

March 16, 2016-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; and Pat Flannigan, Alderman Ward II are present. The second Alderman seat in Ward II is currently vacant. Also in attendance is Linda Haynes, City Clerk and Cindy Davenport, City Attorney.

Michael Flynn makes a motion to adjourn to executive session per RSMo. 610.021 #1-legal. Pat Flannigan seconds the motion. Roll call vote is as follows: Matt Meyer-Aye, Michael Flynn-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-973 Main Street-also known as preliminary plat for Chestnut Ridge housing development-Variance to allow a reduction from 25 ft. to 20 ft. front yard setbacks in an area zoned R-3 Multiple Family Residential District-Michael Flynn makes a motion to open the Board of Adjustment public hearing. Matt Meyer seconds the motion. All are in favor. Eric Kerchner explains that they are requesting a variance from 25 feet front yard setbacks to 20 feet. All residential zoning district categories in Moscow Mills require 25 feet. Existing utilities encumber part of the lots and this variance will give the owners more rear yard. They have applied for the variance for all of the homes so it is uniform. There will be 40 homes in Chestnut Ridge and a park area. There will be approximately 2.8 lots per acre. The lots will be 65 foot wide and the minimum in City code is 50 foot. They will be building two different units but they will have the same floor plan, just a different look on the front of the home. The area marked as future development could be residential or commercial. The MHDC funding is only on the 14 acres of homes and 2 acres of common ground. The lots will be approximately 7,200 square feet. Sue Riffle asks how many lots are affected. Eric states that 18 or 20 of the 40 are affected, but they are asking for the variance on all of the homes so it will be a nice straight line. Mayor Clynch asks if there will be sidewalks to the Park area. Eric states yes. Mayor Clynch asks if they are going to leave the tree line. Eric states yes, for a buffer on the railroad right-of-way. Donny Hopkins asks if the park area is going to be a City park. Eric states no, it will be part of their development. The City will not take care of it. Mayor Clynch asks about the agricultural area. Tim Battle states that it will probably be thrown into a crop. Mayor Clynch asks if that can be done in a residential area. Cindy Davenport states yes, she thinks so. Mayor Clynch ask Donny Hopkins if he is ok with the fire hydrants. Donny Hopkins states yes. Eric states Barry Nuss said they were okay. Mayor Clynch ask if the streets will be wide enough for an emergency vehicle to get through. Eric states yes, they will be 26 foot wide. Mayor Clynch asks about the water supply connections. Eric states where the connections will be and the stubs. Mayor Clynch asks Donny how many shut offs he needs. Donny Hopkins states two. Eric shows where there they will be. Donny Hopkins states that he is okay with those. Mayor Clynch asks when they will be breaking ground. Tim states late June or July. Michael Flynn asks when he expects all the homes to be built out. Tim states 14 months. Eric states they will build all 40 at once. Sandy Glass asks who the builder is and will they be union. Sue Riddle asks if all are approved. Mayor Clynch states the preliminary plat was approved last Monday at the P&Z Commission meeting. Storm water and other items will be addressed before they

start to build. Mayor Clynch asks if there any more questions. Sue Riddle states that she looked at the sign and it states single-family rental. Tim states that they are offering affordable housing and allowing people to establish roots by using that tool, but they will be turning over the homes in 15 years. The tenants will lease and the developers will maintain. The rent is affordable and they get the option to buy in the end. The homes are estimated at a value of \$180,000 and in the end they will be able to purchase for \$30,000 or \$40,000. Mayor Clynch states that in order to qualify for the housing their combined income has to be \$42,000 or less. Tim states that people cannot lease the homes unless they have an income. These are not subsidized homes. Mayor Clynch states that people are already calling City Hall asking how to apply for the housing. Tim states people get to establish roots here in Moscow Mills, which helps things grow. Their development in Wentzville on Santa Alaina Drive is a good example of what they do, it is for seniors. They have another one on Piney Road. Sue Riddle asks about number of bedrooms and etc. Tim states that they will be three bedroom, two bath, and approximately 1,200 square feet with no basement and a one-car garage. Tim states that to build with a basement was cost-prohibitive. This is the third time they have submitted to MHDC for this project in Moscow Mills. This was the only one project granted by MHDC that was single family homes. The rest were apartments. Sue Riddle asks about upkeep on the yards and etc. Tim states the yards have to be kept up. MHDC and the developer inspects and they will set up an escrow for this. Michael Flynn states that there are also City ordinances that can be enforced, and asks if a person is in violation can they be evicted. Tim states yes. They also do a criminal background check and a financial check on their applicants. Sue Riddle asks about the yards. Tim states they will be doing that and will be on-site weekly. Sue Riddle states that she does not understand why there are 40 lots and they need 5 feet on them. Michael Flynn states that they are just putting more footage in the backyard. Mayor Clynch states they are just shifting the square footage. Tim states that these lots are much bigger than the ones in Wentzville. Wentzville's minimum lot size is 6,000 square feet. There being no further questions, Pat Flannigan makes a motion to close the public hearing. Michael Flynn seconds the motion. All are in favor

In re: Board of Adjustments-Action on Variance-973 Main Street-also known as preliminary plat for Chestnut Ridge housing development-Michael Flynn makes a motion to grant the variance reducing the front yard setback from 25 feet to 20 feet. Pat Flannigan seconds the motion. Roll call vote is as follows: Matt Meyer-Aye, Michael Flynn-Aye, Pat Flannigan-Aye.

In re: Remarks of Visitors-There are no remarks from visitors.

In re: Approval of Consent Agenda items-Matt Meyer states that there is no bank statement monitor report this month. He will report on it next month. Pat Flannigan makes a motion to remove the police items from the consent agenda for separate discussion, and to approve the remaining consent agenda items which include the Board of Aldermen minutes from February 8th; financial reports; paid bills report; bills to pay report; Payroll Monitor report; P&Z minutes from August 3rd, 2015; monthly asset disposal for the Maintenance Superintendent; and Professional Development training in Lake Ozark for the Court Clerk. Michael Flynn seconds the motion. Roll call vote is as follows: Matt Meyer-Aye, Michael Flynn-Aye, Pat Flannigan-Aye.

In re: Police requests-Pat Flannigan asks if the Chief can elaborate on the body camera costs. Chief Foster States the body cameras are \$800 each, and six are needed which results in a total of \$4,800. He will first apply for funding from Department of Justice. If that funding is obtained then he will not request funding for them through MIRMA because

MIRMA has other items that he can request. Pat Flannigan ask about the funding through MIRMA. Chief Foster states that it is up to 75%. Michael Flynn states that purchasing the body cameras is wise, even if the City has to pay 100%. Mayor Clynch states that \$1,200 is 25% of \$4,800. Chief Foster states the ones he will get have the attached shoulder mic so they have two uses. Pat Flannigan makes a motion to approve the items requested by the Chief of Police which includes Mo. Police Chiefs' Conference in Lake Ozark for the Chief of Police; to apply for a grant through Department of Justice for six body cameras costing \$4,800 with a 50% funding match; to apply for a grant though the Bullet Proof Vest program for six bullet proof vests costing a total of \$4,800 with a 50% funding match; and to apply for a grant through MIRMA for the body cameras with up to a 75% grant match if funding is not obtained thorough the Department of Justice program. Matt Meyer seconds the motion. Roll call vote is as follows: Matt Meyer-Aye, Michael Flynn-Aye, Pat Flannigan-Aye.

In re: Jay Gourley-Lincoln County Prop 1-Road and Bridge Tax Renewal- Jay Gourley states that on the April 5th election ballot there will be the renewal of the Road and Bridge sales tax of 1 ½ cent which was first approved in 1996 and again in 2006. It ends in March of 2017 if not renewed. The big thing is to get the word out that this is not a new tax. Information is provided to the City Clerk to put in the lobby at City Hall.

In re: Moscow Mills Chamber of Commerce-Sandy Glass-Website-Sandy Glass asks if the Chamber can have a tab on the City's website. She has spoken with Chris McAmis of Tracker and he said it would cost the City a little more. Mayor Clynch asks if the City can do that. Cindy Davenport states that she does not know the answer and will have to do some research. Mayor Clynch states that not all businesses in Moscow Mills are a member of the Chamber. There is an issue of fairness. Cindy Davenport states that she will look at the legal aspect. Mayor Clynch states that he will get back with Sandy.

In re: Estimated cost for Renewal of Five Year Owner Supervised Program for Water System-Matt Auld states the estimate to renew the five year water plan is \$3,800. Matt Meyer ask what it is for. Matt Auld states that it is so the City can self-supervise its system and not have to go to DNR for more approvals. GBA will use the original report and update it with new maps, etc. The bonus is that the City will get digital maps that are easily updatable by GBA in the future. Michael Flynn makes a motion to move forward with the renewal of the five-year owner supervised plan at a cost of \$3,800. Matt Meyer seconds the motion. All are in favor.

In re: Portable basketball goals-Chief Foster states that the City's ordinance is vague regarding the basketball goals in the street. He would like to go over the code with the attorney. Cindy Davenport states should she will look this over.

In re: Resolution #738-Urging state legislators and Mo DOT to work cooperatively on funding cable barriers and other safety improvements along State Highway 61-Linda Haynes reads the title of Resolution #738. Mayor Clynch states that he intends to send this to the state legislature and Mo DOT. Pat Flannigan makes a motion to approve Resolution #738. Michael Flynn second motion. All are in favor.

In re: Resolution #739-Opposing Missouri Senate Bill 572 that relates to court fines and other costs-Linda Haynes reads the title of Resolution #739. Mayor Clynch states that this was debated today. Michael Flynn makes a motion to approve Resolution #739. Matt Meyer seconds the motion. All are in favor.

In re: Ordinance #740-Amending section 110.080 Meters Required-Linda Haynes reads

March 16, 2016-Regular Board Meeting-Moscow Mills Community Building-6:00 p.m.

the title of Ordinance #740 in full two times. Michael Flynn makes a motion to approve Ordinance #740. Pat Flannigan seconds the motion. Roll call vote is as follows: Matt Meyer-Aye, Michael Flynn-Aye, Pat Flannigan-Aye. Linda Haynes states that the Board now needs to determine how much the City will currently charge for water meters. Michael Flynn makes a motion to charge \$325 per water meter. Matt Meyer seconds the motion. All are in favor.

In re: Salary for Department Heads-Pat Flannigan hands out the salary sheet and states that the cost is about \$4,000 and is basically what was passed in the budget. He is recommending 100% credit on the overtime. Donny and Linda have a mountain of education and certification they carry with them, which puts them higher than a new person off the street. These are the salaries he's recommending. The next thing he would like to do is establish grids with salary scales. Michael Flynn makes a motion to change the Maintenance Superintendent, Court Clerk, and City Clerk positions to salary pay as of the first paycheck in April. Pat Flannigan seconds the motion. Roll call vote is as follows: Matt Meyer-Aye, Michael Flynn-Aye, Pat Flannigan-Aye.

Michael Flynn makes a motion to adjourn the open section of the meeting. Pat Flannigan seconds the motion. Roll call vote is as follows: Matt Meyer-Aye, Michael Flynn-Aye, Pat Flannigan-Aye.

Mayor Clynych suggests taking a short break to allow the audience to exit before the executive session.

Pat Flannigan makes a motion to open the executive session per RSMo.610.021 #1-legal and #3-Personnel. Matt Meyer seconds the motion. Roll call vote is as follows: Matt Meyer-Aye, Michael Flynn-Aye, Pat Flannigan-Aye.

Executive session is held and adjourned. Mayor Clynych states that there were no decisions made in executive session that can be released at this time.

In re: Resolution number 741-The Board decides to give the worksheet that Pat Flannigan handed out a resolution number and pass it in that manner. Resolution #741 is assigned. The salaries to be enacted are in the last column. Pat Flannigan makes a motion to approve Resolution #741. Michael Flynn seconds the motion. Roll call vote is as follows: Matt Meyer-Aye, Michael Flynn-Aye, Pat Flannigan-Aye.

Matt Meyer makes a motion to adjourn. Pat Flannigan second the motion. All are in favor.

Respectfully Submitted:

Michael Clynych, Mayor

Linda Haynes, City Clerk