MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL
CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI
MONDAY, OCTOBER 19, 2026

INTRODUCTORY ITEMS:

The Regular Meeting of the City of Washington, Missouri, City Council was held on Monday, October 19, 2026, at 7:00 p.m. in the Council Chamber. Mayor Doug Hagedorn opened the meeting with roll call and Pledge of Allegiance.

Mayor:		Doug Hagedorn	Present
Council Members:	**Ward I**	Al Behr	Present
		Steve Sullentrup	Present
	Ward II	Mark Hidritch	Present
		Tim Poepsel	Present
	Ward III	Chad Briggs	Present
		Jeff Patke	Present
	Ward IV	Mike Coulter	Absent
		Joe Holtmeier	Present

Also Present:	City Administrator	Chad Pohlmann
	Assistant City Administrator/City Clerk	Sherri Klekamp
	Police Chief	Jim Armstrong
	City Planner	Aaron Beckman
	Economic Development Director	Aaron Griesheimer
	City Engineer	Charles Stankovic

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 5, 2026, Council Meeting

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

Approval and Adjustment of Agenda:

* Table Items 3c and 8a

A motion to accept and approve the agenda accordingly made by Councilmember Behr, seconded by Councilmember Patke, passed without dissent.

PRIORITY ITEMS:

Mayor's Presentations, Appointments & Reappointments:

* Police Department Reappointment
  October 13, 2026

City Council
City of Washington
Washington, Missouri
Dear Council Members:
I herewith submit for your approval the following for reappointment to the Police Department:

NAME	*DATE EFFECTIVE*	*DATE EXPIRES*
Matthew Cooper	*October 21, 2026*	*October 21, 2027*

Sergeant
Respectfully submitted,
James D. Hagedorn
Mayor

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

PUBLIC HEARINGS

* Annexation – 5001 South Point Road

September 14, 2026
Mayor & City Council
City of Washington
Washington, MO 63090
RE: File No. 26-0905-Annexation-5001 South Point Road-Andrea Straatmann
Mayor & City Council,
At the regular meeting of the Planning & Zoning Commission held on September 14, 2026 the above mentioned Annexation was approved with a unanimous vote in favor.
Sincerely,
John A. Borgmann
Chairman
Planning & Zoning Commission

Beckman: Good evening, Council. This is a annexation request just off South Point Road here near Stone Crest. What we've got is, it's the, if any of you are familiar with the Stone House up on the road there. The applicant is proposing to bring this into city limits here and subdivide it into eight lots here.

The current proposal will, they, the applicant has indicated they plan on keeping the stone house and creating seven other R-1A compliant lots. This proposal is consistent with our future land use map in our comprehensive plan.

The development will have to be connected to city utilities. Part of those, water will be brought off South Point Road. Sanitary will be brought off Cardinal Crest there and then dropped in between, let's see here, lots five and six to the homes here.

The applicant has indicated that this will be a 30-foot-wide cul-de-sac and that means that it'll have no parking on one side.

Staff recommends approval and this was approved by Planning and Zoning.

Just a bit of context about this request. We've been informed by legal that the State of Missouri changed annexation law and how we go about annexations earlier this year, and so that process has changed a little bit from how we've done it in the past. So, we're required to do a

public hearing and then legal has advised that we wait at least 15 days after the public hearing to actually pass an ordinance. So, there's no ordinance tonight for this, just a public hearing. And once that 15 days is passed, and that's because a potential challenge to the annexation could be voted on and so that's to allow for that to pass. So.

Sullentrup: Aaron, does all the lots meet square footage?

Beckman: Correct, yeah. Lot size, lot width, all that. Yes.

Hagedorn: No further questions or discussion, guys?

Holtmeier: It's a public hearing.

Hagedorn: This is a public hearing. Yes, it is. Thank you, Joe. Folks, this is a public hearing. Anyone would like to comment upon this annexation, now is your time to do so. Okay, thank you.

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

* Special Use Permit – Lot B9, Eisenberg's Addition Subdivision

October 12, 2026
Mayor & City Council
City of Washington
Washington, MO 63090
RE: File No. 26-1002-Special Use Permit-Lot B9 of the Eisenberg's Addition Subdivision, Multi-Family Dwelling-Washington Charitable Foundation
Mayor & City Council,
At the regular meeting of the Planning & Zoning Commission held on October 12, 2026 the above mentioned Special Use Permit was approved with a unanimous vote in favor.
Sincerely,
John A. Borgmann
Chairman
Planning & Zoning Commission

Beckman: Yes. Good evening. This is a Special Use Permit Application for a Multi-Family Dwelling on Lot B9 of Eisenberg's Edition. This is the kind of wooded lot behind JCPenney here. It's not off a addressed road which we will address later on.

So, just kind of some context here. Multi-family buildings are a special use in General Commercial Zones. The applicant is proposing a 16-unit multi-family building, and the lot here meets minimum lot size and has the correct amount of off-street parking.

It will be accessed by a common access easement off Washington Heights Drive, and something of note here, is significant site work will have to occur to make the development feasible.

The proposed building is partly within the 100-year flood plain, and we as the city require that to be raised at least 2 feet above base flood elevation.

And something else of note is that this development will have to be connected to city water here. This is the location of the proposed apartment building. And so that's right here on this map, and the blue lines here are city water. So, that'll have to be extended before the development occurs.

Some staff comments on this request is that well, you know, there is going to be extensive site work required to develop the site because of the slope, the flood plain, etc. The impact to neighboring property, neighboring residential properties should be fairly minimal as most of the tree cover should remain. The parcel in question is zoned General Commercial, but, you know, most of it is within the floodway/100-year flood plain meaning there's a limited amount of developable area. In fact, you know, this apartment building kind of uses the only developable area on this lot.

Something of note is, this Special Use Permit is approving the use of a multi-family building. The finer details will have to be worked out at Site Plan much as any other commercial development or excuse me residential, any sort of new building would have to go through Engineering and Building and Planning at that time.

One thing of note here is first responders, primarily our Fire Chief, expressed some concern with the location of the building since it's not off an addressed street. One condition that staff have recommended, and this was also followed up by Planning and Zoning, is we recommend the condition of approval be the developer pay for, install, and maintain a street sign identifying this access way as, you know, it would have to be, it's going to have to be named so our first responders know if the situation were to occur here, you know, where it would be. So, and that would look like, you know, one of our private street signs that we've got, kind of the blue with the white text there.

So, that being said, the proposed use meets most of the applicable special use criteria and staff recommend approval. Any questions?

Sullentrup: So, the way it stands now is just an alleyway?

Beckman: I don't even know if it's really a alleyway per se. It's just kind of the, a drive behind JCPenney.

Sullentrup: It doesn't have a name?

Beckman: Correct. But it would, it, we, it would be required to be addressed for this to occur.

Hagedorn: Other questions from Council?

Patke: I'd just like to address a little bit. Aaron, in the letter that the residents, so to those residents who live within 180 feet of this property line…

Hagedorn: 185.

Patke: 185.

Hagedorn: Correct.

Patke: Received a letter. If you didn't receive a letter and you live within 185 feet of the property line, then we at city hall, city staff would like to know that. That is just our current policy. If you disagree with that policy, then call me tomorrow and we'll discuss that and that's something we have to look forward in the future. But that's how it is. So, those of you who leave, live a couple streets away, that's why it wasn't a letter wasn't given to you.

Beckman: And Jeff, I actually have a map if can put that on the screen.

Patke: Sure. Great. You had it there a minute ago. So, there you go. Right. And to Aaron, the other issue that I came up with after I attended Planning and Zoning last Monday night, it was stated a public hearing, but in the letter, it didn't state public hearing. So, from a few of you, I received emails and again, thank you for all that emails, texts, phone calls. When you said it wasn't a public meeting, we didn't think we could come to Planning and Zoning. So, my first

statement would be every meeting we have in this room, every meeting we have in this room, with the exception of Executive Session, is open to the public. Every one of you are welcome here at a City Council, Planning and Zoning, Park Board, Historical Commission. Every meeting we have here is open to the public. Those doors remain open for that reason.

So, when someone told me that we didn't think we could come, really set me back this weekend when I got that email. That's not how we do things here. We want to be transparent. I want to know that for sure. So, the door is always open to every meeting we have here. Again, with the exception of Executive Session for real estate, personnel, and legal issues. So, again, just know that the meetings are open.

Aaron, we're not required to have two public hearings?

Beckman: Correct.

Patke: But I guess my suggestion going forward is, is that if we're going to have a public meeting in Planning and Zoning, it should state it on a letter. Do you know what I mean?

Beckman: Yes, we can we can change that verbiage for sure.

Patke: Right.

Beckman: Yeah. No issue.

Patke: Right. So, again, a lot of phone calls, a lot of texts, emails, and again, everyone, if you didn't get an answer back from me, and I'm not going to speak for everyone, every one was read, every one was listened to. So, with that, go ahead.

Sullentrup: Could I ask a question? A show of hands. The ones who were within 185 feet. Thank you.

Patke: And you got a letter?

Unknown: Yes…*inaudible*.

Patke: Okay, thank you.

Hagedorn: Other questions or discussion from Council? I think it would be wise to have the respondent to come up first to explain his position and alleviate any questions that any of you might have before it's your turn to come up. So, Greg, if you're ready.

Greg Hoberock: I'm not sure I'm ready here.

Hagedorn: We're anxious.

Greg Hoberock: I would like to apologize to the residents if they didn't get the correct information. Also, I assume that the city and the staff did what was appropriate. Mayor, I think you can attest, I didn't ask for any special treatment. I didn't try to expedite this.

Hagedorn: You did not.

Greg Hoberock: We went through the normal process that we would go through within the city and have followed the rules as established by the city. So, I want to make that clear that I didn't ask for, and I don't believe the city gave any special consideration to this application.

Hagedorn: We did not.

Greg Hoberock: So, I want to first talk about what this is not because people decided what it is without the information. So, let's talk about first what it is not. It is not a homeless shelter. It's nothing close to a homeless shelter. It is not Section 8 Housing. It is not HUD Housing. We do not take HUD Vouchers. We are Low-Income Housing as defined by the Federal Home Loan Bank and other government agencies. So, the purpose of this building is to offer to the public Lower-Income Housing, and I will get to that later on about how we we've come to that.

This is not an extension of Life's River. However, graduates of Life River may ask or petition or make application to live there. They will have to meet the standards of any other citizen making application to live there. They are not guaranteed a right to move in there when they graduate. Those that claim other otherwise, those that want to make other statements are either uninformed or they're just trying to create fear.

If they want to object to a 16-unit apartment building, because it's a 16-unit apartment building in that location, I support them to do that, but object to it because it's at a 16-unit apartment building at that location, not because of all the other things they believe they know when in reality they are misinformed.

We are an apartment building. We are like all the other apartment buildings in Washington, Missouri. Our tenants will sign a lease. Our tenants will pay rent. Our tenants will pay their utility bills. They will go through a background check for both criminal and economic background. Can they afford to live there? Are they criminals? Have they had a criminal history? They will go through these background checks and those that don't meet the standards we set, will not be, we won't rent to them. I don't want criminals. I don't want dead beats. I want people who need affordable housing. Offer them a place to live.

The size of the building will be dwarfed compared to JCPenney's. So, when you look at the compatible structures around it, this building will be small compared to that. Little bit bigger than the restaurant, but it's quite a ways away at the entrance. It's probably 4 or 500 feet down there to it. We'll be a little bit bigger than that. Be a lot smaller than JCPenney's.

For the residents around us, they'll never see it from their backyards, from the dam of the lake, even driving down Washington Heights because of the angle and all the trees. They'll be hard to pick it out. If they don't know it's there and they're not looking for it, they won't see it.

Our outside activities will be limited. The typical things that would occur in an apartment building. Kids outside playing, people outside sitting around visiting with their neighbors. We may put some barbecue pits out there because I'm not going to allow barbecuing in the apartment. I'm not going to put a balcony for them to barbecue on. I don't want the fire hazard. So, I may put some barbecue pits out in the grass area.

Parking will be reserved. Every tenant will have their spot for the vehicles they have, whether it be one or two. Every vehicle will have to be licensed to be on that lot. If they're not, we'll tow them off. We will not allow trailers. They're not going to park trailers. They're not going to park boats. They're not going to park campers. Will not be allowed. We will tow it off.

The adjacent streets, I believe, have the capacity to handle a 16 point, 16-unit apartment building. We will access the apartment building off Washington Heights Drive, 40 feet easement that was placed there when the ground was developed to access this ground. It's not a special easement. We didn't go get it after we had it. That easement was there to service this ground for whatever was developed later down the road. It's nothing new. That's the original plat that has been there.

The city wants to name that easement as a drive. Got no problem doing it. No problem doing it. I would probably tell you it's a private, it would be a private street. I don't think it would be a declared city street, and the maintenance of that would be the responsibility of the apartment but of us, in my opinion, and we plan on maintaining it and whatever that maintenance is.

We're not going to add any additional noise. Parties outside are not going to be tolerated. They will not be allowed. Inside noise, loud music won't be tolerated. The residents will either comply or move out.

We'll have to put in a storm drainage and deal with storm water runoff, but that'll all be done in the site plan in compliance with the city regulations.

There will not be any additional drain on public utilities, public services such as police and fire and ambulance any more so than any 16-unit apartment or any house or houses would add that drain. It would be normal services the city provides. Nothing extra. Nothing out, nothing out of the norm.

The general appearance of the property will be well maintained. Currently, it's a mess back there. It's a disaster back there. We'll clean it up. Currently, it's a homeless encampment. We'll clean it up. We will clean it up and we will not tolerate people camping there. If people are going to camp there, they will be do it by trespassing on that property. I'm not familiar with the ordinance within the city, but I believe they probably have a trespassing ordinance.

Hagedorn: We do.

Greg Hoberock: I will be more than willing to sign whatever document I had to sign to say yes, they're trespassing. And whatever the city can do for the trespassers, I will encourage them to do. I will not tolerate it.

Lightings will be light packs on the building shining down. Adding that to the lights of the of the shopping centers are there. The overhead lights of the shopping centers are there and the barrier, visual barrier around this property. The residents will never see it. Never see it at all.

The building is a 100-year flood plain and we will meet the requirements the city has to build in that area. I don't want it to flood. I understand it's going to be expensive to bring that ground up. That's all part of the process. We understand it. We're prepared to deal with it.

There's plenty of room. We're not squeezing anything into anywhere. That easement was there. That space is there. It's all good design. This building will be maintained to high standards. This building will be well maintained.

Noise from the road, cars coming in and coming out. People walk on the side will be so minimal compared to people driving in and out of the shopping center.

That alleyway as somebody calls it or that loading dock as somebody calls it, is used quite a bit by people going to the shopping center. We're not the only ones going to be using it. A lot of other people use it. A lot of people use it to access the restaurant. That easement area is used today and we will just be using it like the rest of the public.

Compatibility with the surrounding area. This is a multi-family apartment building that is setting between commercial space and single-family residential space. That is good city planning. That is the way cities are designed to do to put that, put those buffers in there. This fits with a good city plan.

As I said, it's currently a homeless campsite. We'll clean it up. It'll be gone. We won't tolerate any homeless coming back. There will be no camping on the property at all.

If we have a problem, we will call the police. We will ask the police to do what the police do when there's a trespassing issue. And if they're asking me to sign something so that they can go farther, I will be more than happy to sign it. I have no problem with that because I don't want that in this development.

Our residents will not use the subdivision pool. If they try to use a subdivision pool, and I know about it, I will evict them. I will not tolerate it.

Our lease will require standards of conduct and that issue will be addressed in the lease as will bothering the neighbors in the residential subdivision. If these residents bother those single-family homeowners, I will evict them. I have no problem doing that.

We're giving them an opportunity for affordable housing. With that opportunity comes responsibility, and if they can't live up to that responsibility, I can't help him. That's their problem. Somebody said well, I don't know why Greg would do that. He's trying to get homeless off the streets. That's a true statement. I am. I'm trying to get people off the streets. I'm trying to keep them from going to the streets. But if they're not going to follow the rules to have access to the opportunity, they can go someplace else other than live in one of our apartment buildings.

Studies by Harvard, MIT, the National Realtor Association, all state that multi-family apartments next to residential have no negative impact on the home values surrounding it and, in some cases, have a positive impact on it. But all the studies come to the same conclusion. There is no negative impact when the property is designed right, the property is managed right, and the appearance and maintenance of the properties are all kept up. I'm telling you, we will do all of those things. That is not a problem.

The reason we're able to do what we're going to do is because I was fortunate enough to get a $2,400,000.00 grant from the Fed and Home Loan Bank. It's not a loan. It's not a loan. It is a grant. I do not have to pay it back. However, I do have to operate a facility that is affordable housing. And for the Washington area, affordable housing means if you are a single person in an income of $36,150 per year, and that was two years ago, that's an $18.00 an hour job. People that stock the shelves at Walmart don't make $18. People that work in our factories don't make $18. For a family of four, that's $51,600. That's $25.00 an hour. Do you know a starting school teacher in the city of Washington starts at $41,000? I wouldn't call those people homeless. It's not a homeless shelter. It is affordable housing.

In the City of Washington today, if I go online, I say what is an apartment cost, a one-bedroom apartment? You'll see it from $900 to $1,200. The $1,200 are the brand-new ones. The $900.00 are the ones that Schmelz has out on 100. They've been there for five or six years. That's the difference between the 900 and the 1,200. We're building brand new. We'll be renting that same apartment brand new in the $800.00 range. Now, you can say, well, Greg, they can afford the $900.00 apartment. Yeah, they can if they can get in. But the time Ed Schmelze did that at $900.00. That would have been very high. That would have been equivalent to the $1,200.00 today cost difference. A two-bedroom, 900 to 1,400. Our proposed rates are $800.00 or less for a one-bedroom, $1,090 or less for a two-bedroom.

Those are the numbers we gave the Federal Home Bank when they looked at our operational budgets. I am free to set those lower if I need to. I am free to set those higher if I need to. I think those numbers will work. As a matter of fact, I think I can probably work with people. I think there's room in there to work with people and we may discount it for some people that have some extraordinary difficulties. For instance, I met a young man last winter. He's living in his car. And why was he living in his car? Because he was going through a divorce. He was trying to keep his wife and two kids in their apartment, and he didn't have enough money to go rent

another apartment. That's the guy I want to help. He's trying to make it. He's trying to survive. He works in Washington. He lives in Washington, and he's found himself in a difficult situation.

And when you look at what happened to people in those difficult situations, they start there and it spirals out of control. Car breaks down. They're late going to work. They lose their job and then they end up in one of the encampments.

This affordable housing is designed to keep people in apartments. This is the definition of affordable housing for these people.

We're building in the flood plain. That's true. People say that's stupid. Probably right. Can't disagree with them. It's not my first choice. It has additional costs to construct. The floor level will be brought up to the two foot above that level just as in the flood plains. You ask the question, well, why in the world would you do this? That's a very valid question to ask. It's simple. The land was donated.

The application we made to the Federal Home Loan Bank the first time, the first time we made it, we were not successful. We didn't have enough points. They have a very elaborate point system. The second time I was reading through it, we found that you got five points for donated ground. Now, this is so competitive that one tenth of one point could make the difference to whether or not you get the grant or don't get the grant. One tenth of one point and the donated ground is worth five points.

We had the donated ground. It was donated ground over in Union in the industrial park and we made application to the City of Union for a Conditional Use Permit because it required a Conditional Use Permit in an industrial area just like this Conditional Use Permit is required in a commercial. And during that process, we found out that ground was deed restricted. That residential property was not available. You couldn't build it there by deed restriction. That was a hurdle I couldn't overcome. City of Union did not deny our application as people are claiming. We withdrew it. Why did we withdrew it? Had they given us the Conditional Use Permit, we could not have built on it because of a deed restriction.

So, I went out and I tried to find where can I get donated ground because I had to meet the conditions I outlined in the grant to get the $2,400,000.00. I cannot donate the ground. My wife cannot donate the ground. My kids cannot donate the ground. The Federal Loan Home Bank will not recognize that. If they did, I wouldn't be here. I'd be out halfway between Union and Washington where I could build it on donated ground that I would donate. I can't donate the ground.

The ground is currently owned today because the ground has been transferred to the Washington Charitable Foundation. We are a 501(c)(3) organization. We have a Board of Directors. This will be an ongoing operation long after me. Long after me. The next apparent Chairman of that or President of that corporation is my daughter, Alex Boland. There will be a board seat available at that time because I will be dead and gone. And I'm assuming they will offer that board seat to one of my other kids. Don't know that to be a fact, but I would think that's a pretty safe bet.

This business plan on this apartment building is written around affordable housing for residents of Franklin County and Citizens of Washington, Missouri. It is not a for profit business plan. It is not a for-profit business plan. This building will never be sold and it will operate long after I'm gone as an affordable housing operation to meet the people I've described before.

The Federal Home Loan Bank requires that I operate as an affordable housing or affordable yeah, affordable housing project for 15 years. At the end of that 15 years, I'm free to operate it how I want to. We will continue to operate it as an affordable housing project because that is what our business model is for this operation.

I know it sounds like I've made a lot of promises here tonight. I'm prepared to put every one of those promises in the Conditional Use Permit if you want to. I don't care if they're in there because that's what I intend to do. It will not affect how we operate our operation, but it may help alleviate some fears that residents have as to how we will operate.

If others wanted to stand up here and ask for an apartment building in this same location, would you have the same fears? Would you have the same comment? Would there be the same outcry? People believe that this is a homeless shelter. Their belief is wrong. Their belief is wrong. If an apartment building that offers discounted rents is a homeless shelter, then your City Administration is going to be very busy shutting a bunch of people down because other people are trying to help. They're offering some affordable rent. There just aren't enough of them, and this is 16 more units to offer.

The people that will end up making application here are people living with their parents trying to get out on their own. People are living with friends doubled up who can't afford a down payment on apartment who are struggling. Maybe some people are living in their cars. Somebody recently divorced. You know, that's a pretty traumatic event both emotionally and financially.

Let me tell you who won't be making application are people living in homeless tents, people living in these encampments. They'll not meet the standard. They have issues. Those issues need to be dealt with. I can't help them and I can't. Because of the grant, I have the ability to lower offer tenants in an apartment building a lower rate because I don't have a mortgage to pay. I have that freedom. That's what the Federal Home Loan Bank is all about.

I thank you for your time. If you have any questions, I will do my best to answer them.

Sullentrup: Greg, I got a question. I don't know how many acres are there, but assuming you take all what's there, are you continually going to build 16 complexes next side to side?

Greg Hoberock: Two things have to occur for that to occur. Number one is, I have to get another grant. Depending on the timing, I probably can't use the gifting as the point system. So, I'd have to do it without the gifting to get the grant. My odds, my guess is I wouldn't get the grant. Okay. Now, if I did get the grant, and this was successful and we didn't have all the problems that people are yelling and screaming about, yes, I would come back here and ask you for permission to put a second one up and they'd probably have a shared parking lot, but I would come back here first and ask if it's okay.

And I have no question; I have no problem you putting that in the Conditional Use Permit either because that's the right thing to do.

Beckman: Yeah, just to be clear, the Special Use Permit is just approving the use of multi-family buildings. So, unless that was a condition, Mr. Hoberock would not have to come back, but if Council felt that was appropriate, that absolutely possible. So.

Hagedorn: Other questions…*inaudible*.

Greg Hoberock: Any other questions for me? I think I've covered, I've tried to think of every, I've taken everything that I've read and everything that people told me and I've tried to answer all

those questions in this presentation. But if somebody wants to come up here and say all he's doing is creating a homeless shelter, I will sit back there and grit my teeth and take exception mentally to the statement made because the statement made is just not the truth. Anything else anybody wants?

Patke: I guess in addition to the additional building that we would have to come back, I mean I would definitely entertain that we'd have that in the condition but also what is our Occupancy Permit, you know, just to ensure if we do get to that far that we ensure this is inspected once a year what, wherever it may be just as an additional condition with our Building Inspector.

Greg Hoberock: Oh, I, if the Building Inspectors want to come in, I will tell you that we will inspect the buildings every six months and I will be, we will be inspecting them for primarily cleanliness and the reason for the cleanliness is that I don't want to bug problem. I've seen what happens when somebody doesn't keep a clean apartment and I've seen what happens, what the cost of trying to exterminate that and clean it up and get it squared away. And the easiest way to do that is we'll probably pay to have them sprayed, and then we will we will inspect those.

We will not tolerate smoking in the building. We're not going to allow drug use in the building, and if you're 18 or older and you're going to live in that building, your name will be on the lease. So, in other words, you're not going to be able to invite 10 of your friends to come and camp out in your house. If they're not on the lease, they can't come in.

Patke: Just something we, I think we should add to a conditional conditions in a Special Use Permit, in addition to naming the street…

Greg Hoberock: Right.

Patke: Is one thing, but maintaining that easement, I think, is another. I think that's something that, you know, right now the city doesn't have to maintain that because it's a fire lane…

Greg Hoberock: Right.

Patke: Without a lot of traffic. If it, with the addition, and Mr. Hoberock, you offered to do that, so I think it should be something that would put a condition in the Special Use Permit that that would be maintained.

Greg Hoberock: I have no problem with that.

Sullentrup: But we already have maintenance codes.

Patke: I'm sorry?

Sullentrup: We already have maintenance code…

Patke: But not on a private drives. If that's named, it's a private drive and we don't have anything specific in our code for private.

Beckman: Yeah, that would be something that we would have to put in the condition of approval.

Patke: Condition for approval.

Greg Hoberock: And I have no problem with that because I'm going to maintain it anyway.

Patke: And I know you say that, but I think we need to have that in writing.

Greg Hoberock: I agree.

Patke: That has to be on there. That's all.

Briggs: With the Occupancy Permit, Jeff, he would have to every time somebody moved in or out, he'd have to have that inspected by the City Inspector.

Patke: Right, but I would like to have an additional…

Briggs: Yeah.
Patke: City inspection once a year to go there and come back and report to us that he's doing what he said he was going to do.
Sullentrup: Chad, they do that now for…
Briggs: Right.
Patke: Right.
Briggs: That's what I'm saying.
Patke: Change of occupancy is…
Briggs: Yeah, you'd have to follow those rules…
Patke: Absolutely.
Briggs: That we already have in place.
Patke: Right.
Hagedorn: Other questions, guys…*inaudible*.
Patke: I want it to be our decision.
Briggs: Right.
Patke: Not Mr. Hoberock's decision to evict someone. I want to be part of that process. If we have, if we get to that point and someone has an issue, it's not your decision on who gets to stay, but we have a say in that. That's the conditions I want to be a part of.
Greg Hoberock: I got no problem with that.
Patke: I, but yeah.
Sullentrup: Sounds to me like you're trying to build a perfect dreamhouse.
Greg Hoberock: You know, you got to have dreams. You gotta, this city was built on dreams. This said it was built on vision. This is a vision. It's all it is. Am I going to stub my toe? Yeah, probably. Am I going to get back up? Yep. And am I going to fix it? Yep. Anything else?
Hagedorn: *Inaudible*…Greg.
Greg Hoberock: Again, I thank you very, very much.
Hagedorn: All right. All right, folks.
Hidritch: *Inaudible*…to start that.
Hagedorn: If I could. We would like to start from the top of the list, work our way down, and if I mispronounce some names, I apologize for that. So, three minutes, please. Mike Rufkahr.
Mike Rufkahr: Mike Rufkahr.
Hagedorn: I'm sorry. Pardon me, Mike, come on up.
Mike Rufkahr: *Inaudible*…
Hagedorn: You're at 3 Winchester Court.
Mike Rufkahr: Yes, sir.
Hagedorn: Okay.
Mike Rufkahr: The Planning Meeting, I don't think everybody was aware and that was unfortunate because that kind of set up a bad situation for everybody. We didn't, we didn't understand. Thought it was kind of a shady deal. So, apologize for our thoughts about that.

There have been homeless encampments down there. We've been concerned about that. We have called the police. What he's offering to do is no different than what we have done, okay.

What Mr. Hoberock is offering to do. Everything he's offering to do, I retired from Civil Engineering, okay. I know about flood plains, and I know about what happened in Chesterfield

and my company, we went out and we offered surveying and all that to raise that out of there. I lived in St. Charles when they built the levees and they did all of that across the river and they, you know, and it flooded everything downstream, and I know about mitigation where they offer flood plain. You can sell and build in flood plain, and they offered it downstream and it flooded everybody else downstream. Nobody understands flood plains. To allow somebody to build in a flood plain deliberately, knowingly is wrong to do. No matter what the purpose is, that location for that kind of development, any kind of development back there is not a good idea for anything.

And it's not whether it's homeless or not or what it's for. That's not a good location. We have, we have had record rains within the last few years, okay. That creek floods a lot. Our dam empties out into that creek. When that water backs up, that backs up our lake, okay. There's been so many developments up above us, we get more rain into our lake, all right. So, that creates more.

I built a dock 25 years ago. It's never ever flooded. These past couple of years, it's flooded over top of my, over top of my dock. It never got below or above two feet below my dock when the heaviest rains came, okay. These are concerns.

Flood plains are important and to build something and allow that to happen, I think, is against the city's best interests, all right. That's one thing.

He's talking about affordable housing, that translates into C8, Section 8. It translates into all those things. HUD, and when you look at that, the Housing Authority, we don't have a Housing Authority in Washington. We don't have a Housing Authority in Franklin County. It's called the Franklin County, Jefferson County Housing Authority, okay…*inaudible*.

Pohlmann: Sir, that's three minutes.

Hagedorn: That's three minutes. Please wrap it up, I'll give you a few over.

Mike Rufkahr: Okay.

Hagedorn: Please, please go ahead.

Mike Rufkahr: We don't have anything governing here locally to take care of us. You guys are supposed to take care of us and watch out for us. That's, I think that everything that Mr. Hoberock said should be put, that he said he's going to do and enforce. We've been enforcing homeless. We've been doing things to take care of ourselves and down around in there and protect everybody. I think everything that he said he would do and enforce, should be put in the Special Use Permit.

Hagedorn: He doesn't have a problem with that. I don't think.

Mike Rufkahr: No, I know he doesn't have a problem with it. We have a problem with him actually doing it. How is he going to, is he going to be on site? It's like you said, Mr. Patke about we want to be involved in that, in that decision about whether or not somebody gets evicted or whether or not those places get inspected. We should be involved. He should be held accountable. Not just his word. His word can be fine, but there has to be some accountability for what he's saying, that he should be held accountable that oh, I promise, I promise, I promise, I promise, but if he's gone, they can sell the building.

Hagedorn: First of all, it's three minutes Mike, and there's a bunch of folks that want to…

Mike Rufkahr: I got it, I got it, but I'm talking for a lot of people too.

Hagedorn: I understand, I understand, thank you. Okay, next person. Jason Sahm.

Jason Sahm: Hey guys. First time doing this, but I'm fairly, I would say new resident in the area. One of the probably younger ones on Monticello. Hearing this word of mouth was kind of upsetting to me. You know, I don't feel like the word got out enough for all the people that are in the area to even be here and support. You know, we already have standing room. I think there'd be a lot more people here if they were to hear about this. So, my request is maybe we have another hearing on this for more people to announce their thoughts as well, because back in this area there is a lot of people.

You know, a couple thoughts. Burden on the city, you guys. I'm assuming you guys are pretty busy to begin with, you know, adding another thing on the list of paying attention and having to enforce all these laws, police, doing all that other stuff.

One thing, trying to make my time quick here. You know, growing up out in Marthasville, I always look forward moving to Washington. Always have, always will, and I believe that's a big thing in the whole area in Franklin County is like Washington is one of those areas that is above, you know, maybe we can't say that, but you know, it's somewhere to look forward to want to purchase a house here.

Having this in my neighborhood within, you know, less than a block length away, you know, I just spent 125 grand upgrading my house because of runoff issues from water as well. Just got done. The project's actually not even done yet, and now I feel like that value of that addition and that work isn't even going to be worth it, you know, if I were to sell. My plan was to stay here for long term, and hearing this really upset me, you know, I'm sure I'm not the only one here that would say something like that, but you know, our biggest decision on the choice to spend 125 grand or just sell outright was because of the location and the want of how many people like this area or this particular area.

Really upsetting just out of nowhere hearing that, you know, hey, we have the smallest space possible. Let's try and fit this in right here is what it kind of seems to me. Just being honest with you guys, yeah, you know, I don't know.

You know, the plan for the future. What does the future look like? Yeah. Adding another one? You know, when it's not, when it's winter, you can't tell me you can't see through the trees and what that's going to look like with all the lighting lit up back there.

Just another thought there, you know, snow, you know, two exits, you know, that just looks like one entrance there. I don't, you know, I guess that's my main thoughts. So, thanks, guys.
Patke: Thank you.
Unknown: Thank you.
Hagedorn: Thank you. Tim Maschmann.
Tim Maschmann: First of all, this is the letter that I got. It has nothing to do, this had nothing on here about the public meeting. So, what I did was I started contacting some of the Councilmembers right away. None of them knew anything about this, and how did I get this in the mail? Why wasn't there, you know, somebody emailing somebody? So, when I got that and I found out the Councilmembers didn't even know about it, I got on Facebook and I put everybody out there, you know, be aware. Greg got a hold of that. He called me personally, started answering some questions and I see the size of that lot and I'm like, are you planning on putting any more on there? He said, yes, so figure that 16, so figure 32.

That easement there, it goes so far, then it gets narrow. If that was a subdivision going in and there were 32 houses going in there, wouldn't there have to be wide streets with ingress and egress? I mean, it doesn't make any sense to me that this is even thought about. I just don't understand it.

And as far as the drug tests are concerned, if they pass the drug test, they can still get in there and do their drugs and make meth or whatever. That's no doubt about that. And if they don't pass the drug test, then they're homeless. So, we haven't solved anything there.

So, I walked through our neighborhood Saturday just to touch base with some people, wonderful neighbors. One lady was just up from the swimming pool and she heard about it, you know, and I told her about it and she was like, oh my god, I babysit kids, you know, and I didn't bring up, you know, anything about homelessness or anything like that, but she was like, oh my god, I have kids.

And then another person has got the daycare center right across from Dairy Queen. They're scared to death because if they're going to have their kids playing outside because we know exactly what kind of people are going to be in here.

You know, he can say that they're going to be certain kinds, and he also said that there won't be anybody in our pool. Seriously, I don't understand that one. And there won't be anybody in our, you know, I plan on, if this does go through and I know that it won't. I plan on getting no trespassing signs, all kinds of, because it backs right to our property, you know, not to mention all of our neighbors and especially the people up Washington Heights Drive.

So, I don't understand how if somebody was going to build a subdivision with 32 homes, would this be allowed to just be an alleyway to get to them? It doesn't make any sense to me whatsoever. Really, I don't understand why we're even here. It doesn't make any sense because it's just wrong. It doesn't, it's not an opinion. It's just, you know, engineering wise, it doesn't make any sense whatsoever.

And I think everybody's scared, you know, that this is going to be what we know it's going to be, you know, and Greg told me, when Greg got wind of that Facebook post that I put on there, I know that he did because he called me personally and said, this is not a homeless shelter. And by the way, most of the homeless people that you guys, are they from here? Are they from out of out of state?

Armstrong: Both.

Pohlmann: Sir, that's three minutes.

Tim Maschmann: Okay. Thank you,

Sullentrup: Mayor.

Hagedorn: Tammy LaPlant, please.

Sullentrup: Mayor.

Hagedorn: Yeah, go ahead, Steve.

Sullentrup: Would it be all right with when the people come up here, we hear their name? Could you give us your address when you come up here too?

Hagedorn: Sure, please. Tammy LaPlant.

Tammy LaPlant: Tammy LaPlant, 110 Monticello Drive.

Unknown: *Inaudible…*

Tammy LaPlant: I'm sorry. Tammy LaPlant, 110 Monticello Drive. I understand the premise. I know this is beneficial and it's a wonderful thing that he's trying to do. I just don't understand why this location was chosen. I think there's other areas in town that are more suited, not right back to a residential subdivision.

I sent a letter to all the Councilmen about those abandoned apartments on Third Street. They have been sitting vacant for years. I don't know who owned that to begin with, but that had to be Low-Income Housing or HUD Housing. It looks horrible. Why couldn't that be developed if that's what he wants to do? Or if I don't know who owns that land, I know he needs to get it donated. There's an area on Ninth Street as well.

I just don't understand the premise of putting it there with exactly what I'm kind of repeating, the alleyway, just concerned for the people that, I don't live directly behind it, but it does affect the whole subdivision. So, just my thoughts.

Patke: Thanks, Tammy.

Tim Maschmann: I'd like to say one more thing. I talked to a 40, Real Estate Agent that's been in the business for over 40 years. And I told her that Greg said this isn't going to affect our home values, and she just laughed. And I've been in real estate for 20 years, too, and I know, you know, the even the appraisers go by like, you know, by comparable properties, you know, that are close by. This is as close as it gets. It's right in my backyard.

Hagedorn: Al Otten, please. Al Otten?

Al Otto: Good evening. My name is Al Otto. I reside at 1043 Bieker Road and I'm here tonight to deliver a petition of neighbors on the west side of Bieker Road to get the speed limit reduced from 30 to 25.

Hidritch: Hey, hey, Al, Al, that's under Citizens Comments, not under this one.

Hagedorn: It is.

Hidritch: Sorry. You'll have your chance. It's under Citizens Comments.

Al Otto: Sorry.

Hagedorn: No problem, Al. All right. Rick, James Breaker, Breler, Bremler of #4 Webbley, Wetley? Sorry, I can't read your writing.

Unknown: Wheatly.

Hagedorn: Wheatly.

Hidritch: Wheatly. Is it Rich? Rich, did you sign Brinker?

Rich Brinker: Yeah.

Hidritch: Did you sign?

Hagedorn: Okay, yeah.

Hidritch: It's probably Rich.

Hagedorn: It looks like Brinker, Rich Brinker, please.

Hidritch: His better half coming…

Hagedorn: Rich and Jane, I'm sorry…*inaudible*.

Hidritch: His better half coming up here.

Jane Brinker: Okay. I am Mary Jane Brinker, and I live at 4 Wheatly Court which is pretty much directly behind the place where he wants to build this apartment complex. And what I'm really concerned about is this spot zoning because there's the commercial area, then there's residential and it seems to me like there's spot zoning there.

Beckman: Yeah, I'm more than happy to answer that question. This is a Special Use Permit, so there's no zoning change out outright. It is a residential use in a commercial zone, but because there's no change in zoning itself. This is not spot zoning.
Jane Brinker: Okay. And like had they had mentioned before, there are so many other areas in Washington. Now, there's the Stumpy property which is over on the corner of excuse me, of Highway 100 and Highway A, you know, and then there's the Ecklekamp property downtown right up from the bank. There's so many different areas where this could be built, beside behind residential areas. So, that's just what I had to say. Thank you so much.
Hagedorn: Thank you. Jay and Sheila Matthews, please.
Sheila Matthews: Everything has been said.
Hagedorn: Cool, thank you.
Sheila Matthews: I don't want to waste your time.
Hagedorn: Thank you. How about Jon Meyer?
Jon Meyer: No comment on this.
Hagedorn: Okay, John, may I have your address even though you you're not speaking?
Jon Meyer: My personal address?
Hagedorn: Yes, please.
Jon Meyer: 11306 Highway 47. Thank you. Kim Boland.
Kim Boland: Kim Boland, 121 Diamond Farm Lane. I put 102 Elm, but that's…
Hagedorn: That's okay.
Kim Boland: My office address. I just want to clarify something that Greg said earlier that I think maybe some of you didn't hear or understand. The reason that this is the location is because he had to have donated property. So, even though there are much better locations to put this, this was the only piece of property that was donated and that's why it has to be and that's why it is here.

I just, I don't want to waste anybody's time. I think Greg explained everything really well. I do think the other things somebody said earlier was that they know this is going to be Section 8 and HUD. It is not. They are not taking any government money for rent. The people that are there will be paying their own rent. And it's not just for; it's for lower paying job people. It's for anybody. I mean, it could be a school teacher.

To think that there's only going to be somebody there that's doing drugs or that is homeless or it could be somebody on the verge of homelessness because they had dramatic things that happened to them and they can no longer afford the $1,200 rent that they're currently paying and they need to get into something that's $8,000. He's just trying, he's trying to keep people off the street and they're, he's trying to get good people that want to be off the street off the street.

So, that's all. I am definitely in favor of what he's trying to do. I'm in favor of the location because that's what he has to have in order to get this grant. And the only way that he can do this affordable housing is to have the grant. Thank you.
Patke: Hold on, Kim. So, if we have someone who wants to donate three acres, they should get in touch with you? They should get in touch with Greg.
Patke: Right. Again, essentially, that's, and I know it's been spoken to before. I know, I don't want to answer to everyone's questions. Everyone has different ideas on where it should go and I understand that, especially Third Street, Ninth Street, there's different options.

Kim Boland: There, I agree, they…
Patke: Those aren't…
Kim Boland: Are lovely locations…
Patke: Correct.
Kim Boland: For this…
Patke: Right.
Kim Boland: But…
Patke: And I'm sure they would accept help in looking for something if that's the case, but it's just not to Kim's point, it just has to be donated. So, thank you.
Hagedorn: Thank you, Kim.
Mike Rufkahr: Excuse me.
Hagedorn: Make it quick.
Mike Rufkahr: Sorry. The fact that it's donated does not mean that it needs to be built in a flood plain. The issue is a flood plain, not whether or not it's donated.
Hagedorn: I think we understand that, Mike.
Mike Rufkahr: Okay, thank you. I just want to reiterate that to everyone.
Hagedorn: Okay. Diane Gurling, please.
Diane Gerling: Hi, I'm Diane Gerling. Mom and dad have the property surrounding or going past there following the creek.
Pohlmann: Could you give us your address, please? Your address, please.
Diane Gerling: My address? 1022 Gerling Farm Drive.
Pohlmann: Thank you.
Diane Gerling: But our concern is the flooding.
Sullentrup: Diane…
Patke: Yeah, talk in…
Sullentrup: Microphone.
Diane Gerling: Okay. Our concern is the flooding. We've had several times where we're upstream from them and they would, it would be, there's been several times when it's backed up up there that it comes down and backs up into our buildings down towards like the preschool and everything like that down below Dairy Queen.

And also with the parking, he said that there's not going to be able to have like trailers or campers or whatnot. So, what are you going to do? You going to put them out on the parking lots of people that own the lots around that area? We already have people that, you know, park stuff there that should not be there, and we have had the homeless into the woods in our area, too. And that we have asked, you know, to have them removed.

But, no, our main concern is the flooding into our buildings that if they would either, if they got to raise something down that way, you know, to keep it from keep flooding, you know, down in our buildings or what…
Dorothy Ecklekmap: *Inaudible*…
Klekamp: Can you come up to the microphone, please? If would state your name and address, please.
Dorothy Eckelkamp: Washington, Missouri, 301 Diener Road. We own the shopping center,

the land there, and we've had lot of water in the bottom of the Plumber Supply building. We're getting water from, we've had as much as six foot of water in that building.
Klekamp: I'm sorry. Can you put down the microphone and speak closer to the microphone so they can hear you in the back, please?
Dorothy Eckelkamp: We've had at least six foot of water in the bottom of that Plumber Supply building down there. And we've had our drains fixed so that they couldn't push more water up. By raising the flood plain is ridiculous.

And we do have a problem down there in that creek with the homeless and the people camping out there. The police have tried to remove them. We've, they just keep putting mattresses, junk on our lot and it's just not a good idea to raise the flood plain two feet, and then so, we get more water in the building because we're already getting some from where the Schnucks parking lot comes in. They have it. So, it is a real…
Diane Gerling: *Inaudible*…
Dorothy Eckelkamp: And the storm sewer that goes under 47. I'm not a very good speaker.
Hagedorn: You're fine, Dorothy. Thank you.
Dorothy Eckelkamp: That's why I had my daughter do it. Since my husband's pass, she has taken over the rental property down there. And we are aware of exactly what's in that creek and the problems that we've had in the past. The problems with the homeless down there. The police try and move them out and they only got so much power. So.
Patke: Your honor, can I respond to Mrs. Eckelkamp?
Hagedorn: You have my permission, Jeff.
Patke: Ma'am, if flooding currently is going on, our City Engineer back there is taking notes right now to look at that even before this project happens. If you're getting flooding there and it's that relevant, and I know we've gotten exponential rains in the last couple years. I get that. But if that's something that needs to be taken care of, Charles, am I right? You're taking notes already, right? So, we want to take care of that. At least help that process out. No doubt about it.

In regards to the homeless that are currently there, I don't want to speak out of turn here, but Chief, correct me if I'm wrong. The police have been called about that, and it requires the property owner to trespass those folks from that property. So, the previous property owner has not obliged with that and therefore the police are cuffed. No pun intended.
Dorothy Eckelkamp: I understand…
Patke: That…
Dorothy Eckelkamp: You can only do so much.
Patke: That's right. But I'm saying the previous…
Dorothy Eckelkamp: *Inaudible*…
Patke: The owner, current owner, you know, contributed to the factor that the homeless stayed there. And when I talked to Mr. Hoberock about this last Monday night at the Planning and Zoning, he's going to clean it up. To me, it made it sound like a better situation. He's going to vow to do that and he's going to trespass those folks from that property with the help of the Police Department and therefore alleviate that. That is the plan that I see going forward.
Dorothy Eckelkamp: But they're already in the back side of, what building is that on that dock? Is that Goodwill, JCPenney?

Patke: Well, if it's any, I have it close to my house, too. And we've dealt with the situation of cleaning up the tents and the trash and etc. But the property owner has to prosecute and trespass those folks from that property. No matter if it's behind Schnucks, close to my house, or if it's down there. And again, in recent years, the property owner has not trespassed that and has not worked with the police to do that.

So, I'm just trying to throw and, but again, with your flooding issue, we want to take care of that regardless of what happens.

Unknown: Because I did it.

Hagedorn: Thank you. Thank you, Dorothy.

Tammy LaPlant: *Inaudible*…

Klekamp: I'm sorry. If you're going to speak, come to the microphone.

Patke: I don't know that I'm obliged to say. I'll tell you outside, Tammy.

Tammy LaPlant: *Inaudible*…

Patke: I will.

Tammy LaPlant: I, okay.

Patke: I don't think it's my place…

Hagedorn: I agree, Jeff.

Patke: That I have to tell…

Hagedorn: I agree, Jeff. That should not be public information.

Patke: Right and again, I'm not trying to speak out of turn, that's what I've been being told and Chief you can correct me if I'm wrong, but that's been an issue ongoing. So, again, I'm not trying to prolong…

Hagedorn: Okay, the next person's turn is Joy Kaplan.

Joy Kaplan: Good evening, gentlemen. For those of you who have not officially met me, my name is Dr. Joy Kaplan. I'm the Executive Director of Mission for Mercy Hospital Washington and Lincoln Communities and I serve as the Hub Anchor for #20 here on the Franklin Washington, sorry, Washington City, Franklin County, Lincoln County and Warren County for the Rural Health Transformation Program. I'm also a resident here in Washington at 950 West 7th Street.

And I am speaking today on behalf of myself but also as someone who is knowledgeable about what is currently happening within these three counties here. Our community health needs assessment, which is a document that was data driven and collected all the information for these three counties in the past three years that came out in 2025 named that the three greatest needs in Franklin County happen to be transportation, housing, and childcare. Those are the three needs that we are prioritizing this year for Hub 20 in the Rural Health Transformation Program and therefore, we are doing everything that we can to help make sure that those needs are met.

One of the key parts of those needs has to do not only with county residents but also with workers in the county. So, for those of you who don't know, people that live in specifically single-family income homes, they usually have to choose between transportation and childcare. Childcare is through the roof these days, as I'm sure you probably know about the insurance and all the other requirements. And so, majority of the workers here in this county that are single income families, usually single mothers most of the time, they do not make enough money to

have a car for transportation or to pay for the childcare for their children. And so therefore, they usually end up needing to have housing near their places of employment.

For those of you who know Franklin County specifically, we have the largest number of employment services here in Washington and Union. And so therefore, they need housing specifically in those two locations.

Also, for specifically for the hospital, once again, I am not speaking on behalf of the hospital. I'm just speaking as someone with knowledge of the hospital. A lot of our caregivers do not make a livable wage that would be able to pay more than the incomes that we are, or the rent payments that we are discussing inside this criteria. So, for example, we have a health care shortage in America period full stop not just here, because the largest generation in the history of the world, the Baby Boomers, have just retired. So, they are needing more health care and so it requires the other three generations, Gen X that I myself am part of, the Millennials and the Gen Z's to be able to provide the health care for the largest generation in the history of the world. There's not enough of us to replace all of you who are in the Baby Boomer Generation.

And therefore, we're having a struggle being able to find caregivers that can do all of those key, what we'd call entry-level positions into the workforce within the healthcare industry. So, that would include things like an EVS Worker, Environmental Services Worker, that would include someone who does…

Pohlmann: That's three minutes, Ma'am.

Joy Kaplan: Yes, patient access etc. And so, what I am asking for you to consider today, I would be happy to come back and discuss this further, but this is an essential need that we have to come up with a plan for the next five years within Hub 20. So please consider that. Thank you.

Hagedorn: Thank you, Doc.

Mike Rufkahr: *Inaudible*…flood plain.

Hagedorn: Glenn Schelich, please. Glenn Schelich, are you here Glenn? There you are.

Glenn Schelich: Hi guys, how's it going? I'm Glenn Schelich. I live at 3 Weatherby Court. I don't necessarily have a lot that is borders on this, but I have neighbors that do. And I found out about this, and I felt like the seven letters that went out just were not enough.

We've got, where that star sits right up there on that map, right across the street is our neighborhood swimming pool. A lot of young kids, they try to go down there to go swimming. They go down there with their families. I don't have that anymore because I'm 68 and I don't even have the grandkids that go swimming anymore. But I mean, every one of you guys are probably in the same position. And I don't know how many people would want to go down there. And I understand the plight. I really do. And I'm not unsympathetic. I understand that we need these. But I'm looking at that position right there. And I'm thinking, why? Why right there?

You talk about the lights. Yeah, okay, I understand the lights probably wouldn't be much during the summer, but my house faces Sears and that area down there. And I've just gotten used to the fact that during the winter, I can see everything over at JCPenney. I can see everything over at Sears. But, you know, it's going to be even a little bit more light coming from over there.

I don't know what these guys over here on the on the lake are going to do. But, you know, I don't care about that. Look, what I care about is that I've got, what I care about is, I've got three

or I've got four neighbors that just moved in and they've all got anywhere from two to five kids under the age of five and they did not know anything about this. They all belong to the swim club. They're all appalled, Mark. I can't believe you're a Counselor or whatever, and you know that thing is right across the street from our swimming pool. Why everyone that belonged to that pool did not get a letter so that they could be here and voice their opinions is beyond me. That just surprises me and I couldn't believe it.

Would any one of you guys here don't answer? I don't need you to answer. But would any one of you guys here want that that close to your house? I'm serious. I understand that everything that Greg is saying sounds great and it does. That's what he's supposed to do. And he probably has all his eyes dotted and his tees crossed. That's cool, too. I have no problem.

But the problem is it is Low Income Housing. And it's right there next to a neighborhood that's established with a swim park or a swim pool right across the street where young kids will be going.

Now, unless you guys are going to take a look at that, that star up there and decide you're going to put in a substation for the Police Department, then you know what? That's where you need to be looking at. We could use one on the east end of town anyway.

So, take a look and think about this before you just willy-nilly let this thing go. And first of all, who was the one that gave this land to him? Nobody. I don't know of anybody that knows who was the one that donated this land.

Pohlmann: That's three minutes, sir.

Hagedorn: *Inaudible*…I'm not afraid to shut this meeting down if the, if the trend and the noise continues. Let's be respectful and that includes both sides. Okay? Thank you very much. Next person is Melissa Huntington.

Melissa Huntington: I'm here for a different Special Use Permit…*inaudible*.

Hagedorn: Okay, cool. Okay, next person, Alex Boland.

Alex Boland: Good evening. My name is Alex Boland. I live at 151 Boland Cattle Drive. Appreciate you all seeing us this evening. I want to be short. I am Greg Hoberock's daughter. So, you have all heard the passionate speech. I'm not going to stand up here and read it to you. But I know there's a lot of concern about what happens when he is no longer around to run this.

I think he has made the point that it's not him; it's the Washington Charitable Foundation. I currently sit on the Board of the Washington Charitable Foundation. I believe I will be the next Chairman of the Washington Charitable Foundation, and I will happily make the exact same promises that he stood up here and made to all of you. That is not a problem. I have the same fire and the same passion as he does.

Again, I will not bore you with it again. But I want you all to know that we all feel very passionately about this. I'm really proud that we live in a Christian Community, and I believe that this is the right thing to do. It's really all I ask of you. Thank you.

Hagedorn: Thanks, Aaron. Chris Betlach.

Chris Betlach: Hello everyone. Chris Betlach, 2213 Ashton Hills Court. All right. So, when I first heard about this, I'm a little bit away from it, but I heard, you know, what oh, first I did want to tell you guys, thank you all for what you do, for your service to the community. You guys are awesome. So, giving us this ability to come up here and all speak tonight. So, thank you very much for doing that.

But when I first found out, this is what I read. Federal funding to provide below market housing apartments or below market rate apartments. That's kind of a little scary. So, I think that's what everybody's kind of hearing, that type of thing. And I would love to think that there's nothing but school teachers and nurses and things like that that are going in there, but we all know that's not really the truth. That there's going to be a wide range of folks who go there. And it's something that what property values and everything that people want to make sure that you guys have all vetted this through and think about this before you make a decision.

Couple things that I came up with is just, I know it's, he's getting a grant from the Federal Government. Is there any other costs or things that are passed on that if the Federal Government doesn't continue to help out or pay? Is there any obligation to the city to the Citizens of Washington that are obligated by the taxation or something like that that we would have to be responsible for? So, that was just one other thing.

I wish there was more information about this that we would know a little bit more about it and have maybe a, you know, maybe another one of these forums or things like that that we can hear more about it. Yeah.

And the other thing that does concern me is that it's more of an alleyway. It's not really a road back there. And what if there is a fire? What if there's something like that? Can the fire trucks get back there? Can they, you know, if they have a two-story building that they need a ladder truck back there, is that going to be able to make the turn to get back there?

And the big thing is I thought we had one building. So, I came here tonight, now we're talking about two that there's a possibility. Is there three, four? What's the maximum amount that could fit on that? I'm gonna ask you, do you have an idea of what that would be?

Beckman: Sure. I don't specifically know offhand, you know, the maximum theoretical number of apartment buildings. What I do know is there, you need to have a certain minimum lot size

Chris Betlach: Okay.

Beckman: For an apartment building. There's also the floodway that goes through a large portion of this property, which is that thick dotted line on screen here that you can't build in that at all. So, I don't have a great answer for you but, you know, it's not the whole lot, is not buildable…

Chris Betlach: All right.

Beckman: To answer your question.

Chris Betlach: So, when you talk about there's 16 units and there's 32 people, then you double and triple that, there's a lot more traffic that's coming out there on an already stressed kind of street stoplight area down there coming past the gas station and the Ford dealership. So, all that needs to be the infrastructure, all that needs to be kind of reviewed and taken into consideration. That's all I had.

Sullentrup: I got a question for you.

Chris Betlach: Sure.

Sullentrup: When you brought up taxes while ago, were you talking about like maybe the city given some type of a tax abatement or something like that?

Chris Betlach: Maybe. Is there any, is there any benefit or is there anything coming from the citizens like all of a sudden we're going to have a Special Use Tax that goes in when maybe the federal funding runs out? Are we, you know, still whether we're federal…

Sullentrup: Well, just to make it clear that the city's not doing any tax abatements. They'll have to pay the Real Estate Taxes, pay Personal Property Tax, all that. We're not given anything for for this project.
Chris Betlach: Okay, but the Federal Government is so he's already said…
Sullentrup: Well, that's us too though.
Hagedorn: That's their choice.
Sullentrup: That's everybody.
Chris Betlach: That's everybody. So again, what happens and I'm not concerned with what it looks like. Greg sounds like he's going to make it, you know, very nice place, going to look good. I am concerned what happens five, 10, 15 years from now when it's over and it's already done, and then it turns into some of these other kind of places that we have around here that don't, that the police are there all the time and that's what we don't want to have in our community. So that's it. Thank you.
Hagedorn: Pardon my pronunciation again, Caron Shuck?
Caron Schuh: Schuh.
Hagedorn: Schuh, pardon me, Caron. Sorry I butchered your name.
Caron Schuh: That's alright, I wasn't even planning on speaking, but I live at 13 Brookshire Lane, so JCPenney's is right behind me. So, besides myself and Tim and Carol were probably affected the most, I would think, but I don't, there might be others as well.

I'm just more of personal reasons, I guess, because that area is, we've only lived in that house five and a half years, but that area of the woods is so beautiful. Anyone who lives in that subdivision, it's very quiet. I didn't even know there were homeless camps back there, so they must be quiet as well.

But to say that there would not be any noise or lights or we wouldn't be able to see it in the Winter, we can see JCPenney when the trees don't have leaves. So, I'm not, I work in the medical field, so I am very sympathetic to homeless or low-income people, but you can't regulate that and you can't regulate the noise and there's no one going to be there saying it's a 10 o'clock curfew.

I'm just saying I know the land was donated, but sometimes just because you can do something, maybe you shouldn't do it. Maybe you should take everybody's, the neighbors opinions as well and how that will affect us because 16 units probably more than 16 residents will be affected by this housing because we're not happy with it. Thank you.
Hagedorn: Thank you. Ben Hellebusch.
Ben Hellebusch: Hello, I'm Ben Hellebusch. I've lived in the neighborhood for 17 years. A lot of the stuff that I wanted to say has been said, but I will say this. I think he's a great salesman. I think he talks a big game. I think he makes a lot of promises, but I think in the real world, he's going to have a real tough time delivering those promises. And if he fails, we pay the price. That whole commercial area pays the price.

The one thing I don't think has been brought up is have we looked into how this will affect the commercial area with the heavy traffic? I've shopped there for 17 years. I see people flying through those stop signs, those pedestrian crosswalks. Will that negatively affect the shoppers? Are those shoppers going to continue to shop there, if now we have tons of people flying through

there? Because I know the closer people get to home, the more lackadaisical they get, more complacent they get.

And how are people going to like trying to get to JCPenney's? And now they got to deal with tons of traffic? They're going to shop elsewhere. Now they have less customers. They go out of business. Now we have blight.

I'm just asking that you guys consider that. I think you guys really need to think this through. He's promising a lot of things, and I think he's going to have a real tough time delivering it. I'm a Law Enforcement Officer. I deal with this kind of stuff and it's one thing to say it. It's a whole another thing to go out there and deal with it firsthand and enforce it. So, I ask you all consider that. Thank you.

Patke: Your honor. Ben, thank you for the email last week, too. I know I didn't respond, but that's a long email and thought. So, thank you.

Hagedorn: Glenn Beffa.

Glenn Beffa: Yeah, my questions have already been asked and addressed.

Hagedorn: Thank you, sir. Troy Merseal.

Troy Merseal: Good evening. I'm Troy Merseal live at 104 Ruether Court. I am the Executive Director of Life's River, and I have dealt with a lot of people who are coming in that are homeless and that are being taken care of through the program that we have offered.

I will tell you this much. If Mr. Greg is saying that he will come through on his promise. You may disagree with that, but I have been with Life's River for two years. And he stood here probably about three years ago and had a lot of concerns from citizens of what homelessness would look like. And he promised that all these things would be taken care of. That there wouldn't be any bodies standing along Highway A. There wouldn't be any drugs. There wouldn't be all these other things. And there has not been.

The police have not been called out. Am I correct, sir? So, what I do know is that in the two years that I've been there, Greg and the Executive Board of Life's River check on me quite often and they make sure that these things are taken care of.

One of the things that I want to touch on is what Ms. Joy said that we need affordable housing here in Washington. I deal with it every day. A lot of really good people that put their pants on one leg at a time like we all do, that need to be offered the opportunity and the chance to call home home. Thank you.

Hagedorn: Thank you. Heather Kunz.

Heather Kunz: No, I'm sorry. I don't have anything to say. I thought it was…*inaudible*.

Hagedorn: It's okay, Heather. Nancy Straatmann.

Patke: I don't think that's her.

Hagedorn: Nancy? No Nancy? Sorry, thought I saw movement. Next is Bob or Rob Wolf.

Bob Wolf: It's actually Bob, but that's okay.

Hagedorn: Sorry.

Bob Wolf: Good evening. Thank you for letting us speak here this evening. A lot of what I have to say has already been said, so I'll try to keep that a little more brief. I live 120 Monticello. Obviously, this is all in direct sight of my property and I have concerns there.

Our pool is there. We've already had to put up an iron gate across the front of the building because of people coming in, the homeless, the unhoused. That's created a problem. We've had trespassing. The police have been to our pool any number of times and they do a great job.

Don't get me wrong, everybody, Mr. Hoberock has great intentions, and I believe him to be a man of his word. But I don't know how, when you try to evict someone, an eviction takes time. You don't just go in and say you're out. It takes a long time. It takes court process.

Again, resources that may not be. The land was donated, that sub or that development has been there for over 40 years. Why is that land stayed undeveloped? Because it's in a flood plain. We're going to raise that level to get it out of the flood plain. I understand that. Water's got to go somewhere. It's all going to come up from there, so I have concerns there.

Mr. Hoberock said that putting housing or multi-level housing next to single-family dwellings doesn't affect property values. How can it not? When you bring in and again, that's, I could see if you're bringing in some of our higher developments in properties, rental properties that is or apartments, that wouldn't affect the values. But we're bringing in low-income housing and that's gotta affect our property values there in Washington Heights.

I think everything else has pretty much been said but I think there's more problems. There's more issues and again, what is the reason why has that not been developed before? Why is it sat vacant for 40 years and why are we now doing this? Thank you.

Hagedorn: Again, if I butcher this name pardon me, Dan Elbert. This person lives at 4517 Hilltop Drive in Washington. Guess they're not here. Bob, you're next.

Bob Zick: Good evening. My name is Bob Zick. Wendy and I live at 7 Brookshire Lane. We're about 100 yards south of this development. I was here in this same room about three years ago when we had a crowd about this size objecting to the Life's River proposal. All kinds of concerns articulated and out of, you know, fair interest and people had their hearts, they were being honest in their hearts and expressing their concerns. I just like tonight; I understand everyone's articulated concerns.

However, this is good land use. This is multi-family between commercial and residential. There's lots worse commercial activities that could take place there without a Special Use Permit.

When Greg was here three years ago asking for approval for the Life's River Program and all those concerns were articulated, Greg addressed them and said he was going to run a good operation. I've known Greg for over 40 years. I've known the family and I believe that they're not just empty promises. I think those are serious promises. I think they will follow through with them in the same way that Life's River has not become a zoning problem or detrimental to the city in any way, shape, or form.

I don't think this proposal is bad for the city. I think it's good for the city and it's good for our low-income folks that need a place to live. And I think we ought to welcome it with open arms, and I think you should approve the Special Use Permit with appropriate restrictions.

Hagedorn: Thank you, Bob. Folks, that's all I have.

Greg Hoberock: So, can I answer one question…*inaudible*

Hagedorn: Council, you guys okay with hearing Greg again? Please.

Greg Hoberock: I didn't address it in the presentation. Mostly other questions I addressed, but the presentation as to what other government resources are going to be necessary in order to maintain this facility, I think was kind of hey, you know, is it going to take the city to give tax

abatements? Is it going to do? Absolutely not. The Federal Government, federal, it's not the Federal Government. It is, but it's not. It's a Federal Home Loan Bank, and there is a difference.

And this program is advantageous because there aren't any strings attached other than the strings I attached to it when I made the application. So, there will not be any additional government support to maintain it. The income off of the rent is what will maintain it, and if you do the math with no mortgage, there's plenty of income to maintain it. Thank you.

Hagedorn: Thank you, Greg.

Patke: Greg, will you answer, will you answer my question and not Mr. Rufkahr's question, but…

Greg Hoberock: What's your question?

Patke: How do you build this in flood plain? Your proposal is to raise…

Greg Hoberock: Correct.

Patke: The building will be out of flood plain.

Greg Hoberock: Correct.

Patke: Take out of the ditch, out of the creek, make the creek flow better. Is that correct…

Greg Hoberock: We won't touch…

Patke: Explain that.

Greg Hoberock: We won't, we cannot and will not touch the flood way which is the heavy…

Patke: Dark area.

Greg Hoberock: That cannot be touched by federal…*inaudible*.

Patke: Right.

Greg Hoberock: By federal law. What we will do is we will haul in fill to bring that small area up to the required elevation, and don't ask me what it is. The engineers will figure it out.

Patke: I understand.

Greg Hoberock: But we'll bring that up. Now, I am going to have the engineering people to do a study to, and I don't have an answer to that, but I'll have one the next time. Give me a month, not a month, give me a week and I'll have answer. Can I take out enough other dirt that doesn't get in the flood way to compensate for whatever flood water, whatever capacity of flood water I displace, does that make sense?

Patke: Yes, it does to me, and again, I don't want you to get in an argument back and forth, but I just wanted to answer your question, and that's why I asked it.

Greg Hoberock: Yeah, and yes, it can be done. It can be done safely. People build in flood plains all the time by bringing the ground up and we will address the volume of, you know, we will address that.

Patke: Thank you.

Klekamp: Mayor and Council if I may. We do have one more person that would like to speak. Michelle Starr. Would you like to come up?

Michelle Starr: Hello. I'm Michelle Starr. My husband and I live on 5 Weatherby Court. Want me to lower it?

Hagedorn: There you go.

Michelle Starr: Okay. So, we live on 5 Weatherby Court. We are on the cul-de-sac up the creek from so, we, our lot borders a creek among four or five other ones of us. And I can say that that creek is a rager the last couple of years.

I think I have an embankment probably well over 15 feet and that sucker went over and flooded that whole area these last couple of years. So, I'm having a little trouble seeing how that is not going to be a huge problem down there.

As for the actual apartment, I'm very sympathetic to housing low income. I have young adults and it's incredibly hard even for people with good jobs to have places. So, I'm very sympathetic to that.

I think we have more of a homeless and a flooding issue rather than the actual building in my opinion. I'm sure many others don't want to see it, but I mean, I also think the bigger issue is the homeless and the actual flooding because the homeless is a big problem.

I can say it's been better in the last few years, but every time we drive down there, there are so many people down there. And my neighbor Jordan, who's not here tonight, we do, I do know that the owners are responsible for cleaning up their own property, which is a big expense.

Sometimes there's needles down there, sometimes there's mattresses down there. We have so many children on both of those back cul-de-sacs that border that creek. And in the last probably six years, we've had every single house turnover with young families. So, every single person I'm looking at, we've probably been there eight years, and every single person I'm looking at is children, children, children, children, and they play in the creek.

I'm concerned about what is going to happen when the homeless encampment that is already there is disrupted and moved. Are they all just going to move farther down the creek?

So, I think these are bigger issues than maybe what can be solved with just putting a building there. I can't say I'm so 100% opposed to the building. I'm not. I don't think it; I do think you can see it. I mean, when the leaves are cleared, we can, we have a very clear view and I have a good section of creek right there. So, I'm worried about that.

I'm worried about, so was it Eckelkamp? I have a couple questions; I don't know if I can answer. Was it Eckelkamp that owned that property down there? And is there more that is going to be developed? Because if so, I'm just mostly concerned about the homeless and where they're going to go and who's going to be responsible for the cleanup because that's probably why he donated the property or the family did because they don't want to clean it up anymore. They've had to pay in the past to clean it up and do they want to do it again? No, that's probably why they donated the land because nobody wants to clean that up and it's the city doesn't help clean it up. It's the homeowner's responsibility.

And it's not really true that it's the homeowners can evict them. That's not true. We were told by the police force that they gave them two weeks and then after two weeks they can go back and tell them to leave again, and if they don't leave you have to wait two more weeks. It's not that simple. The homeowner cannot just go down and evict a homeless off their property.

And so, you know, I am sympathetic to the homeless. I'm sympathetic to the housing, but I'm also more sympathetic to all the young children we have, and I just don't want to see all that being moved down into our section or any section where we can potentially have kids running into all that stuff, you know.

Pohlmann: Ma'am, that's three minutes.

Michelle Starr: Okay, that's all I got to say.

Hagedorn: Thank you. Folks, that's, thank you for coming tonight. I think we all appreciate it. This, believe me, this is not an easy issue to address. It's our jobs. We'll do it. But we've got a

month before or so, a little less than a month before we need to make a decision. I ask you to educate, continue to educate yourselves, try and keep an open mind because there are some good points about this proposal. There are some issues, too. Please keep an open mind. Talk to us. Let us know. We're your reps, okay? We're here for a reason. We're here to serve, okay? And allow us to do that. As tough as sometimes it might be guys and this is one of those times, but that's our job.

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

* Special Use Permit – 901 East First Street Drive-Thru

October 12, 2026
Mayor & City Council
City of Washington
Washington, MO 63090
RE: File No. 26-1005-Special Use Permit-901 E. First Street-Drive-thru without a five car stack-Keely Duncan-Engineering Surveys & Services
Mayor & City Council,
At the regular meeting of the Planning & Zoning Commission held on October 12, 2026 the above mentioned Special Use Permit was tabled until next month.
Sincerely,
John A. Borgmann
Chairman
Planning & Zoning Commission

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

* Special Use Permit – 8 West Second Street Roadside Stand

October 12, 2026
Mayor & City Council
City of Washington
Washington, MO 63090
RE: File No. 26-1007-Special Use Permit-8 West Second-Roadside Stand-Be Nice Jerky
Mayor & City Council,
At the regular meeting of the Planning & Zoning Commission held on October 12, 2026 the above mentioned Special Use Permit was approved with a unanimous vote in favor.
Sincerely,
John A. Borgmann
Chairman
Planning & Zoning Commission

Beckman: Yes. Good evening. This is a Special Use Permit for a Roadside Stand at 8 West Second Street. The location of the Special Use Permit is actually not on Second Street, just the lot that it's on the main building, the Liberty, let's see here. Oh, it's off. Liberty Hall here is facing Second Street, but the lot it's on and the location of the Roadside Stand will face Jefferson Street.

So, these are special uses in commercial zones, any food stand that's serving for longer than 10 days, so it's a Roadside Stand and it'll utilize a tent similar to what you see on screen.

The applicant plans to prepare material offsite and then sell it from the tent, and a Franklin County Health Permit and a Fire and Safety Inspection is required prior to the issuance of the formal Roadside Stand Permit. Both those things have been provided to staff.

And just some staff comments here. The tent will not be taken, or excuse me, it will be taken down when not in use. Roadside Stand will only operate till 7:00 p.m. some days at the latest; the proposal allows for reasonable expansion of the applicant's business; meets all applicable special use criteria and staff recommend approval. Any questions.

Sullentrup: Can, on a private lot, aren't they allowed to do it anyway?

Beckman: This is how they do it on a private lot, is through a Special Use Permit if it's for more than 10 days in a calendar year.

Sullentrup: Okay.

Hagedorn: Other questions, guys? The applicants here if you guys have questions.

Sullentrup: I just know that when we have parades like the Lions Club, they're on private lots and they're selling food, you know, on a private lot.

Briggs: It's not more than 10 days.

Patke: Less than 10 days.

Sullentrup: Yeah. Right. Thank you.

Hagedorn: Questions, other comments? Take a motion.

Briggs: I make a motion that we accept it into the minutes.

Behr: *Inaudible*…talk about it.

Briggs: Oh, sorry.

Behr: Public hearing.

Hagedorn: Yeah, we are. Good point, thank you. This is a public hearing. So, if there's anyone in the audience that would like to comment on this and the applicant is here. Mitchell, you want to come up and say something about your proposal? You don't have to. Okay.

Mitchell Sanders: You all get discount for waiting…*inaudible*.

Sullentrup: We will.

Hagedorn: All right. Okay.

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

Bill No. 26-13404, Ordinance No. 26-14386, an ordinance granting a Special Use Permit for a Roadside Stand at 8 West Second Street in the City of Washington, Franklin County, Missouri.

The ordinance was introduced by Councilmember Holtmeier.

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

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CITIZENS COMMENTS

* Al Otto 1043 Bieker Road addressed Council regarding a proposed reduction of the speed limit to 25 mph on Bieker Road, from the intersection of Washington Heights Drive and Bieker Road and to the intersection with Highway 47. A petition was also submitted.

UNFINISHED BUSINESS

* None

REPORT OF DEPARTMENT HEADS

* City Engineer Charles Stankovic updated Council on the Overlay Project. Brief discussions ensued regarding the High Street Project, stop light at Eighth and Highway 47, and the need for a left-turn signal at Marquart Drive and Highway A near Steutermann Road.

ORDINANCES/RESOLUTIONS

Bill No. 26-13405, Ordinance No. 26-14387, an ordinance authorizing and directing the execution of a Five (5) Year Sales Contract by and between the City of Washington, Missouri and Axon Enterprise, Inc. for the purchase of Taser 10 Weapons and Training Equipment.

The ordinance was introduced by Councilmember Sullentrup.

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

Bill No. 26-13406, Ordinance No. 26-14388, an ordinance authorizing and directing the acceptance of an Estimate by and between the City of Washington, Missouri and Ziglin Signs for the purchase of Downtown Parking Lot Signs and amend the 2026-2027 Budget.

The ordinance was introduced by Councilmember Holtmeier.

After discussion, the ordinance was read a second time and approved on the following vote; Poepsel-yes, Briggs-yes, Behr-yes, Holtmeier-aye, Patke-yes, Sullentrup-yes, Hidritch-aye, Coulter-absent.

Bill No. 26-13407, Ordinance No. 26-14389, an ordinance authorizing and directing the acceptance of a Proposal for Professional Engineering Services by and between the City of Washington, Missouri and SCS Engineers for the Semi-Annual Groundwater Monitoring Program at the Struckhoff Sanitary Landfill.

The ordinance was introduced by Councilmember Behr.

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

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Bill No. 26-13408, Ordinance No. 26-14390, an ordinance authorizing and directing the acceptance of a Proposal for Professional Engineering Services by and between the City of Washington, Missouri and SCS Engineers for Tier 2 NMOC Testing and Reporting at the Struckhoff Sanitary Landfill.

The ordinance was introduced by Councilmember Behr.

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

Bill No. 26-13409, Ordinance No. 26-14391, an ordinance authorizing and directing the execution of an Easement by and between the City of Washington, Missouri and Union Electric Company d/b/a Ameren Missouri.

The ordinance was introduced by Councilmember Patke.

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

Bill No. 26-13410, Ordinance No. 26-14392, an ordinance authorizing and directing the execution of a Sanitary Sewer Easement by and between the City of Washington, Missouri and Riverbend Estates III, L.P.

The ordinance was introduced by Councilmember Patke.

With no further discussion, the ordinance was read a second time and approved on the following vote; Poepsel-yes, Briggs-yes, Behr-yes, Holtmeier-aye, Patke-yes, Sullentrup-yes, Hidritch-aye, Coulter-absent.

Bill No. 26-13411, Ordinance No. 26-14393, an ordinance authorizing and directing the execution of a Sanitary Sewer Easement by and between the City of Washington, Missouri and Riverbend Villas Senior, L.P.

The ordinance was introduced by Councilmember Patke.

With no further discussion, the ordinance was read a second time and approved on the following vote; Poepsel-yes, Briggs-yes, Behr-yes, Holtmeier-aye, Patke-yes, Sullentrup-yes, Hidritch-aye, Coulter-absent.

COMMISSION, COMMITTEE AND BOARD REPORTS

* Preliminary Plat Approval – Bieker Meadows; 1174 Bieker Road

October 12, 2026
Mayor & City Council
City of Washington
Washington, MO 63090
RE: File No. 26-1003-Preliminary Plat-Bieker Meadows-1174 Bieker Road-Rick Kleinheider
Mayor & City Council,
At the regular meeting of the Planning & Zoning Commission held on October 12, 2026 the above mentioned Preliminary Plat was approved with a unanimous vote in favor.
Sincerely,

John A. Borgmann
Chairman
Planning & Zoning Commission

After a brief discussion, a motion to accept and approve this item was made by Councilmember Briggs, seconded by Councilmember Holtmeier, passed without dissent.

Bill No. 26-13412, Ordinance No. 26-14394, an ordinance approving the Final Plat of Bieker Meadows in the City of Washington, Franklin County, Missouri.
The ordinance was introduced by Councilmember Briggs.

With no further discussion, the ordinance was read a second time and approved on the following vote; Poepsel-yes, Briggs-yes, Behr-yes, Holtmeier-aye, Patke-yes, Sullentrup-yes, Hidritch-aye, Coulter-absent.

MAYOR'S REPORT

* Public hearing went well and is proud to serve alongside Council.

CITY ADMINISTRATOR'S REPORT

* Highway 47 Project Update
  City Administrator Chad Pohlmann discussed a change in scope for the Highway 47 Project following County Commissioner Ken Cox's request to include a fully operational traffic signal instead of stubbed intersection approaches. The discussion included the County's potential withdrawal of funding for the project.
* November 2, 2026, Council Workshop Meeting will be held at 5:30 p.m. to discuss water rates.

COUNCIL COMMENTS

* None

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 9:41 p.m. on the following roll call vote; Poepsel-yes, Briggs-yes, Behr-yes, Holtmeier-yes, Patke-yes, Sullentrup-yes, Hidritch-aye, Coulter-absent.

The regular session reconvened at 10:15 p.m.

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ADJOURNMENT

With no further business to discuss, a motion to adjourn made at 10:15 p.m. by Councilmember Holtmeier, seconded by Councilmember Briggs passed without dissent.

_____

Adopted: _____

Attest: _____ _____

City Clerk President of City Council

Passed: _____

Attest: _____ _____

City Clerk Mayor Pro Tem of Washington, Missouri