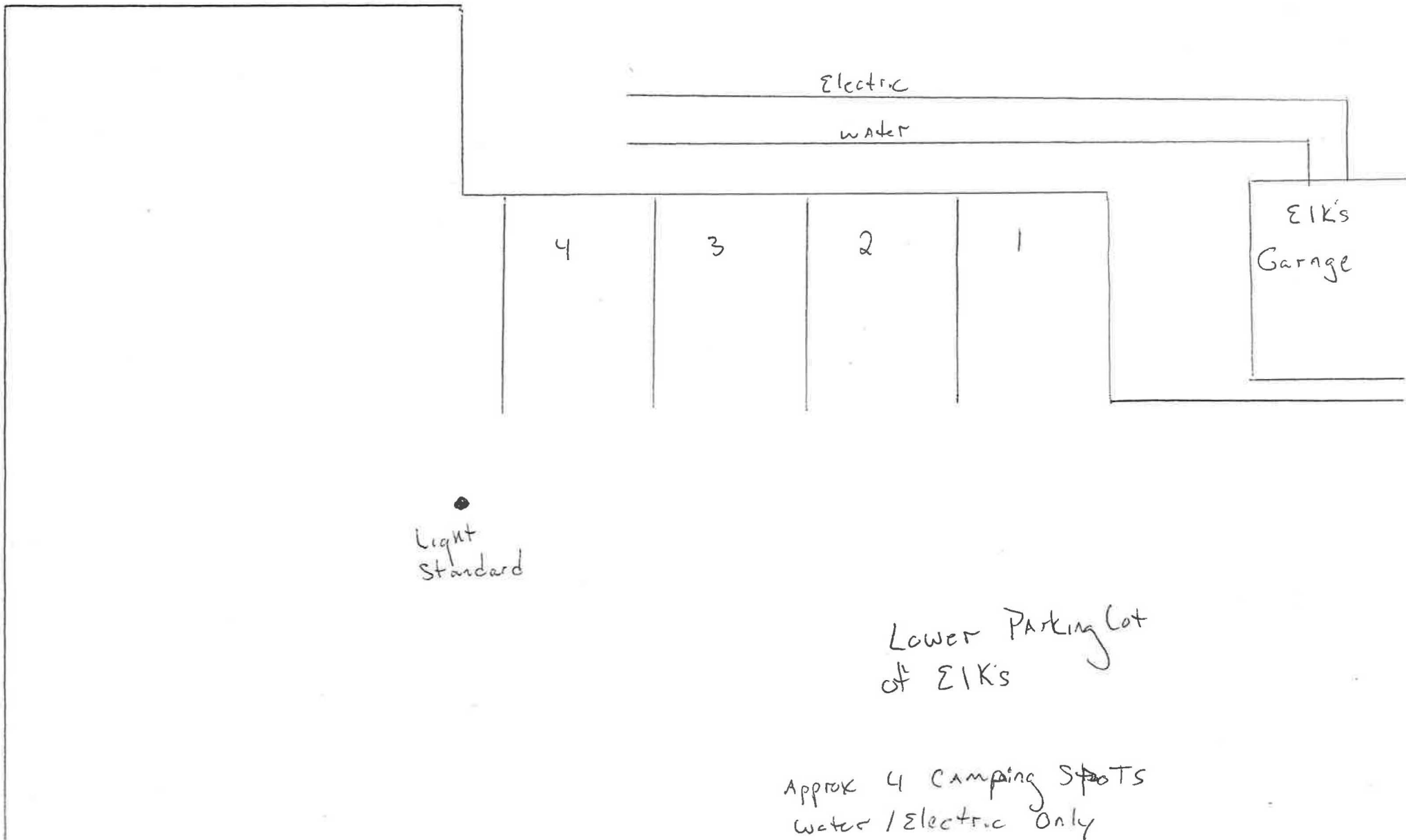


3d

Wood Line

City Park - Foot Ball Fields

W. 5th ST.



EIK's
Garage

Electric

Water

4

3

2

1

Light
Standard

Lower Parking Lot
of EIK's

Approx 4 Camping Spots
Water / Electric Only

← N

3d

BILL NO. _____

INTRODUCED BY _____

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ADD UP TO FOUR RV PARKING SPOTS AT THE ELKS LODGE LOCATED AT 1459 WEST FIFTH STREET IN THE CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI

WHEREAS, an application for a Special Use Permit for up to four RV parking spots located at the Elk's Lodge at 1459 West Fifth Street, was submitted to the City, see Exhibit A, and;

WHEREAS, the City Planning & Zoning Commission has recommended that said application be approved with conditions, and;

WHEREAS, a Public Hearing on said application was held on Tuesday, February 16, 2021, in the Council Chambers of City Hall, 405 Jefferson Street, in Washington, Missouri, notice of said hearing having been duly published in the "Washington Missourian", and;

WHEREAS, the City Council has determined the granting of such Special Use Permit with conditions would be in the best interest of the City, and will not adversely affect the general welfare of the community.

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 up to four RV parking spots located at the Elk's Lodge at 1459 West Fifth Street.

SECTION 2: 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.

ADOPTED: _____

ATTEST: _____
City Clerk

President of the City Council

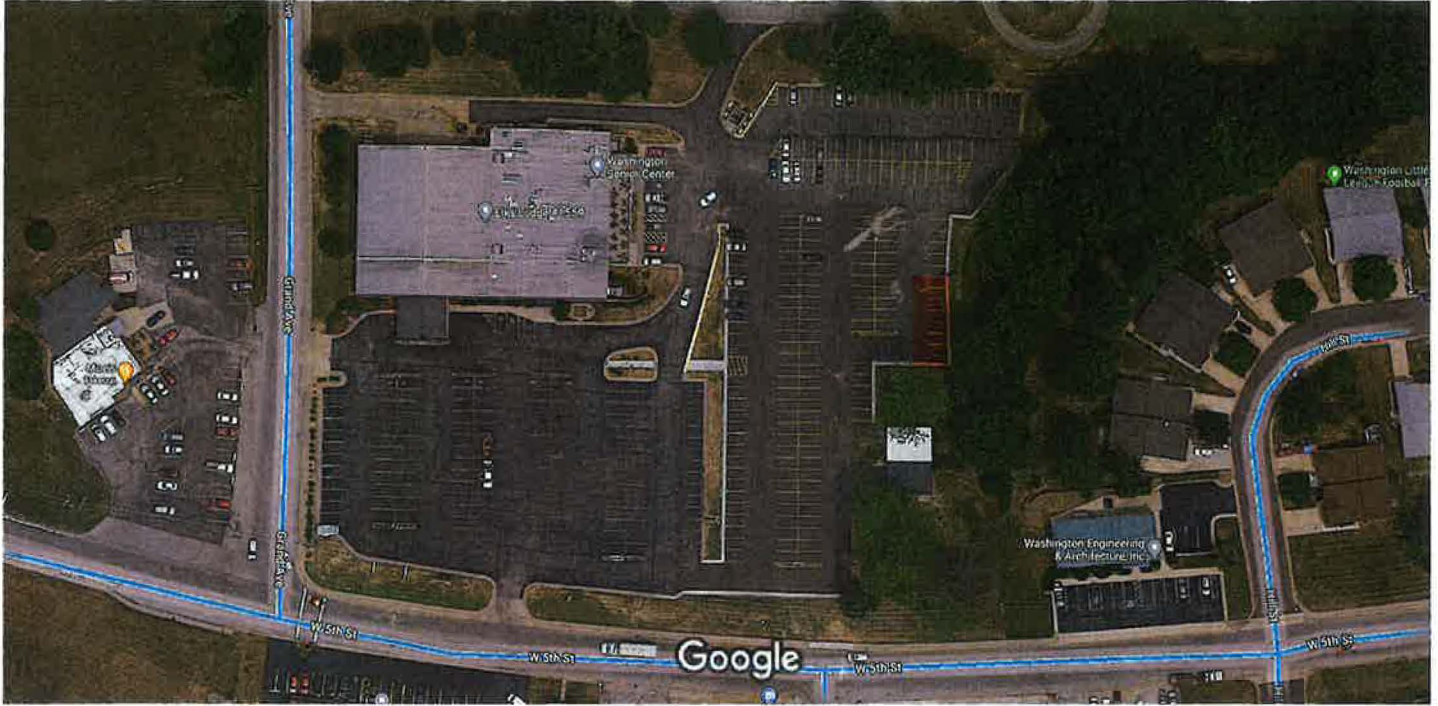
APPROVED: _____

ATTEST: _____
City Clerk

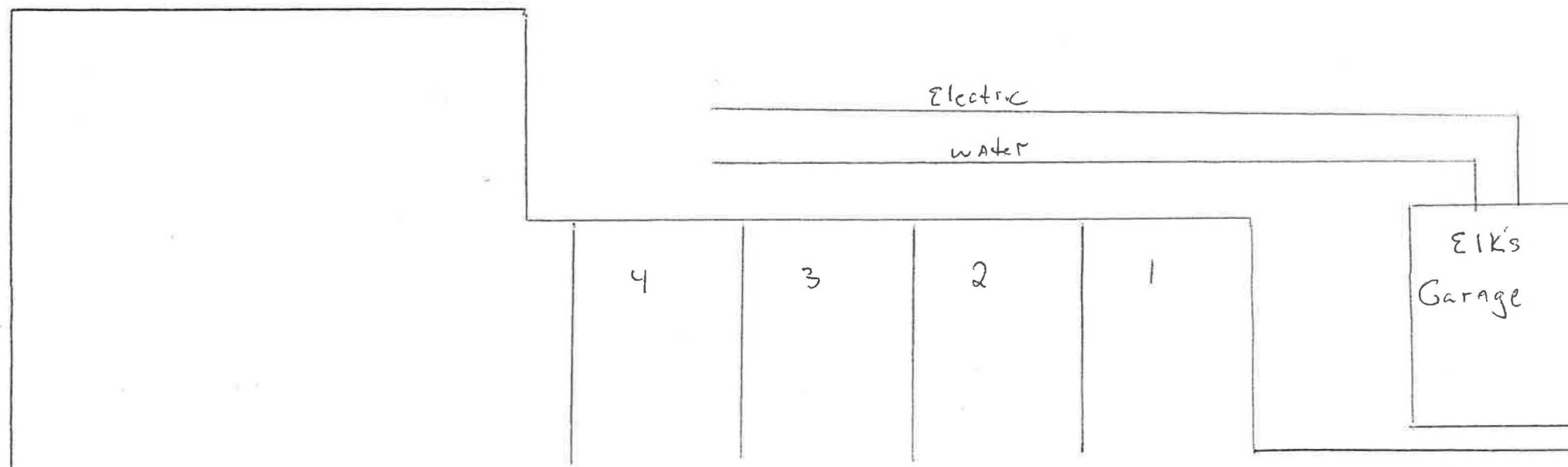
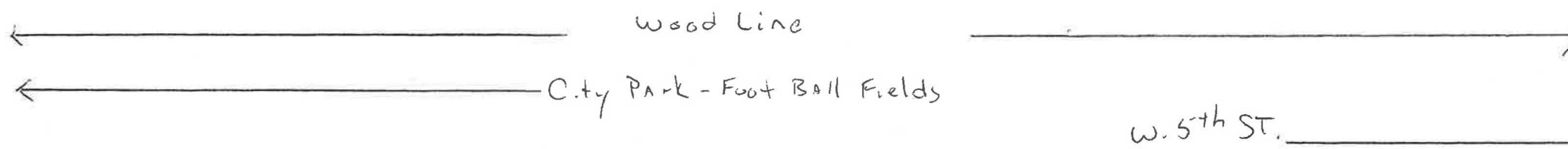
Mayor of Washington, Missouri



Exhibit A



Imagery ©2020 Google, Imagery ©2020 Maxar Technologies, Map data ©2020 50 ft



●
Light Standard

Lower Parking Lot
of EIK's

Approx. 4 Camping Spots
Water / Electric Only





February 9, 2021

Mayor & City Council
City of Washington
Washington, MO
63090

Re: File No. 21-0104-The applicant is requesting approval of a Special Use Permit for a
AT&T cell tower located at 602 Alberta Lane

At their February 8, 2021 meeting the Planning and Zoning Commission voted to recommend
approval of the Special Use Permit with a 5 to 1 vote in favor.

Sincerely,

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

Thomas R. Holdmeier
Commission Chairman

To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: February 8, 2021

Re: File # 21-0106

Synopsis: The applicant is requesting approval of a Special Use Permit for a 175' monopole telecommunications tower at 602 Alberta Lane

Adjacent Land Use /Zoning Matrix		
	Existing Land Use	Existing Zoning
North	Commercial Building / Dance Studio	M-1
South	Self Storage	M-1
East	Warehousing	C-1
West	Office and Warehouse	M-1

Analysis:

The applicant has requested to build a 175 foot Monopole cell tower located at 602 Alberta Lane.

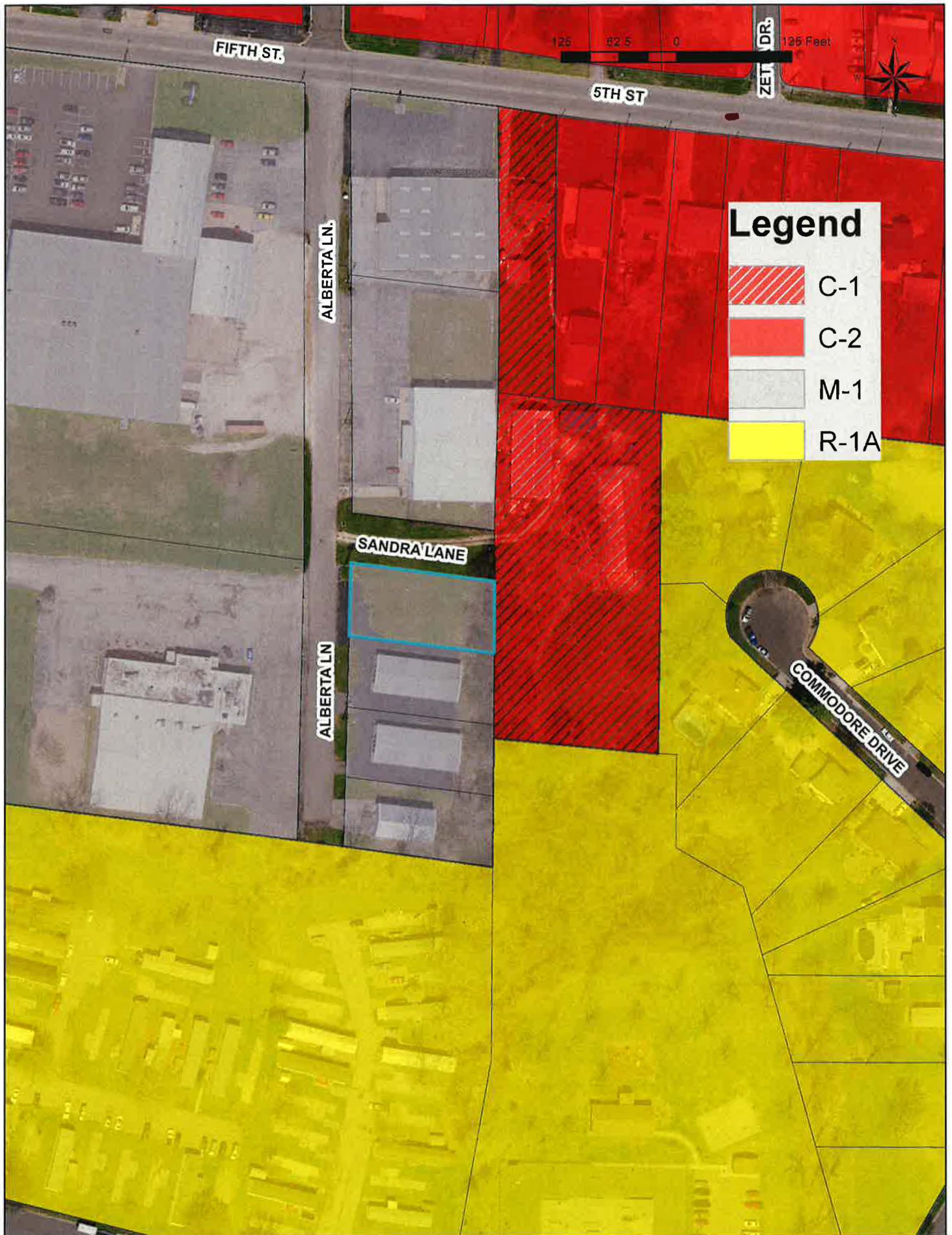
According to Section 400.330, proposed undisguised telecommunication towers must obtain a special use permit granted that it is at least 200 ft. away from any residential structure, not more than 200 ft. in height, all support structures must meet regular setback requirements, and Landscaping or fencing must also be placed around the structure base and equipment.

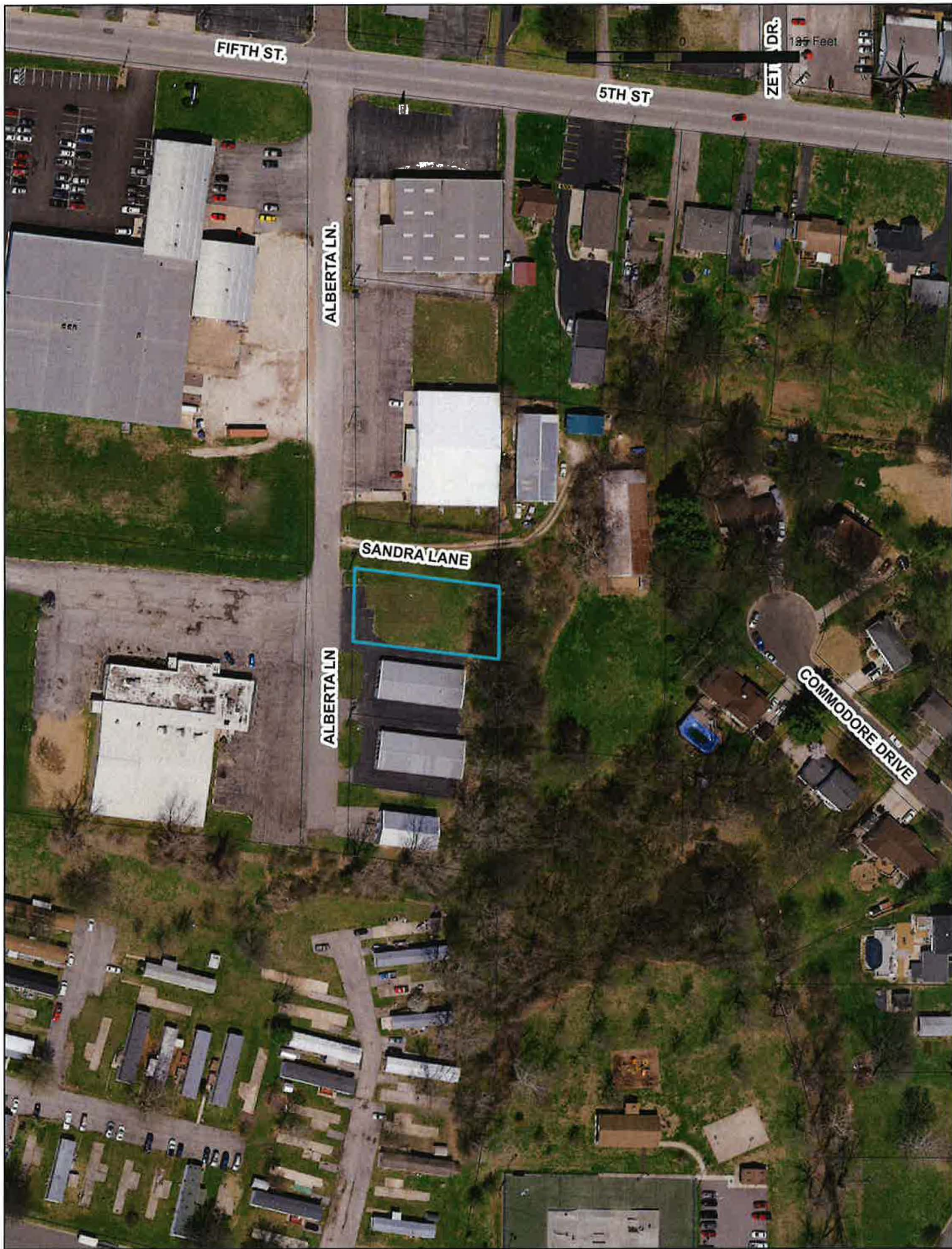
The proposed plan, attached to this report shows the tower 37 ft. from the northern property line, 76 ft. from the eastern property line, 43 ft. from the southern property line, and 83 ft. from the western property line. The applicant also submitted a fall zone letter sealed by a structural engineer certifying that if the tower were to fail the impact zone could be up to 114 ft. from the base. There is one structure to the south within this fall zone, used as a self-storage structure with no regular occupancy. City Code was amended in 2020 to allow telecommunication towers to be within the height of the tower to neighboring commercial structures and property lines on a case-by-case basis. In this case, the applicant is arguing that the neighboring structure is a lower risk with no regular human occupants. The area is primarily industrial in nature with low traffic volume. If there were to be a case submitted for a tower within fall zone to a structure, staff feels this would be the appropriate case.

The proposed plan also shows a 6 ft. tall composite faux rock wall screening the base of the tower, per requirements.

Recommendation:

Staff recommends approval of the proposed cell tower at 602 Alberta Lane.





PARENT PARCEL DESCRIPTION:

Lot Two of Anderson Subdivision in the City of Washington, as per plat of record in Plat Book I, page 43 in the office of the Recorder of Deeds. Beginning at the Southeast intersection of the right-of-way of Alberta Lane and Sandra Lane, continuing along the South line of Sandra Lane Eastward to its termination, thence five feet Northward along the East line of Sandra Lane, thence Westward parallel to the South line of Sandra Lane to the intersection of the East line of Alberta Lane, thence Southward along the East line of Alberta Lane to the point of beginning of the right-of-way as vacated, containing 0.018 acres, more or less, as vacated by Ordinance No. 12-11086 of the City of Washington of record in Document No. 1301985 in the office of the Recorder of Deeds.

LEASE AREA DESCRIPTION:

That part of Lot Two of Anderson Subdivision in the City of Washington, located in U.S. Survey 1925, Township Forty-four North, Range One West of the Fifth Principal Meridian, Franklin County, Kansas and being more particularly described as follows:

Referring to the Northwest corner of Lot Two of Anderson Subdivision in the City of Washington, as per plat of record in Plat Book I, page 43, a #5 Rebar with cap #1615 found for corner; thence easterly, on a Grid bearing of South 83°03'19" East, on the North line of Lot Two of Anderson Subdivision in the City of Washington, 47.11 feet; thence departing said North line, southerly, South 06°56'41" West, 1.85 feet, to the Point of Beginning for the described Lease Area, thence following the perimeter of the Lease Area on the following bearings and distances: easterly, South 83°03'06" East, 80.00 feet; thence southerly, South 06°56'54" West, 60.00 feet; thence westerly, North 83°03'06" West, 60.00 feet; thence northerly, North 06°56'54" East, 60.00 feet, to the Point of Beginning.

Containing a total calculated area of 4,800 square feet, or 0.110 acres' more or less.

ACCESS/UTILITY & TURNAROUND EASEMENT DESCRIPTION:

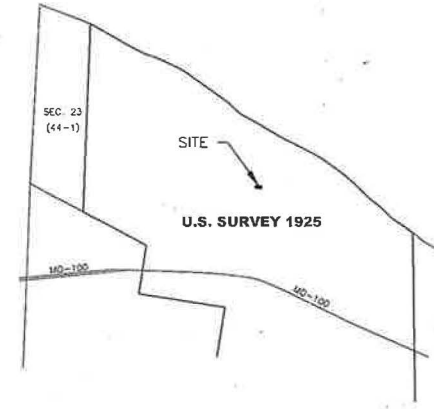
An Access/Utility and Turnaround Easement located in that part of Lot Two of Anderson Subdivision in the City of Washington, located in U.S. Survey 1925, Township Forty-four North, Range One West of the Fifth Principal Meridian, Franklin County, Kansas and being more particularly described as follows:

Referring to the Northwest corner of Lot Two of Anderson Subdivision in the City of Washington, as per plat of record in Plat Book I, page 43, a #5 Rebar with cap #1615 found for corner; thence easterly, on a Grid bearing of South 83°03'19" East, on the North line of Lot Two of Anderson Subdivision in the City of Washington, 47.11 feet; thence departing said North line, southerly, South 06°56'41" West, 1.85 feet, to the Northwest corner of the described Lease Area, also being the Point of Beginning for the described Access/Utility and Turnaround Easement; thence following the perimeter of the easement on the following bearings and distances: southerly, South 06°56'54" West, on the West line of the Lease Area, 40.00 feet; thence departing said West line, westerly, North 85°53'01" West, 20.00 feet; thence northerly, North 06°56'54" East, 20.00 feet; thence westerly, North 85°53'01" West, 24.34 feet, to a point of intersection on the easterly right of way line of Alberta Lane; thence following said right of way, northerly, North 00°14'54" East, 20.02 feet; thence departing the easterly right of way line of Alberta Lane, easterly, South 85°53'01" East, 46.68 feet, to the Point of Beginning.

Containing a total calculated area of 1,309 square feet, or 0.030 acres, more or less.



REV	DATE	DESCRIPTION	BY
1	01.07.20	PRELIMINARY	JM
2	01.09.20	COMPOSITE / RESUBMIT	JM
3	01.20.20	COMPOSITE / FINAL	JM
4	03.12.20	ADD LE / FINAL	JM



T 44 N, R 1 W
PARENT PARCEL DETAIL

SURVEYORS NOTES

- 1.) Generally located in Missouri State Plane Coordinate System, East Zone (NAD-83).
- 2.) Not a survey of the parent parcel shown, but to be used only for the purposes shown hereon.
- 3.) The Utility locations shown hereon were determined by observed above ground evidence only. The surveyor was provided with above ground markings to determine any subsurface locations, and makes no guarantee that the underground utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. This surveyor has not physically located the underground utilities.

Zoning: M-1
Flood Information:
Property falls within a Zone "X" as determined by FEMA Flood Rate Map No. 29071C0165D, with an effective date of October 18, 2011.



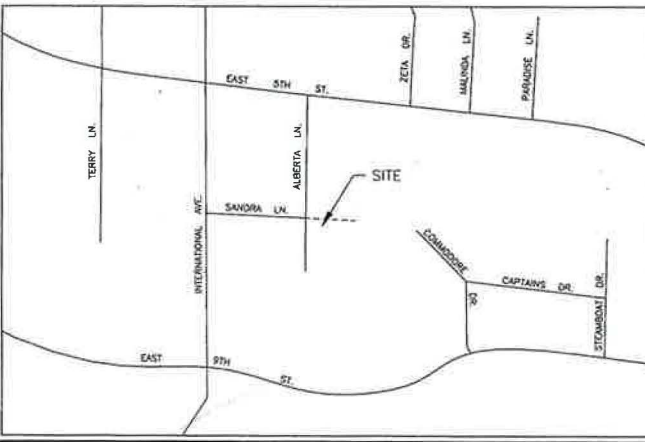
Surveyor's Certificate

I, Jayme M. Malone, a Professional Registered Land Surveyor under the laws of the State of Missouri, certify the above survey was executed by me, on the date shown. This map complies with the Missouri Map Accuracy Standard.

Signed this 13th day of March, 20 20

Jayme M. Malone
Jayme M. Malone

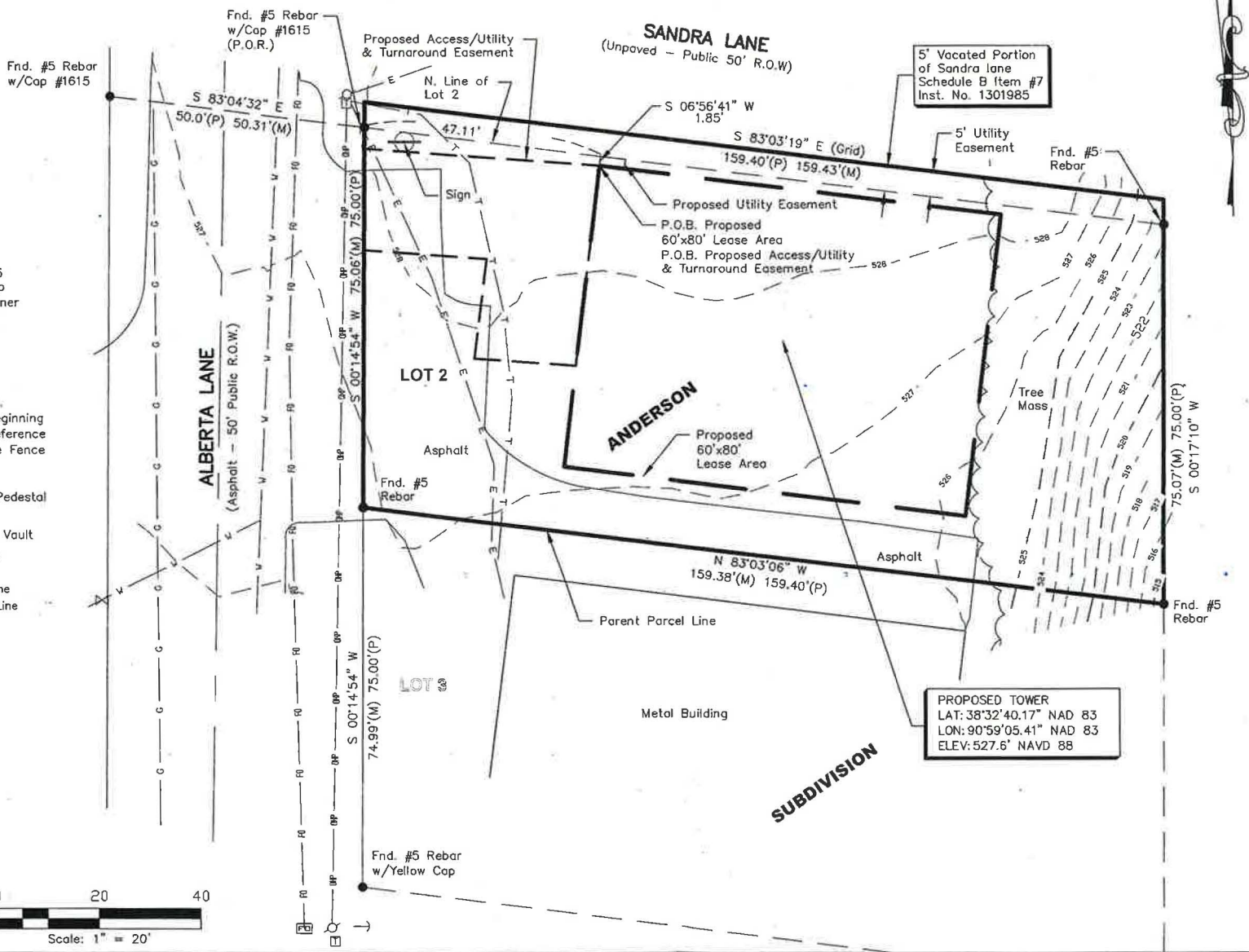
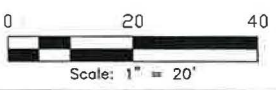
VICINITY MAP



SITE NAME	WASHINGTON MO PHOENIX
SITE NUMBER:	MO3248
SITE ADDRESS	WASHINGTON, MO
SHEET NAME	SITE PLAN
SHEET NUMBER	SS-1

LEGEND

- = Cor. Fnd
- = Cor. Set #5 Rebar w/cap
- ⊕ = Section Corner
- Ⓜ = Benchmark
- (M) = Meas. Dist.
- (P) = Plot Dist.
- (D) = Deed Dist.
- (R) = Record Dist.
- P.O.B. = Point of Beginning
- P.O.R. = Point of Reference
- x- = Barbed Wire Fence
- OP- = Guy Wire
- = Power Pole
- ⊞ = Telephone Pedestal
- = Guy Wire
- Ⓜ = Fiber Optic Vault
- ⊞ = Water Valve
- W- = Water Line
- T- = Telephone Line
- FO- = Fiber Optic Line
- G- = Gas Line
- E- = Electric Line



12851 MANCHESTER ROAD
ST. LOUIS, MO 63131

5056 Hwy N, Suite 200
St. Charles, MO 63304

FULLERTON
ENGINEERING & DESIGN

1100 E WOODFIELD ROAD, SUITE 500
SCHAUMBURG, ILLINOIS 60173
TEL: 847-906-8400
www.FullertonEngineering.com

REV	DATE	DESCRIPTION	BY
1	01.07.20	PRELIMINARY	JC
2	01.08.20	COMMENTS / REVISIONS	PD
3	01.28.20	COMMENTS / FINAL	PD
4	03.12.20	ISSUE / FINAL	PD

6171

HUSKER SURVEYING

4535 Normal Blvd. Ste #101
Lincoln, Ne 68506
(402)423-5202
(402)423-5211
www.huskersurveying.com

SITE NAME
**WASHINGTON MO
PHOENIX**

SITE NUMBER:
MO3248

SITE ADDRESS
WASHINGTON, MO

SHEET NAME
SITE PLAN

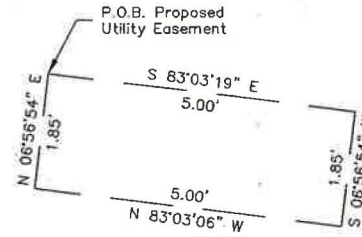
SHEET NUMBER
SS-2

UTILITY EASEMENT DESCRIPTION:

A Utility Easement, located in that part of Lot Two of Anderson Subdivision in the City of Washington, located in U.S. Survey 1925, Township Forty-four North, Range One West of the Fifth Principal Meridian, Franklin County, Kansas and being more particularly described as follows:

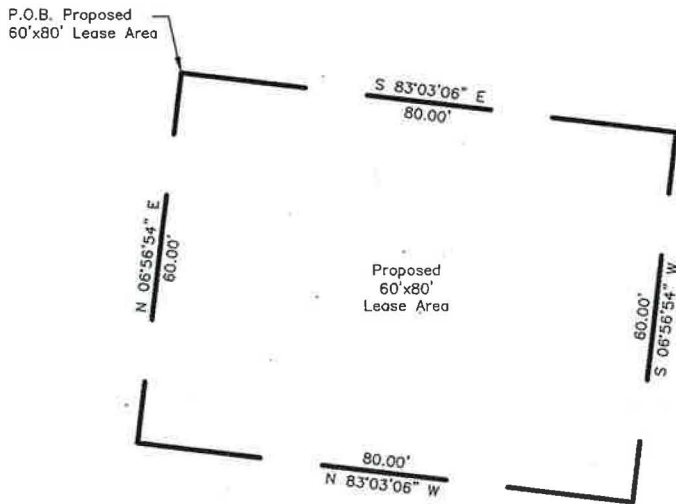
Referring to the Northwest corner of Lot Two of Anderson Subdivision in the City of Washington, as per plat of record in Plat Book 1, page 43, a #5 Rebar with cap #1815 found for corner; thence easterly, on a Grid bearing of South 83°03'19" East, on the North line of Lot Two of Anderson Subdivision in the City of Washington, 47.11 feet, to the Point of Beginning for the described Utility Easement; thence following the perimeter of the easement on the following bearings and distances: easterly, South 83°03'19" East, on the North line of Lot Two of Anderson Subdivision in the City of Washington, 5.00 feet, thence departing said North line, southerly, South 06°56'54" West, 1.85 feet, to a point of intersection on the North line of the described Lease Area; thence following the North line of the Lease Area, westerly, North 83°03'06" West, 5.00 feet; thence departing said North line, northerly, North 06°56'54" East, 1.85 feet, to the Point of Beginning.

Containing a total calculated area of 9 square feet, or 0.000 acres, more or less.



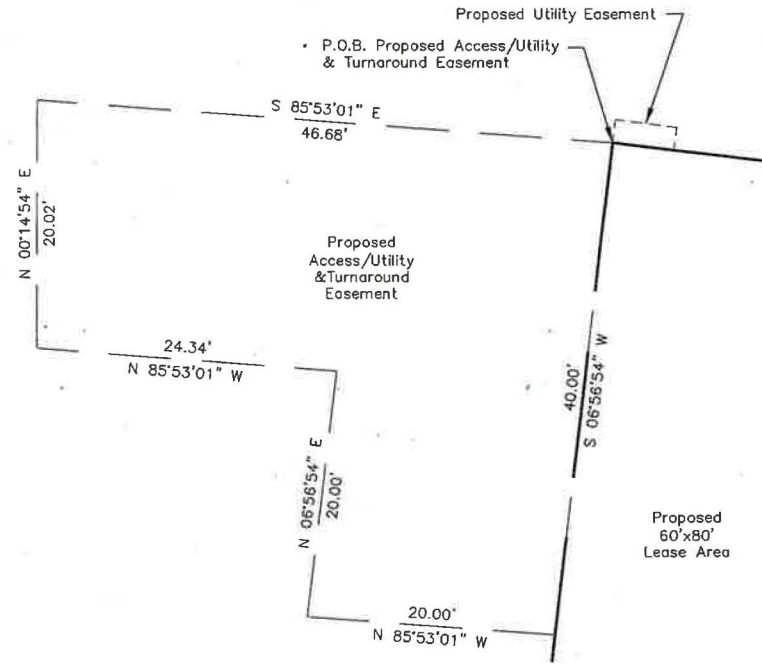
UTILITY EASEMENT DETAIL

Scale: 1" = 2'



LEASE AREA EASEMENT DETAIL

Scale: 1" = 10'



ACCESS/UTILITY & TURNAROUND EASEMENT DETAIL

Scale: 1" = 10'



12851 MANCHESTER ROAD
ST. LOUIS, MO 63131



5055 Hwy N, Suite 200
St. Charles, MO 63304

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SCHAUMBURG, ILLINOIS 60173
TEL: 847-908-8400
www.FullertonEngineering.com

REV	DATE	DESCRIPTION	BY
1	01.07.20	PRELIMINARY	JC
2	01.09.20	COMMENTS / REVISIONS	PD
3	01.28.20	COMMENTS / FINAL	PD
4	03.13.20	ADD V.E. / FINAL	PD

6171



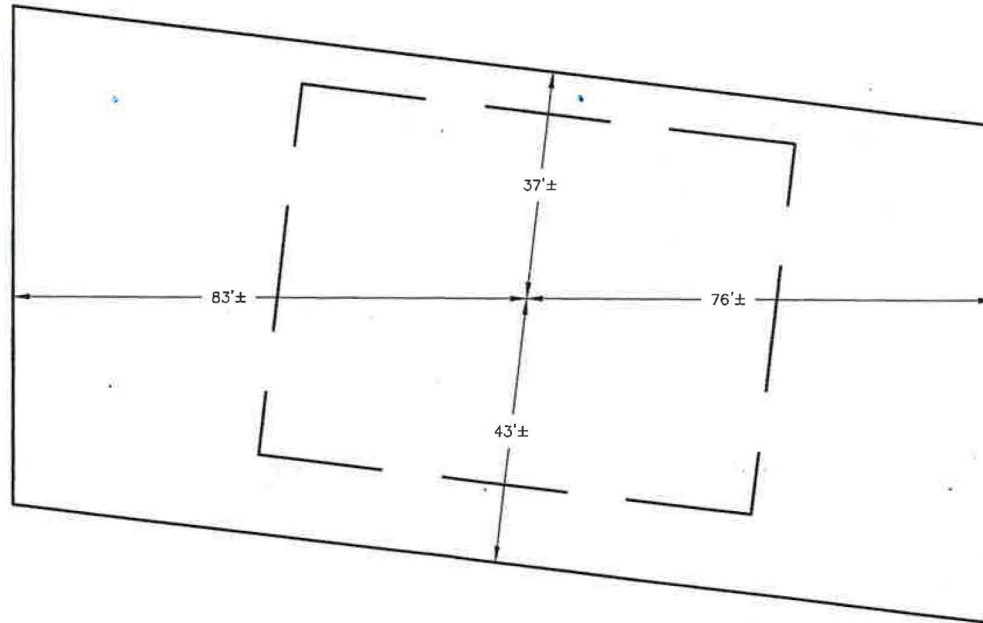
4535 Normal Blvd. Ste #101
Lincoln, Ne 68508
(402)423-5202
(402)423-5211
www.huskersurveying.com

SITE NAME	WASHINGTON MO PHOENIX
SITE NUMBER:	MO3248
SITE ADDRESS	WASHINGTON, MO
SHEET NAME	SITE PLAN
SHEET NUMBER	SS-3

TITLE REPORT:

Based on title report provided by U.S. Title Solutions, File No. 63232-MO1904-5039, with an effective date of May 15, 2019, the following are of survey matters:

- 7. Ordinance Vacating a Portion of Sandra Lane Right of Way by Council of the City of Washington, Missouri, dated 12/17/2012 recorded 2/1/2013 in Instrument No :1301985. Does not affect proposed Lease Area, proposed Access/Utility & Turnaround Easement or proposed Utility Easement and is shown hereon for reference only.
- 8. Anderson Subdivision recorded 2/6/1964 in book I page 43. Affects as plat of Parent parcel. Does not affect proposed Lease Area, proposed Access/Utility & Turnaround Easement or proposed Utility Easement and is shown hereon.



TOWER DISTANCE DETAIL
(N.T.S.)



12851 MANCHESTER ROAD
ST. LOUIS, MO 63131



5655 Hoy N, Suite 200
St. Charles, MO 63304

FULLERTON
ENGINEERS & ARCHITECTS

1100 E. WOODFIELD ROAD, SUITE 500
SCHAUMBURG, ILLINOIS 60173
TEL: 847-908-8400
www.FullertonEngineering.com

REV	DATE	DESCRIPTION	BY
1	04.07.20	PRELIMINARY	JG
2	07.08.20	COMMENTS / REVISIONS	JD
3	08.28.20	COMMENTS / FINAL	JD
4	09.13.20	ADD USE / FINALS	JD

6171



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Lincoln, Ne 68506
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(402)423-5211
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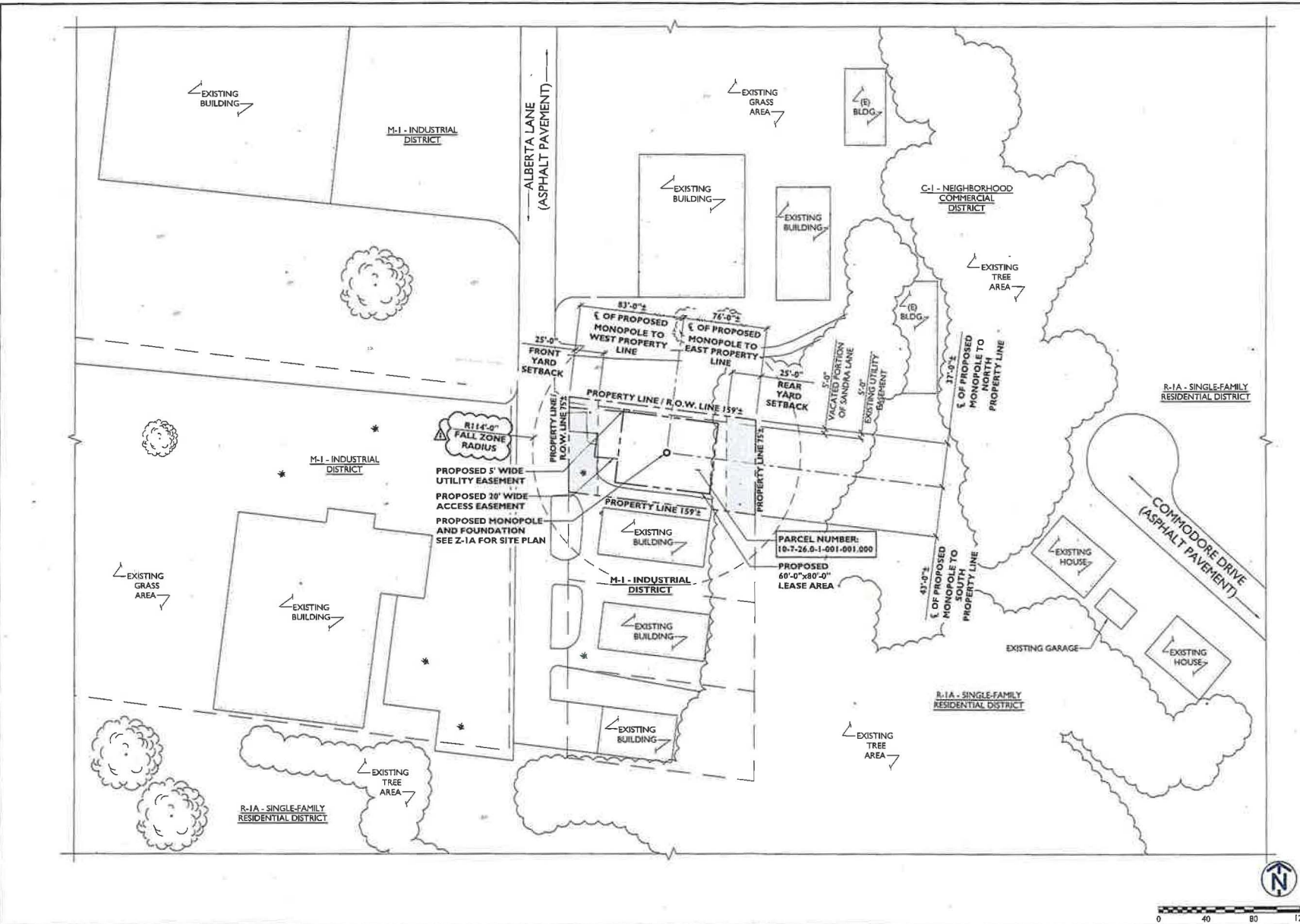
SITE NAME
**WASHINGTON MO
PHOENIX**

SITE NUMBER:
MO3248

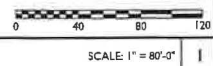
SITE ADDRESS
WASHINGTON, MO

SHEET NAME
SITE PLAN

SHEET NUMBER
SS-4



OVERALL SITE AND SETBACK PLAN



12930 OLIVE BLVD
CREVE COEUR, MO 63141

5055 Hwy N, Suite 200
St. Charles, MO 63304

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SCHAUMBURG, ILLINOIS 60173
TEL: 847-908-8400
COAH# E2019038761
www.FullertonEngineering.com

#	DATE	DESCRIPTION	INT.
A	3/4/20	PRELIM. ZONING	[W]
0	5/11/20	FINAL	[W]
Δ	12/21/20	REVISED FINAL	[W]

DANIEL W. SMITH
NUMBER
PE-2015007444

SITE NAME
WASHINGTON MO PHOENIX

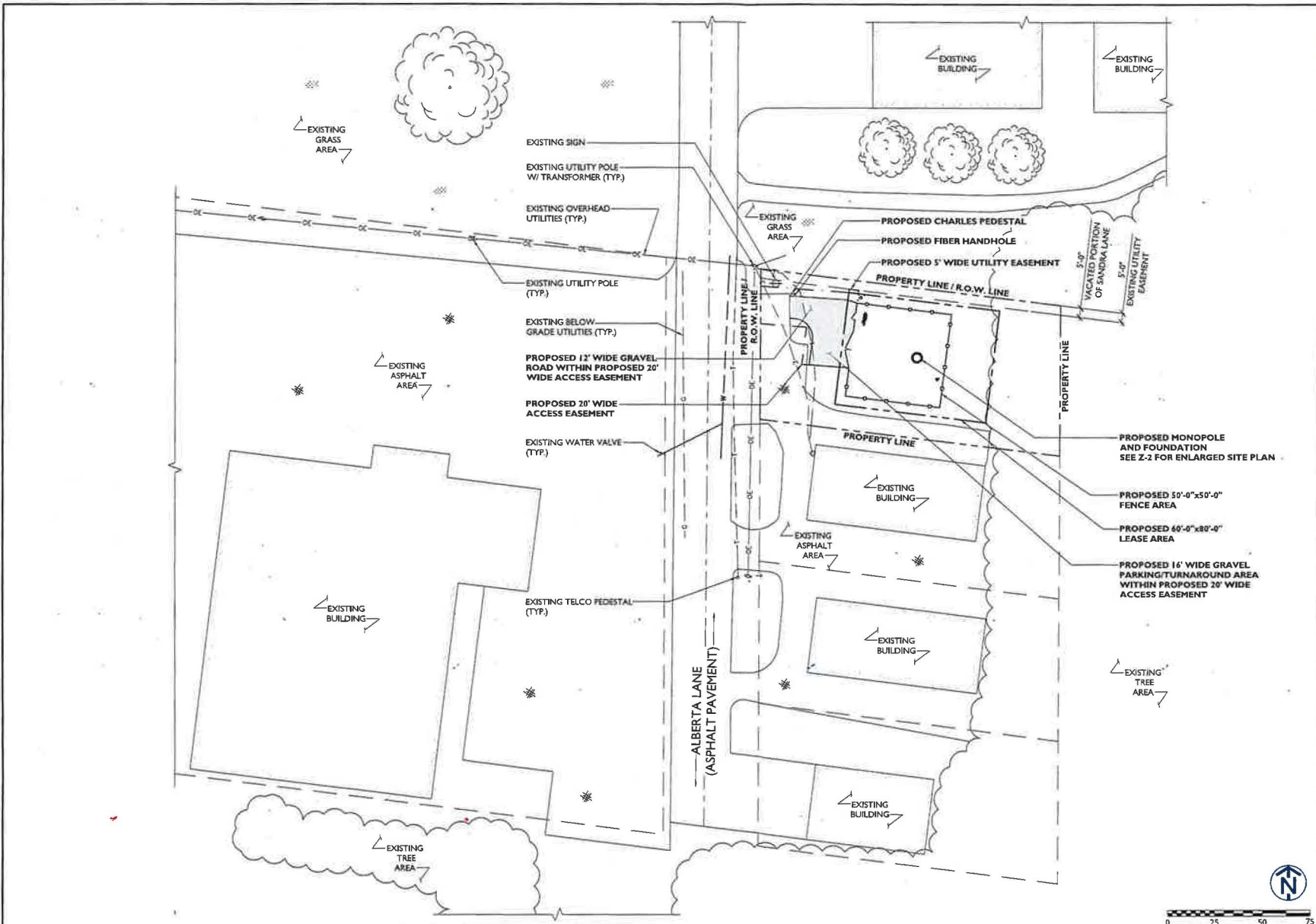
SITE NO.
MO3248

SITE ADDRESS
602 ALBERTA LANE
WASHINGTON, MO 63090

SHEET NAME
OVERALL SITE AND SETBACK PLAN

SHEET NUMBER
Z-1

PROJECT# 2019.0275.0022

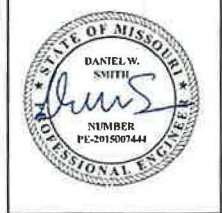


at&t
 12930 OLIVE BLVD
 CREVE COEUR, MO 63141

Network Real Estate LLC
 5055 Hwy N, Suite 200
 St. Charles, MO 63304

FULLERTON
 ENGINEERING DESIGN
 1100 E. WOODFIELD ROAD, SUITE 500
 SCHALMBURG, ILLINOIS 60173
 TEL: 847-908-8400
 COA# E2019038761
 www.FullertonEngineering.com

#	DATE	DESCRIPTION	BY
A	3/4/20	PRELIM. ZONING	JW
C	3/11/20	FINAL	JW
I	12/21/20	REVISED FINAL	JW



SITE NAME
WASHINGTON MO PHOENIX

SITE NO.
MO3248

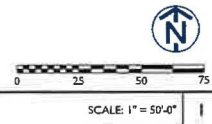
SITE ADDRESS
 602 ALBERTA LANE
 WASHINGTON, MO 63090

SHEET NAME
SITE PLAN

SHEET NUMBER
Z-1A

PROJECT# 2019.0275.0022

SITE PLAN





12930 OLIVE BLVD
CREVE COEUR, MO 63141



5055 Hwy N, Suite 200
St. Charles, MO 63304

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SCHAUMBURG, ILLINOIS 60173
TEL: 847-968-8400
CO.# E2019038761
www.FullertonEngineering.com

#	DATE	DESCRIPTION	INT
A	3/4/20	PRELIM ZONING	JW
B	5/11/20	FINAL	JW
1	12/21/20	REVISED FINAL	JW



SITE NAME
**WASHINGTON MO
PHOENIX**

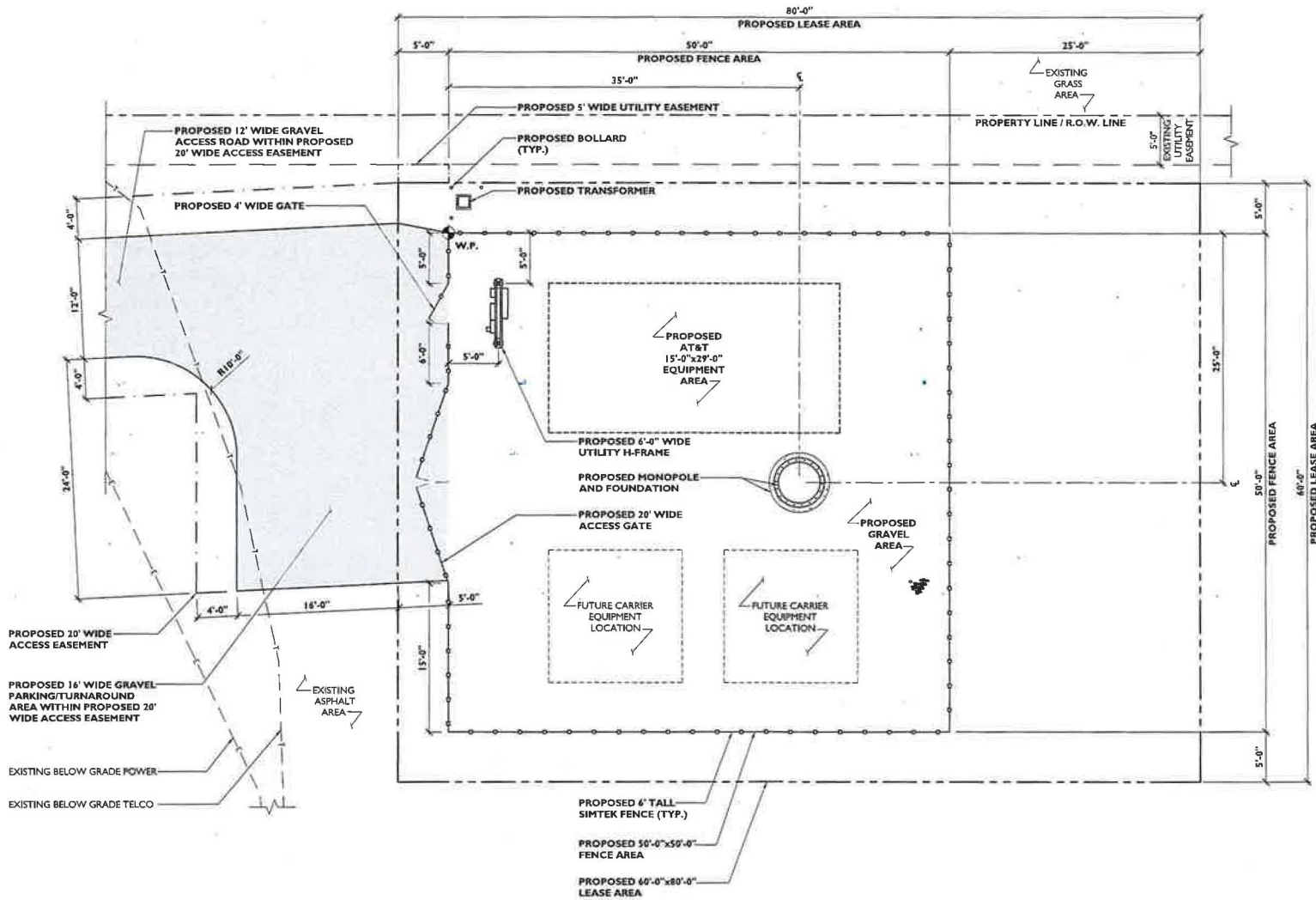
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MO3248

SITE ADDRESS
602 ALBERTA LANE
WASHINGTON, MO 63090

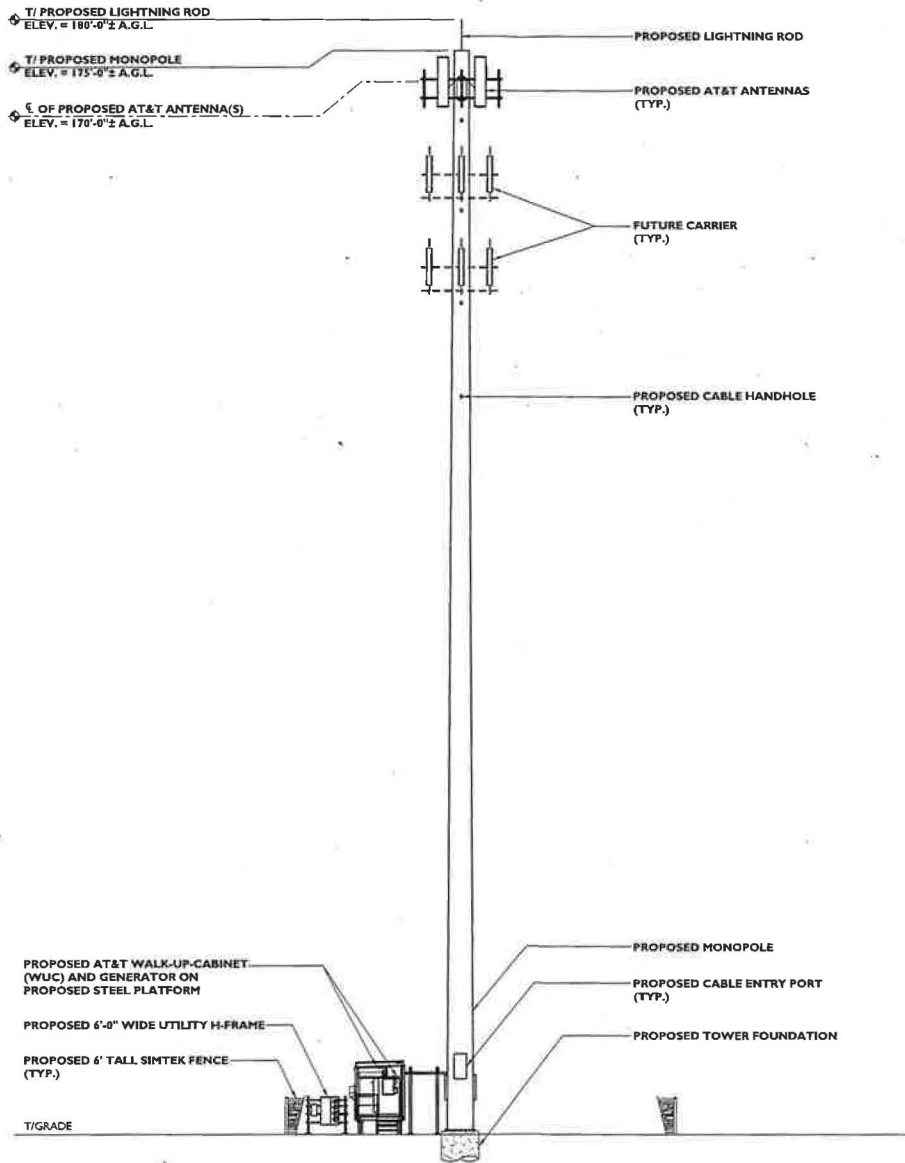
SHEET NAME
**ENLARGED SITE
PLAN**

SHEET NUMBER
Z-2

PROJECT# 2019.0275.0022



ENLARGED SITE PLAN



12930 OLIVE BLVD
CREVE COEUR, MO 63141

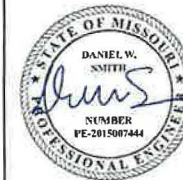


5055 Hwy N, Suite 200
St. Charles, MO 63304

FULLERTON
ENGINEERING DESIGN

1100 E WOODFIELD ROAD, SUITE 500
SCHAMBERG, ILLINOIS 60173
TEL: 847-908-8400
COA# E2019038761
www.FullertonEngineering.com

#	DATE	DESCRIPTION	BY
A	3/4/20	PRELIM. ZONING	JW
O	5/11/20	FINAL	JW
I	12/21/20	REVISED FINAL	JW



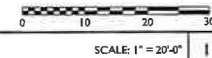
SITE NAME
WASHINGTON MO PHOENIX

SITE NO.
MO3248

SITE ADDRESS
602 ALBERTA LANE
WASHINGTON, MO 63090

SHEET NAME
TOWER ELEVATION

SHEET NUMBER
Z-3



TOWER ELEVATION

PROJECT# 2019.0275.0022

3f

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: 602 Alberta Lane, Washington, MO 63090

Lot: Subdivision: PID# 10-7-26.0-1-001-001.00

Applicant Name: Network Real Estate, LLC as agents of AT&T - Jake Sprague Phone: 636-922-3400

Address of Applicant: 5055 Hwy N, Suite 200, St. Charles, MO 63304

Owner: Anytime Storage, LLC - Scott Lankford Phone: 314-435-9049

Owner's Address: 602 Alberta Lane, Washington, MO 63090

Current Zoning: M-2 Industrial District Proposed Zoning: No change in zoning requested

It is proposed that the property be put to the following use: See Attached

Lot Size: Frontage On Survey (feet) Depth On Survey (feet) Number of Stories 175' monopole

Number of Units: N/A Number of Off-Street Parking Spaces: See site plan

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)

Jake Sprague 1/12/2021

Signature of Applicant Date

Jake Sprague - Network Real Estate, LLC

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.

The proposed 175' monopole is considered Special Use for the M-1 Industrial zoning district. Additionally, one of the considerations in choosing the location was the minimal visual impact the tower would have due to the surrounding trees to the east of this property.

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.

The proposed tower is comparable to other cell sites located in City. Applicant is requesting that SUP approval include a reduction in the setback requirement of 'equal to the height of the structure plus 10' (total setback of 185') as depicted in figure Z-1 of the site plan and referenced in the attached letter.

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

There will be no activities or events associated with the proposed project

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

No increase in traffic volume expected.

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

No added noise level expected once construction is completed.

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.

N/A

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

The location was chosen, in part, due to the surrounding properties industrial use as well as the visual shielding provided by mature trees to the east of the tower resulting minimizing visual impact to the surrounding area.

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.

All lighting will comply with FCC, FAA, and City of Washington regulations and requirements.

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.

The composite stone fencing material for this site was selected in order to provide maximum screening for the ground equipment area. An example of this material is attached to this application.

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.

There will be little to no impact on these factors.

PARENT PARCEL DESCRIPTION:

Lot Two of Anderson Subdivision in the City of Washington, as per plat of record in Plat Book I, page 43 in the office of the Recorder of Deeds. Beginning at the Southeast intersection of the right-of-way of Alberta Lane and Sandra Lane, continuing along the South line of Sandra Lane Eastward to its termination, thence five feet Northward along the East line of Sandra Lane, thence Westward parallel to the South line of Sandra Lane to the intersection of the East line of Alberta Lane, thence Southward along the East line of Alberta Lane to the point of beginning of the right-of-way as vacated, containing 0.018 acres, more or less, as vacated by Ordinance No. 12-11086 of the City of Washington of record in Document No. 1301985 in the office of the Recorder of Deeds.

LEASE AREA DESCRIPTION:

That part of Lot Two of Anderson Subdivision in the City of Washington, located in U.S. Survey 1925, Township Forty-four North, Range One West of the Fifth Principal Meridian, Franklin County, Kansas and being more particularly described as follows:

Referring to the Northwest corner of Lot Two of Anderson Subdivision in the City of Washington, as per plat of record in Plat Book I, page 43, a #5 Rebar with cap #1615 found for corner; thence easterly, on a Grid bearing of South 83°03'19" East, on the North line of Lot Two of Anderson Subdivision in the City of Washington, 47.11 feet; thence departing said North line, southerly, South 06°56'41" West, 1.85 feet, to the Point of Beginning for the described Lease Area; thence following the perimeter of the Lease Area on the following bearings and distances: easterly, South 83°03'06" East, 80.00 feet; thence southerly, South 06°56'54" West, 60.00 feet; thence westerly, North 83°03'06" West, 80.00 feet; thence northerly, North 06°56'54" East, 60.00 feet, to the Point of Beginning.

Containing a total calculated area of 4,800 square feet, or 0.110 acres, more or less.

ACCESS/UTILITY & TURNAROUND EASEMENT DESCRIPTION:

An Access/Utility and Turnaround Easement, located in that part of Lot Two of Anderson Subdivision in the City of Washington, located in U.S. Survey 1925, Township Forty-four North, Range One West of the Fifth Principal Meridian, Franklin County, Kansas and being more particularly described as follows:

Referring to the Northwest corner of Lot Two of Anderson Subdivision in the City of Washington, as per plat of record in Plat Book I, page 43, a #5 Rebar with cap #1615 found for corner; thence easterly, on a Grid bearing of South 83°03'19" East, on the North line of Lot Two of Anderson Subdivision in the City of Washington, 47.11 feet; thence departing said North line, southerly, South 06°56'41" West, 1.85 feet, to the Northwest corner of the described Lease Area, also being the Point of Beginning for the described Access/Utility and Turnaround Easement; thence following the perimeter of the easement on the following bearings and distances: southerly, South 06°56'54" West, on the West line of the Lease Area, 40.00 feet; thence departing said West line, westerly, North 85°53'01" West, 20.00 feet; thence northerly, North 06°56'54" East, 20.00 feet; thence westerly, North 85°53'01" West, 24.34 feet, to a point of intersection on the easterly right-of-way line of Alberta Lane; thence following said right-of-way, northerly, North 00°14'54" East, 20.02 feet; thence departing the easterly right-of-way line of Alberta Lane, easterly, South 85°53'01" East, 46.68 feet, to the Point of Beginning.

Containing a total calculated area of 1,309 square feet, or 0.030 acres, more or less.

UTILITY EASEMENT DESCRIPTION:

A Utility Easement, located in that part of Lot Two of Anderson Subdivision in the City of Washington, located in U.S. Survey 1925, Township Forty-four North, Range One West of the Fifth Principal Meridian, Franklin County, Kansas and being more particularly described as follows:

Referring to the Northwest corner of Lot Two of Anderson Subdivision in the City of Washington, as per plat of record in Plat Book I, page 43, a #5 Rebar with cap #1615 found for corner; thence easterly, on a Grid bearing of South 83°03'19" East, on the North line of Lot Two of Anderson Subdivision in the City of Washington, 47.11 feet, to the Point of Beginning for the described Utility Easement; thence following the perimeter of the easement on the following bearings and distances: easterly, South 83°03'19" East, on the North line of Lot Two of Anderson Subdivision in the City of Washington, 5.00 feet; thence departing said North line, southerly, South 06°56'54" West, 1.85 feet, to a point of intersection on the North line of the described Lease Area; thence following the North line of the Lease Area, westerly, North 83°03'06" West, 5.00 feet; thence departing said North line, northerly, North 06°56'54" East, 1.85 feet, to the Point of Beginning.

Containing a total calculated area of 9 square feet, or 0.000 acres, more or less.

END OF DOCUMENT

Husker Surveying LLC
4535 Normal Blvd., Ste. 101
Lincoln, NE 68506
Ph: 402-423-5202
Fax: 402-423-5211

November 24, 2020

Joe Pisano
Project Control Manager
299 Market Street
Saddle Brook, NJ 07663

RE: Proposed 175' Sabre Monopole for Washington MO Phoenix, MO

Dear Mr. Pisano,

Upon receipt of order, we propose to design and supply the above referenced Sabre monopole for an Ultimate Wind Speed of 108 mph with no ice and 40 mph + 2" ice, Structure Class II, Exposure Category C and Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-G, "Structural Standard for Antenna Supporting Structures and Antennas".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the monopole shaft, above the base plate. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the monopole shaft. This is likely to result in the portion of the monopole above leaning over and remaining in a permanently deformed condition. **Please note that this letter only applies to the above referenced monopole designed and manufactured by Sabre Towers & Poles.** The fall radius for the monopole design described above is less than 65% of the tower height.

Sincerely,

Robert E. Beacom, P.E., S.E.
Engineering Supervisor



SimTek[®]

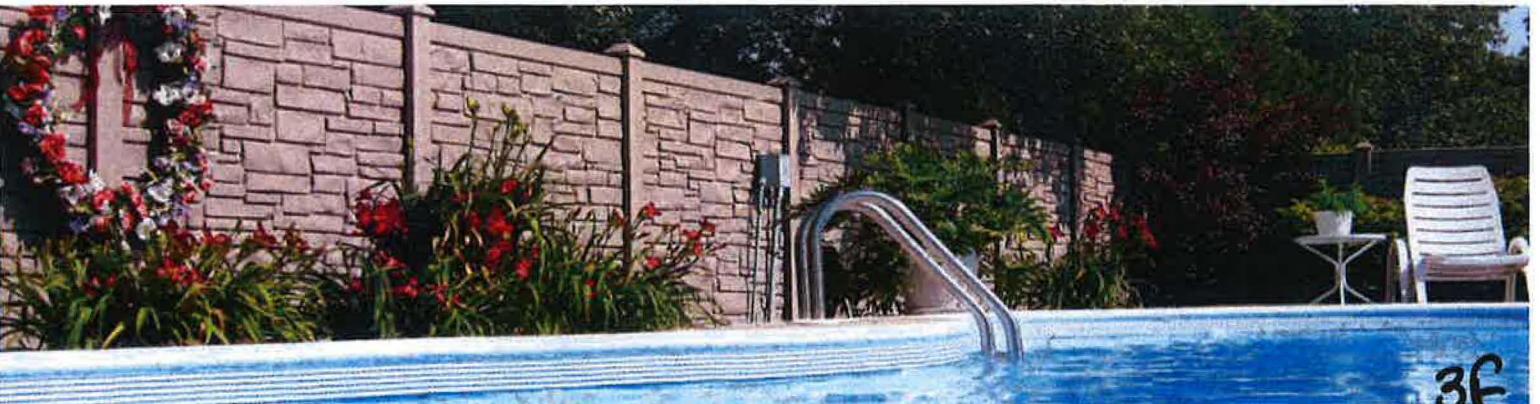
Fence Products

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CertainTeed
SAINT-GOBAIN

3f

AN ECO-FRIENDLY AND MA



SimTek® has reinvented fence manufacturing with its patented granite-stone appearance and superior performance. Why



Patented Construction

Made with proprietary Linear Low Density Polyethylene Plastic (LLDPE) and reinforced with galvanized steel



Superior Wind Rating

Can withstand constant hurricane force winds up to 110 mph and 130 mph gusts - meets Miami-Dade County wind load requirements



Excellent Sound Barrier

Blocks 98% of direct sound - with an (STC) sound transmission class of 26



Durable in Any Temperature

Very stable in hot and cold extremes. Has been tested and performs well at temperatures ranging from -40° F to 140° F



Fade Resistant

Contains UV-12 inhibitors for a lifetime of vibrant colors



Solid Privacy and Security

EcoStone® provides exceptional privacy and security for your loved ones



MAINTENANCE-FREE SOLUTION

design of rotationally-molded fencing, allowing realistic
looks like our **EcoStone®** fence unique?



Easy Installation

One of the most user-friendly fences on the market



Graffiti Resistant

Graffiti is easily removed using a high-powered pressure washer



Eco-Friendly

EcoStone is made with recycled and recyclable polyethylene plastic



Maintenance-Free

EcoStone will never need painting or staining and will not warp, fade, or crack



Twenty-five Year & Lifetime Warranty

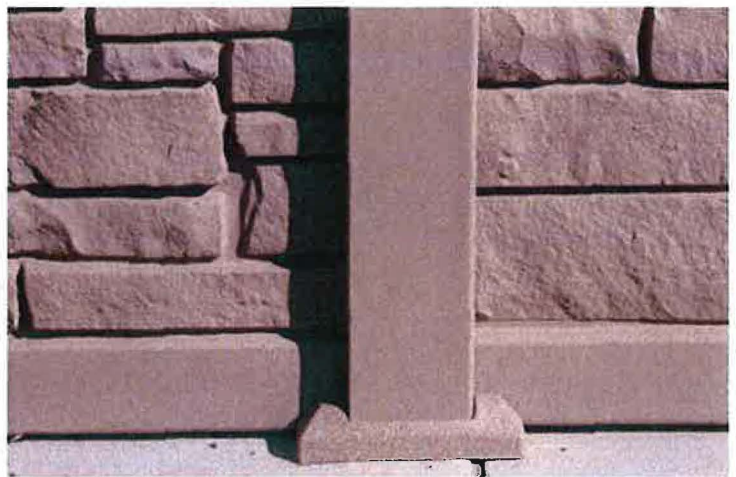
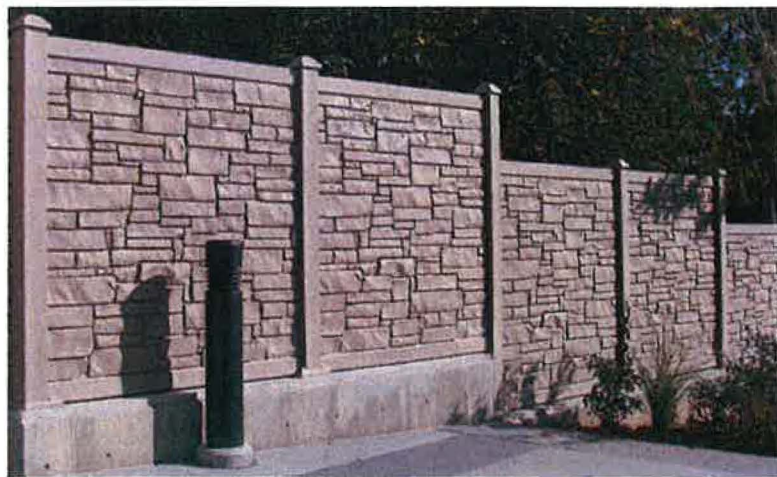
A maintenance-free solution. Twenty-five and lifetime warranties available



Made in the USA

Proudly made in the United States of America

Colors throughout this brochure are simulated.
Consult product samples before making final selection.



3F

STUNNING BEAUTY
LIFETIME DURABILITY

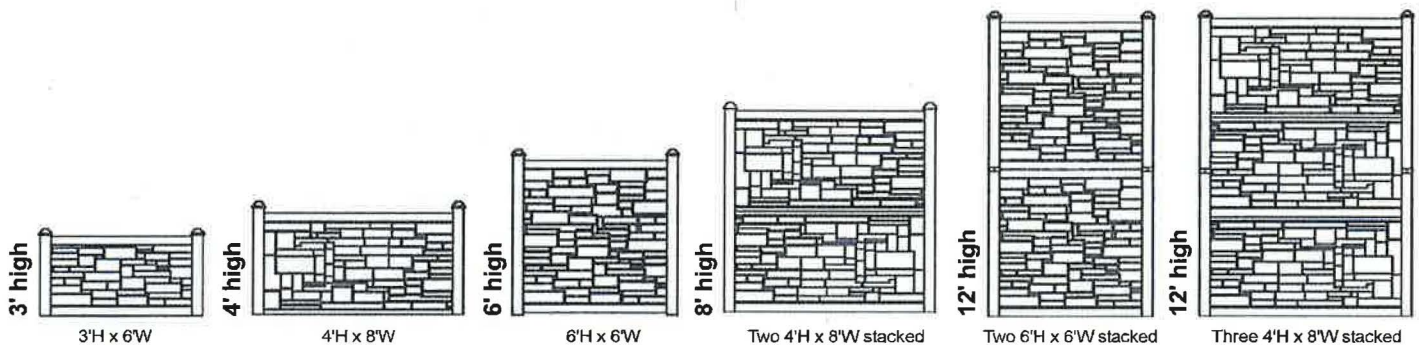


PANELS

- Panels come in 3ft x 6ft, 6ft x 6ft, and 4ft x 8ft
- All panels contain high-grade galvanized steel in both top and bottom rails
- Panel heights cannot be modified; however, panels can be cut to any custom width
- Our panels have been engineered to allow stacking to create 8ft, 12ft and 16ft high walls

POSTS

- Posts come in 8.5ft and 12ft heights and have a five-inch outer diameter
- All posts contain full-length internal, molded, steel stiffeners for optimum strength
- Posts are made from 50% recycled polyethylene plastic
- For 12ft and 16ft high projects, we supply metal I-beams with matching plastic post sleeves



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Beige Granite



Gray Granite



Black Granite



Desert Granite



Dark Brown Granite



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3f

BILL NO. _____ INTRODUCED BY _____

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR AN AT&T CELL TOWER LOCATED AT 602 ALBERTA LANE IN THE CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI

WHEREAS, an application for a Special Use Permit for an AT&T cell tower located at 602 Alberta Lane, was submitted to the City, see Exhibit A, and;

WHEREAS, the City Planning & Zoning Commission has recommended that said application be approved with conditions, and;

WHEREAS, a Public Hearing on said application was held on Tuesday, February 16, 2021, in the Council Chambers of City Hall, 405 Jefferson Street, in Washington, Missouri, notice of said hearing having been duly published in the "Washington Missourian", and;

WHEREAS, the City Council has determined the granting of such Special Use Permit with conditions would be in the best interest of the City, and will not adversely affect the general welfare of the community.

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 an AT&T cell tower located at 602 Alberta Lane.

SECTION 2: 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.

ADOPTED: _____

ATTEST: _____
City Clerk

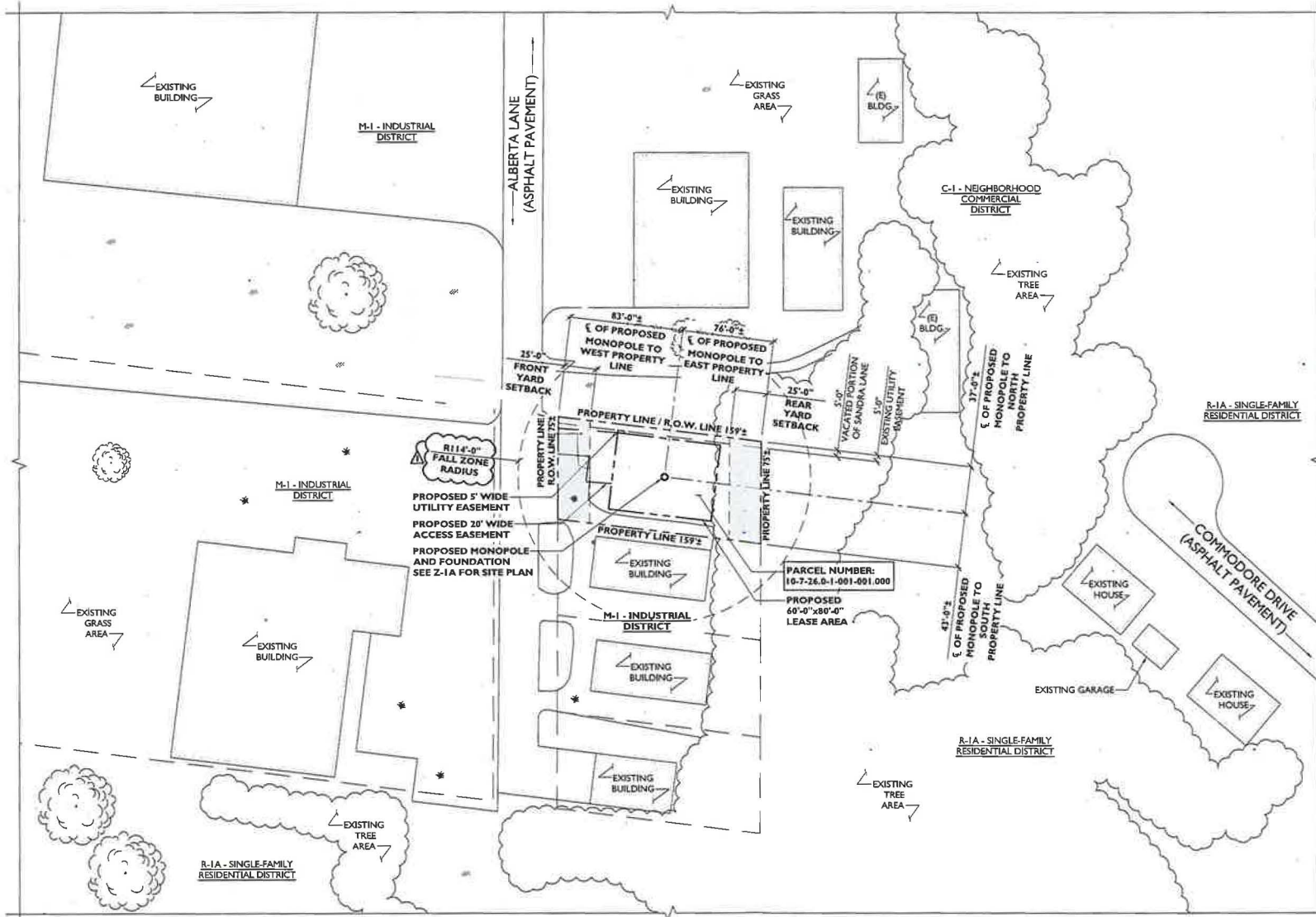
President of the City Council

APPROVED: _____

ATTEST: _____
City Clerk

Mayor of Washington, Missouri

Exhibit A



at&t
 12930 OLIVE BLVD
 CREVE COEUR, MO 63141

Network Real Estate LLC
 5055 Hwy N, Suite 200
 St Charles, MO 63304

FULLERTON
 ENGINEERING DESIGN
 1100 E WOODFIELD ROAD, SUITE 500
 SCHLAUFBURG, ILLINOIS 60173
 TEL: 947-908-8400
 COAH# E2019038761
 www.FullertonEngineering.com

#	DATE	DESCRIPTION	BY
A	3/4/20	PRELIM. ZONING	JW
0	5/11/20	FINAL	JW
Δ	12/21/20	REVISED FINAL	JW



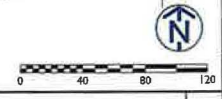
SITE NAME
WASHINGTON MO PHOENIX

SITE NO.
MO3248

SITE ADDRESS
 602 ALBERTA LANE
 WASHINGTON, MO 63090

SHEET NAME
OVERALL SITE AND SETBACK PLAN

SHEET NUMBER
Z-1



OVERALL SITE AND SETBACK PLAN

PROJECT# 2019.0275.0022

BILL NO. _____ INTRODUCED BY _____

ORDINANCE NO. _____

AN ORDINANCE ACCEPTING THE BID FROM JOE MACHENS FORD LINCOLN, COLUMBIA, MISSOURI, AND TO APPROVE THE PURCHASE OF A 2022 FORD F550 REGULAR CAB & CHASSIS, 4X4, WITH DUMP BODY, PLOW & SPREADER BY THE CITY OF WASHINGTON, MISSOURI

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

SECTION 1: The City of Washington, Missouri, is hereby authorized to execute all necessary purchase orders and contracts with Joe Machens Ford Lincoln, Columbia, MO in an amount totaling Eighty Six Thousand Seven Hundred Fifty Four Dollars and Zero Cents (\$86,754.00) for the purchase of a 2022 Ford F550 Regular Cab & Chassis, 4x4, with Dump Body, Plow & Spreader.

A copy of said sales contract is attached hereto and marked as Exhibit A.

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

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

PASSED: _____

ATTEST: _____
City Clerk President of City Council

APPROVED: _____

ATTEST: _____
City Clerk Mayor Washington, Missouri

Exhibit A

SALES CONTRACT

This Sales Contract, made and entered into this _____ day of _____, 2021, by and between Joe Machens Ford Lincoln, 1911 W. Worley, Columbia, MO 65203, herein referred to as "Seller", and the City of Washington, MO., a municipal corporation hereinafter referred to as "City".

WITNESSETH: Whereas, Seller was the best low bid received for furnishing of one 2022 Ford F550 Regular Cab & Chassis, 4x4, with Dump Body, Plow & Spreader as stated in the bid document.

NOW THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:

Seller agrees to provide to the City with one 2022 Ford F550 Regular Cab & Chassis, 4x4, with Dump Body, Plow & Spreader for payment in the total sum of Eighty Six Thousand Seven Hundred Fifty Four Dollars and Zero Cents (\$86,754.00).

The contract documents shall consist of the following:

- A. This Contract
- B. Signed copy of Ordinance
- C. General Specification and Bid

This contract, together with the other documents enumerated in this paragraph, forms the contract between the parties.

These documents are as fully a part of the contract as if attached hereto or repeated herein.

This agreement shall be construed or determined according to the laws of the State of Missouri.

IN TESTIMONY WHEREOF, Seller has hereunto set its hand, and the City of Washington executes this contract the day and year first written.

SELLER:

CITY:

BY: _____
Company Representative

BY: _____
Mayor – Washington, MO

ATTEST: _____
City Clerk

7a



February 2, 2021

RE: Recommendation – Use State Bid for the purchase of a 1 ¼ Ton Dump Truck with Plow & Salt Spreader for the Street Department

Honorable Mayor and City Council,

As you may be aware, before making a determination that a particular vehicle needs to be purchased, staff will annually review and analyze the vehicles to determine the current requirement and the need for purchases. In doing so, it has been determined that the 2003 Ford 1 ¼ Ton Truck (#47), is in need of replacement due to maintenance issues, condition, becoming outdated and worn from years of service. The Street Department has budgeted for replacing the truck in the 2020-2021 budget, for 150,000.

I am recommending that the City of Washington go with the Joe Machens under the State Contract #CC210605002 for a 2022 Ford F550 4x4 Dump Bed with Plow & Spreader, in the amount of \$86,754, which is under budget. We will sell the 2003 Ford 1 ¼ Ton Truck on either the Government Surplus or Purple Wave.

As always, if you have any questions, concerns or would like additional information, please feel free to contact me prior to the City Council Workshop Meeting.

Respectfully,

A handwritten signature in black ink, appearing to read "Tony Bonastia".

Tony Bonastia
Street Superintendent

Concurrence:

A handwritten signature in purple ink, appearing to read "Mary Sprung".

Mary Sprung, Finance Manager

7a

BILL NO. _____ INTRODUCED BY _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 265.110 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 265.110 of the Code of the City of Washington, Missouri is hereby by amended to read as follows:

Aquatic Complex User Fees and Charges

Activity Type	Fee Type	Fee Amount
Pool	Daily Admission	\$7.00 per person (3 and over)
Pool	Punch Card	\$50.00 (10 punches)
Pool	After Hours Pool Rental	\$500 (2 hour limit), \$200 Deposit

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

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

PASSED: _____

ATTEST: _____
City Clerk

President of City Council

APPROVED: _____

ATTEST: _____
City Clerk

Mayor Washington, Missouri



February 16, 2021

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

RE: Fee Recommendations – Aquatic Complex Fees and Charges

Honorable Mayor and City Council,

Recently, staff, the City Administrator and Parks and Recreation Commission members formed an Aquatic Complex Fees and Charges Sub Committee to evaluate the City's fees and charges for the new Agnes Nolting Aquatic Center. After hours of research and several meetings, the Committee is recommending amending the current Park Facilities User Fee Schedule.

Below are the aquatic complex fees and charges the Committee is recommending to amend.

- \$7.00 daily admission (3 and over)
- \$50 punch card (10 punches) *Available after June 1, 2021.
- \$500 after hours pool rental (2 hour limit), \$200 rental deposit

Staff is also requesting a Grand Opening Discount off the pool punch card. This promotional discount would allow people to purchase a 20 punch card for \$85. This would be a one-time discount. After June 1, the punch card would then be \$50 for 10 punches.

Accordingly, the Parks & Recreation Commission, the Aquatic Complex Fees & Charges Sub Committee and the Parks & Recreation Department are asking for the City Council's consideration and subsequent approval to amend the Aquatic Complex User Fees and Charges.

As always, if you have any questions, concerns or would like additional information, please feel free to contact us prior to the City Council Meeting.

Respectfully,

Wayne Dunker, CPRP
Director of Parks and Recreation

BILL NO. _____ INTRODUCED BY _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING SCHEDULE V, RESTRICTED PARKING, TABLE V-C-NO PARKING FOR MORE THAN TWO HOURS 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 V, Restricted Parking, Table V-C-No Parking for more than two hours of the Code of the City of Washington, Missouri, is hereby amended as follows:

Table V-C-No parking for more than two hours

Location	Add	Delete
Market Street, east side, from south line of Front Street if extended to the north line of Main Street		✓

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: _____
City Clerk

President of the City Council

APPROVAL: _____

ATTEST: _____
City Clerk

Mayor of Washington, Missouri

7c

BILL NO. _____

INTRODUCED BY _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING A BOUNDARY ADJUSTMENT FOR WEST HILLS SUBDIVISION, LOT 2 IN THE CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI

WHEREAS, the plat, attached as "Exhibit A" demonstrating the boundary adjustment in the City of Washington, Missouri has been submitted to the City for approval; and

WHEREAS, said plat meets the requirements of the applicable ordinances of the City of Washington, Missouri; and

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

SECTION 1: The boundary adjustment as shown in the attached "Exhibit A" in the City of Washington, Missouri is hereby approved.

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

SECTION 3: This ordinance shall be in full force and effect from and after its passage and approval.

Passed: _____

ATTEST: _____
City Clerk

President of City Council

Approved: _____

ATTEST: _____
City Clerk

Mayor of Washington, Missouri

Td

"Exhibit A"

WEST HILLS PLAT 2

A RESUBDIVISION OF LOTS 1, 2 & 4 OF WEST HILLS, LOCATED IN THE NW 1/4 OF SECTION 21, TOWNSHIP 44 NORTH, RANGE 1 WEST OF THE 5TH P.M., CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI

Certificate of Ownership
 We, the undersigned members of the Board of Land shown below have caused this water to be surveyed and subdivided in the manner shown and said subdivision well known to be known as "WEST HILLS PLAT 2".

RICHARD A. WANDERLICH (SAR)
 FRED L. WANDERLICH (SAR)
 WINDYBILLS STABLE LLC (SAR)
 BT (SAR)
 MATH LEADERS (SAR)
 PRIVATE ADS (SAR)

STATE OF MISSOURI
 COUNTY OF FRANKLIN
 On this _____ day of _____ in the year _____ before me, the undersigned notary public, personally appeared _____ known to me to be the person(s) whose name(s) here subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.
 If within a legal, I have signed my hand and official seal.

Notary Public
 Print Name _____
 My commission expires _____

STATE OF MISSOURI
 COUNTY OF FRANKLIN
 On this _____ day of _____ in the year _____ before me, the undersigned notary public, personally appeared _____ known to me to be the person(s) whose name(s) here subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.
 If within a legal, I have signed my hand and official seal.

Notary Public
 Print Name _____
 My commission expires _____

STATE OF MISSOURI
 COUNTY OF FRANKLIN
 On this _____ day of _____ in the year _____ before me, the undersigned notary public, personally appeared _____ known to me to be the person(s) whose name(s) here subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.
 If within a legal, I have signed my hand and official seal.

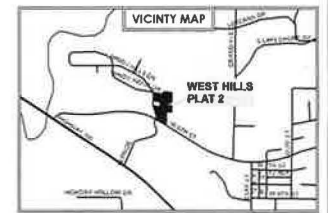
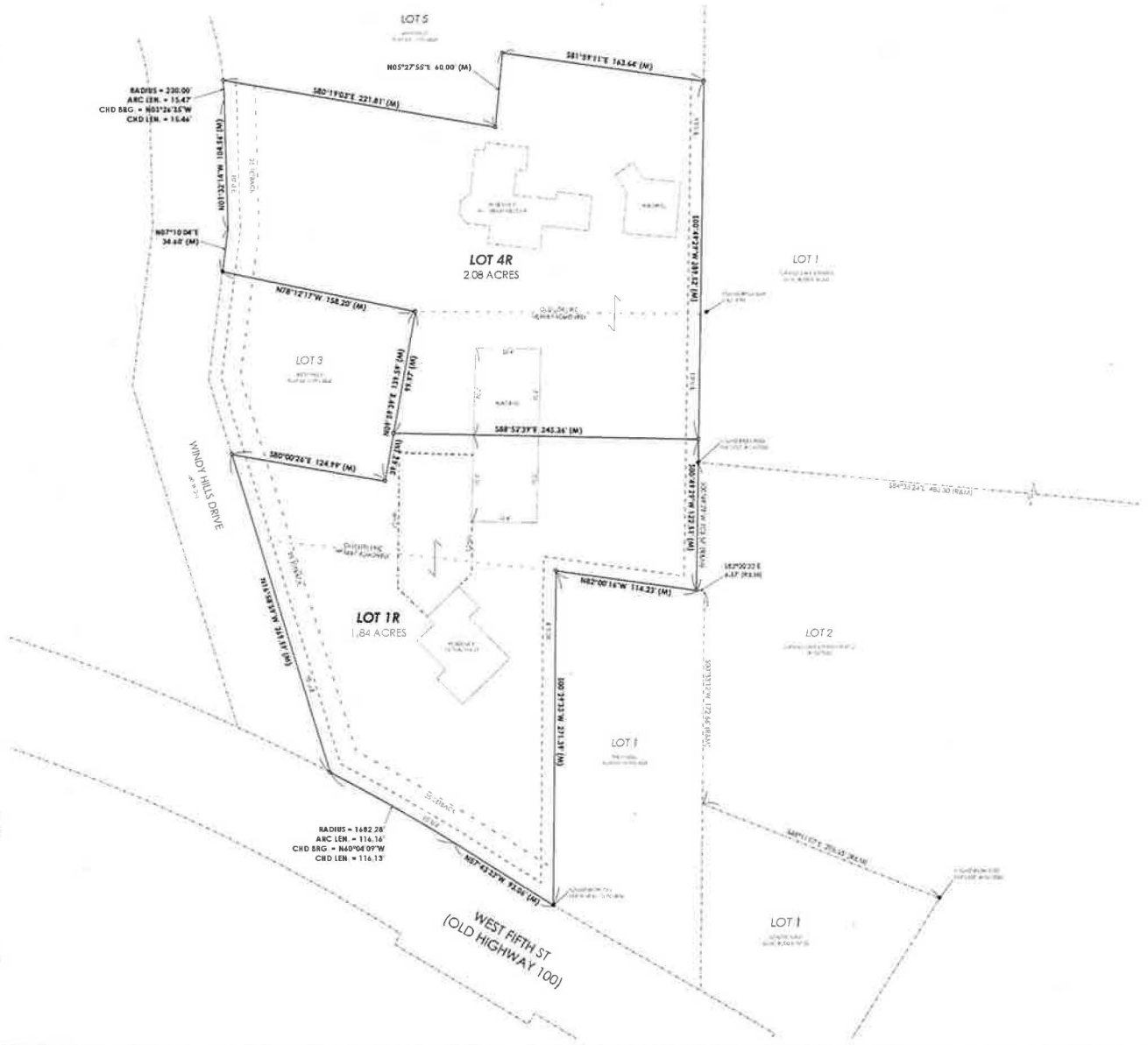
Notary Public
 Print Name _____
 My commission expires _____

I, Mary Tomlinson, City Clerk for and with the City of Washington, Missouri do certify that the above plat of WEST HILLS PLAT 2, was approved by the City of Washington, Missouri.
 By Ordinance No. _____ Passed and published this _____ day of _____ 2025.

Mary Tomlinson
 City Clerk, City of Washington, MO

I, Doug Tomlinson, Collector of Revenue for Franklin County, Missouri, this being with duplicate and say that I am familiar with the said plat and belong to Bernard A. Luce Wandersich, Windy Hills Stable LLC and Fred L. & Richard A. Wandersich and understand that "West Hills Plat 2" and further state that there are no objections or payments on the above said plat shown due Franklin County.

Doug Tomlinson
 Collector of Revenue
 Franklin County, MO



Legal Description of West Hills Plat 2
 A tract of land located in the Northwest 1/4 of Section 21, Township 44 North, Range 1 West of the 5th P.M. in the City of Washington, Franklin County, Missouri. Being all or part of Lot 1 and 4 of West Hills, as subdivision recorded in the Franklin County Recorder at Books 2298 in Plat Book 13, Page 404.
 Subject to city and all easements, servitudes, covenants, etc., of record.



NOTES:
 1. North derived from the bearings at the end of the plat of Grand Lake Estates Plat 2, a subdivision recorded in Document # 130700 in the Franklin County Recorder of Deeds office.
 2. Deeds of record for the subject property are Book 799 Page 713, Document # 142321 and Book 792 Page 438, as recorded in the Franklin County Recorder's Office.
 3. Property is zoned R-1-A.
 4. This survey meets the A/C survey standards for "Single Platonly".
 5. Subject to any and all easements, servitudes, covenants, etc., of record.

WEST HILLS PLAT 2
 A RESUBDIVISION OF LOTS 1, 2 & 4 OF WEST HILLS, LOCATED IN THE NW 1/4 OF SECTION 21, TOWNSHIP 44 NORTH, RANGE 1 WEST OF THE 5TH P.M., CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI

SURVEY PREPARED FOR: DAN CASSETTE
 DATE OF SURVEY: 2/23/2025 DATE OF DRAWING: 6/4/2025

State of Missouri: _____
 County of Franklin: _____

This is to certify that Dan Cassette, that we have during the month of March 2025, executed a survey and subdivision of a tract of land being all 1, 2 & 4 of West Hills, located in the NW 1/4 of Section 21, Township 44 North, Range 1 West of the 5th P.M. in the City of Washington, Franklin County, Missouri, to the best of my knowledge and belief this plat represents the original or a correct copy of said survey and was executed in accordance with the current "Minimum Standards for Property Boundary Surveys of the Missouri Department of Insurance, State of Missouri, and the Missouri Department of Revenue of Land Survey. With my original signature and seal, this day of April, 2025.

Kurt J. Muser PLS #1822
 Professional Land Surveyor, State of Missouri
 P.O. Box 243, Washington, MO 63070

MUSER AND ASSOCIATES LAND SURVEYING
 KURT MUSER - REGISTERED LAND SURVEYOR
 204 OAK ST WASHINGTON MO 63070
 636-239-1247

7d

BILL NO. _____ INTRODUCED BY _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING A BOUNDARY ADJUSTMENT FOR SCHROEDERS SECOND SUBDIVISION, PLAT 2 IN THE CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI

WHEREAS, the plat, attached as "Exhibit A" demonstrating the boundary adjustment in the City of Washington, Missouri has been submitted to the City for approval; and

WHEREAS, said plat meets the requirements of the applicable ordinances of the City of Washington, Missouri; and

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

SECTION 1: The boundary adjustment as shown in the attached "Exhibit A" in the City of Washington, Missouri is hereby approved.

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

SECTION 3: This ordinance shall be in full force and effect from and after its passage and approval.

Passed: _____

ATTEST: _____
City Clerk

President of City Council

Approved: _____

ATTEST: _____
City Clerk

Mayor of Washington, Missouri

BILL NO. _____ INTRODUCED BY _____

ORDINANCE NO. _____

AN ORDINANCE REPEALING ORDINANCE NO. 20-13207 AND ENACTING IN LIEU THEREOF AN ORDINANCE ESTABLISHING THE REQUIREMENT TO WEAR A FACE MASK IN CERTAIN LOCATIONS IN ORDER TO PREVENT OR LIMIT THE SPREAD OF THE COVID-19 DISEASE; AUTHORIZING THE ADOPTION OF FURTHER ORDERS FOR THE IMPLEMENTATION OF THE ORDINANCE, AND FIXING THE TIME WHEN THIS ORDINANCE SHALL BECOME EFFECTIVE

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

WHEREAS, the novel coronavirus disease (COVID-19) is a highly infectious and dangerous disease that on March 11, 2020 was declared by the World Health Organization to be a pandemic; and

WHEREAS, due to the COVID-19 pandemic there have been declarations of emergency enacted by the President of the United States, the Governor of the State of Missouri, and the City of Washington; and

WHEREAS, Section 77.530 RSMo. authorizes the City Council to make regulations and pass ordinances for the prevention of the introduction of contagious diseases into the City, and for the abatement of the same, and make regulations to secure the general health of the City; and

WHEREAS, the spread of COVID-19 will continue to grow at an exponential rate for the foreseeable future unless additional measures are implemented to reduce the spread of the disease in Washington; and

WHEREAS, exponential spread of the disease has the potential to overwhelm the community's medical resources; and

WHEREAS, in addition to overwhelming the medical system and threatening the health and lives of residents, the spread of the disease has the potential to cause economic damage, disruption and hardship in the event the City finds it necessary to return to the former stay at home orders in order to reduce the spread of the disease; and

WHEREAS, due to the escalating spread of the COVID-19 pandemic it necessary for the immediate preservation of public health, safety, and welfare of the residents of Washington to take steps to mitigate the spread of the disease; and

WHEREAS, the key transmission method for the COVID-19 virus is through respiratory droplets that people expel when they breathe, speak, cough, or sneeze; and

WHEREAS, people can be infected with the COVID-19 virus and be asymptomatic or pre-symptomatic but still be contagious to others; and

WHEREAS, numerous epidemiologists have found that widespread use of a face mask is necessary to prevent the more rapid spread of the COVID-19 virus, and thereby necessary for the safety and health of Washington citizens, residents, and visitors; and

WHEREAS, the United States Centers for Disease Control and Prevention has recommended that members of the public, when they need to interact with others outside the home, and especially in indoor settings should cover the mouth and nose to prevent inadvertently spreading COVID-19; and

WHEREAS, the wearing of a mask by patrons and employees to the greatest extent possible may allow businesses to remain open while protecting the health and safety of the public and employees and keeping the local economy strong during the period in which the disease is being brought under control in the community; and

WHEREAS, the City Council finds that wearing a Face Mask is an appropriate and necessary method of reducing the spread of COVID-19 and will be the least restrictive means imposed with the greatest benefit to reduce community spread; and

WHEREAS, use of face masks may limit the spread of COVID-19 to such an extent that further Stay at Home Orders may not be needed.

SECTION 1. Ordinance No. 20-13207 is repealed, and a new Ordinance is hereby enacted as follows.

SECTION 2. Incorporation of findings. The City Council makes and reaffirms the findings set forth above and incorporates the same by reference as if fully set forth herein.

SECTION 3. Definition. As used in this ordinance, a "Face Mask" means a covering made of cloth, fabric, or other soft or permeable material, without holes, that covers only the nose and mouth and surrounding areas of the lower face. A covering that hides or obscures the wearer's eyes or forehead is not a Face Mask. A Face Mask may be factory-made, or may be handmade and improvised from ordinary household materials.

Any mask that incorporates a one-way valve (typically a raised plastic cylinder about the size of a quarter on the front or side of the mask) that is designed to facilitate easy exhaling allows droplets to be released from the mask, putting others nearby at risk.

As a result, these masks are not a Face Mask under this Ordinance and must not be used to comply with this Ordinance's requirements.

SECTION 4. Wearing of Face Masks Required. Except as otherwise provided in this ordinance all persons age ten years old and above who are present within the jurisdiction of the City of Washington are required to wear a clean Face Mask any time they are, or will be, in contact with other people in public indoor spaces who are not household members.

SECTION 5. Employers to Provide Face Masks to Employees. Any time an employee or staff person is required to wear a Face Mask pursuant to this ordinance, the employer shall make face masks available in sufficient quantity to assure each employee can always wear a clean Face Mask.

SECTION 6. Exempted Activities. A person may remove their Face Mask where otherwise required under the following circumstances:

1. While outdoors when able to maintain a distance of at least six feet from others;
2. While exercising outdoors or while exercising indoors when able to maintain a distance of at least six feet from others;
3. When engaged in a sporting activity;
4. While at home; provided however, the wearing of a Face Mask shall be required in all common areas of any multifamily structure;
5. When in a vehicle;
6. While eating or drinking in the dining area of a restaurant or other establishment that offers food or beverage service, provided that person is able to maintain a distance of at least six feet from persons seated at other tables, and provided this distance restriction is enforced by the restaurant or other establishment;
7. When an individual has a medical condition, mental health condition or disability that prevents wearing a Face Mask;
8. When any party to a communication is deaf or hard of hearing and not wearing a Face Mask is essential to communication;

9. While obtaining a service that requires temporary removal of the Face Mask, such as dental examinations;
10. When necessary to confirm the individual's identity;
11. When federal or state law prohibits wearing a Face Mask or requires the removal of a Face Mask;
12. When requested by a law enforcement officer;
13. When requested by a medical provider, including emergency response personnel;
14. When in a business/commercial/office setting and not within six feet of any other person; provided however, when moving from place to place in a business location where the person cannot maintain at all times a distance of six feet from all other persons a Face Mask shall be worn.

SECTION 7. Enforcement. A person who has been convicted of a violation of this ordinance may be sentenced to pay a fine which does not exceed fifteen dollars (\$15.00) for an individual and one hundred dollars (\$100.00) for a business, government or non-profit entity of any kind. For a business, government or non-profit entity, each violation of the requirements of this ordinance by an individual within or working for the entity shall be a separate violation for the business, government, or non-profit entity.

SECTION 8. Severability clause. If any provisions, sections or portion of this ordinance is found or determined by a court for any reason to be invalid or unenforceable, those provisions shall be severed from the remaining portions of this ordinance, which shall remain effective in the absence of any invalid or unenforceable provisions.

SECTION 9. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 10. This ordinance shall be in full force and effect from and after the 8th day of February, 2021 and shall remain in effect until two of the following three factors are determined for four consecutive weeks by the City of Washington Emergency Management Director:

1. The fourteen-day running average of new daily cases is less than 25 cases reported by the Franklin County Department of Health;
2. The fourteen-day running average hospital admissions within Franklin County is flat or decreasing compared to the previous fourteen days reported by the Franklin County Department of Health;

3. The fourteen-day running average of COVID deaths is flat or decreasing compared to the previous fourteen days reported by **Mercy Hospital**, Washington, Missouri.

These determinations shall be calculated every Monday beginning on the 8th day of February, 2021.

Passed: _____

ATTEST: _____
City Clerk

President of City Council

Approved: _____

ATTEST: _____
City Clerk

Mayor of Washington, Missouri



February 8, 2021

Mayor & City Council
City of Washington
Washington, MO 63090

RE: File No. 21-0107-The applicant is requesting approval of a Preliminary Plat for Plat 6 of The Overlook at Weber Farms to construct 26 more single family homes

At their February 8, 2021 meeting the Planning and Zoning Commission voted to recommend approval of the above preliminary plat with an unanimous vote.

Sincerely,

Thomas R. Holdmeier
Commission Chairman

To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: February 8, 2021

Re: File #21-0105, File #21-0106, and File #21-0107

Synopsis: The applicant is requesting approval of a voluntary annexation of 7.95 acres, a rezoning of 1.4 acres from R-1A to R-1D, and a preliminary plat for The Overlook at Weber Farms Plat 6.

Adjacent Land Use /Zoning Matrix		
	Existing Land Use	Existing Zoning
North	Single Family	R-1A
South	Vacant Land	N/A
East	Single Family	R1-D
West	Single Family	R-1D

Analysis:

The applicant has submitted three applications in association of the next phase of The Overlook at Weber Farms. The first application is a request to rezone 1.4 acres, situated between the existing subdivision and the proposed annexation, from R-1A 10,000 sq. ft. Single Family Residential to R-1D 7,500 square foot residential. The proposal creates a denser subdivision, but is part of a transition between the larger lots to the north and the smaller lots to the south. It also matches the existing zoning in the Overlook at Weber Farms and Villas at Weber Farms. Staff sees no detriment to the surrounding properties by allowing the rezoning.

The second is a petition for voluntary annexation. The petition includes 7.95 acres of property directly south of the existing subdivision and north of the proposed plat. It is adjacent to existing City limits and will have access via Graham Road, Mason Close Road, and Statten Drive. The applicant has also requested that the property be annexed into the City as R-1D Single Family Residential. This matches the surrounding zoning adjacent to the proposed annexation.

The third application is requesting approval of a preliminary plat for the Overlook at Weber Farms Plat 6. This next and potentially final phase of the subdivision includes the extension of Graham Road, Mason Close Road, and Statten Drive to allow for the creation of 27 lots. The plat proposes to terminate Graham Road with a 96 ft. wide cul-de-sac. The plat also completes two connection points at Statten and Mason Close Road and Statten Graham Road allowing for more continuity in the subdivision. The proposed grades of the street extensions are not to exceed 12% as was approved as a variance with the previous two plats. The applicant will be required to denote that on the final plat. There is also a lake proposed and shown as part of "common ground A" and a "lake maintenance easement" to the rear of the lots that access the lake. The remainder of the plat meets

code requirements showing the appropriate right-of-way widths, utility easements, and general notes, with the exception of lots 100-104. The sanitary sewer is not shown inside a utility easement to the rear of these lots. An easement will be required on the final plat.

The following are attached to better describe the requested applications

1. The rezoning exhibit
2. The annexation legal exhibit
3. The preliminary plat for Plat 6.

Recommendation:

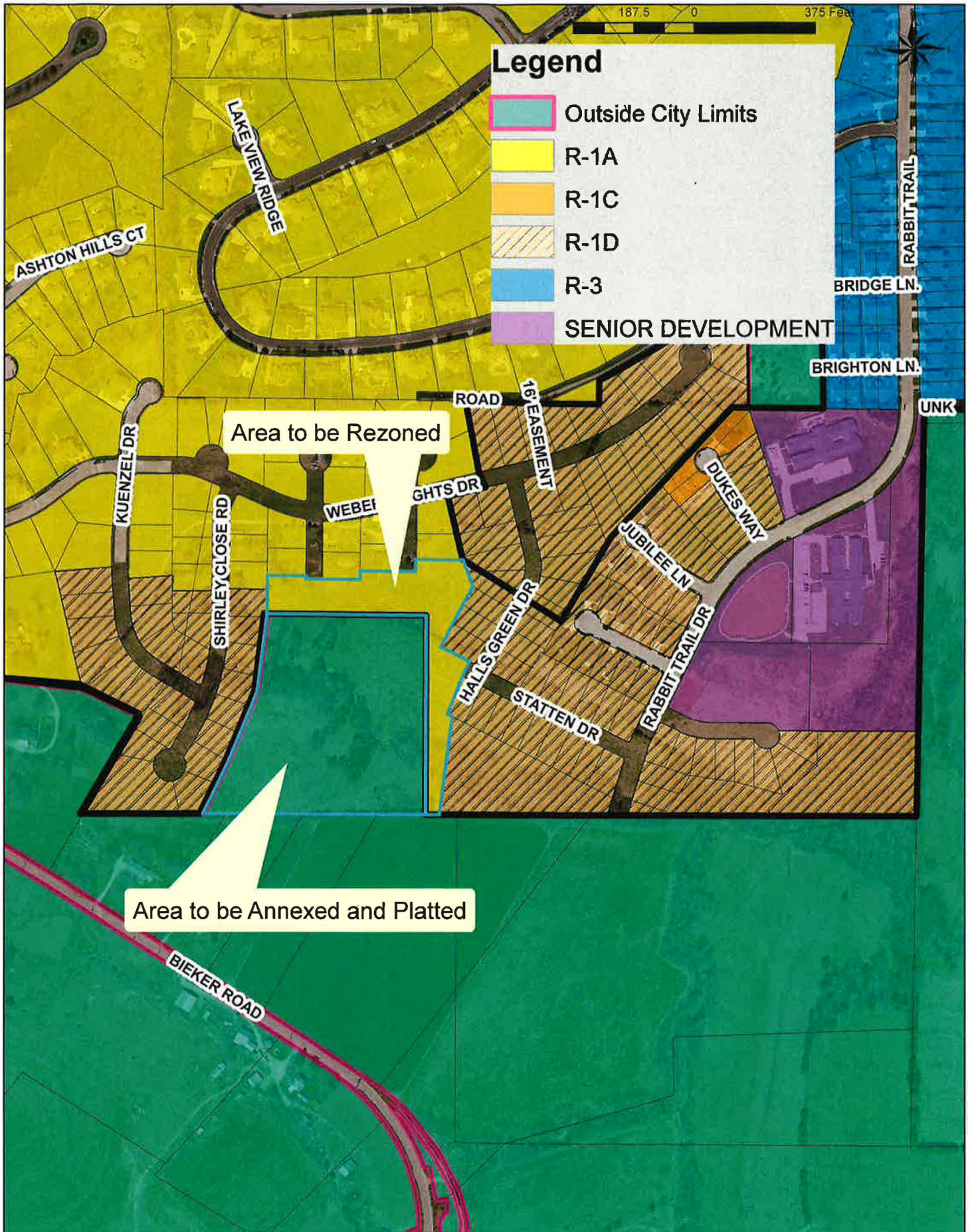
Staff recommends approval of all three application with the following conditions of approval for the preliminary plat:

1. Construction plans must show hydrants located at every intersection. The number of hydrants and their locations must meet minimum standard set forth in the Development Code.
2. The final plat must denote the street grades that exceed 10%, not to exceed 12%.
3. A utility easement must be shown to the rear of lots 100-104.



Area to be Rezoned

Area to be Annexed and Platted



CITY OF WASHINGTON, MISSOURI
Department of Planning and Engineering Services
405 JEFFERSON STREET • WASHINGTON, MO 63090
636.390.1010 phone • 636.239-4649 fax

Applicant Information for Rezoning Land

Please print:

Site Address: Kuenzel Drive, Washington, MO

Lot # NA Subdivision: NA

PID# 10-7-35.0-0-000-004.430

Applicant Name Northern Star Homes, LLC Daytime phone 314-544-6331

Address of Applicant P.O. Box 1654 Washington, MO 63090

Name of Owner VMH, LLC Daytime phone 314-544-6331

Address of Owner (if different from Applicant) P.O. Box 1654 Washington, MO 63090

Site Information

Address or Legal: See attached "Rezone Exhibit"

Current Zoning: R1A Lot Size: 1.40 acres

Existing Land Use: Agricultural

Proposed Zoning and Intended Use of Property: R1D, residential subdivision

Surrounding Land Use

North R1A South Franklin Co. "T"

East R1D West R1D

To the best of my knowledge and belief, the data in this application and all attachments thereto are true and correct.

 Mary 1/21/21
Signature of Applicant Date

 Mike 1/21/21
Signature of Landowner (if different) Date

CITY OF WASHINGTON
CITY SALES TAX SUMMARY

1% GENERAL SALES TAX

Previous Years 1970-2000 Total:		\$ 36,121,362.69			
2000-2001	\$ 2,614,947.25	2010-2011	\$ 3,613,372.27	2020-Present	\$ 1,603,766.47
2001-2002	2,665,810.02	2011-2012	3,698,652.72		
2002-2003	2,875,714.84	2012-2013	3,760,065.80		
2003-2004	3,155,590.86	2013-2014	3,912,118.45		
2004-2005	3,187,693.12	2014-2015	4,204,694.99		
2005-2006	3,345,292.87	2015-2016	4,397,905.50		
2006-2007	3,445,234.45	2016-2017	4,354,507.85		
2007-2008	3,773,268.98	2017-2018	4,703,065.67		
2008-2009	3,556,222.39	2018-2019	4,612,283.40		
2009-2010	3,497,829.39	2019-2020	4,787,670.81		
TOTAL COLLECTIONS TO DATE:					\$ 111,887,070.79

MONTH	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	Monthly % Increase/ (Decrease)
OCTOBER	\$ 340,999.80	\$ 351,136.59	\$ 361,698.16	\$ 341,934.38	\$ 347,786.52	\$ 387,415.44	11.39%
NOVEMBER	294,009.02	282,896.65	251,010.14	273,682.85	325,999.08	337,510.28	3.53%
DECEMBER	393,531.59	364,857.35	567,111.05	406,617.65	400,738.68	448,383.63	11.89%
JANUARY	386,222.81	430,566.40	355,065.45	428,005.85	420,055.36	430,457.12	2.48%
FEBRUARY	346,227.45	354,592.09	440,931.59	363,771.00	417,204.79		
MARCH	447,528.01	397,064.44	432,715.60	444,964.47	417,215.47		
APRIL	357,396.57	322,468.20	354,143.36	387,311.51	365,080.95		
MAY	261,754.61	316,300.94	296,545.56	300,584.29	358,920.74		
JUNE	426,728.90	360,109.32	368,699.52	456,577.00	401,315.24		
JULY	410,214.11	488,884.69	499,689.10	420,349.19	442,261.53		
AUGUST	276,170.28	290,449.04	311,169.75	322,712.79	372,615.14		
SEPTEMBER	457,122.35	395,182.14	464,286.39	465,772.42	518,477.31		
TOTALS:	\$ 4,397,905.50	\$ 4,354,507.85	\$ 4,703,065.67	\$ 4,612,283.40	\$ 4,787,670.81	\$ 1,603,766.47	

OVERALL PERCENTAGE GROWTH/
(REDUCTION) FOR OCTOBER TO
PRESENT:

7.31%

FISCAL YEAR END PERCENTAGE (POS-
OCTOBER TO SEPTEMBER) Shown Once A Year
on November Report.

0.00%

1/2 % CAPITAL IMPROVEMENT SALES TAX

EFFECTIVE: 07-01-89

EXPIRED: 06-30-94	1989-1994	\$ 4,111,148.43
EXPIRED: 06-30-02	1994-2002	9,410,782.24
EXPIRED: 06-30-10	2002-2010	13,334,617.88
EXPIRED: 06-30-18	2010-2018	15,975,018.36
EXPIRES: 06-30-26	2018-2026	\$ 6,139,434.01
TOTAL COLLECTIONS TO DATE:		<u>\$ 48,971,000.92</u>

MONTH	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	Monthly % Increase/ (Decrease)
OCTOBER	\$ 170,499.84	\$ 175,568.60	\$ 180,849.11	\$ 170,966.92	\$ 173,893.15	\$ 193,707.79	11.39%
NOVEMBER	147,004.44	141,448.41	125,504.75	136,841.76	162,999.67	168,755.25	3.53%
DECEMBER	196,765.87	182,428.48	283,555.71	203,310.25	200,369.28	224,192.00	11.89%
JANUARY	193,111.70	215,283.32	177,532.58	214,002.88	210,027.68	215,228.64	2.48%
FEBRUARY	173,113.68	177,296.22	220,465.78	181,885.56	208,602.53		
MARCH	223,763.88	198,532.64	216,358.10	222,481.70	208,607.73		
APRIL	178,698.24	161,234.31	177,071.76	193,656.33	182,540.31		
MAY	130,877.37	158,150.75	148,272.80	150,291.55	179,460.29		
JUNE	213,364.43	180,054.89	184,317.16	228,288.80	200,657.51		
JULY	205,107.07	244,442.58	249,844.82	210,175.01	221,130.97		
AUGUST	138,085.18	145,224.55	155,584.67	161,356.40	186,307.76		
SEPTEMBER	228,561.39	197,591.18	232,141.66	232,886.54	259,238.60		
TOTALS	\$ 2,198,953.09	\$ 2,177,255.93	\$ 2,351,498.90	\$ 2,306,143.70	\$ 2,393,835.48	\$ 801,883.68	

OVERALL PERCENTAGE GROWTH/
(REDUCTION) FOR OCTOBER TO
PRESENT:

7.31%

FISCAL YEAR END PERCENTAGE
(POS- OCTOBER TO SEPTEMBER)
Shown Once A Year on November
Report.

0.00%

1/2 % TRANSPORTATION SALES TAX

MONTH	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	Monthly % Increase/ (Decrease)
OCTOBER	\$ 170,499.34	\$ 175,568.24	\$ 180,849.11	\$ 170,946.23	\$ 173,893.15	\$ 193,707.83	11.39%
NOVEMBER	147,004.51	141,448.18	125,504.37	136,840.50	162,999.68	168,755.33	3.53%
DECEMBER	196,765.76	182,428.60	283,555.44	203,308.99	200,369.28	224,192.04	11.89%
JANUARY	193,113.86	215,283.62	177,532.58	214,002.88	210,027.78	215,228.70	2.48%
FEBRUARY	173,113.49	177,296.07	220,465.13	181,885.52	208,602.55		
MARCH	223,763.91	198,532.25	216,358.08	222,481.85	208,607.77		
APRIL	178,698.08	161,234.08	177,071.74	193,656.25	182,540.19		
MAY	130,877.30	158,108.05	148,272.79	150,291.51	179,460.32		
JUNE	213,364.42	180,054.85	184,349.74	228,288.78	200,657.52		
JULY	205,105.94	244,442.69	249,844.78	210,175.04	221,130.96		
AUGUST	138,085.02	145,224.71	155,584.64	161,355.80	186,307.86		
SEPTEMBER	228,723.59	197,591.24	232,142.98	232,886.52	259,238.63		
TOTALS	\$ 2,199,115.22	\$ 2,177,212.58	\$ 2,351,531.38	\$ 2,306,119.87	\$ 2,393,835.69	\$ 801,883.90	

COLLECTIONS 2005 TO
PRESENT:

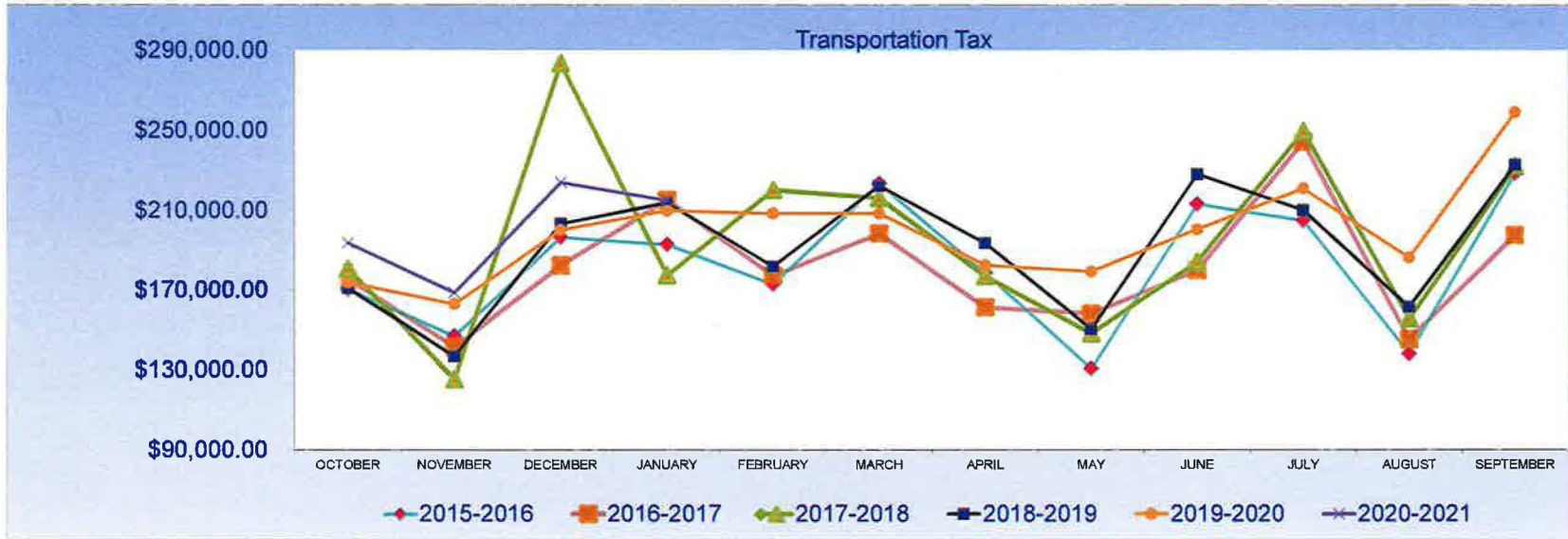
\$28,947,008.89

OVERALL PERCENTAGE
GROWTH/ (REDUCTION) FOR
OCTOBER TO PRESENT:

7.31%

FISCAL YEAR END PERCENTAGE
(POS- OCTOBER TO SEPTEMBER) Shown
Once A Year on November Report.

0.00%

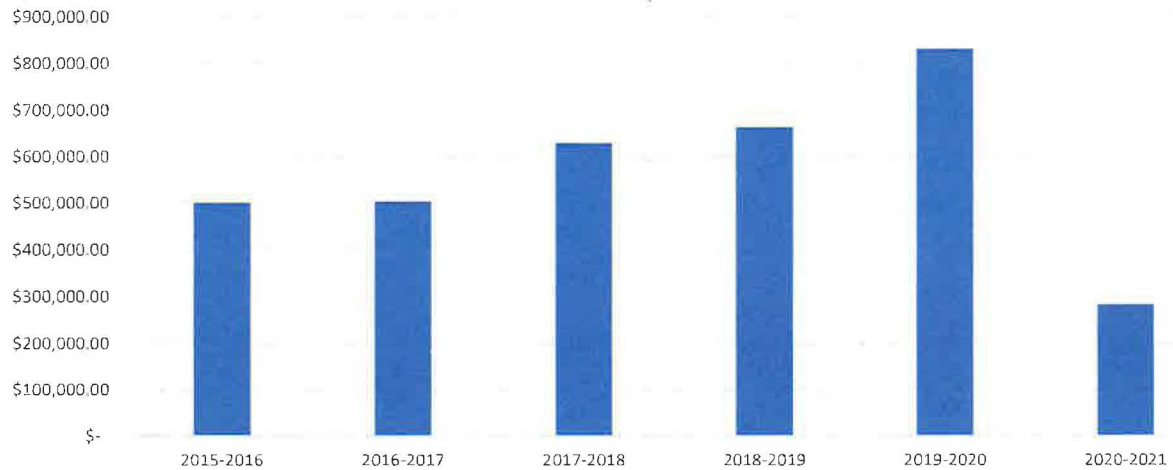


LOCAL OPTION USE TAX

MONTH	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	Monthly % Increase/ (Decrease)
OCTOBER	\$ 41,107.57	\$ 28,227.67	\$ 12,081.69	\$ 34,224.58	\$ 35,500.86	\$ 70,550.86	98.73%
NOVEMBER	38,629.86	36,285.79	17,632.77	48,613.78	56,442.98	77,752.19	37.75%
DECEMBER	35,667.91	35,826.94	48,045.68	49,662.96	53,993.39	65,391.95	21.11%
JANUARY	73,750.32	43,418.60	48,211.95	68,775.33	39,958.65	69,783.79	74.64%
FEBRUARY	49,544.55	54,384.99	95,271.61	73,271.71	63,549.19		
MARCH	43,602.83	47,389.11	76,542.59	79,877.50	81,178.43		
APRIL	28,592.66	37,427.52	47,032.55	54,168.57	51,201.38		
MAY	42,539.86	38,570.02	49,331.34	45,391.56	117,142.50		
JUNE	30,670.13	41,187.44	51,751.76	51,449.73	94,813.67		
JULY	38,065.71	40,613.94	73,096.59	42,197.49	76,691.07		
AUGUST	38,865.57	36,992.97	54,048.00	53,911.53	82,028.64		
SEPTEMBER	40,560.94	63,977.54	57,105.98	62,998.22	79,946.63		
TOTAL	\$ 501,597.91	\$ 504,302.53	\$ 630,152.51	\$ 664,542.96	\$ 832,447.39	\$ 283,478.79	

COLLECTIONS 1998 TO PRESENT: **\$ 9,287,547.20**

OVERALL PERCENTAGE GROWTH/(REDUCTION)
FOR OCTOBER TO PRESENT: **52.49%**





Account Type	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 001 - GENERAL FUND						
Revenue	13,307,445.00	13,307,445.00	689,166.50	4,146,565.63	-9,160,879.37	68.84 %
Expense	13,306,745.00	13,586,215.00	966,297.56	2,699,783.48	10,886,431.52	80.13 %
Fund: 001 - GENERAL FUND Surplus (Deficit):	700.00	-278,770.00	-277,131.06	1,446,782.15	1,725,552.15	618.99 %
Fund: 003 - LIBRARY FUND						
Revenue	788,120.00	795,520.00	5,378.70	305,541.12	-489,978.88	61.59 %
Expense	766,405.00	781,235.00	55,938.14	218,929.36	562,305.64	71.98 %
Fund: 003 - LIBRARY FUND Surplus (Deficit):	21,715.00	14,285.00	-50,559.44	86,611.76	72,326.76	-506.31 %
Fund: 004 - VOLUNTEER FIRE FUND						
Revenue	956,980.00	956,980.00	267,842.47	272,676.02	-684,303.98	71.51 %
Expense	955,120.00	964,920.00	70,110.72	266,709.23	698,210.77	72.36 %
Fund: 004 - VOLUNTEER FIRE FUND Surplus (Deficit):	1,860.00	-7,940.00	197,731.75	5,966.79	13,906.79	175.15 %
Fund: 010 - VEHICLE & EQUIPMENT REPLACEMENT FUND						
Revenue	626,000.00	626,000.00	0.00	706.97	-625,293.03	99.89 %
Expense	1,295,165.00	1,579,705.00	2,170.28	153,410.99	1,426,294.01	90.29 %
Fund: 010 - VEHICLE & EQUIPMENT REPLACEMENT FUND Surplus (Deficit):	-669,165.00	-953,705.00	-2,170.28	-152,704.02	801,000.98	83.99 %
Fund: 250 - STORMWATER IMPROVEMENT FUND						
Revenue	782,000.00	782,000.00	65,738.96	215,768.88	-566,231.12	72.41 %
Expense	770,080.00	772,470.00	16,733.14	73,485.34	698,984.66	90.49 %
Fund: 250 - STORMWATER IMPROVEMENT FUND Surplus (Deficit):	11,920.00	9,530.00	49,005.82	142,283.54	132,753.54	-1,393.01 %
Fund: 260 - CAPITAL IMPROVEMENT SALES TAX FUND						
Revenue	5,492,455.00	5,492,455.00	518,497.03	859,049.70	-4,633,405.30	84.36 %
Expense	8,329,000.00	8,461,355.00	460,270.01	1,593,453.31	6,867,901.69	81.17 %
Fund: 260 - CAPITAL IMPROVEMENT SALES TAX FUND Surplus (Deficit):	-2,836,545.00	-2,968,900.00	58,227.02	-734,403.61	2,234,496.39	75.26 %
Fund: 261 - TRANSPORTATION SALES TAX FUND						
Revenue	4,259,840.00	4,259,840.00	255,655.35	707,654.73	-3,552,185.27	83.39 %
Expense	5,331,200.00	5,331,200.00	25,209.94	45,212.72	5,285,987.28	99.15 %
Fund: 261 - TRANSPORTATION SALES TAX FUND Surplus (Deficit):	-1,071,360.00	-1,071,360.00	230,445.41	662,442.01	1,733,802.01	161.83 %
Fund: 265 - COP FUND						
Revenue	1,776,200.00	1,776,200.00	0.00	1,990.86	-1,774,209.14	99.89 %
Expense	3,330,600.00	3,330,600.00	0.00	1,344,150.00	1,986,450.00	59.64 %
Fund: 265 - COP FUND Surplus (Deficit):	-1,554,400.00	-1,554,400.00	0.00	-1,342,159.14	212,240.86	13.65 %
Fund: 272 - DOWNTOWN TIF RPA-1						
Revenue	258,300.00	258,300.00	49,324.61	49,686.11	-208,613.89	80.76 %
Expense	454,000.00	462,000.00	14,432.06	14,445.57	447,554.43	96.87 %
Fund: 272 - DOWNTOWN TIF RPA-1 Surplus (Deficit):	-195,700.00	-203,700.00	34,892.55	35,240.54	238,940.54	117.30 %
Fund: 274 - RHINE RIVER TIF RPA-2						
Revenue	113,700.00	113,700.00	33,210.14	38,188.96	-75,511.04	66.41 %
Expense	120,000.00	120,000.00	498.02	572.62	119,427.38	99.52 %
Fund: 274 - RHINE RIVER TIF RPA-2 Surplus (Deficit):	-6,300.00	-6,300.00	32,712.12	37,616.34	43,916.34	697.08 %
Fund: 400 - WATER FUND						
Revenue	1,805,210.00	1,805,210.00	145,609.98	471,080.18	-1,334,129.82	73.90 %
Expense	2,828,600.00	2,977,370.00	93,469.46	350,957.46	2,626,412.54	88.21 %
Fund: 400 - WATER FUND Surplus (Deficit):	-1,023,390.00	-1,172,160.00	52,140.52	120,122.72	1,292,282.72	110.25 %
Fund: 410 - SEWAGE TREATMENT FUND						
Revenue	3,006,000.00	3,006,000.00	224,985.23	658,968.89	-2,347,031.11	78.08 %
Expense	4,473,535.00	4,602,505.00	137,088.09	346,585.32	4,255,919.68	92.47 %
Fund: 410 - SEWAGE TREATMENT FUND Surplus (Deficit):	-1,467,535.00	-1,596,505.00	87,897.14	312,383.57	1,908,888.57	119.57 %

Budget Report

For Fiscal: 2020-2021 Period Ending: 12/31/2020

Account Type	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance	
					Favorable (Unfavorable)	Percent Remaining
Fund: 420 - SOLID WASTE FUND						
Revenue	3,067,600.00	3,067,600.00	246,077.66	726,305.89	-2,341,294.11	76.32 %
Expense	3,700,960.00	3,708,810.00	216,138.47	620,674.84	3,088,135.16	83.26 %
Fund: 420 - SOLID WASTE FUND Surplus (Deficit):	-633,360.00	-641,210.00	29,939.19	105,631.05	746,841.05	116.47 %
Report Surplus (Deficit):	-9,421,560.00	-10,431,135.00	443,130.74	725,813.70	11,156,948.70	106.96 %

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
001 - GENERAL FUND	700.00	-278,770.00	-277,131.06	1,446,782.15	1,725,552.15
003 - LIBRARY FUND	21,715.00	14,285.00	-50,559.44	86,611.76	72,326.76
004 - VOLUNTEER FIRE FUND	1,860.00	-7,940.00	197,731.75	5,966.79	13,906.79
010 - VEHICLE & EQUIPMENT REP	-669,165.00	-953,705.00	-2,170.28	-152,704.02	801,000.98
250 - STORMWATER IMPROVEME	11,920.00	9,530.00	49,005.82	142,283.54	132,753.54
260 - CAPITAL IMPROVEMENT SAI	-2,836,545.00	-2,968,900.00	58,227.02	-734,403.61	2,234,496.39
261 - TRANSPORTATION SALES TA	-1,071,360.00	-1,071,360.00	230,445.41	662,442.01	1,733,802.01
265 - COP FUND	-1,554,400.00	-1,554,400.00	0.00	-1,342,159.14	212,240.86
272 - DOWNTOWN TIF RPA-1	-195,700.00	-203,700.00	34,892.55	35,240.54	238,940.54
274 - RHINE RIVER TIF RPA-2	-6,300.00	-6,300.00	32,712.12	37,616.34	43,916.34
400 - WATER FUND	-1,023,390.00	-1,172,160.00	52,140.52	120,122.72	1,292,282.72
410 - SEWAGE TREATMENT FUND	-1,467,535.00	-1,596,505.00	87,897.14	312,383.57	1,908,888.57
420 - SOLID WASTE FUND	-633,360.00	-641,210.00	29,939.19	105,631.05	746,841.05
Report Surplus (Deficit):	-9,421,560.00	-10,431,135.00	443,130.74	725,813.70	11,156,948.70

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CITY OF WASHINGTON & EPC INC. E-CYCLE COLLECTION EVENT



Event Date & Time:

**Saturday - April 10, 2021 / 8:00 am - 1:00 pm
(Rain or Shine)**

The drop-off event will be held at the Fairgrounds Swine Pavilion. The entrance into the event will be off of Veterans Drive at the south gate going into the Fairgrounds, then exit out of the north Fairground gate onto North Park Drive.

Acceptable Items:

Computers & components, Office Equipment, Communication Equipment, Electronic Equipment, Microwaves, Phones Vacuum Cleaners, (basically anything that has a cord).

All appliances (washer, dryer, refrigerators, etc.) can be dropped off at the City of Washington's Recycle Center (400 Recycle Dr.) during normal operating hours.



Don't forget to RECYCLE your CELL PHONES!!!!



CHARGES FOR TV'S & MONITORS

**\$20.00 FOR ALL TV'S & MONITORS
32" OR LESS**

**\$30.00 FOR ALL TV'S & MONITORS
GREATER THAN 32"**

\$50.00 FOR FLOOR MODELS



For more information contact Pam at 636-390-1032.