

6:00 p.m.-Mayor Clynch calls the meeting to order. Matt Meyer, Alderman Ward I; Mark Spence, Alderman Ward I; Marsha Mills, Alderman Ward II; and Pat Flannigan, Alderman Ward II are present. Also in attendance is Linda Haynes, City Clerk and Cindy Davenport, City Attorney. There is one guest 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: Public Hearing to set tax rate for personal property and real estate taxes-Mark Spence makes a motion to open the public hearing. Marsha Mills seconds the motion. All are in favor. Pat Flannigan states that there are two questions that he has asked the clerk to ask the County but they have not answered yet. The answers will not affect the setting of the tax rates this evening. There are no further questions or comments. Pat Flannigan makes a motion to close the public hearing. Marsha Mills seconds the motion. All are in favor.

In re: Ordinance #757-Fixing the annual rate of levy for real estate and personal property taxes-Linda Haynes reads the title of Ordinance #757 in full two times. Mark Spence makes a motion to approve Ordinance #757. Marsha Mills seconds the motion. Roll call vote is as follows: Matt Meyer-Aye, Mark Spence-Aye, Marsha Mills, Pat Flannigan-Aye.

In re: Ordinance #756-Amending Chapter 21 Subchapter I-Disclosure of Potential Conflicts of Interest and Substantial Interests-Linda Haynes reads the title of Ordinance #756 in full two times and then states that this is an ordinance the City must pass ever two years to provide to the Ethics Commission. Matt Meyer makes a motion to approve Ordinance #756. Marsha Mills seconds the motion. Roll call vote is as follows: Matt Meyer-Aye, Mark Spence-Aye, Marsha Mills, Pat Flannigan-Aye.

In re: Resolution #759-Appointing member to the P&Z Commission-Mayor Clynch introduces Steve Burnett to the Board of Aldermen. Linda Haynes reads the title of Resolution #759. Pat Flannigan makes a motion to approve Resolution #759. Mark Spence seconds the motion. All are in favor. Linda Haynes informs Steve that she will contact him later this week to provide him with the book the P&Z members use.

Mark Spence makes a motion to adjourn temporarily so that the P&Z Commission can meet to discuss the plat for the school. Marsha Mills seconds the motion. All are in favor.

The P&Z Commission meets and adjourns.

Pat Flannigan makes a motion to reopen the Board of Aldermen meeting. Matt Meyer seconds the motion. All are in favor. Tim Blattel and his representatives have joined the meeting.

In re: Ordinance #758-Lincoln County R-III School District-Old Elementary School Plat 1-Record Plat-Linda Haynes reads the title of Ordinance #758 in full two times. Mark Spence makes a motion to approve Ordinance #758. Matt Meyer seconds the motion. Roll call vote is as follows: Matt Meyer-Aye, Mark Spence-Aye, Marsha Mills-Aye, Pat Flannigan-Aye. Mayor Clynch states that the closing on the property the City

is purchasing from the school is tomorrow at 10:00 a.m. at Cindy Davenport's office.

In re: Chestnut Ridge tap fees-Tim Blattel states that he is requesting a waiver of the sewer tap fees for the 40 lots in Chestnut Ridge. The required lift station he is installing at a cost of \$130,000 is large enough to service future surrounding development. Mayor Clynch asks if there will still be .5 acres available in the future for an ambulance base. Tim Blattel states that the rest of the property has not be laid out but he doesn't see why not. Mayor Clynch states that the ambulance district said they would be committed to doing something within a couple of years if they could have the ground. There is discussion on retention basins and easements for future roads and possible service roads. Mark Spence asks if the lift station is large enough for the future development in the surrounding areas. Tim Blattel states yes. Pat Flannigan states that the developer has incurred extra costs due to the second detention basin and the larger lift station that will serve their second phase and other areas around the school building. Cindy Davenport asks if the City is requiring the lift station to be larger. Tim Blattel states yes, and they had to put in a lift station because they can't do gravity flow in that area. Matt Meyer states that the City never was planning on putting in a lift station in that area. Mayor Clynch states that there wasn't any development there then. Matt Meyer states that he doesn't like the idea of giving away tap fees. Mayor Clynch states that in bigger cities the necessary infrastructure required to handle new development is already there or the City can afford to install it. The City of Moscow Mills cannot afford to do that, so the developers are being used as a crutch. Tim Blattel states that the cost to build in Moscow Mills is three times the cost of other cities such as O'Fallon and Wentzville. He is not asking for waiver of tapes on the undeveloped area, just the 40 lots shown on the Chestnut Ridge plat. Cindy Davenport asks if there is a lift station at Austin Oaks that can be used. Mayor Clynch states that because it is a force main a lift station is necessary. He doesn't believe they can go another way. Cindy Davenport asks what Donny Hopkins thinks. Mayor Clynch states that Donny is against giving the tap fees because it reduces the money available in his budget. He has given an alternate of running a new extension line. Cindy Davenport asks what happens if the City does not waive the sewer tap fees. Tim Blattel states that he has 48 hours to decide if he is going to pull his agreement with MHDC. There is a short discussion regarding building permit fees, and that this is when Tim realized that he was going to be required to pay the sewer tap fees. Linda Haynes states that she would like to make sure that Tim has the correct information regarding the building permit fees, so she will double check that and contact him tomorrow. Matt Meyer asks if Tim Blattel had never planned on paying sewer tap fees. Tim Blattel states that he knew he had to pay water tap fees but thought he wouldn't have to pay sewer tap fees in lieu of the lift station. Cindy Davenport asks if the lift station is currently going to be 100% at the developer's cost. Tim Blattel states yes. Cindy Davenport states that there may be a different way to look at this, like the City putting \$80,000 toward the lift station versus waiving sewer tap fees. It would be perfectly reasonable for the City to do that for a developer and future development. In this case the City would pay up to \$80,000 to the developer for the lift station and the developer would still pay the sewer tap fees. Matt Meyer states that it seems as if the City is spending money like it is going out of style. There is discussion as to what fund the City could afford \$80,000 from. Linda Haynes examines the financial statements from last month and states that the regular sewer fund has over \$300,000 in restricted cash from previous year's revenue that is not budgeted for the current year. Cindy Davenport asks what guarantee the City has that he is going to build the 40 homes. Tim Blattel states that he has no other choice. The

project is funded by Missouri Housing Development Commission (MHDC) and if something were to happen to him they would appoint someone to finish out the project. Mayor Clynch asks if Tim has a cost per home including all the required infrastructure. Tim Blattel states that it is about \$180,000 per home. Cindy Davenport asks if Tim Blattel minds stepping out so the Aldermen can discuss this issue. Tim Blattel steps outside. Cindy Davenport states that waiving taps is an ongoing issue that never seems to work out for the City, but the City can't let the developer walk. The benefits of granting the sewer tap waivers will come back to the City one way or another in the long run. She is very sure that the possible development the City is working on at Hwy C is because of this housing development. Matt Meyer states that this seems to be poor planning on the developer's part and let him walk. Pat Flannigan states that the developer had stated that he has never wiped out his contingency before. It is due to the city's higher costs. The City would be getting .5 acre, road easements, and increased sales for potential new businesses. Pat Flannigan states that he is with Matt Meyer about not wanting to waive sewer taps, but increasing the number of customers on the City's systems will help pay for the debt the City is carrying. Matt Meyer states that the people want to see what they are getting now, not 10 or 15 years from now to get people to use a lift station. He also has issue with the developers always wanting an answer right now. The Board never has any time to talk about, think about, or research an issue. Marsha Mills states that is part of dealing with the government. Matt Meyer asks what about the next developer. Mayor Clynch states that would be a different situation and they would be made to pay the taps. Cindy Davenport states that the requirements the City has for developers makes things too hard. Marsha Mills states that she agrees. Mayor Clynch states that there is no reason for him to doubt that the developer will provide the .5 acre being discussed. Cindy Davenport states that the .5 acre shouldn't be a part of this deal. What if it never happens? Mayor Clynch states okay. Mark Spence states that he has known Tim Blattel for over 25 years and believes him to be a man of his word. If he says he is building the 40 homes he is. He has always been faithful with his developments. He also believes that the early childhood development project that was mentioned in this area will probably come right behind this development within a few years. Mayor Clynch states that he would like to put a motion together before Tim Blattel is requested to come back in. The motion will be for the City to cost share on the required lift station with Chestnut Ridge in the amount of up to \$80,000, and the developer's request for waiver of sewer tap fees is denied. Tim Blattel is asked to come back into the meeting. Mayor Clynch explains the motion that the Board is possibly going to be voting on. Tim Blattel states that if he has any money left in his contingency at the end, like in two months, he will give that back to the City to offset the lift station costs. He can't use his contingency right now because he has not even started yet. Marsha Mills makes a motion for the City to cost share on the required lift station with Chestnut Ridge in the amount of up to \$80,000, and the developer's request for waiver of sewer tap fees is denied. Mark Spence seconds the motion. Roll call vote is as follows: Matt Meyer-Aye, Mark Spence-Aye, Marsha Mills-Aye, Pat Flannigan-Aye. Tim Blattel thanks the Board and states that he will get into touch with City Hall tomorrow regarding what he will need for MHDC.

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

Mayor Clynch suggest taking a short break to allow the audience to exit before

executive session.

Pat Flannigan makes a motion to open the executive session per RSMo.610.021 #2-Real Estate. Mark Spence seconds the motion. Roll call vote is as follows: Matt Meyer-Aye, Mark Spence-Aye, Marsha Mills-Aye, Pat Flannigan-Aye.

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

Matt Meyer makes a motion to amend the agenda to speak about 51 College Campus Drive. Pat Flannigan seconds the motion. All are in favor.

In re: 51 College Campus Drive-Mayor Clynch states that Matt Meyer has asked about the mobile homes that are being stored on this property. Clayton Homes is storing about twelve of them there. The property is zoned C-3 and if it was the sale of modular/mobile homes it would require a special use permit. But they are only storing the homes and that that is allowed in C-3 with P&Z approval. Cindy Davenport states that Righteous Rides is getting paid to store them there, so what does their business license state? If it is different it needs to be called to their attention. If they apply for that use and it is allowed in C-3 the city has to allow it. Matt Meyer states that people have been asking him about it. Pat Flannigan states that this is similar to the situation with Contech. Their property for the business is not in the City's limits, but they are storing trusses on the nearby property that is in the City's limits. Cindy Davenport states that they need a business license to store items on the property that is in the City's limits.

Matt Meyer makes a motion to adjourn. Mark Spence seconds the motion. All are in favor.

Respectfully Submitted:

Michael Clynch, Mayor

Linda Haynes, City Clerk