

REGULAR MEETING OF WASHINGTON, MISSOURI CITY COUNCIL
August 15, 2016 – 7:00 P.M.

1. INTRODUCTORY ITEMS:

Roll Call /Pledge of Allegiance
Approval of the Minutes from the August 1, 2016 Council Meeting

**SUGGESTED
COUNCIL ACTION:**

Need Motion/Mayor Memo

Approval and Adjustment of Agenda including Consent Agenda:

Need Motion/Mayor Memo

- a. Payments greater than \$40,000
- b. Microfilm and Disposal of Records

2. PRIORITY ITEMS:

Mayor's Presentations, Appointments & Re-Appointments:

- a. Police Department Reappointment

Accept/Approve/Mayor Memo

3. PUBLIC HEARINGS:

- a. Public Hearing - City of Washington Tax Levy
- b. An ordinance Levying and Imposing for the Calendar Year 2016 a tax upon all real estate and taxable tangible property in the City of Washington, Missouri for General municipal purposes and for a free Public Library.

Accept Into Minutes Memo

Read &Int/Read&Vote/Mayor

CITIZENS DISCUSSIONS:

4. UNFINISHED BUSINESS:

5. REPORT OF DEPARTMENT HEADS:

6. ORDINANCES/RESOLUTIONS:

- a. An ordinance repealing Chapters 140, 400, 402, 405, 410, 412, 413, 415, 420, 425, 430, 435, 440, 445, 450, 455, 457, 458, 459, 460, 463, 465, 470, 475, 480, 485, 490, 495, and 498 of the Code of the City of Washington, Missouri and enacting in lieu thereof new Chapters 400, 405, 410, 415, 420, 425, and 430 relating to zoning, sign regulations, subdivision regulations, flood damage prevention, storm water management standards, fire hydrants, and connections, and urban redevelopment.

Read &Int/Read&Vote/Mayor Memo

- b. An ordinance authorizing and directing the execution of a contract with Gerstner Electric for the 2016 Traffic Signal Head Replacement Project in the City of Washington, Franklin County, Missouri. Read & Int/Read & Vote/Mayor Memo
- c. An ordinance authorizing and directing the execution of a Quit Claim Deed by and between the City of Washington, Missouri and Frick's Meat Products, Inc. Read & Int/Read & Vote/Mayor
- 7. **COMMISSION, COMMITTEE AND BOARD REPORTS:**
 - a. An ordinance approving the Final Plat of Industrial Heights, Plat II, in the City of Washington, Franklin County, Missouri. Read & Int/Read & Vote/Mayor
- 8. **MAYOR'S REPORT:**
- 9. **CITY ADMINISTRATOR'S REPORT:**
- 10. **CITY ATTORNEY'S REPORT:**
 - a. 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
- 11. **INFORMATION:**
- 12. **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 MARY TRENTMANN, CITY CLERK AUGUST 11, 2016

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL
CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI
MONDAY, AUGUST 1, 2016**

INTRODUCTORY ITEMS:

The Regular Meeting of the City of Washington, Missouri, City Council was held on Monday, August 1, 2016, 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	
	Walter Meyer	Present	
	Ward II	Jeff Mohesky	Present
	Mark Hidritch	Present	
Ward III	Jeff Patke	Present	
	Greg Skornia	Present	
Ward IV	Josh Brinker	Present	
	Joe Holtmeier	Present	

Also Present:	City Attorney	Mark Piontek
	City Administrator	James Briggs
	Assistant City Administrator/ Public Works Director	Brian Boehmer
	City Clerk	Mary Trentmann
	Police Captain	Jim Armstrong
	Engineer	John Nilges
	Economic Development Director	Darren Lamb
	Planner	Sal Maniaci
	Finance Director	Mary Sprung
	Library Director	Jackie Hawes

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 July 18, 2016 Council Meeting

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

Approval and Adjustment of Agenda including Consent Agenda:

* Payments of over \$40,000 (+): United Health Care \$130,000 estimated August Health Insurance Premium; LAGERS \$60,000 estimated July wage benefits; Ameren UE \$93,000 estimated July energy usage; UMB Bank, NA Trust \$97,050 august debt service payment

Sewer Revenue Bonds-2007B; R.V. Wagner \$385,089.90 pay request #4-Jefferson Street Bridge Project

- * Lewis, Rice L.L.C. invoice – June 2016 Services
- * Change Order 1 & 2 and Final Pay Request – Professional Touch Painting – Depot Exterior
- * Final Pay Request – J.D. Heating & Cooling Service – 325 West Front Street

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

PRIORITY ITEMS:

Mayor's Presentations, Appointments & Re-Appointments

- * Police Department Appointment

July 25, 2016

To The City Council

City of Washington

Washington, Missouri

Dear Council Members:

I herewith submit for your approval the following for appointment to the Police Department for a six month probationary term:

NAME

Austin K. Bieseemann

Patrol Officer

APPOINTED

August 2, 2016

TERM EXPIRES

February 2, 2017

Respectfully submitted,

Sandy Lucy

Mayor

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

- * Library Board Appointments

July 25, 2016

To The City Council

City of Washington

Washington, Missouri

Dear Council Members:

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

James Overschmidt – Term ending June 2019

Barbara Volmert – Term ending June 2019

Respectfully submitted,

Sandy Lucy

Mayor

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

PUBLIC HEARINGS

* Special Use Permit – 703 West 9th Street to allow a Daycare Center

July 11, 2016

Mayor & City Council

City of Washington

Washington, MO 63090

RE: File No. 16-0602 Special Use Permit – 703 West Ninth Street

Mayor & City Council:

At the last meeting of the Planning & Zoning Commission on July 11, 2016, the above Special Use Permit was approved.

Sincerely,

Samantha Cerutti-Wacker

Co-Chairman

Planning & Zoning Commission

Maniaci: This will be a fairly simple one. Uh, it's West 9th Street, Just east of Glenn Avenue towards Borgia High School. This is a proposal for a daycare center. The neighborhoods are family residential. They did submit a site plan. They are proposing to have a daycare on both levels of the home, preschool space out back, inside the existing fence a gravel play area, and a swing set in the back. There is no new construction proposed except for egress of the second floor. They need that per State Statute. (*Inaudible*) The parking will be to the rear, other than that (*Inaudible*) pickup and drop-off (*inaudible*.) We're recommending approval but the one condition we ask is that obviously the state permits are submitted (*inaudible*)

Holtmier: Does the state limit the amount of children?

Maniaci: Yes, so I think once you get above three you have to have a license and if you have more than ten you have a different license. (*inaudible*)

Moheky: Did the neighbors get in a fight about this?

Maniaci: Yes, (*inaudible*)

Mayor: They were notified before the Planning and Zoning meeting?

Maniaci: Yes

Mayor: Any questions or comments?

Brinker: There is no issue with privacy fencing or anything with this use like the one that was on the other side of town?

Maniaci: No I think that the fencing (*inaudible*)

Sullentrup: That was an agreement they made with the neighbors.

Hidritch: That's Meyers

Maniaci: (*inaudible*)

Mayor: Okay so we need a motion to accept this item in to the minutes

Patke: So moved....

Mayor: Oh wait a minute, it's a public hearing. Is there anyone here who would like to address the council on this issue? Okay, so we need a motion.

A motion to accept the public hearing into the minutes was made by Councilmember Patke, seconded by Councilmember Brinker passed without dissent.

Bill No. 16-11531, Ordinance No. 16-11549, An ordinance granting a Special Use Permit located at 703 West Ninth Street to be utilized as a Daycare Center on a property zoned R-1B, Single-Family Zoning District in the City of Washington, Franklin County, Missouri.

The ordinance was introduced by Councilmember Holtmeier.

With no further discussion, the ordinance was read a second time and passed on the following roll call vote; Meyer-aye, Holtmeier-aye, Skornia-aye, Mohesky-aye, Brinker-aye, Sullentrup-aye, Patke-aye, Hidritch-absent.

CITIZENS DISCUSSIONS

* None

UNFINISHED BUSINESS

* None

REPORT OF DEPARTMENT HEADS

Engineering - Construction began on Third and Sixth street overlay project. The contractor will be on site tomorrow with three concrete crews so there will be some minor delays for the remainder of the week on Third Street. They will then jump over to Sixth Street to begin the concrete work as soon as weather continues to permit.

ORDINANCES/RESOLUTIONS

Bill No. 16-11532, Ordinance No. 16-11550 , an ordinance of the City of Washington, Missouri to establish a procedure to disclose potential conflicts of interest and substantial interest for certain municipal officials.

The ordinance was introduced by Councilmember Brinker.

This ordinance is required to be adopted year two years but the City passes it every year. With no further discussion, the ordinance was read a second time and passed on the following roll call vote; Meyer-aye, Holtmeier-aye, Skornia-aye, Mohesky-aye, Brinker-aye, Sullentrup-aye, Patke-aye, Hidritch-aye.

Bill No. 16-11533, Ordinance No. 16-11551 , an ordinance authorizing and directing the City of Washington to enter into a contract agreement with Professional Touch Painting & Decorating, Inc, and amending the 2016 Budget.

The ordinance was introduced by Councilmember Holtmeier.

This is for the Airport roofs and was included in the 2016 budget and is slightly over budget. There is the possibility that a different project will not be needed and the budget may not need to be adjusted. After further discussion, the ordinance was read a second time and passed on the following roll call vote; Meyer-aye, Holtmeier-aye, Skornia-aye, Mohesky-aye, Brinker-aye, Sullentrup-aye, Patke-aye, Hidritch-aye.

Bill No. 16-11534, Ordinance No. 16-11552 , an ordinance authorizing and directing the execution of an agreement to sell and purchase real estate by and between the City of Washington, Missouri and Frick's Meat Products, Inc.

The ordinance was introduced by Councilmember Brinker.

This purchase will allow the City improve storm water drainage in that area and then possibly go out for redevelopment. Funding would be from the Stormwater Improvement Fund. After further discussion, the ordinance was read a second time and passed on the following roll call vote; Meyer-aye, Holtmeier-aye, Skornia-aye, Mohesky-aye, Brinker-aye, Sullentrup-aye, Patke-aye, Hidritch-aye.

Bill No. 16-11535, Ordinance No. 16-11553 , an ordinance authorizing and directing the execution of a contract with Cochran Engineering for materials testing for the 2016 Overlay and Concrete Replacement Project in the City of Washington, Franklin County, Missouri.

The ordinance was introduced by Councilmember Sullentrup.

After a short discussion that included possibly looking into the City purchasing the equipment to do testing and the benefits of having a third party doing the work, the ordinance was read a second time and passed on the following roll call vote; Meyer-aye, Holtmeier-aye, Skornia-aye, Mohesky-aye, Brinker-aye, Sullentrup-aye, Patke-aye, Hidritch-aye.

Bill No. 16-11556, Ordinance No. 16-11554 , an ordinance authorizing the City of Washington, Missouri to issue its taxable industrial revenue bonds (Valent Aerostructures, LLC Project,) Series 2016A, in a principal amount not to exceed \$4,000,000 for the purpose of providing funds to pay for the costs of acquiring and constructing a facility for an industrial development project in the city; and authorizing the city to enter in to certain agreements and take certain other actions in connection with the issuance of the bonds.

The ordinance was introduced by Councilmember Sullentrup.

After discussion, the ordinance was read a second time and passed on the following roll call vote; Meyer-aye, Holtmeier-aye, Skornia-aye, Mohesky-aye, Brinker-aye, Sullentrup-aye, Patke-aye, Hidritch-aye.

Bill No. 16-11537, Ordinance No, 16-11555, an ordinance authorizing the city to amend certain agreements in connection with its recovery zone facility revenue bonds (Valent Aerostructures Project,) Series 2010A, and industrial development revenue bonds (Valent Aerostructures Project,) Series 2010B

The ordinance was introduced by Councilman Holtmeier

After discussion, the ordinance was read a second time and passed on the following roll call vote; Meyer-aye, Holtmeier-aye, Skornia-aye, Mohesky-aye, Brinker-aye, Sullentrup-aye, Patke-aye, Hidritch-aye.

COMMISSION, COMMITTEE AND BOARD REPORTS

* None

MAYOR'S REPORT

- * This past week we had the state Main Street Conference here. There were well over 200 people visiting and they were impressed. They had nothing but compliments about our community. There was also an international speaker who was impressed with our community. The parklet was won during "Deal or No Deal" by Chillicothe. The parklet was very popular. Sunset at the Market was huge. There was a tour called Upstairs Downtown. Darren and Sal hosted a tour with New Haven called "Let's Work Together."
- * Ground breaking for the new Route 47 bridge will be held under the existing bridge on 08-12-2016 at 10:00 AM. Shuttles will bring people to the site.
- * The Washington Town and Country Fair is this week.

CITY ADMINISTRATOR'S REPORT

- * The budget was completed this afternoon/evening. The numbers will be forthcoming. Tentatively the Public Hearing will be towards the first of September with workshops to follow.
- * Tony Bonastia began his first day as the Street Superintendent.
- * A discussion was held to look in to the City's Recycling Program. Possibly look into large uniform barrels for trash and recyclables.

CITY ATTORNEY'S REPORT

Public vote on whether or not to hold a closed meeting to discuss personnel, legal and real estate matters pursuant to Section 610.021 RSMo (2000) passed at 7:46 p.m. on the following roll call vote; Meyer-aye, Holtmeier-aye, Skornia-aye, Mohesky-aye, Brinker-aye, Sullentrup-aye, Patke-aye, Hidritch-aye

The regular session reconvened at 8:16 p.m.

ADJOURNMENT

With no further business to discuss, a motion to adjourn was made at 8:16p.m. by Councilmember Patke, seconded by Councilmember Brinker, passed without dissent.

Adopted: _____

Attest: _____
City Clerk

President of City Council

Passed: _____

Attest: _____
City Clerk

Mayor of Washington, Missouri

CITY OF
WASHINGTON
MISSOURI

August 9, 2016

Honorable Mayor and City Council:

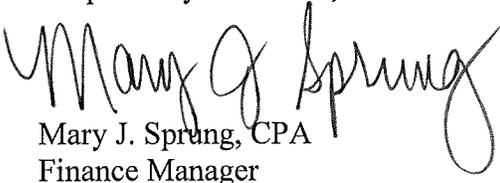
Re: Purchases of \$40,000 or more

I request your approval for payment of the following:

United Health Care	\$130,000.00	Estimated August Health Insurance premium
LAGERS	\$ 60,000.00	Estimated July wage benefits
Ameren UE	\$102,000.00	Estimated July energy usage
UMB Bank, NA. Trust	\$ 97,100.00	Estimated August debt service payment Sewer Revenue Bonds—2007B
Bobcat of St. Louis	\$ 58,000.00	2016 Bobcat 5600T
WASH PC	\$ 44,148.16	VMWare 3 Year Support & Licensing for Virtual System
Washington Missouri Tourism	\$ 44,966.29	2 nd Quarter Taxes collected

Invoices are attached for items other than payroll related, monthly utility, and monthly debt service payments.
Thank you for your consideration.

Respectfully submitted,


Mary J. Sprung, CPA
Finance Manager



Bobcat
of St. Louis

401 West Outer Road • Valley Park, MO 63088
(636) 225-2900 • Fax: (636) 225-4344
www.bobcatofstl.com

O'Fallon, MO (636) 240-9020
Columbia, MO (573) 886-9435
Fairview Heights, IL (618) 397-1847

Ship To: SAME AS BELOW

Invoice To: CITY OF WASHINGTON
DEPT OF PARKS
1220 SOUTH LAKE SHORE DRIVE
WASHINGTON MO 63090

Branch 01 - VALLEY PARK *REPRINT*		
Date 07/15/2016	Time 11:39:27 (O)	Page 1
Account No. WASHI002	Phone No. 6363901080	Invoice No. E03236
Ship Via	Purchase Order DUE IN FULL	

3714778420

JOHN MULLINAX

Salesperson 937

EQUIPMENT INVOICE

Description	Amount
Stock #: V022399 Serial #: AHG813426 New 2016 ML 5600T T4 New 2016 BOBCAT 5600T T4 5600 T4	44916.00
Stock #: V020630 Serial #: 055105177 New 2016 ML 76"RT New 2016 BOBCAT 76"RT Rotary Tiller, 76 in.	5878.00
Stock #: V022398 Serial #: AFLC00350 New 2016 ML 80"VR-S New 2016 BOBCAT 80"VR-S 80" Vibratory Roller W/Smooth Drum	10756.00
Stock #: V022458 Serial #: 25928 New 2016 MI CYCLONE KB4 New 2016 MISCELLANEOUS CYCLONE KB4 Cyclone KB4 Blower	6500.00
Stock #: V022459 Serial #: LN2UT0816FZ055873 New 2016 MI DOT TRAILER New 2016 MISCELLANEOUS DOT TRAILER DOT Trailer KB4	1400.00
Stock #: V022397 Serial #: 2C675SU016 New 2016 MI NJ2 New 2016 MISCELLANEOUS NJ2 NURSERY JAWS II	4250.00
Stock #: C022391 Serial #: 1445 New 2016 BV TREE PULLER New 2016 BEAVER VALLEY TREE PULLER TREE PULLER	2800.00
Trade Ins =====	
Stock #: V024520 Serial #: A00311509 Make: ML Model: 5600H AIR 5600 TOOLCAT	18500.00-

Please Remit To:

Bobcat of St. Louis
401 West Outer Road
Valley Park, MO 63088-2031

X

Received By

• SEE REVERSE SIDE FOR TERMS AND CONDITIONS •



Bobcat
of St. Louis

401 West Outer Road • Valley Park, MO 63088
(636) 225-2900 • Fax: (636) 225-4344
www.bobcatofstl.com

O'Fallon, MO (636) 240-9020
Columbia, MO (573) 886-9435
Fairview Heights, IL (618) 397-1847

Ship To: SAME AS BELOW

Invoice To: CITY OF WASHINGTON
DEPT OF PARKS
1220 SOUTH LAKE SHORE DRIVE
WASHINGTON MO 63090

Branch 01 - VALLEY PARK		
Date 07/15/2016	Time 11:39:27 (O)	Page 2
Account No. WASHI002	Phone No. 6363901080	Invoice No. E03236
Ship Via	Purchase Order DUE IN FULL	

3714778420

JOHN MULLINAX

Salesperson 937

EQUIPMENT INVOICE

Description

Amount

DUE IN FULL
TOTAL DUE IN FULL UPON RECEIPT OF INVOICE

Subtotal: 58000.00
ON ACCOUNT: 58000.00

Please Remit To:

Bobcat of St. Louis
401 West Outer Road
Valley Park, MO 63088-2031

X

Received By

• SEE REVERSE SIDE FOR TERMS AND CONDITIONS •

TERMS AND CONDITIONS: Net 10th of following month. Account must be paid in full on or before the 10th of the month following the date of purchase. Invoice number must be included on check to assure proper credit to your account.

This invoice is subject to all the terms, provisions, conditions, and limitations of the parts order, service order, sales order or rental contract concerning the goods, services or equipment sold or leased as described therein. Examine this invoice carefully as it will be deemed correct unless errors are reported to Bobcat of St. Louis within 10 days of the date hereof.

MAIL PAYMENT TO: Bobcat of St. Louis • 401 West Outer Road • Valley Park, MO 63088-2031

TAXPAYER IDENTIFICATION NUMBER 43-1541375

BILLING INQUIRIES PHONE: (636) 225-2900

A charge of 1 ½% per month which amounts to 18% per year on all balances past due.

All parts returned are subject to a 15% handling and restocking charge.

WE HEREBY CERTIFY THAT THESE GOODS WERE PRODUCED IN COMPLIANCE WITH THE FAIR LABOR STANDARDS ACT, AS AMENDED. WE WILL NOT ACCEPT FOR EXCHANGE OR CREDIT GOODS RETURNED WITHOUT OUR WRITTEN CONSENT. TRANSPORTATION CHARGES ON ALL RETURNED GOODS MUST BE PREPAID. GOODS ACCEPTED FOR CREDIT OR EXCHANGE ARE SUBJECT TO A HANDLING AND RESTOCKING CHARGE OF 15 PERCENT. ALL PRICES SUBJECT TO CHANGE WITHOUT NOTICE. GOODS ARE SHIPPED AT BUYER'S RISK.

STATEMENT OF DISCLAIMER

The factory warranty constitutes all the warranties with respect to the sale on this item/items. The seller hereby expressly disclaims all warranties, either expressed or implied, including any implied warranty of merchantability or fitness for a particular purpose. Seller neither assumes nor authorizes any other person to assume for it any liability in connection with the sale of this item/items.



WASH PC
 902 E. 6th Street
 Washington, MO 63090
 United States
 (636) 432-1330

Bill To:
City Of Washington 405 Jefferson St. Washington, MO 63090

Date	Invoice
08/09/2016	CC4446
Account	
City of Washington	

Terms	Due Date	PO Number	Reference
Net 30 days	09/08/2016		

Products & Other Charges	Quantity	Price	Amount
Agreement: BT30- COW			
Software: VMWare 3 Year License Subscription	1.00	\$44,148.16	\$44,148.16
Total Products & Other Charges:			\$44,148.16
Make checks payable to WASH PC	Invoice Subtotal:		\$44,148.16
	Sales Tax:		\$0.00
	Invoice Total:		\$44,148.16

Thank you for supporting a local business!

Tourism
April-June 2016

Due July 31, 2016

Meeting August 22, 2016

Payment Date	Tax Qtr.	American Inn	Best Western	Brick Inn	DeBourge House B&B	Glenrich B&B	Gottfried's	Iris-Elaine Cottage	Old Dutch	Riverview B&B	The Guest House on Locust	Washington Super 8	Total	Other Chgs./Credits
07/05/2016	2nd					156.12							156.12	
07/07/2016	2nd				631.02								631.02	
07/12/2016	2nd			329.72									329.72	
07/18/2016	2nd											10,336.19	10,336.19	
07/21/2016	2nd								4,362.65				4,362.65	
07/22/2016	2nd	878.21											878.21	
07/25/2016	2nd									132.70			132.70	
07/27/2016	2nd										328.00		328.00	
07/27/2016	2nd		27,179.33										27,179.33	
08/01/2016	2nd							205.00					205.00	
08/02/2016	2nd						427.35						427.35	
	TOTAL	878.21	27,179.33	329.72	631.02	156.12	427.35	205.00	4,362.65	132.70	328.00	10,336.19	44,966.29	-
													44,966.29	44,966.29

CITY OF
WASHINGTON
MISSOURI

August 5, 2016

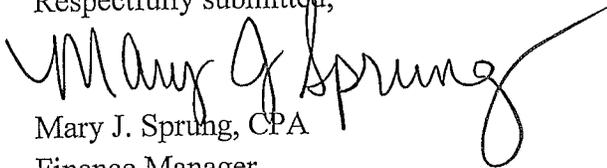
Honorable Mayor and City Council
City of Washington
405 Jefferson Street
Washington, Mo. 63090

RE: Microfilm and Disposal of Records

Honorable Mayor and Council Members:

I request authorization to microfilm and dispose of the records listed on the attached sheets. Our procedures are compliant and follow the guidelines of the State of Missouri Statutes.

Respectfully submitted,



Mary J. Sprung, CPA
Finance Manager

cc: Record Retention File
Enclosure

405 JEFFERSON STREET
WASHINGTON, MO 63090

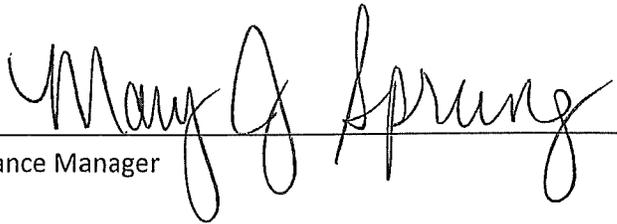
LOCAL RECORD PROGRAM DISPOSITION LIST

CITY OF WASHINGTON IN FRANKLIN COUNTY MISSOURI

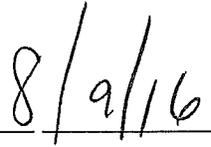
Deposit Updates, A/R Updates

Business License Updates

GS008	Accounts Receivable	(1 box)	08/09	5 yrs
GS008	Payment Edit Listing	(1 box)	09/10	5 yrs
GS008	Accounts Receivable Monthly	(1 box)	10/09 – 09/10	5 yrs
0707	GO Refunding, Edison Brothers Series	(1 box)	1995, 1977, 1997, 1993, 1997	10 yrs
	Industrial Revenue Refunding			
	Bonds, Refunding Series, Industrial			
	Refunding Series			



Finance Manager



Authorizing Signature

LOCAL RECORD PROGRAM DISPOSITION LIST

CITY OF WASHINGTON IN FRANKLIN COUNTY MISSOURI

LOCAL RECORD PROGRAM DISPOSITION LIST

CITY OF WASHINGTON IN FRANKLIN COUNTY MISSOURI

The following list of records has met their retention schedule and are recommended for disposal under RSMo 109.230 subsection 4. The officeholder with jurisdiction over these records may elect to take the following action: Store the records, destroy the records or deaccession the records. If the records are destroyed or donated to a local historical agency, the action should be recorded in the minutes of the City Council with the record series and inclusive dates.

41 boxes for microfilm and disposal

Prepared by Marcie Sullentrup 8/05/2016 – DISPOSE

RECORD SERIES	CONTENTS OF BOX	INCLUSIVE DATES	RETENTION
GS005	G/L – Posted Receipt Distribution (1 box) Posted Accounts Receivable	06/01/09 – 09/30/10 10/01/09 – 09/03/10	Perm
GS005	G/L – Posted Receipts Distribution (1 box) Report	10/01/09 – 05/31/10	Perm
GS005	G/L – Posted Accounts Payable (1 box)	10/09 – 9/10	Perm
GS005	G/L – Post Revenue Accounting (1 box) Post Manual Journal Entries #1000073 – 1004298 Post Payable Checks 10/09 – 09/10 Posted Purchase Order 10/09 – 09/10	08/16/10 – 09/30/2010	Perm
GS007	Account Payable – Check Post (1 box) Detail Payment, Invoice Post, Invoice Selected for Payment, Post Purchased	10/09 – 10/10	Perm
GS005	G/L – Posted Revenue Accounting (1 box)	03/09 – 08/10	Perm
Gs005	G/L - Posted Revenue Accounting (1 box)	10/09 – 03/10	Perm
0747/0749	Real Estate & Personal Property (1 box) Tax Book	2009/2010	Perm
GS002/GS003	Account Receivable – Capital Assets (1 box) Capital Asset Report Financial Statement Budget Information	2008 12/2003 2007, 2008	Perm
GS002	Year End Reports (1 box)	1999/2000	Perm

LOCAL RECORD PROGRAM DISPOSITION LIST

CITY OF WASHINGTON IN FRANKLIN COUNTY MISSOURI

GS008	Utility – Account Status, Penalty Update Report, Bank drafting Update	(1 box)	10/09 – 03/10 10/09 – 09/10 12/07 – 09/10	COA/5 yrs
GS008	Utility - Billing Register Cycle 1-6	(1 box)	02/10 – 10/10	COA/5 yrs
GS008	Utility - Deposit Master Listing Accounts Receivable Aging Report Account State Report	(1 box)	10/09 – 01/10 10/09 – 09/10 04/10 – 09/10	COA/5 yrs COA/5 yrs COA/5 yrs
GS008	Utility - Adjustments	(1 box)	06/10 – 09/10	COA/5 yrs
GS008	Utility – Adjustment	(1 box)	09/10 – 01/10	COA/5 yrs
GS008	Utility Billing Update Cycle 1-6	(1 box)	10/09 – 03/10	COA/5 yrs
GS008	Utility – Deposit Master Listing	(1 box)	02/10 – 09/10	COA/5 yrs
GS005	Utility - Meter change outs, Transfer Accounts, Meter Reads Journal Post/Edit Listing	(1 box)	2009/10	COA/5 yrs
GS008 / 1602	Utility – Billing Update Cycle 1-6	(1 box)	04/20 – 10/10	COA/5 yrs
GS008 / 1602	Utility – Billing Adjustments	(1 box)	10/09 – 05/10	COA/5 yrs
GS008	Utility –Deposit Master Listing, Bank Drafting Listing/Register Consumption Averages, Penalty Register, Billing Register, A/J to G/L	(1 box)	2009/2010	COA/5 yrs
GS051	Cashier – Business License	(1 box)	09/10	2 yrs
GS007	Account Payable Invoices	(7 boxes)	2009/10	5 yrs
GS005	Manual Journal Entries	(1 box)	10/09 – 12/10	5 yrs
GS007	Accounts Payable – Check Edit, EOM Open Invoice, EOM Open Purchase, Invoice Edit Listing, Approved Invoice Selected, Purchase Orders Edit	(1 box)	10/09 – 09/10	5 yrs
GS002	Audit/ Budget Work Sheets	(1 box)	2007 2009/10	5 yrs
0030	Landfill Ticket	(1 box)	2011	3 yrs
GS050	Cashier – Liquor License Applications Cigarette Tax Report	(1 box)	09/10	2 yrs
GS040	Grant Files – Old	(1 box)		3 yrs
GS008	Account Receivable – Bad Check Back Up Paperwork	(1 box)	08/09	5 yrs
GS008	Utility – Update Payments	(1 box)	09/10	5 yrs

CITY OF
WASHINGTON
MISSOURI

August 10, 2016

To The City Council
City of Washington
Washington, Missouri

Dear Council Members:

I herewith submit for your approval the following for reappointment to the Police Department for a six month probationary term:

<u>NAME</u>	<u>APPOINTED</u>	<u>TERM EXPIRES</u>
Christopher Schneider Patrol Officer	August 2, 2016	February 2, 2017

Respectfully submitted,


Sandy Lucy
Mayor

MT:

405 JEFFERSON STREET
WASHINGTON, MO 63090



Washington Police Department

Captain James Armstrong
301 Jefferson Street
Washington, Missouri 63090
(636) 390-1055 Fax: (636) 390-2455
jarmstrong@ci.washington.mo.us



229th

DATE: August 9, 2016
TO: Mayor Sandy Lucy
SUBJECT: Police Officer Appointment

Honorable Mayor,

I respectfully request that the following individual be reappointed as a full time Washington Police Officer:

<u>NAME</u>	<u>TERM BEGINS</u>	<u>TERM ENDING</u>
Christopher A. Schneider	August 2, 2016	February 2, 2017

Please be advised Officer Schneider has successfully completed the Field Training Program and the six month probationary period.

Officer Schneider has a service minded attitude and has proven to be a great fit for the Washington Police Department. I feel Officer Schneider will continue to be an asset for the City. Thank you for your consideration.

Respectfully,
Capt. J. Armstrong
Capt. James Armstrong
Asst. Chief of Police

**PUBLIC HEARING –
CITY OF WASHINGTON TAX LEVY**

A public hearing will be held on August 15, 2016, at 7:00 P.M., or as soon thereafter as the public may be heard, in the Council Chambers of City Hall of said City to set the proposed property tax rates for the City of Washington and the City of Washington Library District. Citizens may be heard on the following proposed property tax rates:

CITY OF WASHINGTON

ASSESSED VALUATION	PROPOSED TAX YEAR	PRIOR TAX YEAR
Real Estate	\$257,558,907	\$253,768,664
Personal Property	<u>53,791,484</u>	<u>52,775,358</u>
TOTAL	\$311,350,391	\$306,544,022

Based on Missouri State statutes, the permitted 2016 tax levy for the general operating levy of the City of Washington is \$0.6062 per \$100 of assessed valuation.

FUND	TAX REVENUE FOR 2016-2017	PROPOSED TAX RATE
General Fund	\$1,887,406	\$0.6062/\$100

CITY OF WASHINGTON - LIBRARY DISTRICT

ASSESSED VALUATION	PROPOSED TAX YEAR	PRIOR TAX YEAR
Real Estate	\$107,583,227	\$107,510,076
Personal Property	<u>25,638,095</u>	<u>24,942,154</u>
TOTAL	\$133,221,322	\$132,452,230

Based on Missouri State statutes, the permitted 2016 tax levy for the general operating levy of the City of Washington – Library District is \$0.1000 per \$100 of assessed valuation.

FUND	TAX REVENUE FOR 2016-2017	PROPOSED TAX RATE
Library Fund	\$133,221	\$0.1000/\$100

MAXIMUM ALLOWED, BY MO STATE STATUTES:

TOTAL OF BOTH TAX LEVIES: \$0.7062/\$100

RATES ARE CONTINGENT ON FINAL ASSESSED VALUATIONS AND COMPLIANCE WITH STATE LAWS.

CITY OF WASHINGTON, MISSOURI

Publish in Weekend Missourian August 6-7 and The Missourian August 10, 2016.

BILL NO. _____ INTRODUCED BY COUNCILMAN _____

ORDINANCE NO. _____

AN ORDINANCE LEVYING AND IMPOSING FOR THE CALENDAR YEAR 2016 A TAX UPON ALL REAL ESTATE AND TAXABLE TANGIBLE PROPERTY IN THE CITY OF WASHINGTON, MISSOURI FOR GENERAL MUNICIPAL PURPOSES AND FOR A FREE PUBLIC LIBRARY

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

SECTION 1: There is hereby levied and imposed for the calendar year 2016 for general municipal purposes a tax upon all real estate and taxable tangible property in the City of Washington, Missouri at the rate of \$0.7062 on the one hundred dollars assessed valuation.

SECTION 2: The tax described in Section 1 hereof shall be divided as follows:

- (a) \$0.6062 on the one hundred dollars assessed valuation shall be set aside and utilized for general revenue purposes of the City of Washington; and
- (b) 0.1000 on the one hundred dollars assessed valuation shall be set aside and utilized for free public library purposes.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval.

PASSED: _____

ATTEST: _____
City Clerk

President of City Council

APPROVED: _____

ATTEST: _____
City Clerk

Mayor of Washington, MO

BILL NO. _____ INTRODUCED BY COUNCILMAN _____

ORDINANCE NO. _____

AN ORDINANCE REPEALING CHAPTERS 140, 400, 402, 405, 410, 412, 413, 415, 420, 425, 430, 435, 440, 445, 450, 455, 457, 458, 459, 460, 463, 465, 470, 475, 480, 485, 490, 495 AND 498 OF THE CODE OF THE CITY OF WASHINGTON, MISSOURI AND ENACTING IN LIEU THEREOF NEW CHAPTERS 400, 405, 410, 415, 420, 425 AND 430 RELATING TO ZONING, SIGN REGULATIONS, SUBDIVISION REGULATIONS, FLOOD DAMAGE PREVENTION, STORM WATER MANAGEMENT STANDARDS, FIRE HYDRANTS AND CONNECTIONS, AND URBAN REDEVELOPMENT

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

SECTION 1: Chapters 140, 400, 402, 405, 410, 412, 413, 415, 420, 425, 430, 435, 440, 445, 450, 455, 457, 458, 459, 460, 463, 465, 470, 475, 480, 485, 490, 495 and 498 of the Code of the City of Washington, Missouri are hereby repealed.

SECTION 2: There is hereby enacted new Chapters 400, 405, 410, 415, 420, 425 and 430 of the Code of the City of Washington, Missouri relating to zoning, sign regulations, subdivision regulations, flood damage prevention, storm water management standards, fire hydrants and connections, and urban redevelopment as shown on Exhibit A attached hereto and incorporated herein by reference.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: This ordinance shall be in full force and effect as of March 1, 2017.

Passed: _____

ATTEST: _____

President of City Council

Approved: _____

ATTEST: _____

Mayor of Washington, Missouri

EXHIBIT A

[On file with the City Clerk]

CITY OF
WASHINGTON
MISSOURI

August 9, 2016

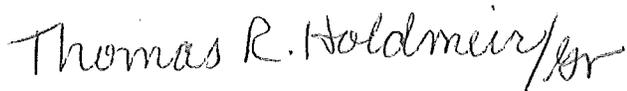
Honorable Mayor & City Council
405 Jefferson Street
Washington, MO 63090

RE: Code Revisions-City of Washington

Dear Mayor & City Council Members:

At the regular meeting of the Planning & Zoning Commission held on Monday, August 8, the Commission reviewed and recommended approval of the Code Revisions, City of Washington.

Sincerely,



Thomas R. Holdmeier
Chairman
Planning & Zoning Commission

PLANNING & ENGINEERING SERVICES
405 JEFFERSON STREET
WASHINGTON, MO 63090

6a

BILL NO. _____ INTRODUCED BY _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AND DIRECTING THE EXECUTION OF A CONTRACT WITH GERSTNER ELECTRIC FOR THE 2016 TRAFFIC SIGNAL HEAD REPLACEMENT PROJECT IN THE CITY OF WASHINGTON, FRANKLIN COUNTY, 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 and directed to execute an Agreement by and between the City of Washington with Gerstner Electric in the City of Washington, Missouri. A copy of this agreement is attached and is marked "Exhibit A".

SECTION 2: The Mayor and City Clerk are hereby authorized and directed to execute said contract, and to do all things necessary by the terms of said contract.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: This ordinance shall take effect and be in full force from and after its passage and approval.

PASSED: _____

ATTEST: _____
City Clerk

President of the City Council

APPROVED: _____

ATTEST: _____
City Clerk

Mayor of Washington, Missouri

EXHIBIT A
CONTRACT AGREEMENT
2016 ASPHALT AND CONCRETE REPLACEMENT

THIS AGREEMENT, made and entered into this _____ day of _____, 2016, by and between the CITY OF WASHINGTON, MISSOURI, party of the first part; hereinafter termed the "City", and Gerstner Electric, Inc., party of the second part, hereinafter termed in this agreement as the "Contractor".

WITNESSETH:

THAT WHEREAS, the City has caused to be prepared specifications and other contract documents for the work herein described, and has approved and adopted these contract documents and has invited proposals for the furnishing of materials, labor and equipment for, and in connection with, the construction of improvements in accordance with the terms of this contract; and,

WHEREAS, the Contractor, in response to the invitation, submitted to the City in the manner and at the time specified, a proposal in accordance with the terms of the contract; and,

WHEREAS, the City has opened, examined and canvassed the proposals submitted, and as a result of such canvass, has determined and declared the Contractor to be the lowest responsive and responsible bidder for constructing said improvements, and has duly awarded to the said Contractor contract therefore, for the sum or sums named in the proposal attached to and made a part of this contract;

NOW THEREFORE, THIS AGREEMENT WITNESSETH, that the parties to these presents, in consideration of the compensation to be paid the Contractor, and of the mutual agreements herein contained, have agreed and hereby agree the City for itself, and its successors and the Contractor for itself, himself, or themselves, its, his or their successors and assigns, to its, his or their executors and administrators, as follows:

ARTICLE I: That the Contractor will furnish at his own cost and expense, all labor, tools, equipment and materials required, and construct and complete in a good first class and workmanlike manner, the work as designated, described and required by the plan, specifications and proposals for construction of the improvement, all in accordance with the specifications, general conditions, supplementary conditions, instructions to bidders, proposal, and other specified documents, all of which contract documents from the contract, and are as fully a part thereof as if repeated verbatim herein; all work to be done under the direct supervision, and to the entire satisfaction of the City.

Contractor shall provide (a) a ten-hour Occupational Safety and Health

Administration (OSHA) construction safety program for its employees working onsite on the project. The program shall include a course in construction safety and health approved by OSHA or a similar program approved by the Missouri Department of Labor and Industrial Relations which is at least as stringent as an approved OSHA program. All employees working on the project are required to complete the program within sixty (60) days of beginning work on the construction project. (b) Any employee found on the worksite subject to this section without documentation of the successful completion of the course required under subsection (a) shall be afforded 20 days to produce such documentation before being subject to removal from the project. (c) Contractor shall require all onsite employees of any subcontractors to complete the ten-hour training program required under subsection (a). (d) Pursuant to Sec. 272.675 RSMo., Contractor shall forfeit as a penalty to the City \$2,500.00 plus \$100.00 for each employee employed by Contractor or subcontractor, for each calendar day, or portion thereof, such employee is employed without the required training. The penalty shall not begin to accrue until the time periods in subsections (a) and (b) have elapsed. City shall withhold and retain from the amount due Contractor under this contract, all sums and amounts due and owing City as a result of any violation of this section.

ARTICLE II: Specifically, the Contractor shall comply in all respects with the Anti-Discrimination Provisions.

ARTICLE III: That the Contractor shall be held to comply with all requirements of the Prevailing Wage Law of the State of Missouri, and shall forfeit as a penalty to the state, county, city and county, city town, district, or other political subdivision on whose behalf the contract is made or awarded, one hundred dollars (\$100.00) for each workman employed, for each working day, or portion thereof, such workman is paid less than the said stipulated rates for any work done under this contract, by him or by any subcontractor under him.

ARTICLE IV: Contractor agrees to comply with Missouri Revised Statute Section 285.530.1 in that it shall not knowingly employ, hire for employment, or continue to employ an unauthorized alien to perform work within the State of Missouri. As a condition for the award of this contract, the Contractor shall, by sworn affidavit, and provision of documentation, affirm its enrollment and participation in a federal work authorization program with respect to the employees working in connection with the contracted services. The Contractor shall also sign the affidavit, attached hereto and made a part of this contract, affirming that it does not knowingly employ any person who is an unauthorized alien in connection with the contracted services. Contractor shall require each subcontractor to affirmatively state in its contract with Contractor that the subcontractor shall not knowingly employ, hire for employment or continue to employ an unauthorized alien to perform work within the State of Missouri and shall not henceforth do so. Alternatively, Contractor shall require each subcontractor to provide

Contractor with a sworn affidavit under the penalty of perjury attesting to the fact that the subcontractor's employees are lawfully present in the United States.

ARTICLE V: That the City will pay the Contractor for the performance of this Contract and the Contractor will accept in full compensation therefore, the sum of Twenty Six Thousand Two Hundred and Twenty dollars (\$26,220.00) for all work covered in the Base Proposal Bid.

IN WITNESS WHEREOF, the parties have made and executed this Agreement the day and year first above written.

CITY OF WASHINGTON
COUNTY OF FRANKLIN
STATE OF MISSOURI

Gerstner Electric

By: _____
Mayor

Contractor

City Clerk

Title

CITY OF
WASHINGTON
MISSOURI

August 8, 2016

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

RE: 2016 Traffic Signal Head Replacement, Upgrade to LED

Dear Mayor and City Council Members:

On August 5, 2016 the City received the following bids:

Gerstner Electric	\$ 26,220.00
Reinhold Electric	\$ 26,352.00
Meyer Electric	\$ 31,368.00
Engineer's Estimate	\$30,000.00

Find in this packet an ordinance for your consideration that would allow the City to enter into a contract with Gerstner Electric, Inc. The budgeted amount for this contract is \$35,000.00.

The traffic signals on Jefferson Street at the intersections with Fifth, Eighth and Fourteenth Streets are the responsibility of the City. Twenty-four signals were installed in 1988 and 8 of those were upgraded in 1996. An inspection of these signals indicated brittle, cracked or separated housings, warped or broken hinges, corrosion, some missing or broken backplates and 3 different styles of signal heads which require different replacement parts. Staff proposes to have the signal heads replaced due to the age and condition of them. During this process we will upgrade all of the incandescent bulbs to LED. Staff investigated the possible adverse side effects of LED bulbs not producing enough heat to melt snow off the lenses. This occurrence was reported by MoDOT maintenance personnel to be very rare in the Washington area.

Respectfully submitted,



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

PLANNING & ENGINEERING SERVICES
405 JEFFERSON STREET
WASHINGTON, MO 63090

BILL NO. _____ INTRODUCED BY COUNCILMAN _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AND DIRECTING THE EXECUTION OF A QUIT CLAIM DEED BY AND BETWEEN THE CITY OF WASHINGTON, MISSOURI AND FRICK'S MEAT PRODUCTS, INC.

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

SECTION 1: The Mayor is hereby authorized and directed to execute a Quit Claim Deed by and between the City of Washington, Missouri and Frick's Meat Products, Inc., a copy of which is marked Exhibit I and is attached hereto and incorporated herein by reference, and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance, for and on behalf of and as the act and deed of the City. The City Clerk is hereby authorized and directed to attest to and affix the seal of the City to the said Quit Claim Deed and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

SECTION 2: The City shall, and the officials, agents and employees of the City are hereby authorized and directed to, take such further action, and execute and deliver such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval.

Passed: _____

ATTEST: _____

President of City Council

Approved: _____

ATTEST: _____

Mayor of Washington, Missouri

EXHIBIT I

Space Above for Recorder's Use Only

DOCUMENT COVER SHEET

TITLE OF Quit Claim Deed

DATE OF DOCUMENT: August 15, 2016

GRANTOR(S) NAME: City of Washington, Missouri

Mailing Address: 405 Jefferson Street
Washington, Missouri 63090

GRANTEE(S) NAME: Frick's Meat Products, Inc.

Mailing Address: 360 ME Frick Drive
Washington, Missouri 63090

MISSOURI QUIT CLAIM DEED

THIS DEED, made on the 15th day of August, 2016, by and between the City of Washington, Missouri, a Missouri municipal corporation, whose mailing address is 405 Jefferson Street, Washington, Missouri 63090 (“**Grantor**”), and Frick’s Meat Products, Inc., a Missouri corporation, whose mailing address is 360 ME Frick Drive, Washington, Missouri 63090 (“**Grantee**”).

WITNESSETH, that **Grantor**, in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, paid by **Grantee**, (the receipt of which is hereby acknowledged), does by these presents, REMISE, RELEASE, and FOREVER QUIT-CLAIM unto the said **Grantee**, the following described lots, tracts or parcels of land, lying, being and situated in the County of Franklin and State of Missouri, to-wit:

(See Exhibit A attached hereto and incorporated herein by reference)

TO HAVE AND TO HOLD THE SAME, with all the rights, immunities, privileges and appurtenances, thereto belonging unto Grantees and their assigns forever; so that neither the Grantor, nor any other person or persons, for them or in their name or behalf, shall or will hereafter claim or demand any right or title to the aforesaid Property or any part thereof, but they and each of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, Grantor has executed these presents on the day and year first above written.

Grantor

Sandy Lucy, Mayor

SEAL:

Attest:

Mary Trentmann, City Clerk

STATE OF MISSOURI)
) SS:
COUNTY OF FRANKLIN)

On this _____ day of August, 2016, before me personally appeared Sandy Lucy, who being by me duly sworn did say that she is the Mayor of the City of Washington, Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said City, and that said instrument was signed and sealed on behalf of said City, by authority of its City Council, and said Sandy Lucy acknowledged said instrument to be the free act and deed of said City.

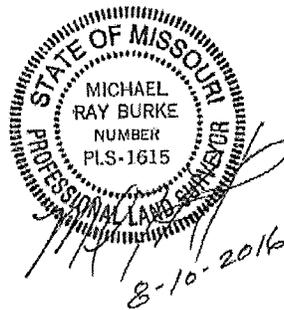
IN TESTIMONY WHEREOF, I have hereunto set me hand and affixed my official seal in the County and State aforesaid, the date and year first above written.

My Term Expires: _____

Notary Public

* EXHIBIT A *

All of the Detention Basin Easement on Lot B of the Resubdivision of Lots 2 and 3 of the Resubdivision of Lots F and G of the Resubdivision of Lots 1 and 2 of Schulze Industrial Tract II Plat Two and the Resubdivision of Lots 3A-2 of the Resubdivision of Lot 3A of the Resubdivision of Lot 3 of Schulze Industrial Tract II – Plat Two in Section 17, Township 44 North, Range 1 West in the City of Washington, as per Plat Book P, Page 1472 of the Franklin County Records, and containing 0.771 acres more or less.



BILL NO. _____ INTRODUCED BY COUNCILMAN _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE FINAL PLAT OF INDUSTRIAL HEIGHTS, PLAT II, IN THE CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI.

WHEREAS, the final plat of Industrial Heights, Plat II 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

WHEREAS, THE City Council granted preliminary plat approval of Industrial Heights, Plat II on August 15, 2016; and

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

SECTION 1: The final plat of Industrial Heights Plat II, in the City of Washington, Missouri is hereby approved and the same is ordered recorded in the Office of the Recorder of Deeds of Franklin County, Missouri.

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: _____

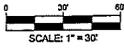
ATTEST: _____
City Clerk

President of City Council

Approved: _____

ATTEST: _____
City Clerk

Mayor of Washington, Missouri



ZONING NOTE:
 This site is zoned General Commercial District "M-2", as per Darren Lamb, City Planner for the City of Washington, MO, Building Setback:
 Front Yard: 25'
 Rear Yard: 25'
 Side Yard: None

- Notes:**
1. Bearing referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observation utilizing the HOUSTON RTR Network.
 2. (a) - Demarcation survey information gathered by Duescher Frankenburg and Associates on June 22, 2016.
 (b) - Demarcation survey information per "Industrial Heights Subdivision" recorded on June 30, 1977 in Plat Book "C", Page 58 of the Franklin County Recorder of Deeds Office.
 (c) - Demarcation survey information per "Rainbow Subdivision" recorded on February 15, 2007 as Document No. 0703378 of the Franklin County Recorder of Deeds Office.
 3. Found old iron pipe with a post at the Northwest Corner of Lot 24 of "Industrial Heights Subdivision" as per "Rainbow Lots 4 and 5 of Industrial Heights Subdivision" recorded April 23, 2002 in Book "P", Page 1468, "Thomas Lots 5, 6, 11, 12, 13, and 14 of Industrial Heights Subdivision" recorded on September 14, 2000 in Book "C", Page 1106, and "Washington Business Center" recorded August 21, 2002 in Book "P", Page 1252.

DESCRIPTION: Industrial Heights Plat II

A tract of land being all of Lot 24 of "Industrial Heights Subdivision" recorded in Book "P", Page 1468 and all of Lot 1 of "Rainbow Subdivision" recorded as Document 0703378 of the Franklin County Recorder of Deeds Office, all being part of the Southwest Quarter of the Southwest Quarter of Section 22, Township 44 North, Range 1 West of the 5th P.M. City of Washington, Franklin County, Missouri, to wit:

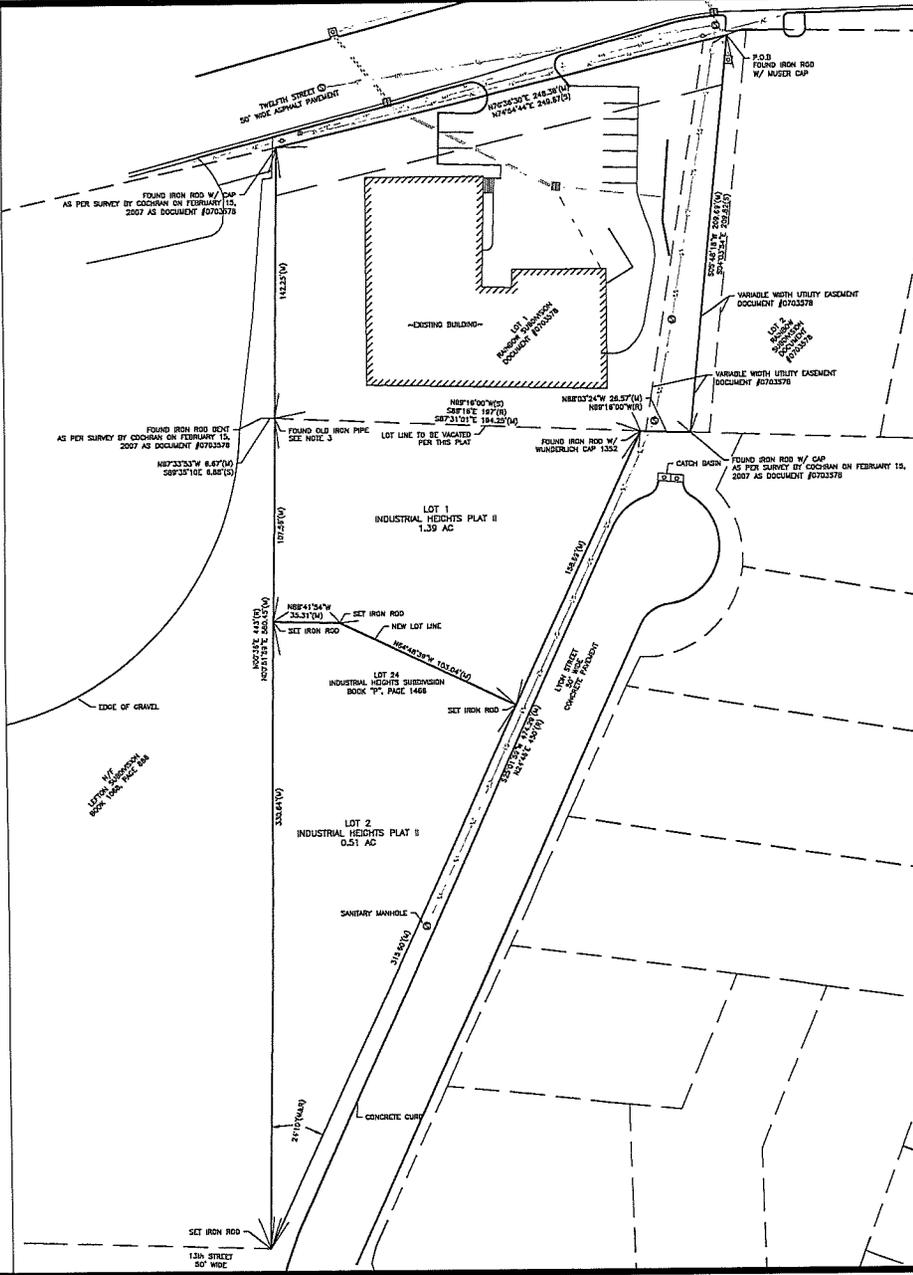
beginning at the Northwest Corner of said Lot 1, also being the Northwest Corner of Lot 2 of said "Rainbow Subdivision", also being the south right-of-way line of Twelfth Street; thence along the east line of said Lot 1, also being the west line of said Lot 2 500'-00" (50' x 100.00 ft.) to a found iron rod at the Southeast corner of said Lot 1 and the Southwest corner of said Lot 2; thence bearing said line along the south line of said Lot 1 108'-02" (108' x 25.00 ft.) to a found iron rod at the Northwest corner of said Lot 24, also being the west right-of-way line of 13th Street; thence along said west right-of-way line and west line of said Lot 24 225'-01" (225' x 47.50 ft.) to a well line of said Lot 24 and the west line of said Lot 1, also being the East line of Latham Subdivision recorded in Book "D082", Page 682 of said recorder's office NOV-21-2016 380.45 ft. to a found iron rod at the Northwest corner of said Lot 1, also being the Northwest corner of said Latham Subdivision, also being the said right-of-way line; thence along said line along the north line of said Lot 1 and said right-of-way line 210'-02" (210' x 25.00 ft.) to the point of beginning, containing 1.8 Acres.

STATE OF MISSOURI)
 COUNTY OF FRANKLIN)

I, Elinor S. Surber, of the County of Franklin, State of Missouri, do hereby certify that I am the duly qualified and acting Surveyor of said County, Missouri, and that the foregoing is a true and correct copy of the original of said Survey as the same appears in my office, and that the same is a true and correct copy of the original of said Survey as the same appears in my office.

Date _____

Mary R. Frankenburg, P.L.S. 3353
 State of Missouri
 Registered Land Surveyor for
 Duescher Frankenburg Associates, Inc.
 Corporate No. 00058



INDUSTRIAL HEIGHTS PLAT II

PART OF LOT 24 OF "INDUSTRIAL HEIGHTS SUBDIVISION", ALL OF LOT 1 OF "RAINBOW SUBDIVISION", PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 44 NORTH, RANGE 1 WEST OF THE 5TH P.M. CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI

OWNER'S CERTIFICATE:

I, the undersigned, Bryan Segus, the owner of Elite Survival Systems as described in the Surveyor's Certificate and as shown herein, have caused the same to be surveyed and re-platted in the manner shown on this plat. The subdivision shall hereafter be known as Industrial Heights Plat II.

Utility easements as shown herein are hereby granted to the City of Washington, AT&F, Southwestern Bell, Missouri National Gas, Charter Communications, Missouri Ute, and their successors and assigns and a right of temporary usage of surface ground not occupied by improvements for the excavation reasonably necessary during installation, repair, or replacement of said underground utilities.

Building setbacks from as noted herein are hereby established as per C-2 Zoning of the Zoning Codes for the City of Washington.

IN WITNESS WHEREOF, said Bryan Segus, President of Elite Survival Systems has caused these presents to be signed by its Manager

Date _____ day of _____, 2016.

Bryan Segus, President
 Elite Survival Systems

NEIGHBOR'S CERTIFICATE:

STATE OF MISSOURI)
 COUNTY OF FRANKLIN)

On this _____ day of _____, 2016, before me personally appeared Bryan Segus to be known to be the President of Elite Survival Systems, who being by me duly sworn, did say that he is the Manager of a tract of land described in the foregoing Surveyor's Certificate and that he acknowledged said instrument to be the free act and deed of said LLC.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the City of Washington, Franklin County, Missouri the day and year first above written.

My Commission Expires _____

CITY CLERK'S CERTIFICATE:

I, Mary Trentmann City Clerk for and within the City of Washington, Missouri, do hereby certify that the above plat of "Industrial Heights Plat II", was approved by the City Council of Washington, Missouri by _____

Ordinance No. _____
 passed and approved the _____ day of _____, 2016.

Mary Trentmann, City Clerk

COLLECTOR OF REVENUE'S CERTIFICATE:

I, Linda Evensen, Collector of Revenue for Franklin County, Missouri, first being duly sworn, depose and say that I am familiar with the land hereinto in and subdivided as "Industrial Heights Plat II" and further state that there are no delinquent tax assessments on the aforesaid land due Franklin County, or the State of Missouri, in my office.

Linda Evensen, Collector of Revenue
 Franklin County, Missouri

RECORDER OF DEEDS' CERTIFICATE:

STATE OF MISSOURI)
 COUNTY OF FRANKLIN)

I, Jennifer L. Matzell, Recorder of Deeds within and for said County and State, do hereby certify that the foregoing instrument of writing was filed _____ day of _____, 2016,

at _____ o'clock _____, and duly recorded as Document No. _____ on said date.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Union, Missouri, the date aforesaid mentioned.

Jennifer L. Matzell, Recorder of Deeds
 UT _____ Deputy

INDUSTRIAL HEIGHTS PLAT II
 PART OF LOT 24 OF "INDUSTRIAL HEIGHTS SUBDIVISION", ALL OF LOT 1 OF "RAINBOW SUBDIVISION", PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 44 NORTH, RANGE 1 WEST OF THE 5TH P.M. CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI

E-Mail: info@bfa.com Telephone: (816) 234-4751
 103 E. 14th Street
 Washington, Missouri 64785

BFA
 CONSULTING SURVEYORS
 www.bfa.com

DRAWN: R.L.P.
 DATE: 07/25/16
 JOB No.: 4328
 SHEET NAME: INDUSTRIAL HEIGHTS PLAT II
 1 OF 1

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