

October 13, 2015-Regular Board Meeting-Moscow Mills Community Building-6:00 p.m.

6:00 p.m.-Mayor Clynch calls the meeting to order. Matt Meyer, Alderman Ward I; Michael Flynn, Alderman Ward I; Melvin Gilbert Jr., Alderman Ward II; and Pat Flannigan, Alderman Ward II are present. Also in attendance is Linda Haynes, City Clerk and Cindy Davenport, City Attorney.

Melvin Gilbert Jr. makes a motion to adjourn to executive session per RSMo. 610.021 #1-legal and #2-real estate. Matt Meyer seconds the motion. Roll call vote is as follows: Matt Meyer-Aye, Michael Flynn-Aye, Melvin Gilbert Jr.-Aye, Pat Flannigan-Aye.

Executive session is held and adjourned. A short break is held to allow the public to enter.

6:30 p.m.-Mayor Clynch calls the meeting back to order. Donny Hopkins, Maintenance Superintendent and Terry Foster, Chief of Police are present. There are eight guests in attendance.

In re: Pledge of Allegiance & Moment of Silence-Mayor Clynch leads the Pledge of Allegiance and then a moment of silence.

In re: Board of Adjustments-Public Hearing-227 E. Fourth Street-Variance to allow an existing single wide mobile home to be replaced with a newer single wide mobile home on piers in an area zoned SD Special Old Town District-Michael Flynn makes a motion to open the public hearing. Melvin Gilbert Jr. seconds the motion. All are in favor. Mayor Clynch states that the single wide mobile home on this property is an existing non-conforming use that is grandfathered under the City Code, but if it is removed the use of the property has to conform to current City Code. Donald Fields states that he put the current mobile home in there in 1987 after the one that was there burned. He believes he is within the current code to replace the mobile with a newer single wide on piers because he is improving an existing structure. Donald Fields presents a petition to Mayor Clynch that includes thirteen names and signatures of people who have no opposition to his proposal. Michael Flynn asks what the age is of the home he is proposing to bring in. Donald Fields states the current home is a 1976, he would be bringing a newer one in. Maryln Rahmier asks if the Board of Aldermen would have to approve the age of the home. Cindy Davenport states that the variance being applied for isn't for age of the home. Mark Schuette states that the City passed these ordinances to keep single wide homes out. They are only allowed in mobile home parks. If the City allows this it is opening a can of worms. Donald Fields reads from City Code. Cindy Davenport asks if there are other single wide mobile homes in the area. Donald Fields states yes, one or two. Donald Field states that the people were not informed that the City was making these changes to the regulations. Mayor Clynch states that public hearings were held and all of this went through the City's engineer and legal counsel. Donald Fields states again that the people were not notified. Cindy Davenport, Mayor Clynch, and Melvin Gilbert all state that yes, the people were notified because there were numerous public hearings held. Maryln Rahmier asks what the current ordinance states. Cindy Davenport states that the current ordinance only allows for mobile homes in mobile home parks. Double wides have to be on a foundation, no piers. This has come up before and been denied. Donald Fields states that piers are used in the mobile home parks. Cindy Davenport states yes, they are allowed in mobile home parks. There is discussion regarding how a mobile home is taxed. Michael Flynn asks if this home would be Don's home. Donald Fields states no, it is for his daughter. He has worked on the power in the existing home several times. He wants to get her something newer. Mayor Clynch asks if there are any more comments. There are

none. Michael Flynn makes a motion to adjourn the public hearing. Pat Flannigan seconds the motion. All are in favor.

In re: Board of Adjustments-Action on Variance-227 E. Fourth Street-Michael Flynn makes a motion to deny the variance for 227 E. Fourth Street. Melvin Gilbert Jr. seconds the motion. Roll call vote is as follows: Matt Meyer-Aye, Michael Flynn-Aye, Melvin Gilbert Jr.-Aye, Pat Flannigan-Aye.

In re: Remarks of Visitors-None

In re: Approval of Consent Agenda items-Pat Flannigan makes a motion to remove the bills to pay report from the consent agenda for separate discussion and to approve the rest of the consent agenda items which include the Board of Aldermen minutes from September 14th; financial reports; paid bills report; Payroll Monitor report; Bank Statement Monitor report; and Linda Haynes to attend the MoCCFOA monthly meeting on October 15th. Melvin Gilbert Jr. seconds the motion. Roll call vote is as follows: Matt Meyer-Aye, Michael Flynn-Aye, Melvin Gilbert Jr.-Aye, Pat Flannigan-Aye.

In re: Bills to Pay report-Pat Flannigan asks if Truck #8 was totally unusable when the \$8,312 was spent to repair the injectors. Donny Hopkins states yes. Melvin Gilbert Jr. asks what year Truck #8 is. Donny Hopkins states it is a 2008. Pat Flannigan asks Matt Auld if the Inflow and Infiltration study is complete. Matt Auld states yes, it is complete. Pat Flannigan makes a motion to approve the list of bills to pay. Melvin Gilbert Jr. seconds the motion. Roll call vote is as follows: Matt Meyer-Aye, Michael Flynn-Aye, Melvin Gilbert Jr.-Aye, Pat Flannigan-Aye.

In re: Clarification of procedure to be used on disconnect day-Linda Haynes states that she wants to be clear about what the Board decided regarding shut off day. The new online payment site will have a message placed on it to not pay using it after 8:00 a.m. on shut off day. So the office will download any payments customers have made at 8:00 a.m. on shut off day and anyone paying online after that will still be disconnected. The Board states yes. Linda Haynes asks if they are still allowed to remove people from the disconnect list if they come in to City Hall to pay or pay over the phone before they are shut off that day. The Board states yes.

In re: Contract with George Butler Associates for Facilities Plan required by the SRF-Linda Haynes asks Matt Auld if he can recall if there is a deadline to have the facilities plan in place. Matt Auld states not that he is aware of. It is required for the City to be able to be reimbursed for engineering expenses through the SRF. This document is just a scope of service, not a contract yet. Melvin Gilbert Jr. makes a motion to postpone this item to the budget meeting so that the Board can review it. Pat Flannigan seconds the motion. All are in favor.

Pat Flannigan makes a motion to amend the agenda to set a special meeting date. Melvin Gilbert Jr. seconds the motion. All are in favor.

In re: Special meeting for the 2015 third quarter budget review, 2016 budget draft, and other items-After some discussion the special meeting is scheduled for Tuesday, October 27th at 6:00 p.m. Cindy Davenport states that there will be two hearings that night to revoke business licenses, and the Mayor wants to have an executive session. Therefore she will be in attendance that evening.

In re: Renewal of SRF application-Linda Haynes states that Brittany Barrientos thinks it is a good idea to re-apply for the SRF funding, just in case the City is behind schedule and needs to have it on the next two year cycle, which starts with the 2017 Intended Use Plan. The City's current approval expires at the end of September 2016. The applications to be on the 2017 Intended Use Plan are due November 15th. Matt Meyer makes a motion to re-apply for the SRF funding. Pat Flannigan seconds the motion. All are in favor.

In re: Completed Inflow and Infiltration Study-Linda Haynes states that the Inflow and Infiltration Study is complete. It is a large book but there are copies at City Hall if anyone would like to look at it. Linda Haynes asks if this report needs to be sent to DNR or EPA, or will it just be mentioned in the semi-annual update that it the study has been completed? Matt Auld states that he believes it will just be mentioned in the semi-annual update, but he will ask to be sure.

In re: Roof replacement at the Community Building and City Hall-Linda Haynes states that the memo from the insurance company that stated what they were paying for the roof at the Community Building and City Hall came in right at meeting time in September and was not on the agenda for discussion. Is the City going to proceed with obtaining bids and replacing the roofs? If the City replaces the roofs an additional amount will be paid by the insurance company after replacement, per the memo. Michael Flynn makes a motion to obtain bids to fix both roofs. Matt Meyer seconds the motion. All are in favor. Cindy Davenport asks Donny Hopkins what the purchasing policy states regarding this. Donny Hopkins states that he believes up to \$10,000 can be by written informal bids.

In re: Water permits for fire hydrant use-Pat Flannigan states that he has inquired with Donny Hopkins regarding allowing hook ups at a fire hydrant, like for sod watering. Donny Hopkins stated that he wasn't opposed to it, but would not like it allowed in old town because of hammer knock of the fragile pipes. Also, the mains in old town are smaller. Most of the development going on that would be laying sod is not in old town. He would like to see the ordinance amended to allow for a one day permit for this purpose. Troy charges \$35 but since Moscow Mills water rates are higher \$50 could be the permit fee. Melvin Gilbert Jr. states that the city already has an ordinance in place that if someone is hooking on to a fire hydrant they get a ticket, and the City supplies a place for them to purchase bulk water which is the Mette Road treatment plant. Pat Flannigan states that the police have to have a chance to get to the offender. This way the City would be receiving money for the water use and would not be tying up police resources. There is discussion that a flag or something would be needed to show that the company had a permit. The cost of a backflow preventer is discussed. Donny Hopkins states that the cost is around \$3,000. Cindy Davenport asks if people have hooked up without a backflow preventer. Donny Hopkins states yes, but it is required. Donny Hopkins states that Pat did talk to him, but now that he has had time to really think it through he needs to express his new opinion. He thinks this would lend itself to people who do not have permits hooking onto fire hydrants. Melvin Gilbert Jr. states that if anyone sees someone hooked to a fire hydrant the City can send someone over to turn it off. A picture can be taken as proof. Chief Foster states that they will write a ticket if someone is willing to file an affidavit stating they witnessed them being hooked up to the fire hydrant. Donny Hopkins apologizes, but now he has kind of flip flopped and is opposed to this and didn't get a chance to speak with Pat Flannigan again. Melvin Gilbert Jr. states that the way it is now if you are seen hooked to a fire hydrant you are in violation. If permits are issued people won't know if that person has a permit or not. Michael Flynn states that he agrees with Melvin. Matt Meyer states that the ordinance should be left the way it currently is. Melvin Gilbert Jr. states that a line can also be blown off if the water at a hydrant is turned on or off too quickly. There is discussion that most sod companies have water trucks and can fill up at Mette Road for \$10.80 per 1,000 gallons.

October 13, 2015-Regular Board Meeting-Moscow Mills Community Building-6:00 p.m.

Mayor Clynch states that this can be discussed again in the spring. Pat Flannigan states that he is not opposed to letting the subject drop.

In re: Ordinance #726-Amend Chapter 73 regarding vicious animals-Cindy Davenport states that she would like to postpone this item to the November meeting. The Board is in agreement.

In re: Ordinance #727-Amend Chapter 49-Development Fee Schedule-Linda Haynes states that she was hopeful to have this finished by this evening, but she has questions. Questions are asked and answered. Linda Haynes states that she will amend the schedule to reflect the changes and get it to George Butler Associates for approval before presenting it at the November meeting for final passage.

In re: Amend contract with George Butler Associates relating to Development Fee Schedule-Linda Haynes states that this item is tied directly to Ordinance #727 and need to be addressed at the same time as passage of that ordinance.

In re: Ford Credit Lease/Purchase for two police vehicles-Michael Flynn makes a motion to approve the lease purchase of the two police vehicles. Melvin Gilbert Jr. seconds the motion. All are in favor.

In re: Lease for Bobcat Compact Track Loader-Donny Hopkins states that outright purchasing of the Bobcat with a warranty is \$51,294 and they will give the City \$10,000 trade for the old Bobcat. The lease option would be for 35 months at \$908 per month, then a payment of \$19,355 at the end of three years to purchase it. Total cost would be \$52,071. He believes the lease includes a brush hog. If the City goes with lease purchase they will purchase the old Bobcat for \$10,000 by writing the City a check. They cannot deduct the cost of a trade on a lease purchase. After much discussion Michael Flynn makes a motion to purchase the Bobcat 650 model by lease purchase, providing that the brush hog attachment is included in the price of \$52,071. If it is not included, to outright purchase the Bobcat 650 model with the brush hog included but no extended warranty, less the \$10,000 trade in for the old Bobcat. Melvin Gilbert Jr. seconds the motion. All are in favor.

Mayor Clynch states that the executive session after the meeting will not be needed.

Pat Flannigan makes a motion to adjourn. Melvin Gilbert Jr. seconds the motion. All are in favor.

Respectfully Submitted:

Michael Clynch, Mayor

Linda Haynes, City Clerk