

6:00 p.m.-Mayor Clynch calls the meeting to order. Mark Spence, Alderman Ward I; Marsha Mills, Alderman Ward II; and Pat Flannigan, Alderman Ward II are present. Matt Meyer, Alderman Ward I is absent. Also in attendance is Linda Haynes, City Clerk and Cindy Davenport, City Attorney.

Mark Spence makes a motion to adjourn to executive session per RSMo. 610.021 #1-Legal and #2-Real Estate. Marsha Mills seconds the motion. Roll call vote is as follows: Mark Spence-Aye, Marsha Mills-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 Chief Terry Foster are present. There are ten guests in attendance.

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

**In re: Remarks of Visitors**-Mayor Clynch thanks the Maintenance Department and the Board of Aldermen for their assistance in getting the new city hall open. The Fox weather camera is also up and running.

Mark Schuette-Asks what has happened with the TIF. Mayor Clynch states that the TDD meeting was recently held. The Board of Aldermen amended the development agreement with the developer back in May of 2010, which removed the deadline date to start. Now the City has no recourse to force the developer to move forward. Mark Schuette states that the city's attorney and bond counsel should have advised the city not to do this. Mayor Clynch states that the vote was tied two to two and Mayor Teschendorf broke the tied vote to pass the ordinance. Mark Schuette states that he was on the Board at that time and was not informed that the change being made was open ended. He is washing his hands of this.

**In re: Approval of Consent Agenda items**-Pat Flannigan makes a motion to approve the consent agenda items which include the Board of Aldermen minutes from January 9<sup>th</sup>, financial reports; paid bills report; bills to pay report; Payroll Monitor report; Bank Statement Monitor report; Police Department's request to purchase a copier/fax from Yaedae for \$1,150, interview/interrogation equipment for \$1,000, and a computer for Chief Foster for \$1,035; City Clerk's request to attend the MOCCFOA Spring Conference in Columbia from March 13<sup>th</sup> to March 16<sup>th</sup>; and asset disposal requests from the Court Clerk and City Clerk. Marsha Mills seconds the motion. Roll call vote is as follows: Mark Spence-Aye, Marsha Mills-Aye, Pat Flannigan-Aye.

**In re: Update regarding requested pending dedications**-Linda Haynes states that she just gave Donny Hopkins the list of all of the requested pending dedications last week. Donny has not had time to update their status for the Board. This item will need to be brought back up next month.

**In re: Financing options-CMS Homes, LLC and Tom Anderson Development LLC development agreement-**Item was postponed until the April meeting.

**In re: 2017 dispatching fees-**Cindy Davenport recommends that this item should be discussed in executive session.

**In re: Christian Disposal, Inc. is now Meridian Waste Solutions, Inc.-**Linda Haynes states that the information requested, which was something signed by both parties to assign the contract from Christian to Meridian, still has not been received. Cindy Davenport states that she will discuss this further with the Board in executive session.

**In re: Pine Tree lift station engineering report and possible CDBG financing-**Doug Bjornstad provides two copies of a draft engineering report on the Pine Tree lift station. He has a question into Boonslick Regional Planning Commission that will assist him in costing out the alternatives.

**In re: Floor in Council Chambers engineering report & bid project-**The structural engineering report is discussed. Mark Spence makes a motion to proceed with the project by obtaining bids for the repairs through the informal bid process stated in city code. Pat Flannigan seconds the motion. All are in favor.

**In re: E-Payments-**Marsha Mills states that city code does not address the recent issue that came up with e-payments. Cindy Davenport suggests that language can be added to the e-payment system to state that the payment method chosen in PayPal could delay the payment being received by the City, and they should please review the PayPal terms and conditions.

**In re: Bid out Cleaning and Pest Control-**Donny Hopkins states that he would like to have the pest control continue at the 500 Hwy MM building, but they do not need cleaning. After some discussion the Board decides to accept bids for cleaning at the new City Hall. The Community Building cleaning will continue to be cleaned by Mega Cleaning.

**In re: Houston Homes sewer and water request-**Robert Tiemann of the THD Design Group states that the sewer treatment system at Majestic Lakes is failing. Houston Homes has a contract on lots in the subdivision. There is also the property across the street that was presented to the City several years ago as Mallard Point that never developed. The City would need to waive water and sewer tap fees for Majestic Lakes and the 55 lot subdivision across the street for this to be a viable option. Mayor Clynch states that water taps cannot be negotiated. They are required for the site lease agreement on the Mette Road water treatment plant. John Houston states that there are 600 to 900 homes platted in the Majestic Lakes subdivision. The Majestic Lakes subdivision is not in the city's limits, but the property across the street is. Linda Haynes states that she looked through old minutes and Mallard Point was talked about briefly with the P&Z Commission and then went to the Board of Aldermen for approval. The minutes indicate that it was never considered for approval by the Board of Aldermen because the engineer was not ready. The City did not have all of the approval processes that is in Chapter 46 at that time. Mayor Clynch states that the Board needs to consider the trade-offs. Pat Flannigan asks if the City provides water and sewer outside of the City's limits. Cindy Davenport states that city code allows it but at double

rates. John Houston states that the Majestic Lakes property is .8 of a mile from the property across the road that is in the City's limits. Mayor Clynch asks if they are proposing that if the City waives sewer tap fees they will upgrade the lift station demo the old treatment plant, and hook into the City's sewer system at their own cost. Robert Tiemann states yes. John Houston states that the homeowners would be willing to donate their water system to the City as well. There is discussion that each home is not metered, and how the City might bill the sewer use. John Houston states that the homes they are building have a water loop installed. Cindy Davenport states that this is a big decision and the Board will not be able to answer tonight. Mayor Clynch states that the cost needs to be projected out. The engineer can put some numbers together for the Board to look at. Cindy Davenport asks if there are any issues with the water system. Donny Hopkins states that the radio nucleoids need to be looked at. If it is not above that limit now it will be soon. John Houston states that he just wants to do what is needed to get this out of the homeowners' names. Mayor Clynch suggests arranging a meeting between them, our engineer, the Maintenance Superintendent, and himself within the next 30 days or so. Pat Flannigan asks if the Board is interested in looking into this. Mark Spence and Marsha Mills state that the City should look into this further. Pat Flannigan agrees. John Houston states that he'd like to expedite this issue.

**In re: Waiver of TDD audit for 2016**-Pat Flannigan makes a motion to waive the TDD audit as requested by David Brown of Lewis Rice. Marsha Mills seconds the motion. Roll call vote is as follows: Mark Spence-Aye, Marsha Mills-Aye, Pat Flannigan-Aye.

**In re: City Hall purchase requests-dehumidifier for basement, locks for alternate entrance and two offices, dust to dawn light for parking lot**-Pat Flannigan states that the dehumidifiers at Home Depot won't do what is necessary, a bigger one is needed. So he would like to leave approval for this item off for now. Pat Flannigan makes a motion to move forward with the purchasing of the locks and installing the dust to dawn lights in the parking lot. Mark Spence seconds the motion. All are in favor.

**In re: Cuivre River Electric Cooperative-request for two easements-Chestnut Ridge**-Mayor Clynch states that he and Donny Hopkins met with them. Their engineer left off easements that were needed for Cuivre River Electric. Cindy Davenport shows the Board drawings indicating the areas of the railroad right of way that they need easements across. Mark Spence makes a motion to allow the Mayor to execute the easements needed by Chestnut Ridge for Cuivre River Electric. Marsha Mills seconds the motion. All are in favor.

**In re: Resolution #766-Appointing members to the P&Z Commission**-Mayor Clynch suggests inserting Steve Ashton in as a member expiring December 2020 and Elizabeth Bateman expiring December 2018. After some discussion it is decided to only appoint Steve Ashton this evening. Elizabeth Bateman can be done at the March meeting if she is still interested. Mark Spence makes a motion to approve Resolution #766 with Steve Ashton being appointed to a term expiring in December 2020. Marsha Mills seconds the motion. All are in favor.

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

February 13, 2017-Regular Board Meeting-Moscow Mills City Hall-6:00 p.m.

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 #1 Legal and #2 Real Estate. Mark Spence seconds the motion. Roll call vote is as follows: 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.

**In re: 2017 dispatching fees**-Pat Flannigan makes a motion to pay the billed dispatch fees for the months of January, February, and March. Mark Spence seconds the motion. All are in favor.

Mark Spence makes a motion to adjourn. Marsha Mills seconds the motion. All are in favor.

Respectfully Submitted:

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Michael Clynch, Mayor

Linda Haynes, City Clerk