

REGULAR MEETING OF WASHINGTON, MISSOURI CITY COUNCIL
November 21, 2016 – 7:00 P.M.

1. INTRODUCTORY ITEMS:

Roll Call /Pledge of Allegiance
 Approval of the Minutes from the November 7, 2016 Council Meetings

**SUGGESTED
 COUNCIL ACTION:**

Need Motion/Mayor Memo

Approval and Adjustment of Agenda including Consent Agenda:

Need Motion/Mayor Memo

a. Change Order – Illinois Electric Works – WWTP VLR Blower #3 Repair

2. PRIORITY ITEMS:

Mayor’s Presentations, Appointments & Re-Appointments:

a. Police Department Reappointments

Accept/Approve/Mayor Memo

3. PUBLIC HEARINGS:

a. Rezone 300 and 304 Coulter Court from R-3 Multi-Family Residential to R-1C Single Family Attached.

Accept Into Minutes Memo

b. An ordinance rezoning 300 and 304 Coulter Court from R-3 Multi-Family Residential to R-1C Single Family Attached in the City of Washington, Franklin County, Missouri.

Read &Int/Read&Vote/Mayor

c. Rezone 321 and 317 Coulter Court from R-3 Multi-Family Residential to R-1C Single Family Attached.

Accept Into Minutes Memo

d. An ordinance rezoning 321 and 317 Coulter Court from R-3 Multi-Family Residential to R-1C Single Family Attached in the City of Washington, Franklin County, Missouri.

Read &Int/Read&Vote/Mayor

e. Rezone 1908 and 1912 Clark Drive from R-3 Multi-Family Residential to R-1C Single Family Attached.

Accept Into Minutes Memo

f. An ordinance rezoning 1908 and 1912 Clark Drive from R-3 Multi-Family Residential to R-1C Single Family Attached in the City of Washington, Franklin County, Missouri.

Read &Int/Read&Vote/Mayor

g. Rezone 325 and 329 Coulter Court from R-3 Multi-Family Residential to R-1C Single Family Attached.

Accept Into Minutes Memo

h. An ordinance an ordinance rezoning 325 and 329 Coulter Court from R-3 Multi-Family Residential to R-1C Single Family attached in the City of Washington, Franklin County, Missouri.

Read &Int/Read&Vote/Mayor

CITIZENS DISCUSSIONS:

4. **UNFINISHED BUSINESS:**

5. **REPORT OF DEPARTMENT HEADS:**

- a. Washington 353 Redevelopment Corporation Account Receivable Accept/Approve/Mayor Memo

6. **ORDINANCES/RESOLUTIONS:**

- a. An ordinance accepting the bid from Modern Auto Company, Inc. Washington Missouri and to approve the purchase of a 2017 Chevrolet 3500-HD 1-Ton 4X4 Single Cab Truck with accessories by the City of Washington, Missouri. Read &Int/Read&Vote/Mayor Memo
- b. An ordinance accepting the bid from Modern Auto Company, Inc. Washington, Missouri and to approve the purchase of a 2017 Chevrolet 3500-HD 1-Ton 4X4 4-Door Double Cab Truck with accessories by the City of Washington, Missouri. Read &Int/Read&Vote/Mayor
- c. An ordinance accepting the bid from Clark Equipment Co, DBA Bobcat Company West Fargo, and to approve the purchase of a T740 Bobcat Track Loader (iT4) by the City of Washington, Missouri. Read &Int/Read&Vote/Mayor Memo
- d. An ordinance accepting the bid from Clark Equipment Co, DBA Bobcat Company West Fargo, and to approve the purchase of a 96” Snow Plow attachment with end wing kit by the City of Washington, Missouri. Read &Int/Read&Vote/Mayor
- e. An ordinance authorizing and directing the City of Washington to enter into a sales contract with Vandevanter Engineering, Fenton, Missouri for the repair of Fairfield Pump Station Equipment and Controls. Read &Int/Read&Vote/Mayor
- f. An ordinance accepting the bid from Modern Auto Company Inc. Washington, Missouri and to approve the purchase of a 2017 Chevrolet 3500-HD 1-Ton 4X4 Single Cab Truck with accessories and amend the 2017 Budget by the City of Washington, Missouri. Read &Int/Read&Vote/Mayor
- g. A resolution selecting Front Street Development, LLC as preferred developer for a proposed redevelopment area and authorizing City staff to negotiate a Redevelopment Agreement for consideration by the City Council. Read&Vote/Mayor

7. **COMMISSION, COMMITTEE AND BOARD REPORTS:**

- a. Preliminary Plat Approval – Meriwether Estates Accept/Approve/Mayor Memo
- b. An ordinance approving the Final Plat of Meriwether Estates, Plat II in the City of Washington, Franklin County, Missouri. Read &Int/Read&Vote/Mayor
- c. An ordinance approving a boundary adjustment in the Sunset View Subdivision 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 NOVEMBER 17, 2016

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL
CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI
MONDAY, NOVEMBER 16, 2016**

INTRODUCTORY ITEMS:

The Regular Meeting of the City of Washington, Missouri, City Council was held on Monday, November 07, 2016 at 7:00 p.m. in the Council Chamber. Mayor Sandy Lucy opened the meeting with roll call with Matthew Dunn, Troop 452 with the Presbyterian Church, leading the 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	Brian Boehmer	
	City Clerk	Mary Trentmann	
	Police Chief	Ed Menefee	
	City Engineer	John Nilges	
	Economic Development Director	Darren Lamb	
	City Planner	Sal Maniaci	

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 October 17 & October 27, 2016 Council Meetings
A motion to accept the minutes as presented was made by Councilmember Patke, seconded by Councilmember Brinker, passed without dissent.

Approval and Adjustment of Agenda including Consent Agenda:

- * Payments of over \$40,000 (+): *United Health Care \$130,000 Estimated December Health Insurance premium; LAGERS \$60,000 Estimated November wage benefits; Ameren UE \$102,000 Estimated October energy use; UMB Bank, NA. Trust \$97,048.59 November debt service payment. Sewer Revenue Bonds---2007B; NB West Contracting \$480,462.84 Pay*

Request #3---2016 Asphalt Overlay & Concrete Replacement; Washington Missouri Tourism Commission \$46,016.96 3rd Quarter Tourism Tax.

- * Lewis, Rice L.L.C. September invoice
- * Final Pay Request – Midwest Pool Management – Pool Operations & Management
- * Final Pay Request – Professional Touch Painting – Airport Metal Roof Painting
- * Final Pay Request – KJ Unnerstall – Repair of Sink Hole & Replace Pipe-Elbert Drive

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

PRIORITY ITEMS:

Mayor's Presentations, Appointments & Re-Appointments

- * Police Department Re-appointments

*To The City Council
City of Washington
Washington, Missouri
Dear Council Members:*

I herewith submit for your approval the following for re-appointment:

<u>NAME</u>	<u>APPOINTED</u>	<u>TERM EXPIRES</u>
<i>John Rutz Reserve Officer</i>	<i>Nov. 16, 2016</i>	<i>Nov. 16, 2017</i>
<i>Celia Rudolph Patrol Officer</i>	<i>Nov. 18, 2016</i>	<i>Nov. 18, 2017</i>
<i>Michael Grissom Patrol Officer</i>	<i>Nov. 22, 2016</i>	<i>Nov. 22, 2017</i>

*Respectfully submitted,
Sandy Lucy
Mayor
MT:*

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

- * Phoenix Center II CID Re-appointments

*To The City Council
City of Washington
Washington, Missouri
Dear Council Members:*

I herewith submit for your approval the following for re-appointment to the Phoenix Center Community Improvement District Board:

*Jim Briggs – term expiring November 2020
Josh Brinker – term expiring November 2020
Wayne Drury – term expiring November 2020*

*Respectfully submitted,
Sandy Lucy*

Mayor

MKT:

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

PUBLIC HEARINGS

* None

CITIZENS DISCUSSIONS

* None

UNFINISHED BUSINESS

* None

REPORT OF DEPARTMENT HEADS

* Request for addition of Court/Police Interface

TO: Council Members, City of Washington

Mayor Sandy Lucy

Mr. James Briggs, City Administrator

FROM: Cindy A. Buescher

Municipal Court Administrator

DATE: October 17, 2016

RE: Request for Addition of Court/Police (non-Incode) Interface

Import or Export of Citation/Warrants/Dispositions

Council Members, Mayor and Mr. Briggs,

I would like to request to use additional funds from the Public Safety Computer Project to add what I believe to be an essential part to the ITI software. This request is for the interface from the ITI software to the court software. We have already purchased the interface from ITI but was never advised that we were needing to purchase an interface from INCODE.

The interface will allow the software to download the tickets that the officers issue through their in car ticketing directly into the INCODE court software. This will free up the clerk that has to now manually enter tickets into the system.

The total cost of the interface is \$5,500.00 as listed in the included quote document for INCODE. There will be a recurring annual maintenance cost of \$1,375.00 that will go in effect for the 2017,18 budget.

I have attached the quote from INCODE that itemizes the pricing for the interface. I present this to you for your approval.

Thank you for your consideration,

Craig Hellmann

Municipal Judge

Cindy A. Buescher

Court Administrator

A motion to accept the request for addition of Court/Police Interface into the minutes was made by Councilmember Brinker, seconded by Councilmember Holtmeier, passed without dissent.

* Request for addition of Firehouse Interface

To: Mayor and City Council

From: Robert J. Douglas
Information Technology Director

Date: October 31, 2016

Subject: Request of interface addition between ITI Software and Firehouse Software System.

Mayor and City Council Members,

I would like to request to use additional funds from the Public Safety Computer Project to add an integral interface between the ITI software and Firehouse Software.

Firehouse Software was utilizing a legacy importation system with our previous AS400 system that is no longer supported. Firehouse has moved forward to a standardized importation software interface. This interface will improve production of the clerk that has to manually enter the fire calls in to the system since changing systems.

The total cost of the interface is \$2,035.00. There will be a recurring annual maintenance cost of \$360.00 that will go in to effect on the 17/18 budget.

I have attached the estimate from Firehouse Software (Xerox Government Systems, LLC.) I present this to you for your approval.

Thank you for your consideration,

Robert J. Douglas

Information Technology Director

A motion to accept the request for addition of Firehouse Interface into the minutes was made by Councilmember Brinker, seconded by Councilmember Patke, passed without dissent.

ORDINANCES/RESOLUTIONS

Bill No. 16-11565, Ordinance No. 16-11587, an ordinance rezoning 1000 Duncan Heights Drive from R1-A, Single Family Residence District to C-4, Planned Commercial District in the City of Washington, Franklin County, Missouri.

The ordinance was introduced by Councilmember Brinker.

After a brief discussion, the ordinance was read a second time and passed on the following 6-2 vote; Sullentrup-aye, Brinker-aye, Holtmeier-aye, Patke-aye, Skornia-aye, Mohesky-aye, Hidritch-nay, Meyer-nay.

Bill No. 16-11566, Ordinance No. 16-11588, an ordinance requesting voluntary annexation of 14.49 acres south of the Malvern Hill Subdivision into the City of Washington, Missouri, Franklin County, Missouri.

The ordinance was introduced by Councilmember Brinker.

With no further discussion, the ordinance was read a second time and passed on the following 7-1 vote; Sullentrup-aye, Brinker-aye, Holtmeier-aye, Patke-aye, Skornia-aye, Mohesky-aye, Hidritch-nay, Meyer-aye.

Bill No. 16-11567, Ordinance No. 16-11589, an ordinance authorizing and directing the execution of a contract with Roscoe Mayer Contracting, Inc. for the 316 Lafayette Building Demolition, in the City of Washington, Franklin County, Missouri and amend the 2017 Budget.

The ordinance was introduced by Councilmember Patke.

Funds will be taken out of the General Fund. The ordinance was read a second time and approved on the following vote; Sullentrup-aye, Brinker-aye, Holtmeier-aye, Patke-aye, Skornia-aye, Mohesky-aye, Hidritch-aye, Meyer-aye.

Bill No. 16-11568, Ordinance No. 16-11590, an ordinance authorizing and directing the execution of a contract agreement between the City of Washington, Missouri and Flynn Drilling Co., Inc., Troy, Missouri.

The ordinance was introduced by Councilmember Holtmeier.

This ordinance is for the repair of Well 4. The ordinance was read a second time and approved on the following vote; Sullentrup-aye, Brinker-aye, Holtmeier-aye, Patke-aye, Skornia-aye, Mohesky-aye, Hidritch-aye, Meyer-aye.

Bill No. 16-11569, Ordinance No. 16-11591, an ordinance authorizing The City of Washington, Missouri to issue its Taxable Industrial Revenue Bonds (Valent Aerostructures, LLC Project), Series 2016B, in a principal amount not to exceed \$16,000,000 for the purpose of providing funds to pay the costs of equipping an industrial development project in the City; and authorizing the City to enter into certain agreements and take certain other actions in connection with the issuance of the bonds.

The ordinance was introduced by Councilmember Holtmeier.

This ordinance is for the LMI expansion and is the piece of the bond issue to finance the acquisition of the equipment. The ordinance was read a second time and approved on the following vote; Sullentrup-aye, Brinker-aye, Holtmeier-aye, Patke-aye, Skornia-aye, Mohesky-aye, Hidritch-aye, Meyer-aye.

Resolution No. 16-11592, a resolution authorizing the acceptance of Federal Assistance from the Recreational Trails Program for Phase II of the Rotary Riverfront Trail in the City of Washington, Missouri.

A motion to accept and support the Resolution was made by Councilmember Holtmeier, seconded by Councilmember Brinker, passed without dissent.

COMMISSION, COMMITTEE AND BOARD REPORTS

Bill No. 16-11570, Ordinance No. 16-11593, an ordinance approving a boundary adjustment in the City of Washington, Franklin County, Missouri.

The ordinance was introduced by Councilmember Patke.

This ordinance is for a boundary adjustment south of Windy Hills on West Fifth Street. After a brief discussion, the ordinance was read a second time and approved on the following vote; Sullentrup-aye, Brinker-aye, Holtmeier-aye, Patke-aye, Skornia-aye, Mohesky-aye, Hidritch-aye, Meyer-aye.

MAYOR’S REPORT

- * Tomorrow is Election Day.
- * Friday is Veteran’s Day.

CITY ADMINISTRATOR’S REPORT

- * Christmas decorations are up.
- * Finishing the second pass of leaf pick up this week. We will go back through later on.
- * Options will be forthcoming regarding the \$250,000 in revenue that was not expended in the prior budget year.
- * Brian is working on a communications project.

ADJOURNMENT

With no further business to discuss, a motion to adjourn was made at 7:29 p.m. by Councilmember Meyer, seconded by Councilmember Holtmeier passed without dissent.

Adopted: _____

Attest: _____
City Clerk

President of City Council

Passed: _____

Attest: _____
City Clerk

Mayor of Washington, Missouri

CITY OF WASHINGTON, MISSOURI

Public Works – Water and Wastewater Departments
405 Jefferson Street · Washington, MO 63090
Phone (636) 390-1030 · Fax (636) 390-1038

CHANGE ORDER

NAME OF PROJECT: WWTP VLR Blower #3 Repair
OWNER: City of Washington, Missouri
CONTRACTOR: Illinois Electric Works

The Board of Public Works recommends acceptance of a change order from the original contract for unforeseen repairs as recommended by the Contractor. The Impeller Shaft needed to be replaced entirely instead of being repaired. The Contractor's recommendation is shown in the attached document.

Description	Amount
Impeller Shaft needs to be replaced entirely	\$4,180.85
Change Order Total	\$4,180.85

THE CONTRACT SUMMARY FOLLOWS:

Original Design Contract Price	\$5,625.00
Current Change Order	\$4,180.85
Total Estimated Engineering Services	\$9,805.85

PASSED:

ATTEST:

City Clerk

President of the City Council

APPROVED:

ATTEST:

City Clerk

Mayor of Washington, Missouri

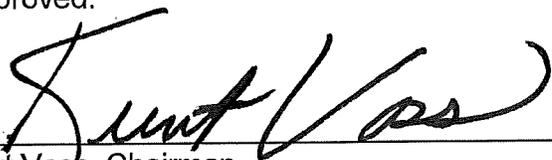
Memo

To: Board of Public Works
From: Kevin Quaethem
Date: 11/7/2016
Re: Illinois Electric Works (Change Order #1)

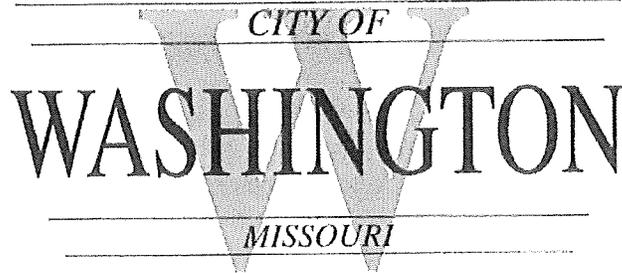
Public Works is requesting the approval of Change Order #1 for Illinois Electric Works the original contract needed to be corrected to replace the Impeller Shaft instead of repairing. Once this was opened up they found that it needed to be replaced and not repaired (VLR Blower #3) Wastewater Treatment Plant.

Original Contract Amount	\$5,625.00
Change Order #1	<u>\$4,180.85</u>
Contract New Amount	\$9,805.85

Approved:



Kurt Voss, Chairman
Board of Public Works



November 15, 2016

To The City Council
City of Washington
Washington, Missouri

Dear Council Members:

I herewith submit for your approval the following for reappointment:

<u>NAME</u>	<u>APPOINTED</u>	<u>TERM EXPIRES</u>
Kevin Blackburn Detective	Dec. 1, 2016	Dec. 1, 2017
Michael Wissbaum Patrol Officer	Dec. 1, 2016	Dec. 1, 2017
Christofer Henson Reserve Officer	Dec. 7, 2015	Dec. 7, 2017
Eric Saavedra Patrol Officer	Dec. 16, 2016	Dec. 16, 2017

Respectfully submitted,

A handwritten signature in cursive script that reads 'Sandy Lucy'.

Sandy Lucy
Mayor

MT:

405 JEFFERSON STREET
WASHINGTON, MO 63090



Washington Police Department

301 JEFFERSON STREET
WASHINGTON, MISSOURI 63090
(636) 390-1207 Fax: (636) 390-2455
jarmstrong@ci.washington.mo.us



Capt. Jim Armstrong

Date: November 14, 2016
To: Mayor Sandy Lucy
Re: Reappointment of Police Officers

Honorable Mayor,

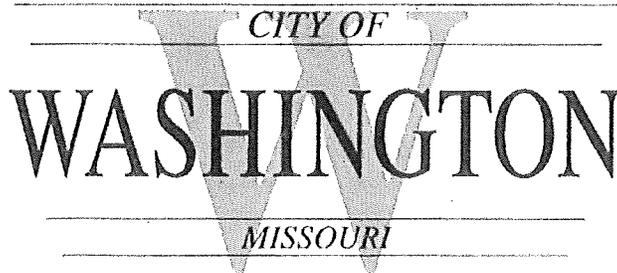
I respectfully request the following police officers be reappointed with the Washington Police Department for a one year term:

NAME	DATE EFFECTIVE	DATE EXPIRES
Detective Kevin Blackburn	December 1, 2016	December 1, 2017
Patrol Officer Michael Wissbaum	December 1, 2016	December 1, 2017
Reserve Officer Christofer Henson	December 7, 2016	December 7, 2017
Patrol Officer Eric Saavedra	December 16, 2016	December 16, 2017

Thank you for your consideration.

Respectfully,

Capt. Jim Armstrong
Asst. Chief of Police



November 14, 2016

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

**RE: File No. 16-1001- Rezoning of 300 and 304 Coulter Court in Meriwether Estates
from R-3 Multi-Family Residential to R-1C Single Family Attached.**

Dear Mayor & City Council Members:

At a regular meeting of the Planning & Zoning Commission, held on Monday,
November 14, 2016, the Commission reviewed and approved the above request.

Sincerely,

A handwritten signature in cursive script that reads "Thomas R. Holdmeier".

Thomas R. Holdmeier
Chairman
Planning & Zoning Commission

*PLANNING & ENGINEERING SERVICES
405 JEFFERSON STREET
WASHINGTON, MO 63090*

14/2

CITY OF WASHINGTON, MISSOURI
Department of Planning and Engineering Services
405 JEFFERSON STREET • WASHINGTON, MO 63090
636.390.1010 phone • 636.390.1069 fax

Applicant Information for Rezoning Land

Please print:

Applicant Name Virginia Nadler / Carol Sprick Daytime phone 314-803-3492
Mike Steiner

Address of Applicant 300 / 304 Coulter St.

Name of Owner V. Nadler / C. Sprick Daytime phone _____

Address of Owner (if different from Applicant) _____

Site Information

Current Zoning Duplex / Residential Lot Size 13, 118 Sq. Ft. 0.30 Acre(s)

Existing Land Use: Duplex / Residential

Proposed Zoning and Intended Use of Property: Zero Set Back

R-1C Single Family Attached

Surrounding Land Use

North Duplex South Single Family

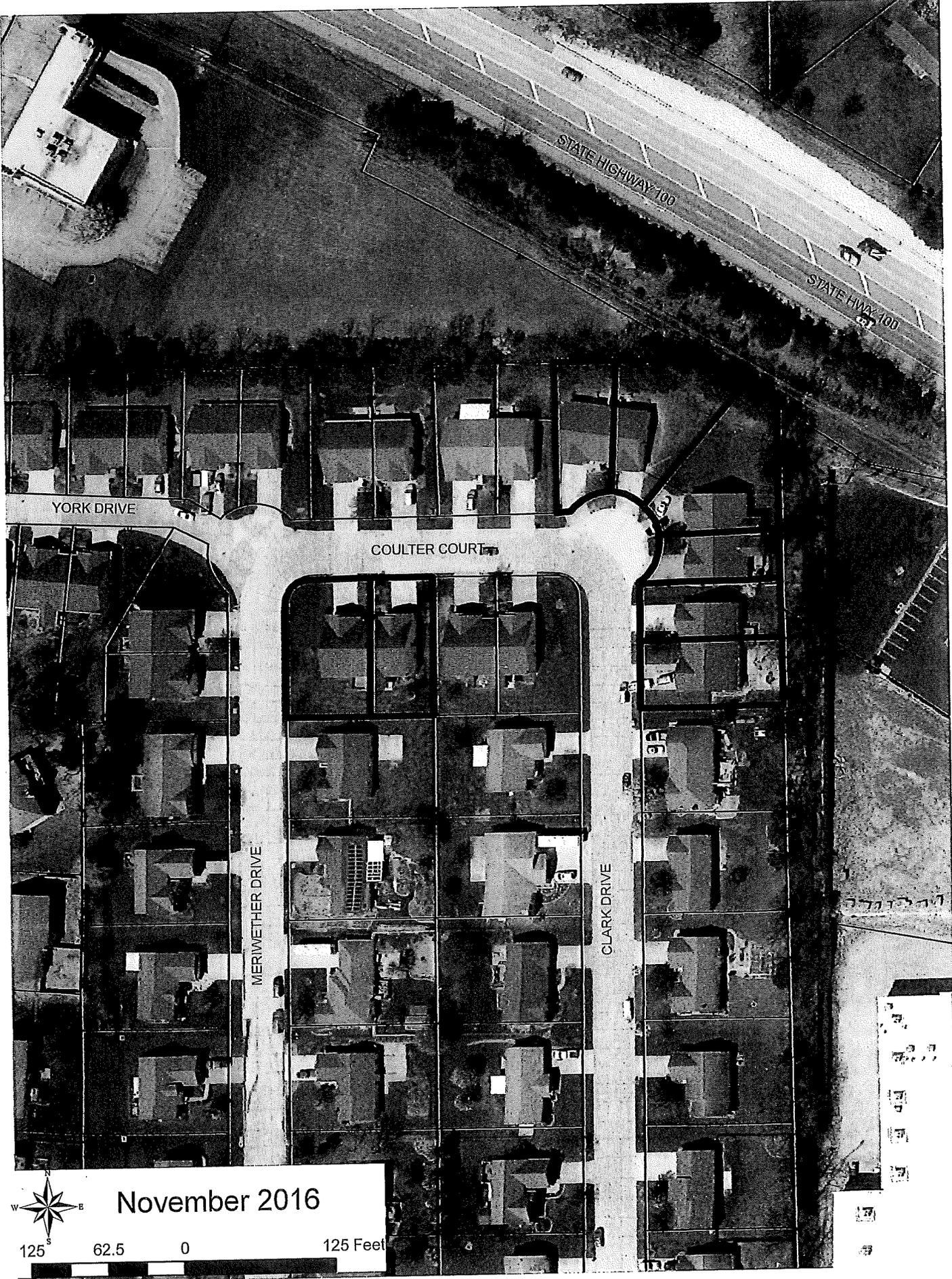
East Duplex West Duplex

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

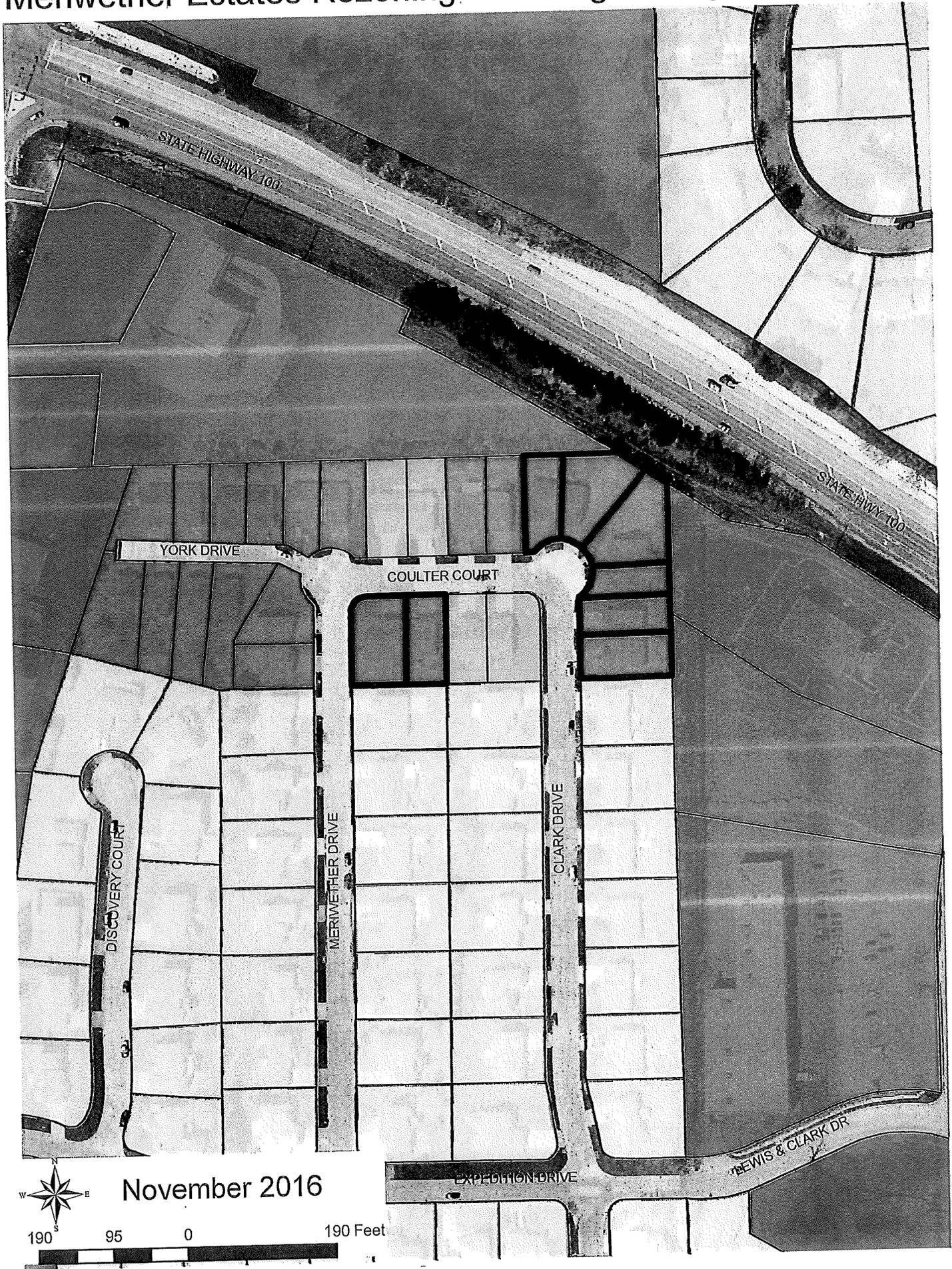
Carol Sprick / Virginia Nadler 7/27/15 / 7-27-15
Signature of Applicant Date

Signature of Landowner (if different) Date

Meriwether Estates Rezoning and Preliminary Plat - Aerial Map



Meriwether Estates Rezoning - Existing Zoning Map



November 2016

To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: November 14, 2016

Re: File # 16-1001 – Meriwether Estates – Rezoning

Synopsis: The applicant is requesting to rezone 325, 329, 317, 321, 300, and 304 Coulter Court and 1908 and 1912 Clark Drive in the Meriwether Estates Subdivision from R-3 Multi-Family Residential to R-1C Single Family Attached.

Adjacent Land Use /Zoning Matrix		
	Existing Land Use	Existing Zoning
North	Commercial Property	C-2
South	Single and Two Family Residences	R-1A, R-1C, and R-3
East	Commercial Property	C-2
West	Single and Two Family Residences	R-1A, R-1C, and R-3

Analysis:

The applicant is wishing to rezone the subject properties from R-3 Multi-Family Residential to R-1C Single Family attached. The request includes 4 duplexes along Coulter Court and Clark Drive in the Meriwether Estates Subdivision. The neighborhood was constructed prior to the existence of the R-1C Single Family Attached zone district and the owners would like to rezone the properties in order to subdivide them for individual sale. The surrounding properties are all either single family or two family structures, and a number of duplexes in Meriwether Estates have already had R-1C rezoning approved. Granting the request would not detriment the surrounding properties and would place the properties in the correct district.

** Four of the lots are smaller than permitted in the R-1C Zone District requiring approval of a variance.

Recommendation:

Staff recommends approval to rezone 325, 329, 317, 321, 300, and 304 Coulter Court and 1908 and 1912 Clark Drive in the Meriwether Estates Subdivision from R-3 to R-1C Single Family Attached.

BILL NO. _____ INTRODUCED BY COUNCILMAN _____

ORDINANCE NO. _____

AN ORDINANCE REZONING 300 AND 304 COULTER COURT FROM R-3 MULTI-FAMILY RESIDENTIAL TO R-1C SINGLE FAMILY ATTACHED IN THE CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI.

WHEREAS, an application has been filed with the City of Washington to rezone 300 and 304 Coulter in Meriwether Estates.

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 November 21st, 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 above described property is hereby removed from the R-3, Multi-Family to R-1C Single Family attached.

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: _____

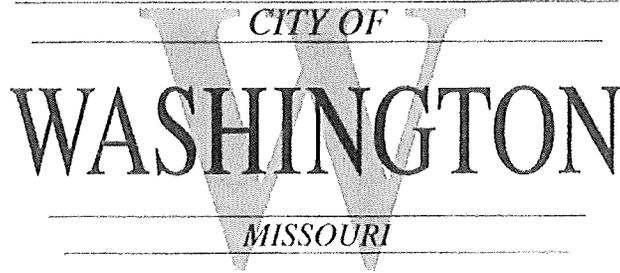
ATTEST: _____
City Clerk

President of City Council

Approved: _____

ATTEST: _____
City Clerk

Mayor



November 14, 2016

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

**RE: File No. 16-1001- Rezoning of 321 and 317 Coulter Court in Meriwether Estates
Subdivision from R-3 Multi-Family Residential to R-1C Single Family Attached.**

Dear Mayor & City Council Members:

At a regular meeting of the Planning & Zoning Commission, held on Monday,
November 14, 2016, the Commission reviewed and approved the above request.

Sincerely,

A handwritten signature in cursive script that reads 'Thomas R. Holdmeier'.

Thomas R. Holdmeier
Chairman
Planning & Zoning Commission

*PLANNING & ENGINEERING SERVICES
405 JEFFERSON STREET
WASHINGTON, MO 63090*

CITY OF WASHINGTON, MISSOURI
Department of Planning and Engineering Services
405 JEFFERSON STREET • WASHINGTON, MO 63090
636.390.1010 phone • 636.390.1069 fax

Applicant Information for Rezoning Land

Please print: CHERYL WESTHOFF 636-221-1232
Applicant Name Noreen Wayne Daytime phone _____
321 COULTER CT. WASHINGTON MO 63090
Address of Applicant 317 Coulter Ct Washington, MO 63090
CHERYL WESTHOFF 636-221-1232
Name of Owner Noreen Wayne Daytime phone 636-390-4514
Address of Owner (if different from Applicant) _____

Site Information

Current Zoning Duplex/Residential Lot Size 13,315 Sq. Ft. 0.30 Acre(s)
Existing Land Use: Duplex/Residential

Proposed Zoning and Intended Use of Property: Zero Set Back
R1-C Single Family Attached

Surrounding Land Use

North Commercial South Duplex
East Highway / Duplex West Duplex

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

Signature of Applicant Cheryl Westhoff Date 10-12-16
Noreen Wayne 10-12-16
Signature of Landowner (if different) Date

BILL NO. _____ INTRODUCED BY COUNCILMAN _____

ORDINANCE NO. _____

AN ORDINANCE REZONING 321 AND 317 COULTER COURT FROM R-3 MULTI-FAMILY RESIDENTIAL TO R-1C SINGLE FAMILY ATTACHED IN THE CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI.

WHEREAS, an application has been filed with the City of Washington to rezone 321 and 317 Coulter in Meriwether Estates.

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 November 21st, 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 above described property is hereby removed from the R-3, Multi-Family to R-1C Single Family attached.

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



November 14, 2016

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

RE: File No. 16-1001- Rezoning of 1908 and 1912 Clark Drive from R-3 Multi-Family Residential to R-1C Single Family Attached.

Dear Mayor & City Council Members:

At a regular meeting of the Planning & Zoning Commission, held on Monday, November 14, 2016, the Commission reviewed and approved the above request.

Sincerely,

A handwritten signature in cursive script that reads "Thomas R. Holdmeier".

Thomas R. Holdmeier
Chairman
Planning & Zoning Commission

*PLANNING & ENGINEERING SERVICES
405 JEFFERSON STREET
WASHINGTON, MO 63090*

CITY OF WASHINGTON, MISSOURI
Department of Planning and Engineering Services
405 JEFFERSON STREET • WASHINGTON, MO 63090
636.390.1010 phone • 636.390.1069 fax

#2
I will pay
for the
Building
Michael Stelzer

Applicant Information for Rezoning Land

Please print:

Applicant Name Michael Stelzer Daytime phone 314-803-3492

Address of Applicant 1908 / 1912 Clark Dr

Name of Owner Barbara D. Poynter Daytime phone _____

Address of Owner (if different from Applicant) _____

Site Information

Current Zoning Duplex/Residential Lot Size 12,166 Sq. Ft. 0.28 Acre(s)

Existing Land Use: Duplex / Residential

Proposed Zoning and Intended Use of Property: Zero Set Back

A-1C Single Family Attached

Surrounding Land Use

North Duplex South Single Family

East Commercial West Duplex

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

Barbara Poynter / Michael E Stelzer 10-5-16 10-5-16
Signature of Applicant Date

Signature of Landowner (if different) Date

BILL NO. _____ INTRODUCED BY COUNCILMAN _____

ORDINANCE NO. _____

AN ORDINANCE REZONING 1908 AND 1912 CLARK DRIVE FROM R-3 MULTI-FAMILY RESIDENTIAL TO R-1C SINGLE FAMILY ATTACHED IN THE CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI.

WHEREAS, an application has been filed with the City of Washington to rezone 1908 and 1912 Clark Drive.

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 November 21st, 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 above described property is hereby removed from the R-3, Multi-Family to R-1C Single Family attached.

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



November 14, 2016

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

**RE: File No. 16-1001- Rezoning of 325 and 329 Coulter Court in Meriwether Estates
from R-3 Multi-Family Residential to R-1C Single Family Attached.**

Dear Mayor & City Council Members:

At a regular meeting of the Planning & Zoning Commission, held on Monday,
November 14, 2016, the Commission reviewed and approved the above request.

Sincerely,

A handwritten signature in cursive script that reads "Thomas R. Holdmeier".

Thomas R. Holdmeier
Chairman
Planning & Zoning Commission

*PLANNING & ENGINEERING SERVICES
405 JEFFERSON STREET
WASHINGTON, MO 63090*

#1

CITY OF WASHINGTON, MISSOURI
Department of Planning and Engineering Services
405 JEFFERSON STREET • WASHINGTON, MO 63090
636.390.1010 phone • 636.390.1069 fax

Applicant Information for Rezoning Land

Please print:

Applicant Name Marcella Sieve Daytime phone _____

Address of Applicant 325 Coulter Ct.
329 Coulter Ct.

Name of Owner 325 = Marcella Sieve, Trustee, I/O/T of Marcella Sieve, dated 1/17/91
329 = Marcella Sieve, Trustee, U/I/T Marcella Sieve dated 1/17/91 Daytime phone _____

Address of Owner (if different from Applicant) _____

Site Information

Current Zoning Duplex/Residential Lot Size 13,215 Sq. Ft. 0.31 Acre(s)

Existing Land Use: Duplex/Residential

Proposed Zoning and Intended Use of Property: Zero Set Back

A-1C - Single Family Attached

Surrounding Land Use

North Highway South Duplex

East Commercial West Duplex

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

Signature of Applicant _____ Date _____

Marcella Sieve
Signature of Landowner (if different) _____ Date _____

BILL NO. _____

INTRODUCED BY COUNCILMAN _____

ORDINANCE NO. _____

AN ORDINANCE REZONING 325 AND 329 COULTER COURT FROM R-3 MULTI-FAMILY RESIDENTIAL TO R-1C SINGLE FAMILY ATTACHED IN THE CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI.

WHEREAS, an application has been filed with the City of Washington to rezone 325 and 329 Coulter Court in Meriwether Estates.

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 November 21st, 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 above described property is hereby removed from the R-3, Multi-Family to R-1C Single Family attached.

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: _____

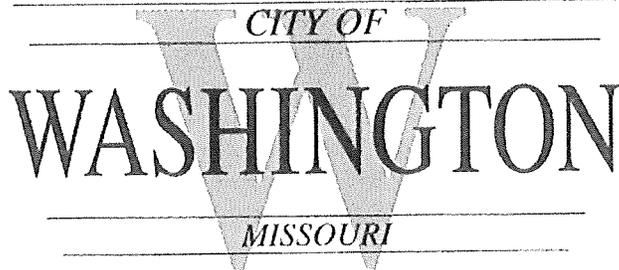
ATTEST: _____
City Clerk

President of City Council

Approved: _____

ATTEST: _____
City Clerk

Mayor



November 21, 2016

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

Re: Washington 353 Redevelopment Corporation Account Receivable

Honorable Mayor & Councilmembers,

The City has been carrying an account receivable in the Capital Improvement Sales Tax Fund from the Washington 353 Redevelopment Corporation in the amount of \$555,849.94 since 2006. The receivable was a result of the project costs associated with the Highway 100 and Vossbrink Drive Intersection in fiscal years 2005 and 2006.

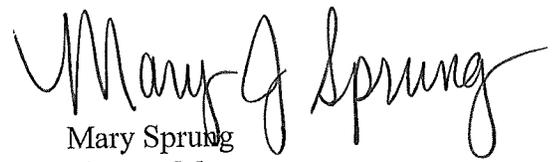
It was recommended in the 2015 Audit that City staff address the accounts receivable as it was nearing 10 years old, and is not really considered a current receivable of the City. City staff consulted with the City Attorney, who agreed and said since it was more than 10 years old, it is really considered uncollectible.

City staff then consulted with the Washington 353 Redevelopment Corporation, since this was booked as an account payable on their books, and has ultimately affected them as well. The Washington 353 Redevelopment Corporation has agreed that it should be written off (see attached letter).

City staff is now asking for City Council's approval to prepare the appropriate journal entries to write off the accounts receivable on the City's books.

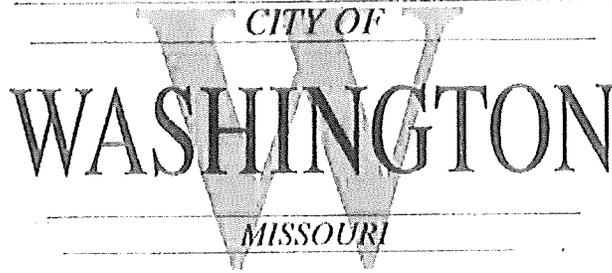
Thank you for your consideration,


James A. Briggs
City Administrator


Mary Sprung
Finance Manager

405 JEFFERSON STREET
WASHINGTON, MO 63090

MAYOR, CITY ADMINISTRATOR, ECONOMIC DEVELOPMENT DIRECTOR (636) 390-1000
FAX: (636) 239-8945



November 02, 2016

City of Washington
Attn: Mary Sprung, Finance Director
405 Jefferson Street
Washington, MO 63090

Dear Mary,

The Washington 353 Redevelopment Corporation voted to allow the City of Washington to forgive the liability of project cost reimbursements associated with the capital improvements such as the Highway 100 and Vossbrink Drive interchange and the Vossbrink Drive infrastructure improvements to the amount of \$555,849.94. The Redevelopment Corporation appreciates the cooperation of the City of Washington in our joint efforts to promote economic development for the community.

Sincerely,

A handwritten signature in cursive script that reads "William L. Miller, Sr.".

William L. Miller, Sr.
President, 353 Redevelopment Corporation

BILL NO. _____ INTRODUCED BY COUNCILMAN _____

ORDINANCE NO. _____

AN ORDINANCE ACCEPTING THE BID FROM MODERN
AUTO COMPANY INC. WASHINGTON, MO AND TO
APPROVE THE PURCHASE OF A 2017 CHEVROLET 3500-
HD 1-TON 4X4 SINGLE CAB TRUCK WITH ACCESSORIES
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 Modern Auto Company Inc., Washington MO in an amount totaling Thirty Thousand Five Hundred Ninety-Five Dollars and Zero Cents (\$30,595.00) for the purchase of a 2017 Chevrolet 3500 HD 1-Ton4x4 Single Cab Truck with Accessories and Trade-In.

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 _____, 2016, by and between Modern Auto Company Inc., 6224 Highway 100, Washington MO 63090, 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 2017 Chevrolet 3500 HD 1-Ton 4x4 Single Cab Truck with Accessories as stated in the bid document.

NOW THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:

Seller agrees to provide to the City with one 2017 Chevrolet 3500 HD 1-Ton 4x4 Single Cab Truck with Accessories with Trade-in for payment in the total sum of Thirty Thousand Five Hundred Ninety-Five Dollars and Zero Cents (\$30,595.00).

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

CITY OF
WASHINGTON
MISSOURI

November 8, 2016

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

RE: Recommendation – Purchase 1-Ton Single Cab Truck & 1-Ton Double Cab Truck.

Honorable Mayor and City Council,

As you may be aware, before making a determination that vehicles need 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 was determined that the 1996 Chevy Truck #70 & the 1990 GMC Sierra Truck #35 are in need of replacement due to maintenance issues, mileage, becoming outdated and worn from years of service. The Street Department has budgeted for replacing the two trucks in the 2016-2017 budget, in the amount of \$40,000.00 for each truck giving a total budgeted amount of \$80,000.00. The bids for both truck came in well below the budgeted amount for a total of \$64,235.00.

Specifications were sent to all local businesses as well as advertised in the Washington Missourian, with only one bid being received from Modern Auto Company. Below is a breakdown of the truck bids, along with accessories and trade-in:

MODEL	DESCRIPTION	PRICE	DESCRIPTION	PRICE
2017 Chevrolet 3500 HD	1 ton 4x4 Single Cab Truck	28,810.00	1 ton 4x4 Single 4-Door Double Cab Truck	31,355.00
Lift Gate, Bed Liner Other	Accessories	2,849.00 436.00	Accessories	2,849.00 436.00
	Delivery (included)	0.00	Delivery (included)	0.00
Less Trade-In	1996 Chevy Silverado 3500, 4x4, 126k Miles	-1500.00	1990 GMC Sierra, EFI 1500 4x4, 144k Miles	-1,000.00
	TOTAL PRICE (Single Cab)	\$30,595.00	TOTAL PRICE (Double Cab)	\$33,640.00

After reviewing the bids I am recommending that the City of Washington purchase both trucks from Modern Auto Company as bid with accessories and trade-in. 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,


Tony Bonastia
Street Superintendent
Washington Mo

Concurrence: 
Mary Sprung, Finance Manager

BILL NO. _____ INTRODUCED BY COUNCILMAN _____

ORDINANCE NO. _____

AN ORDINANCE ACCEPTING THE BID FROM MODERN
AUTO COMPANY INC. WASHINGTON, MO AND TO
APPROVE THE PURCHASE OF A 2017 CHEVROLET 3500-
HD 1-TON 4X4 4-DOOR DOUBLE CAB TRUCK WITH
ACCESSORIES 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 Modern Auto Company Inc., Washington MO in an amount totaling Thirty-Three Thousand Six Hundred Forty Dollars and Zero Cents (\$33,640.00) for the purchase of a 2017 Chevrolet 3500 HD 1-Ton4x4 4-Door Double Cab Truck with Accessories and Trade-In.

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 _____, 2016, by and between Modern Auto Company Inc., 6224 Highway 100, Washington MO 63090, 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 2017 Chevrolet 3500 HD 1-Ton 4x4 4-Door Double Cab Truck with Accessories as stated in the bid document

NOW THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:

Seller agrees to provide to the City with one 2017 Chevrolet 3500 HD 1-Ton 4x4 4-Door Double Cab Truck with Accessories with Trade-in for payment in the total sum of Thirty-Three Thousand Six Hundred Forty Dollars and Zero Cents (\$33,640.00).

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 his 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

BILL NO. _____ INTRODUCED BY COUNCILMAN _____

ORDINANCE NO. _____

AN ORDINANCE ACCEPTING THE BID FROM CLARK
EQUIPMENT CO DBA BOBCAT COMPANY WEST FARGO,
AND TO APPROVE THE PURCHASE OF A
T740 BOBCAT TRACK LOADER (iT4)
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 Clark Equipment Co dba Bobcat Company, West Fargo ND in an amount totaling Fifty-Seven Thousand Seven Hundred Forty-One Dollars and Forty-Four Cents (\$57,741.44) for the purchase of a T770 Bobcat Track Loader (iT4)

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 _____, 2016, by and between Clark Equipment Co dba Bobcat Company, 250 E Beaton Dr, PO Box 6000, West Fargo ND 58078 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 T740 Bobcat Track Loader (iT4) equipped as stated in the bid document.

NOW THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:

Seller agrees to provide to the City with one (1) T740 Bobcat Compact Track Loader (iT4) in the manner set forth in the contract documents, for payment in the total sum of Fifty-Seven Thousand Seven Hundred Forty-One Dollars and Forty Four Cents, (\$57,741.44).

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

CITY OF
WASHINGTON
MISSOURI

November 5, 2016

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

RE: Recommendation – Use of State Bid for the purchase of a T740 Bobcat Track Loader (iT4) and Skid Steer 96" Snow Plow Attachment with End Wings.

Honorable Mayor and City Council,

As you may be aware, before making a determination that a particular piece of equipment needs to be purchased, staff will annually review and analyze the equipment to determine the current requirement and the need for purchases. In doing so, it was determined that the 2002 S185 Bobcat Skid Loader in use for street repairs now, is becoming outdated and stressed from the heavy rigors of the street milling operations. As such, the Street Department will relocate the old skid steer to the recycle center for loading small trucks with mulch and to load recycle materials into the compactor. The new Bobcat Skid Loader is in the 2016-2017 budget in the amount of \$72,000.00.

In analyzing our equipment needs, it was determined that the Department needed a Skid/Track Loader that would not only perform the same types of duties as our current Skid/Wheel Loader, but would also be able to handle all work requirements and attachments, including snow operations. The Bobcat brand skid steer would easily accommodate all Street, Parks, and Water department attachments for interdepartmental use. As such, the Department decided that a 2017 T740 Bobcat Compact Track Loader (iT4) and accessories would best meet the maintenance needs of the Department at this time. As such, Staff found that the State of Missouri State Contract bid # 3-130326RW with Bobcat would give the City the best pricing for this loader, as we would be able to save 30% off the list price.

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,

Tony Bonastia
Street Superintendent
Washington Mo

Concurrence: _____
Mary Sprung, Finance Manager

***Prices off Missouri Contract# 3-130326RW. Contract Expires: 5-1-2015 THRU 4-30-2017**

***Terms Net 30 Days. Credit cards accepted.**

***FOB: Destination within the 48 Contiguous States.**

***Delivery: 60 to 90 days or less from ARO.**

***State Sales Taxes apply. IF Tax Exempt, please provide Tax Exempt Certificate with order.**

***TID# 38-0425350**

***Orders Must be Placed With: Clark Equipment Company dba Bobcat Company, Govt Sales, 250 E Beaton Drive, PO Box 6000, West Fargo, ND 58078.**

Prices & Specifications are subject to change. Please call before placing an order. Applies to factory ordered units only.

ORDER ACCEPTED BY:

SIGNATURE

DATED

PRINT NAME AND TITLE

PURCHASE ORDER #

SHIP TO ADDRESS: _____

BILL TO ADDRESS (if different than Ship To): _____



BILL NO. _____ INTRODUCED BY COUNCILMAN _____

ORDINANCE NO. _____

AN ORDINANCE ACCEPTING THE BID FROM CLARK
EQUIPMENT CO DBA BOBCAT COMPANY WEST FARGO,
AND TO APPROVE THE PURCHASE OF A
96" SNOW PLOW ATTACHMENT WITH END WING KIT
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 Clark Equipment Co dba Bobcat Company, West Fargo ND in an amount totaling Two Thousand Nineteen Dollars and Fifty Cents (\$2,019.50) for the purchase of a Skid Steer 96" Snow Plow Attachment with End Wing Kit.

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 _____, 2016, by and between Clark Equipment Co dba Bobcat Company, 250 E Beaton Dr, PO Box 6000, West Fargo ND 58078 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 Skid Steer 96" Snow Plow Attachment with End King Kit as stated in the bid document.

NOW THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:

Seller agrees to provide to the City with one Skid Steer 96" Snow Plow Attachment with End Wing Kit for payment in the total sum of Two-Thousand Nineteen Dollars and Fifty Cents (\$2,019.50).

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



Bobcat

Product Quotation

Quotation Number: HMM-01073v1

Date: 2016-11-02 12:51:49

Customer Name/Address:	Bobcat Delivering Dealer	ORDER TO BE PLACED WITH: Contract Holder/Manufacturer
CITY OF WASHINGTON PUBLIC WORKS DEPT 4 CHAMBER DR WASHINGTON, MO 63090 Phone: (636) 390-1075 Fax: (636) 390-1038	John Mullinax Bobcat of St. Louis, Valley Park 401 WEST OUTER RD VALLEY PARK MO 63088-2031 Phone: (636) 225-2900 Fax: (636) 225-8866	Clark Equipment Co dba Bobcat Company 250 E Beaton Dr, PO Box 6000 West Fargo, ND 58078 Phone: 701-241-8705 Fax: 701-280-7860 Contact: Heather Messmer Heather.Messmer@doosan.com

Description	Part No	Qty	Price Ea.	Total
96" Snow Blade	6716838	1	\$1,750.00	\$1,750.00
--- End Wing Kit	6716834	1	\$269.50	\$269.50

Total of Items Quoted **\$2,019.50**
Quote Total - US dollars **\$2,019.50**

Notes:

**Prices off Missouri Contract# 3-130326RW. Contract Expires: 5-1-2015 THRU 4-30-2017*
**Terms Net 30 Days. Credit cards accepted.*
**FOB: Destination within the 48 Contiguous States.*
**Delivery: 60 to 90 days or less from ARO.*
**State Sales Taxes apply. IF Tax Exempt, please provide Tax Exempt Certificate with order.*
**TID# 38-0425350*
**Orders Must be Placed With: Clark Equipment Company dba Bobcat Company, Govt Sales, 250 E Beaton Drive, PO Box 6000, West Fargo, ND 58078.*

Prices & Specifications are subject to change. Please call before placing an order. Applies to factory ordered units only.

ORDER ACCEPTED BY:

SIGNATURE

DATED

PRINT NAME AND TITLE

PURCHASE ORDER #

SHIP TO ADDRESS: _____

BILL TO ADDRESS (if different than Ship To): _____



BILL _____ INTRODUCED BY: _____
NO. _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AND DIRECTING THE CITY OF WASHINGTON TO ENTER INTO A SALES CONTRACT WITH VANDEVANTER ENGINEERING, FENTON, MISSOURI FOR THE REPAIR OF FAIRFIELD PUMP STATION EQUIPMENT AND CONTROLS.

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

SECTION 1: The Mayor is hereby authorized and directed to enter into a Sales Contract with Vandevanter Engineering, Missouri for the Fairfield Pump Station Equipment and Controls Repair. A copy of said contract agreement between the City of Washington, Missouri and Vandevanter Engineering., 1550 Larkin Williams Rd., Fenton, Missouri. A copy of said contract is attached hereto and marked as Exhibit A and is attached hereto and incorporated herein by reference.

SECTION 2: Vendor shall meet all specifications as indicated in specifications.

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 City Council

APPROVED

:

ATTEST: _____

City Clerk

Mayor of Washington, Missouri

Exhibit A

SALES CONTRACT

This Sales Contract, made and entered into this _____ day of _____, 2016, by and between Vandevanter Engineering, 1550 Larkin Williams Rd., Fenton, MO 63026, herein referred to as "Seller", and the City of Washington, MO., a municipal corporation hereinafter referred to as "City".

WITNESSETH: Whereas, Seller was the Sole Source bidder for the furnishing of one Keen Pump and Start Kit along with freight as stated in the bid document.

NOW THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:

Seller agrees to provide to the City with one Keen Pump and Start Kit, New Panel, Labor and Freight for payment in the total sum of Eleven Thousand Dollars and Eighty-six Dollars and Zero Cents. (\$11,086.00)

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

BILL NO. _____ INTRODUCED BY COUNCILMAN _____

ORDINANCE NO. _____

AN ORDINANCE ACCEPTING THE BID FROM MODERN AUTO COMPANY INC. WASHINGTON, MO AND TO APPROVE THE PURCHASE OF A 2017 CHEVROLET 3500-HD 1-TON 4X4 SINGLE CAB TRUCK WITH ACCESSORIES AND AMEND THE 2017 BUDGET 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 Modern Auto Company Inc., Washington MO in an amount totaling Thirty Two Thousand Dollars and Zero Cents (\$32,000.00) for the purchase of a 2017 Chevrolet 3500 HD 1-Ton4x4 Single Cab Truck with Accessories and Trade-In.

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.

SECTION 4: Approve amending the 2017 budget for the purchase of the ½ Ton 3500HD Truck for the amount \$1000.00 and specifically the following line items:

Water Fund 400-35-000-542100 Vehicles \$1,000.00 Increase

400-34100 Fund Balance (\$1,000.00) Decrease

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 _____, 2016, by and between Modern Auto Company Inc., 6224 Highway 100, Washington MO 63090, 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 2017 Chevrolet 3500 HD 1-Ton 4x4 Single Cab Truck with Accessories as stated in the bid document.

NOW THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:

Seller agrees to provide to the City with one 2017 Chevrolet 3500 HD 1-Ton 4x4 Single Cab Truck with Accessories with Trade-in for payment in the total sum of Thirty One Thousand Two Hundred Ninety-Five Dollars and Zero Cents (\$31,295.00).

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

RESOLUTION NO. _____

INTRODUCED BY: _____

A RESOLUTION SELECTING FRONT STREET DEVELOPMENT, LLC AS PREFERRED DEVELOPER FOR A PROPOSED REDEVELOPMENT AREA AND AUTHORIZING CITY STAFF TO NEGOTIATE A REDEVELOPMENT AGREEMENT FOR CONSIDERATION BY THE CITY COUNCIL.

WHEREAS, in accordance with the procedural requirements of Ordinance No. 05-9856, the City distributed and published a request for proposals seeking proposals to redevelop certain property along Front Street between Lafayette Street and Market Street and certain property located along Main Street between Jefferson Street and Market Street (collectively, the "Redevelopment Area"); and

WHEREAS, in response to the request for proposals, Front Street Development, LLC ("Front Street Development") proposed to redevelop the Redevelopment Area into a mix of residential and commercial uses (the "Redevelopment Project"); and

WHEREAS, the City desires to (1) designate Front Street Development as the developer of the Redevelopment Area, subject to entering into a satisfactory redevelopment agreement and (2) authorize City staff to negotiate a redevelopment agreement for consideration by the City Council.

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

Section 1. Front Street Development is hereby designated as the developer with respect to the Redevelopment Area; provided, such designation shall terminate if the City and Front Street Development do not enter into a mutually satisfactory redevelopment agreement with respect to the Redevelopment Project by June 30, 2017.

Section 2. The City staff is hereby authorized to negotiate a redevelopment agreement between the City and Front Street Development for consideration by the City Council. The Redevelopment Agreement shall provide for the construction and financing of the Redevelopment Project, including the application of any tax increment financing assistance or other economic development incentives approved by the City Council.

Section 3. All actions heretofore taken by the authorized representatives, agents and employees of the City in connection with the request for proposals are hereby ratified and confirmed, and the City shall, and the representatives, agents and employees of the City are hereby authorized and directed to, take such further action, and execute and deliver such other documents and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution, and to carry out, comply with and perform the duties of the City with respect to the Resolution.

Section 4. The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. If any such section, paragraph, sentence, clause or phrase of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the City has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 5. This Resolution shall be in full force and effect from and after its adoption by the City Council.

PASSED by the City Council of the City of Washington, Missouri, this _____ day of _____, 2016.

Passed: _____

ATTEST: _____

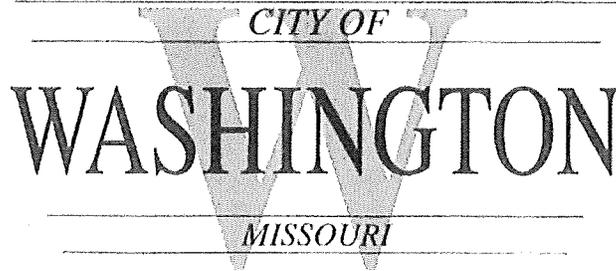
President of City Council

Approved: _____

ATTEST: _____

Mayor of Washington, Missouri

[SEAL]



November 15, 2016

Honorable Mayor and City Council
City of Washington
Washington, Missouri

RE: 16-1002 Preliminary Plat Approval, Meriwether Estates

Dear Mayor and Council Members:

At the regular meeting of the Planning and Zoning Commission, held on November 14, 2016 the Commission reviewed and approved the above request.

Sincerely,

A handwritten signature in cursive script that reads "Thomas R. Holdmeier".

Tom Holdmeier
Chairman
Planning & Zoning Commission

PLANNING & ENGINEERING SERVICES
405 JEFFERSON STREET
WASHINGTON, MO 63090

(636)-390-1010 Phone (636)-239-4649 Fax www.ci.washington.mo.us

To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: November 14, 2016

Re: File # 16-1002 – Preliminary Plat Approval, Meriwether Estates

Synopsis: The applicant is requesting approval of a preliminary plat to subdivide 4 lots into 8 parcels

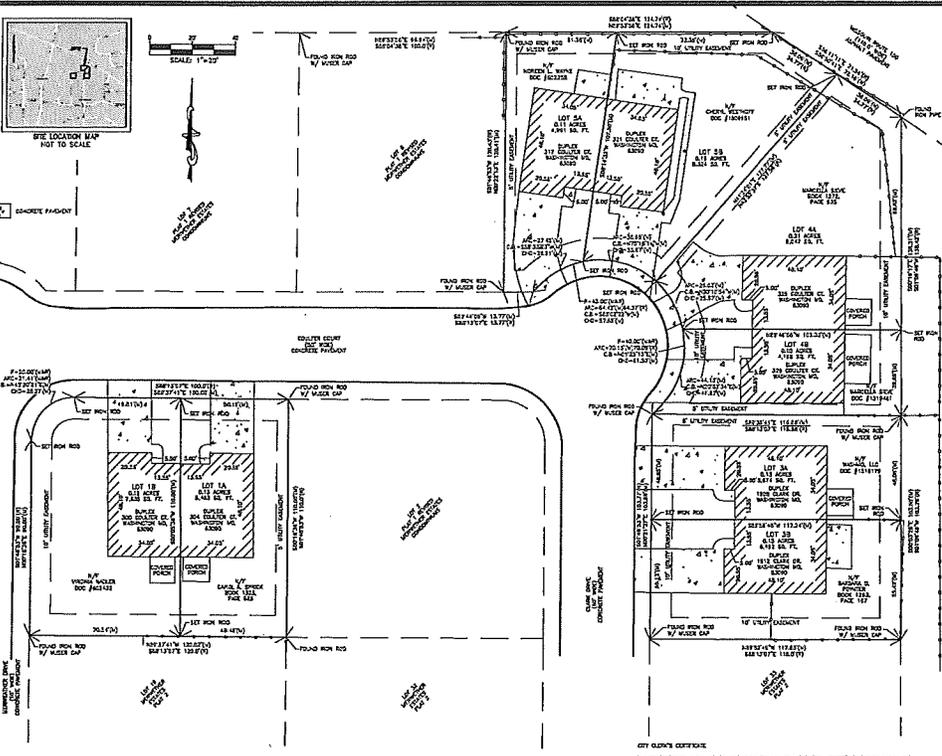
Adjacent Land Use / Zoning Matrix		
	Existing Land Use	Existing Zoning
North	Commercial Property	C-2
South	Single and Two Family Residences	R-1A, R-1C, and R-3
East	Commercial Property	C-2
West	Single and Two Family Residences	R-1A, R-1C, and R-3

Analysis:

The applicant is seeking approval of a preliminary plat to subdivide 4 lots (1, 3, 4, and 5 of Meriwether Estates) that currently have duplexes on them into 8 different parcels. The applicant has also requested approval to rezone the properties to R-1C Single Family attached in order to have a zero lot line between the duplexes. The plat does show 4 lots that are smaller than the minimum lot size of 6,000 square feet required for the proposed zone district, however, a variance has already been submitted for approval to the Board of Adjustment. All public utilities and infrastructure are in place so there is no need for additional improvements.

Recommendation:

Staff recommends approval of the preliminary plat for Meriwether Estates to subdivide lots 1, 3, 4, and 5 into lots 1A and 1B, 3A and 3B, 4A and 4B, and 5A and 5B.



BOUNDARY ADJUSTMENT PLAT

ALL OF LOTS 3, 4, AND 6 OF 'PLAT I REVISED MEYWEATHER ESTATES CONDOMINIUMS', BEING PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 44 NORTH, RANGE 1 WEST, OF THE 5TH PM, CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI

CERTIFICATE OF OWNERSHIP
 I, Walter E. Baker, as the owner of the property shown on the attached plat, do hereby certify that the same is as shown and described in the plat hereto attached and that I have no other claim or interest therein, and I hereby certify that the same is as shown and described in the plat hereto attached and that I have no other claim or interest therein, and I hereby certify that the same is as shown and described in the plat hereto attached and that I have no other claim or interest therein.

CITY CLERK'S CERTIFICATE
 I, Christy P. Baker, City Clerk for and within the City of Washington, Missouri, do hereby certify that the above Boundary Adjustment Plat was returned to the City Clerk of Washington, Missouri, by Walter E. Baker, on the _____ day of _____, 2014, and that the same is as shown and described in the plat hereto attached and that I have no other claim or interest therein, and I hereby certify that the same is as shown and described in the plat hereto attached and that I have no other claim or interest therein.

Surveyor's Certificate
 This is to certify that I, Walter E. Baker, being duly sworn, do hereby certify that the above Boundary Adjustment Plat was returned to the City Clerk of Washington, Missouri, by Walter E. Baker, on the _____ day of _____, 2014, and that the same is as shown and described in the plat hereto attached and that I have no other claim or interest therein, and I hereby certify that the same is as shown and described in the plat hereto attached and that I have no other claim or interest therein.

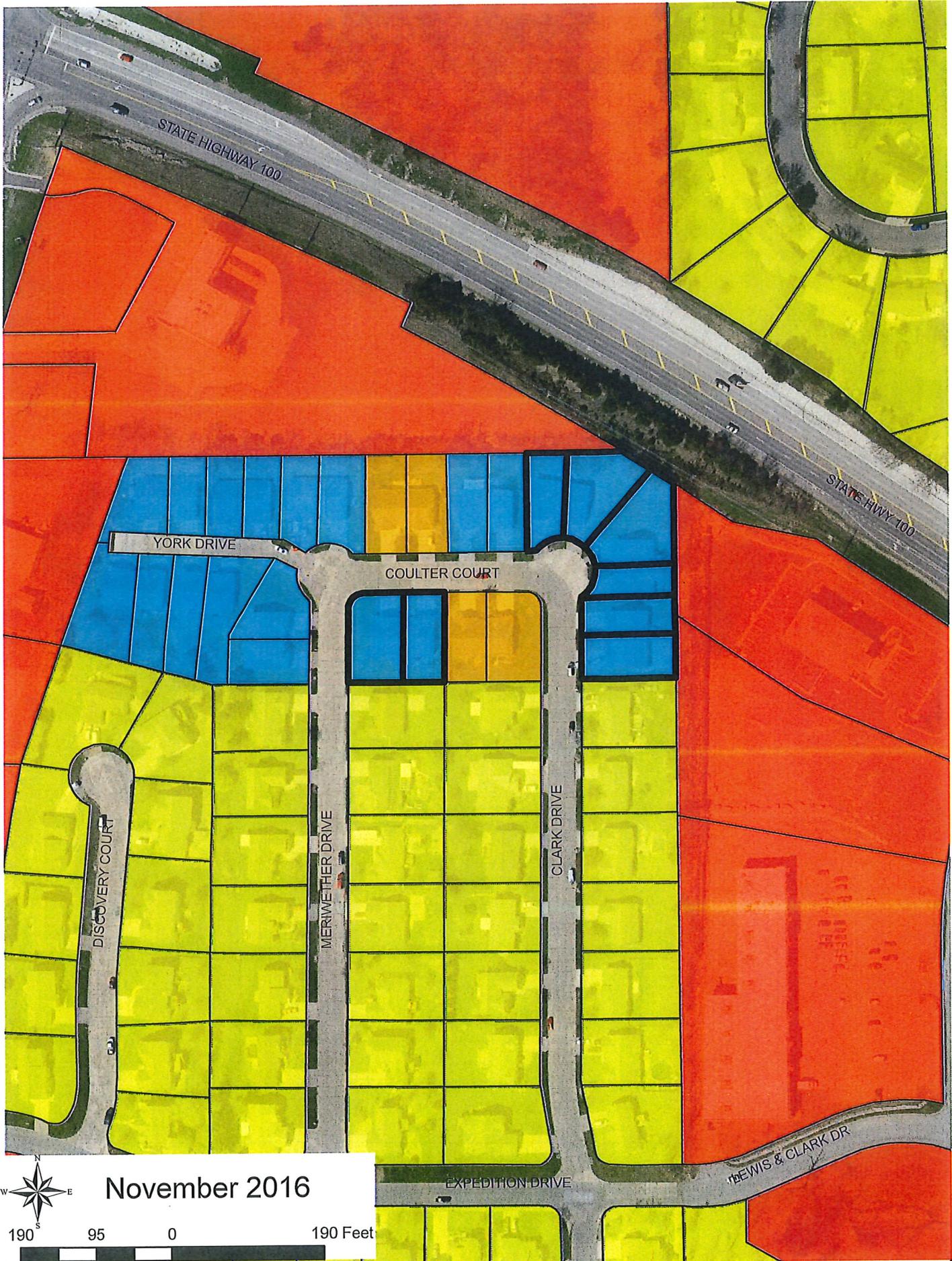
Walter E. Baker
 State of Missouri, Plt #2145
 County of Franklin, Mo.
 Boundary Adjustment Plat, No. _____ of 2014

Walter E. Baker
 State of Missouri, Plt #2145
 County of Franklin, Mo.
 Boundary Adjustment Plat, No. _____ of 2014

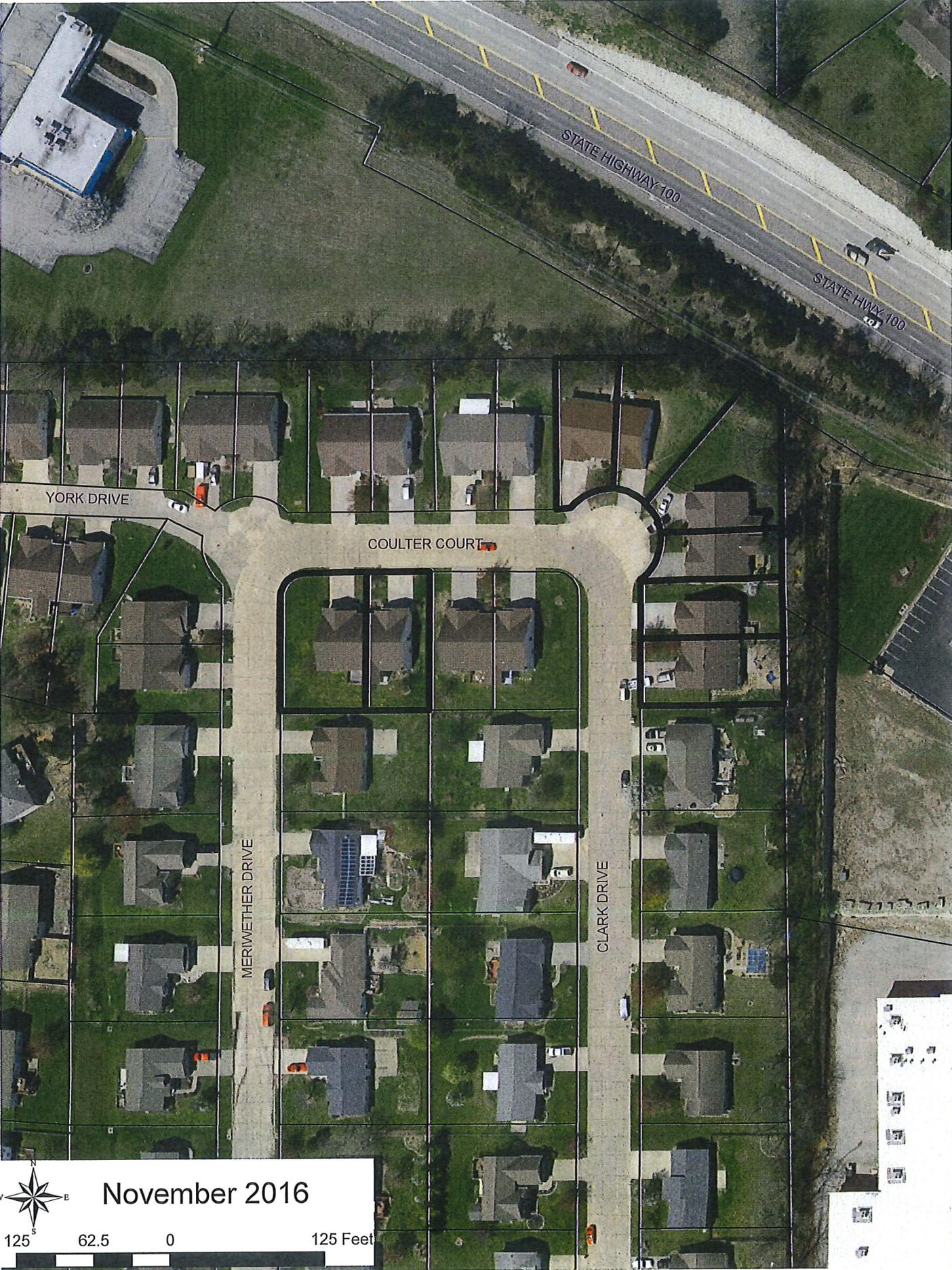
STATE OF MISSOURI COUNTY OF FRANKLIN, MO. On this _____ day of _____, 2014, before me personally appeared <u>Walter E. Baker</u> , known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.	STATE OF MISSOURI COUNTY OF FRANKLIN, MO. On this _____ day of _____, 2014, before me personally appeared <u>Christy P. Baker</u> , known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.
Walter E. Baker State of Missouri, Plt #2145 County of Franklin, Mo. Boundary Adjustment Plat, No. _____ of 2014	Christy P. Baker State of Missouri, Plt #2145 County of Franklin, Mo. Boundary Adjustment Plat, No. _____ of 2014

BFA BOUNDARY ADJUSTMENT PLAT 112 ELM STREET WASHINGTON, MISSOURI 63090	(616) 238-1111 www.bfa.com
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Meriwether Estates Rezoning - Existing Zoning Map



Meriwether Estates Rezoning and Preliminary Plat - Aerial Map



CITY OF WASHINGTON, MISSOURI

Department of Planning and Engineering Services
405 JEFFERSON STREET • WASHINGTON, MO 63090
636.390.1010 phone • 636.239.4649 fax

PRELIMINARY PLAT APPLICATION

Date: _____

Applicant Information:

Name Virginia Nadler/Carol Sprick Phone 314-803-3492
(Mike Stelzer)
Address 300/304 Coulter Ct

Do you own the subject property? If not, please provide ownership information here:

Name _____ Phone _____
Address _____

Name of Proposed Subdivision Minweather Estates

Number of Lots Proposed 2 Zoning District R-1C

Two Mylar and two 8 ½ by 11 size copies of a detailed plat of the subject property must accompany this request.

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

APPLICANT'S SIGNATURE:

APPLICANT/COMPANY NAME (Printed):

LANDOWNER SIGNATURE(S):

See rezoning app.

LANDOWNER NAME (Printed):

CITY OF WASHINGTON, MISSOURI

Department of Planning and Engineering Services
405 JEFFERSON STREET • WASHINGTON, MO 63090
636.390.1010 phone • 636.239.4649 fax

* See Zoning App.

PRELIMINARY PLAT APPLICATION

Date: _____

Applicant Information:

CHERYL WESTHOFF *636-221-1232*
Name *Noreen Wayne* Phone *636-390-4514*
321 COULTER CT., WASHINGTON MO. 63090
Address *377 COULTER ST. WASHINGTON, MO. -63090*

Do you own the subject property? If not, please provide ownership information here:

Name _____ Phone _____
Address _____

Name of Proposed Subdivision *Maric Weather Estates*

Number of Lots Proposed *2* Zoning District *B-1C (proposed)*

Two Mylar and two 8 ½ by 11 size copies of a detailed plat of the subject property must accompany this request.

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

APPLICANT'S SIGNATURE:

APPLICANT/COMPANY NAME (Printed):

LANDOWNER SIGNATURE(s):

LANDOWNER NAME (Printed):

Cheryl Westhoff
Noreen Wayne

CHERYL WESTHOFF
Noreen Wayne

CITY OF WASHINGTON, MISSOURI
Department of Planning and Engineering Services
405 JEFFERSON STREET • WASHINGTON, MO 63090
636.390.1010 phone • 636.239.4649 fax

PRELIMINARY PLAT APPLICATION

Date: _____

Applicant Information:

Name Michael Stelzer Phone 314-803-3492

Address _____

Do you own the subject property? If not, please provide ownership information here:

Name Barbara D. Poynter Phone _____

Address 1908/1912 Clark Dr.

Name of Proposed Subdivision Merewood Estates

Number of Lots Proposed 2 Zoning District B-1C (proposed)

Two Mylar and two 8 ½ by 11 size copies of a detailed plat of the subject property must accompany this request.

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

APPLICANT'S SIGNATURE:

Michael E. Stelzer

Barbara D. Poynter

APPLICANT/COMPANY NAME (Printed):

Barbara D. Poynter

LANDOWNER SIGNATURE(S):

Michael E. Stelzer

Barbara D. Poynter

LANDOWNER NAME (Printed):

Barbara D. Poynter

CITY OF WASHINGTON, MISSOURI

Department of Planning and Engineering Services

405 JEFFERSON STREET • WASHINGTON, MO 63090

636.390.1010 phone • 636.239.4649 fax

PRELIMINARY PLAT APPLICATION

Date: _____

Applicant Information:

Name Marcella Sieve Phone _____

Address 325 Coulter Ct.
329 Coulter Ct.

Do you own the subject property? If not, please provide ownership information here:

Name _____ Phone _____

Address _____

Name of Proposed Subdivision Meriwether Estates

Number of Lots Proposed 2 Zoning District R-1C (proposed)

Two Mylar and two 8 ½ by 11 size copies of a detailed plat of the subject property must accompany this request.

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

APPLICANT'S SIGNATURE:

APPLICANT/COMPANY NAME (Printed):

LANDOWNER SIGNATURE(s):

LANDOWNER NAME (Printed):

Marcella Sieve

BILL NO. _____ INTRODUCED BY COUNCILMAN _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE FINAL PLAT OF MERIWETHER ESTATES, PLAT II IN THE CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI

WHEREAS, the final plat of Meriwether Estates, 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 Meriwether Estates, Plat II on, November 21, 2016, and

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

SECTION 1: The final plat of Meriwether Estates Subdivision, 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, subject to approval from the Board of Zoning Adjustment.

SECTION 2: 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 COUNCILMAN _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING A BOUNDARY ADJUSTMENT
IN THE SUNSET VIEW SUBDIVISION 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 in the Sunset View Subdivision, 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: _____

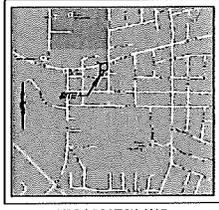
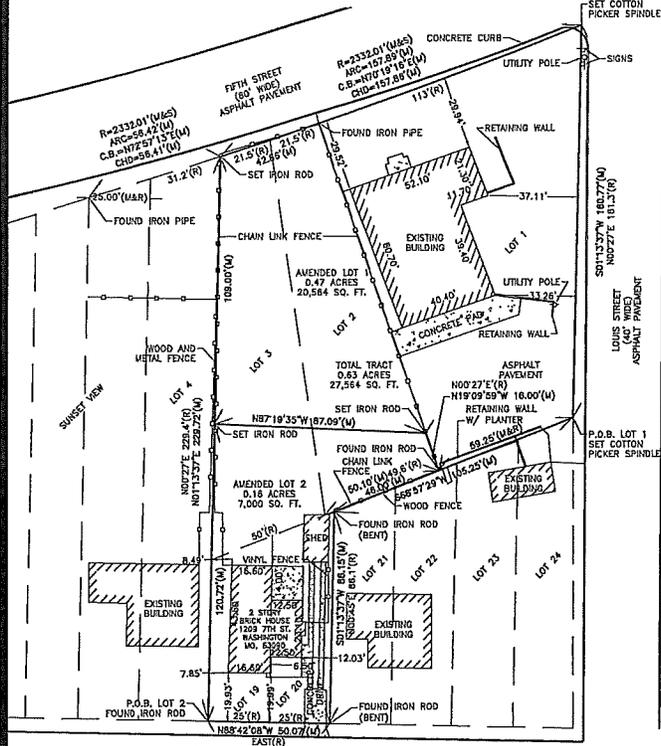
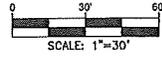
ATTEST: _____

City Clerk

Mayor of Washington, Missouri

BOUNDARY ADJUSTMENT PLAT

ALL OF LOTS 1, 2, 3, 19, AND 20 OF "SUNSET VIEW",
BEING PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP
44 NORTH, RANGE 1 WEST, OF THE 5TH P.M., CITY OF WASHINGTON
FRANKLIN COUNTY, MISSOURI



SITE LOCATION MAP
NOT TO SCALE

Surveyor's Certificate:
This is to certify that Kevin Moyall and Franklin County Title, that during the month of October, 2016 we executed a Property Boundary Survey on a tract of land being all of Lots 1, 2, 3, 19, and 20 of "Sunset View", being part of the Northeast Quarter of Section 21, Township 44 North, Range 1 West of the 5th P.M., City of Washington, Franklin County, Missouri. To the best of my knowledge and belief, this map or plat and the survey on which it is based were made in accordance with the current "Minimum Standards for Property Boundary Surveys" of the Missouri Department of Agriculture, Division of Land Survey and meets the accuracy requirement of a "Suburban Property" as defined therein.

Mark R. Frankenberg, PLS #2365
State of Missouri
Registered Land Surveyor for
Buescher Frankenberg Associates, Inc
Corporate # 00098

CERTIFICATE OF OWNERSHIP:
We hereby certify that Kevin Moyall, the owner of the property shown and described herein, and we have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as "Sunset View" recorded on July 21, 1925 in Plat Book "C", Page 75, and I hereby freely adopt this plan of subdivision.

IN WITNESS WHEREOF, we have executed this plat as of this ____ day of _____, 2016.

Kevin Moyall,

STATE OF MISSOURI)
COUNTY OF FRANKLIN) SS

On this ____ day of _____, 2016, before me personally appeared Kevin Moyall, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed said instrument as Owner.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.

Notary Public _____ My commission expires _____

CITY CLERK'S CERTIFICATE

I, Mary Trenmann, City Clerk for and within the City of Washington, Missouri, do hereby certify that the above Boundary Adjustment Plat was approved by the City Council of Washington, Missouri,

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

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

this ____ day of _____, 2016.

Mary Trenmann
City Clerk, Washington, MO

RECORDER OF DEEDS CERTIFICATE

STATE OF MISSOURI)
COUNTY OF FRANKLIN) SS

I, Jennifer L. Matcoff, Recorder of Deeds, within and for said County and State, do hereby certify that the foregoing

Instrument of writing was filed for record on the ____ day of _____, 2016 at ____ o'clock _____, and duly recorded in Document Number _____ on said date.

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

Jennifer L. Matcoff, Recorder of Deeds
By _____ Deputy

Notes:
1. Bearings referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observations utilizing the NAD83 WGS 84 Network.
2. (U) - Denotes measured survey information gathered by Buescher Frankenberg and Associates on October 14, 2016.
(R) - Denotes recorded plat information as per "Sunset View" recorded on July 21, 1925 in Plat Book "C", Page 75 of the Franklin County Recorder of Deeds Office.
(S) - Denotes recorded plat information as per the "Re-subdivision of Lots 10 & 11 Block 11 Sunset View" recorded on May 3, 2009 in Book "P", Page 1012 of the Franklin County Recorder of Deeds Office.

Recorded Description:
All that part of Lots 1, 2, 3, 19, and 20 of "Sunset View", recorded on July 21, 1925 in Plat Book "C", Page 75 of the Franklin County Recorder of Deeds, being part of the Northeast Quarter of Section 21, Township 44 North, Range 1 West of the 5th P.M., City of Washington, Franklin County Missouri.

Legal Description: Amended Lot 1
A tract of land being all of Lot 1 and part of Lots 2 and 3 of "Sunset View", being part of the Northeast Quarter of Section 21, Township 44 North, Range 1 West of the 5th P.M., City of Washington, Franklin County, Missouri, to wit:
Beginning at a set cotton picker spindle at the Southeast corner of said Lot 1 also being a point on the West right of way line of Louis Street; thence leaving said West right of way line S68°-57'-29"W 105.25 ft. to a found iron rod at the Northeast corner of said Lot 2; thence along the projection of the East line of said Lot 2 N01°-13'-37"E 30.38 ft. to a set iron rod; thence S68°-57'-29"W 54.10 ft. to a set iron rod on the West line of said Lot 3; thence along said West line N01°-13'-37"E 133.76 ft. to a set iron rod at the Northwest corner of said Lot 3, also being a point on the South right of way line of Ffth Street; thence leaving said West line along said South right of way line along a curve deflecting to the left having a radius of 2332.01 ft., an arc length of 157.85 ft., a chord bearing of N70°-19'-16"E, and a chord distance of 157.86 ft. to a set cotton picker spindle at the intersection of said South right of way line and said West right of way line of Louis Street, also being at the Northeast corner of said Lot 1; thence leaving said South right of way line along said West right of way line and the East line of said Lot 1 S01°-13'-37"W 160.77 ft. to the point of beginning, containing 0.81 acres. Subject to and easements, restrictions, conditions, etc. of record.

Legal Description: Amended Lot 2
A tract of land being all of Lots 19 and 20 and part of Lots 2 and 3 of "Sunset View", being part of the Northeast Quarter of Section 21, Township 44 North, Range 1 West of the 5th P.M., City of Washington, Franklin County, Missouri, to wit:
Beginning at a found iron rod at the Southwest corner of said Lot 19 also being a point on the North right of way line of Seventh Street; thence leaving said North right of way line along the West line of said Lot 19 N01°-13'-37"E 95.98 ft. to a set iron rod; thence leaving said West line N68°-57'-29"W 54.10 ft. to a set iron rod on the projection of the East line of said Lot 20; thence along said line S01°-13'-37"W 118.53 ft. to a found iron rod at the Southeast corner of said Lot 20, also being a point on said North right of way line of Seventh Street; thence leaving said East line along said North right of way line N88°-42'-08"W 50.07 ft. to the point of beginning, containing 0.12 acres. Subject to and easements, restrictions, conditions, etc. of record.

 BFA CONSULTANTS-ENGINEERS-SURVEYORS www.bfaeng.com	TELEPHONE (636) 239-4751 103 FLM STREET WASHINGTON, MISSOURI 63093	DRAWN C.R.H. DATE 10-24-16 JOB No. 4359 SHEET NAME WALNUT RIDGE PLAT 2
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