

City of Moscow Mills 3.6.2023

Meeting held at Moscow Mills City Hall-995 Main Street

New comprehensive Plan Committee 6:30pm

Nathan Lindsey, Chrystal Lindsey, Tina Hunsel, Tom Anderson, Christine Shoemaker, Patrick Flanagan, Jerry Green, Terry Foster, Cindy Davenport

Absent: Cody Quist

Guests: Tom Hunsel and Teresa Lee (Executive Director of Boonslick Regional Planning)

Introduction of new facilitator: Linda Buchman from Boonslick Regional Planning

Approval of meeting minutes, with three revisions – Christine, Jerry- UC

Discussion of Homework Questions:

1. What do you like about your City?
 - a. *Potential for growth and community development*
 - b. *Off the beaten path*
 - c. *Convenient location close to St Charles Co.*
 - d. *Rich history of area, Harry J's*
 - e. *Historic homes*
 - f. *Gateway into Lincoln County*
 - g. *Small town feel – quaint, not overly populated, easy to get around town, low crime rate*
 - h. *School history, City Hall (upgrade)*
 - i. *Lion's Club Community Building*
 - j. *Affordable Housing*
 - k. *Police department*
 - l. *FFA*
 - m. *Food pantry*
 - n. *Daddy Rays, JJ Snack Foods – job opportunities*
 - o. *BCI – job opportunities*
 - p. *Dollar General – job opportunities*
 - q. *MO Baptist University*

2. What do you dislike about your City?

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- a. *Perception that Moscow Mills is a speed trap on Hwy 61*
 - b. *Lincoln County is portrayed as having higher crime*
 - c. *Mobile Home parks/low cost housing: lot of people living in a small area*
 - d. *Storage units along Hwy 61*
 - e. *No planning and zoning in Lincoln County*
 - f. *Dilapidated buildings*
 - g. *No identity as a city*
 - h. *Have to go to other cities for groceries, entertainment, etc*
 - i. *Water/sewer facilities billing with flat rate and shut offs without notice*
 - j. *City park needed – walking path*
 - k. *Trash build up on sides of road*
 - l. *More active chamber of commerce – blended with Troy (too little, but not big enough)*
 - m. *MO Baptist University – Sign says MO Baptist University Wentzville/Troy*
3. What elements do you want to preserve in your City?
- a. *History significance – old town Moscow Mills*
 - b. *Layout – separate industrial park, residential, commerce, etc.*
 - c. *Clark Spring – historical society took over and destroyed it*
 - d. *Millside park*
 - e. *City Hall and Police Department Location on Hwy 61*
 - f. *Community involvement*
 - g. *Local/small town feel*
4. What elements do you want to change or improve in your city?
- a. *Roads- install outer roads, repairs to existing roads, possible round-a-bout Hwy C/MM/Pinetree Manor*
 - b. *Improve Old Town Moscow Mills – building codes, set backs, demo old/build new, development of Old Town, mimic Cottleville*

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- c. Old Town is zoned as 'Old Town' and doesn't have it's own established regulations. Each item is brought to the Planning and Zoning Committee/Board for approval*
 - d. Overall appearance- seems run down when you come into town*
 - e. Community Event – annual event to bring everyone together- bicentennial, parade, easter egg hunts, 1820's day*
 - f. Has to be a draw to the historic district. Harry J's can't be the only thing. Shopping, boutiques, cafes, individually owned businesses.*
5. Why do you choose to live in your City?
- a. Location – live here with easy access to highways to work/shop, etc.*
 - b. Taxes are lower in Lincoln County*
 - c. Land and Lot sizes*
 - d. Small town feel. Quiet and friendly*
 - e. Neighborly – sense of community, likeability*
 - f. Tri-County sports*
 - g. Potential to be involved with growth of community*
6. Name something positive that has happened or been stated about your City
- a. Potential to be involved with growth of community*
 - b. New firehouse*
 - c. New ambulance building*
 - d. New sirens*
 - e. Buzz about current/future growth of community*
 - f. New businesses want to come to area*
 - g. New school being built*
 - h. Bicentennial event brought great exposure*
 - i. Robo call system to notify before utility shutoffs*
 - j. PR firm hired to handle social media that posts positive things about the city and addresses negativity in a positive manner*
 - k. #WeLoveMoscowMills facebook page has been positive so far*
 - l. Good reputation with builders – easy to build here*
 - m. Businesses expand and appreciate the love they get from the city*
 - n. Sports barns/fields*

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7. Name something negative that has happened or been stated about your City

- a. Water system shut down – 1 tower holds 51% of in air water supply*
- b. Misinformation – Gossip*
- c. Police department – turnover of 4 or 5 officers: low salaries*
- d. Use Tax failed.*
- e. Speed trap*
- f. Accidents on Hwy 61*

8. List your top five needs/wants for your City

- a. Update stormwater*
- b. Update sewer*
- c. Increase retail sales*
- d. Increase road maintenance*
- e. Increase trash pick up*
- f. Parks*
- g. Outer roads*
- h. Patrol over development along hwy 61*
- i. City Hall updates*
- j. Increase light industry, retail – increase tax income*
- k. Moscow Mills app*
- l. Availability of Small parcels for new businesses to come – everything is 20+ acres*

9. How would you describe your City to others?

- a. Growing*
- b. Hidden Gem*
- c. Huge untapped potential*

10. Do you believe your City wants growth/change? Why or why not? Provide examples to support your position.

- a. Newer residents – yes. Tenured residents – no.*

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- b. Changing demographic has a direct correlation with the push for change/growth*
- c. Growth with purpose. City needs to make a decision if being "historic" is going to be the city's draw*

Action Items: Linda Buchman will put the notes from the meeting together and disseminate to group

Homework for group – answer questions on new handout

Next meeting- April 3rd 6:30pm

Develop survey to send out to owners.

Will be sent with water bills, posts on social media, etc.

Adjourned- 7:56 pm

Submitted by:

Jennifer Jeckstadt, Secretary

Patrick Flannigan, Mayor