

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.

Mark Spence makes a motion to adjourn to executive session per RSMo. 610.021 #1-Legal. Matt Meyer 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.

6:30 p.m.-Mayor Clynch calls the meeting back to order. Chief Terry Foster is in attendance. Donny Hopkins, Maintenance Superintendent is absent. There are nine 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-No visitors are signed up for remarks.

In re: Approval of Consent Agenda items-Marsha Mills makes a motion to approve the consent agenda items which include the Board of Aldermen minutes from October 10th and October 30th; financial reports; paid bills report; bills to pay report; Payroll Monitor report; Bank Statement Monitor report; asset disposal form submitted by the City Clerk; and training approval request for Chief Terry Foster to attend the MIRMA police seminar at Lake Ozark from December 12th through 13th. 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 requests that the Chestnut Ridge presentation and Resolution #791 appointing members to the P&Z Commission be moved up on the agenda to be considered prior to the rest of the agenda items. Mark Spence makes a motion to move the two items up for consideration at this time. Marsha Mills seconds the motion. All are in favor.

In re: Jessica Brannan-Chestnut Ridge presentation-Jessica Brannan states that 13 tenants have moved in and 27 more units are under construction in different phases. They expect to have eight more homes done by the end of the year, and the rest done by April. Tim Blattel states that they will be putting in a community playground soon, cleaning up the tree line by the railroad right-of-way, and the bank along Main Street. There are also some storm sewer man holes that they will raise to grade. They are still accepting applications for the homes. Some that have applied do not qualify. Jessica states that she has brought some blank application forms and the informational flyers for the homes. The income limits depend on the number of occupants in the home. Tim explains that if the person's income increases after they are in the home they will not have to move out. Mayor Clynch states that he has had AmerenUE put in some street lights along Main Street so it is not so dark. Pat Flannigan states that the builders did a great job of keeping the mud off of Main Street during construction. Marsha Mills asks if there is going to be an on-site manager. Tim states no, but they will be visiting the site every day. Marsha Mills states that there were three people moving in that

didn't know their address to set up utilities. Tim Blattel states that each home has been given an address by 911. Jessica states that they are considering a central area for the mailboxes. Mayor Clynch reminds Tim that they will need to have someone snow plow the streets since they have not been dedicated to the City. Marsha Mills asks if these homes are rent to own. Tim states that they are not a traditional rent to own. The tenants rent for fifteen years and at the end of fifteen years they have the option to purchase the home for a discounted price. That price is based on the amount of years they have lived there. Their goal is to have all of the homes sold. Marsha Mills asks if Chestnut Ridge maintains the appliances and such. Tim states that during the 15 year period they do, but not after the home is purchased. Mayor Clynch asks about who mows and maintains the lawns. Tim states that Chestnut Ridge maintains the common area. Each tenant is responsible for maintaining their own lawns. Mayor Clynch asks if they plan on making one side of the street no parking. Tim states that they have added a second parking pad at the homes to keep parking on the street to a minimum. They would not want parking allowed on both sides of the street. Chief Foster states that they should consult with the fire department to ensure that the street parking is restricted in a manner that allows a fire truck to get through if needed. The Board thanks Tim and Jessica for attending and providing the information.

In re: Resolution #791-Appointing members to the P&Z Commission-Mayor Clynch states that he will contact the new members and likely hold a short orientation meeting to provide their Commission books. Each new member is requested to introduce themselves and provide their background or occupation. Following the introductions, Linda Haynes reads the title of Resolution #791. Pat Flannigan makes a motion to approve Resolution #791. Mark Spence seconds the motion. All are in favor.

In re: Resolution #772-Approving a Special Use Permit Application for MO Network Utility Transport, LLC to install a communication pole-Linda Haynes reads the title of Resolution #772 and explains that legal counsel is recommending that the Board vote to deny the passage of Resolution #772, since the scope of the project has completely changed. Pat Flannigan makes a motion to consider Resolution #772 for approval. Matt Meyer seconds the motion. Roll call vote to approve the resolution is as follows: Matt Meyer-Nay, Mark Spence-Nay, Marsha Mills-Nay, Pat Flannigan-Nay.

In re: Resolution #778-Approving infrastructure dedication within various developments-Linda Haynes states that prior discussions mentioned sending letters to the developers that have requested dedication that the City is not willing to take dedication of right now, detailing the reasons why. Who will be sending those letters? Cindy Davenport states that these are Austin Oaks Plat 1, and Elm Tree Commons. Linda Haynes states that there is an issue with the Mills Edge request for dedication. Even though all of the streets have been paved and the infrastructure installed for the whole area, the plat for the second half has not been approved by the City or recorded. The inspection list Donny Hopkins provided likely includes everything in the Mills Edge area, so it must be narrowed down when he comes back from vacation to include only the area that is currently platted. Therefore, this dedication has been left off of the resolution being presented this evening. Pat Flannigan asks if the percent filled can be reason to deny dedication. Cindy Davenport states that it could be, but the City does not have an ordinance stating that right now. These are the dedications that have been pending for quite some time. The City can pass an ordinance, but cannot apply it retroactively. The City also has the option of not taking the dedications. There are no dedication rules right now. Once these pending dedications get taken care of the City

can pass a dedication ordinance that will apply to new developments. A current inspection will need to be done by Donny Hopkins on Austin Oaks Plat 1 and Elm Tree Commons so the reasons why it is not being accepted can be detailed in the letters. Donny Hopkins will also need to split the previous inspection of Mills Edge up into the platted area and the non-platted area so a resolution can be presented to accept the streets and infrastructure in the platted area only. Mayor Clynch states that he will have Donny Hopkins do new inspections and he will write the letters to send to the developers. Pat Flannigan suggests getting started on the dedication ordinance that will apply to the new developments. Matt Meyer asks how much area in Mills Edge is in Plat 1. Pat Flannigan states that all of the homes so far have been on the platted lots. Linda Haynes states that she will send Matt a GIS map indicting the platted and unplatted areas. Linda Haynes reads the title of Resolution #778. Mark Spence makes a motion to approve Resolution #778. Pat Flannigan seconds the motion. All are in favor.

In re: Ordinance #790-To amend the 2017 budget-Linda Haynes reads the title of Ordinance #790 in full two times. Pat Flannigan states that the Board needs to be considering how they will spend the money that was received from the sale of the property to Dollar General. Pat Flannigan makes a motion to approve Ordinance #790. Marsha Mills seconds the motion. Roll call vote is as follows: Matt Meyer-Aye, Mark Spence-Aye, Marsha Mills-Aye, Pat Flannigan-Aye.

In re: Rough draft of 2018 Budget-Pat Flannigan states that he has gone over the draft budget for 2018 and will have a few recommendations for changes. The Board decides to hold a special meeting to discuss the 2018 budget draft on November 20th at 6:00 p.m.

In re: Chestnut Ridge-invoice for half of lift station costs-Linda Haynes explains that the developer provided an invoice that was presented at the last meeting for \$35,285 and the Board voted to have legal counsel draft an agreement to be executed along with the payment of the \$35,285. Afterwards it was discovered by the developer that they had misstated the total for the City's half. Also, not all costs were included on the first invoice sent. Therefore, they have sent a revised invoice that is for \$80,000. The total cost was \$167,956. The City had agreed to pay half of the cost, up to a maximum of \$80,000. Marsha Mills makes a motion to pay the \$80,000 and execute the agreement with the amount of \$80,000. Matt Meyer seconds the motion. All are in favor.

In re: Payment to Schoenfelder-Mette Road tower lease purchase-Mayor Clynch states that he has not received an answer from Shannon Creighton yet on this matter. Pat Flannigan makes a motion to postpone this item to the budget meeting. Marsha Mills seconds the motion. All are in favor.

In re: City/MoDOT right-of-way-Mayor Clynch states that he does not have any new information to share yet.

In re: City Hall-blower for basement, fence around dumpster-Pat Flannigan states that the Board had previously voted to obtain a bid from Menne Heating and Cooling for the blower for the basement and have them do the work, up to \$2,000. He has been waiting for the bid from Menne for over a month. Menne had also said that they couldn't get to the project for at least 30 to 40 days. He contacted Grand Oaks and they have

provided two bids. The first bid would just be to blow the air around within the space for \$1,300. The second bid includes installation of an exhaust fan for \$1,854 total, which is the option he is recommending. He would like permission to go with Grand Oaks for \$1,854. Mark Spence makes a motion to have Grand Oaks install the blower system with exhaust in the basement for \$1,854. Matt Meyer seconds the motion. All are in favor. Linda Haynes states that she will get this to the City Attorney so an agreement can be executed prior to the works starting. Pat Flannigan states that a fence is needed around the dumpster at City Hall so that unauthorized people don't use it. He'd like permission to install the fence for a cost of up to \$1,000. He will likely do the work himself, so the expense would be for materials. Matt Meyer asks what fence material he is planning to use. Pat Flannigan states white vinyl with a gate. Mayor Clynch asks for a motion to spend up to \$1,000 to purchase the materials for a fence around the dumpster with Pat doing the installation. Marsha Mills states that a sign needs to be put up that states the dumpster is for City use only. Mark Spence makes a motion to spend up to \$1,000 for the fence around the dumpster. Matt Meyer seconds the motion. All are in favor.

In re: Public Hearing-Revocation of business licenses-Competition Marine is present and would like more time to get the certificate of no tax due from the State of Missouri. Cindy Davenport recommends continuing the hearing to the budget meeting to allow Competition Marine more time. Pat Flannigan makes a motion to postpone the hearing as it relates to Competition Marine to the meeting being held at 6:00 p.m. on November 20th. Mark Spence seconds the motion. All are in favor. Linda Haynes asks if there is anyone present for Militia Armaments. There is not. Mark Spence makes a motion to revoke the business license for Militia Armaments. Matt Meyer seconds the motion. Roll call vote is as follows: Matt Meyer-Aye, Mark Spence-Aye, Marsha Mills-Aye, Pat Flannigan-Aye.

In re: Presentation and acceptance of 2016 Audit-Michael Croghan-Croghan & Croghan-Linda Haynes states that she originally thought that Mike Croghan would be present this evening, but was informed today that he had another meeting he had to be at tonight. She can check with him and see if he can be at the budget meeting if the Board has questions prior to voting to accept the audit. She has people who are waiting for the audit to be finished and accepted so that a copy can be provided to them, but it would only be one more week. Pat Flannigan states that he has looked the audit over and the normal things are mentioned in the report, which are lack of separation of duties and some policies the City needs to put into place. The lack of separation of duties is common in smaller organizations that don't have several employees to divide the tasks between. Linda Haynes states that Mike Croghan is supposed to get her example policies which can possibly be adopted by the Board prior to the 2017 audit. Pat Flannigan makes a motion to accept the 2016 audit. Marsha Mills seconds the motion. All are in favor.

In re: Update of building code-ISO rating-Doug Bjornstad states that in order to participate in the ISO program the City cannot be more than two cycles away from the most current building codes. Since the 2006 codes are the current version adopted, the Board would have to motion at the December meeting to adopt a newer code to meet the ISO timeline. Also, the fire departments do their own ISO participation. Linda Haynes states that there is no way to do this by December deadline that Doug has mentioned. The City has to get the books of the building code version the Board wants to adopt and have George Butler write the ordinances to adopt it with amendments that

supplement the code. Once the City has a final version, the Board must mention at a meeting that the new codes including amendments are being put on a 90 day public display. No changes can be made to the codes after they are put on the 90 day public display. When the 90 day period is up the City can pass the ordinance to discontinue use of the 2006 codes and adopt the new codes with amendments. So updating for ISO is not possible, but the City discussed updating quite some time ago but didn't proceed. Pat Flannigan makes a motion to obtain a copy of the 2016 IBC and have George Butler Associates begin the process of writing the adoption ordinance with amendments. Marsha Mills 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:

Michael Clynch, Mayor

Linda Haynes, City Clerk