

January 8, 2018-Regular Board Meeting-Moscow Mills City Hall-6:00 p.m.

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.

Pat Flannigan makes a motion to adjourn to executive session per RSMo. 610.021 #1-Legal & #2-Real Estate. 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. Terry Foster, Chief of Police and Donny Hopkins, Maintenance Superintendent are present. There are 42 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: Public Hearing-Clayton Homes-Zoning change from R-1MOD Modular Home District to R-1M Manufactured/Mobile Home District-9.87 acres owned by SMS Development, LLC-Mark Spence makes a motion to open the public hearing. Matt Meyer seconds the motion. All are in favor. No one from Clayton Homes is present. Stephanie Beger -219 Rivers Edge Drive-Questions how their plan is supposed to help Moscow Mills, especially when there are vacancies next door in the mobile home park. Mayor Clynch states that he does not have an answer for that. He got the impression from Clayton Homes that they may be changing their application prior to February 5th, which is when the P&Z Commission has continued their hearing to. The Board of Aldermen will also be continuing the public hearing at Clayton Home's request, to the February 12th meeting. The Board of Aldermen cannot act without the P&Z Commission making a recommendation. Marsha Mills makes a motion to continue the public hearing to the February 12th meeting. Mark Spence seconds the motion. All are in favor.

In re: Remarks of Visitors-Jodi Peine-11 Mills Trail-States, regarding the rezoning request by Clayton Homes, it should benefit the City if the decision is made to allow the rezoning. States that the plan presented had the homes being placed like they were in a mobile home park, which is not compatible with the existing neighborhood. It would affect the property values, as appraisals are based on several factors, which includes neighborhood aesthetics. If this property is rezoned Clayton Homes or SMS or whoever buys this land will be able to put any kind of manufactured home on these lots that they want. They are stating the reason for the rezoning is to create affordable housing in Moscow Mills, but the City already has three mobile home communities. That is 152 acres, or 686 parcels of land that is already zoned for manufactured HUD housing. According to the assessor's office SMS Development alone already has 398 lots but 184 of them are currently vacant. There is a total of 227 plats in Moscow Mills that are unoccupied. There is no need for an additional 30 lots. The City has an obligation to make sure that zoning accommodates and attracts a diverse set of households, and granting this rezoning request would do just the opposite. It makes zero sense and in no way would be the most appropriate use for this land.

Quinton LeJeune-lives outside of city limits-States that selling the Community Building would leave 4-H and the Lions Club nowhere to go. The children need organizations like 4-H to keep them busy. He states that he called Mayor Clynch to talk about this issue, but Mayor Clynch did not call him back. His opinion is that this would be an abomination for the

community, Lions Club, and the kid of our town.

Mayor Michael Clynych-States that the Board has not made any final decision regarding the Community Building, they are currently doing their due diligence. Mayor Clynych apologizes for not calling Quinton LeJeune back prior to the meeting. David Henke states that looking at the recent monthly use of the Community Building is not a fair assessment, it could have just been a bad rental month. Mayor Clynych states that for the full year there were only 17 rentals. David Henke states that 4-H and the Lions Club would help if the city needed assistance financially or with maintenance. Mayor Clynych states that as of right now the City has only decided to have an appraisal of the property done. David Henke asks then what. Mayor Clynych states that he can call him at any time to get an update of what is going on. This item will likely be back on the February agenda to discuss the appraisal.

In re: Approval of Consent Agenda items-Mark Spence makes a motion to approve the consent agenda items which include the Board of Aldermen minutes from December 11th and 20th; financial reports; paid bills report; bills to pay report; Payroll Monitor report; Bank Statement Monitor report; November 30th P&Z Commission minutes; and purchases for the police department to include firearm clearing barrel, shotgun slings, shot timer, shotgun shell holders, Glock service weapons, and Citizen Serve Code Enforcement software. 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: 2015 International Building Code adoption update-A.J. Girondo states that the books need to be ordered and the ordinances drafted. All of that has to be on public display for 90 days prior to adoption. The Board asks questions about the different versions of the books that can be purchased. Matt Meyer makes a motion to purchase the loose leaf books with the pdf included for \$1,246. Pat Flannigan seconds the motion. All are in favor.

In re: Ordinance #794-To amend Chapter 46-Clayton Homes-Zoning change from R-1MOD Modular Home District to R-1M Manufactured/Mobile Home District-9.87 acres owned by SMS Development, LLC-Mark Spence makes a motion to postpone action on Ordinance #794 to the February meeting. Matt Meyer seconds the motion. Cindy Davenport explains to the guests that the process is that the P&Z Commission, after holding their public hearing, would make a recommendation to the Board of Aldermen. The public hearing the Board of Aldermen is to hold is set at the same time. The Board of Aldermen cannot act without the P&Z Commission's approval. The applicant requested at the P&Z Commission public hearing to have a continuance to the February meeting. At that meeting they may bring new information. There will be no action by the Board of Aldermen until the public hearing is closed with the P&Z Commission and they make a recommendation to the Board of Aldermen. The continuation prevents this process from having to start all over again, and they are legally entitled to a continuance if requested. They can keep requesting continuances until it is unreasonable. Roll call vote is as follows: Matt Meyer-Aye, Mark Spence-Aye, Marsha Mills-Aye, Pat Flannigan-Aye.

In re: Waiver of TDD audit for 2017-Mark Spence makes a motion to waive the TDD audit for 2017 per David Brown's request. Marsha Mills seconds the motion. All are in favor.

In re: Approval of preliminary engineering report on west side of Hwy 61-Mayor Clynych states that the City was approached by MoDOT regarding which side they would like to see service roads on first. There are property owners on the west side of Hwy 61 who would like to have water and sewer ran down that side of the highway. All but one of the property owners in this area have agreed that they would be willing to provide an easement on their property so that the City can stay out of MoDOT's right-of-way. Therefore, he is

requesting that the Board give permission for a preliminary engineering report to be done, providing he can get the one remaining property owner to agree to the easement. Pat Flannigan makes a motion to do a preliminary engineering report to extend water and sewer services through the properties on the west side of Hwy 61, provided that Bross agrees to provide their portion of the easement. Marsha Mills seconds the motion. All are in favor.

In re: Utility bill collections-After a short discussion, Mark Spence makes a motion to bring the City's collections back in house with referrals from the City Attorney as needed. Marsha Mills seconds the motion. All are in favor.

In re: 109 Chestnut Ridge Drive-Pat Flannigan explains that the resident at 109 Chestnut Ridge Drive had recently moved from another location on Tropicana Village Drive, but when she paid her bill for 109 Chestnut Ridge Drive she had her previous address and account number on the check that her bank sent. Therefore, her payment got posted to the wrong account and on shut off day she was disconnected for non-payment and a \$50 fee was charged. Pat states that he paid the \$50.00 disconnect fee so that this young mother of two could get her water back on that day. It was discovered later what had happened with her payment. He is requesting that the Board refund the \$50.00 disconnect fee he paid. Linda Haynes states that there is also a \$10.00 fee that city's bank charged because the customer put a stop payment on the first check. Matt Meyer makes a motion to reimburse Pat Flannigan for the \$50.00 disconnect fee he paid and to not charge the customer for the \$10.00 stop payment fee the City was charged. Mark Spence seconds the motion. Roll call vote is as follows: Matt Meyer-Aye, Mark Spence-Aye, Marsha Mills-Aye, Pat Flannigan-Abstains.

In re: Sale of police vehicle #3-Chief Foster states that the City may have an opportunity to sell vehicle #3 to Bellflower. The car has \$4,000 worth of equipment on it. So he feels the selling price should be no more than \$6,000. Mayor Clynch states that it will cost the City \$1,000 to have Ed Roehr strip the car down to be sold to a civilian. Chief Foster states that previous police vehicles has only sold for around \$2,000. Chief Foster states that the equipment is outdated. The car is a 2008 and has equipment on it that came from the previous vehicle. Matt Meyer makes a motion to sell car #3 for \$3,500 to Bellflower or any other agency who wants it. Matt Meyer seconds the motion. All are in favor.

Mayor Clynch states that an executive session following the meeting this evening is not needed.

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