



6:00 p.m.-Mayor Flannigan calls the meeting to order. Steve Aston-Alderman Ward I, Amy Vollmer-Alderman Ward I, Jerry Green-Alderman Ward II, and Cody Quist-Alderman Ward II are present. Also in attendance is Cindy Davenport-City Attorney and Linda Haynes-City Clerk.

Jerry Green makes a motion to adjourn to executive session per RSMo. 610.021 #1-Legal. Amy Vollmer seconds the motion. Roll call vote is as follows: Steve Aston-Aye, Amy Vollmer-Aye, Jerry Green-Aye, Cody Quist-Aye.

Executive session is held and adjourned.

Rob Hamlin-Public Works Superintendent, Terry Foster-Chief of Police, and A.J. Gironde of George Butler Associates are now in attendance. There are twenty-eight guests in attendance.

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

In re: Public Hearing-Alchemy Advisors LLC-Annexation-8.172 acres-Cody Quist makes a motion to open the public hearing. Jerry Green seconds the motion. All are in favor. Mayor Flannigan asks if there is anyone present that would like to speak for or against this voluntary annexation. Being no comments, Cody Quist makes a motion to close the public hearing. Amy Vollmer seconds the motion. All are in favor.

Cindy Davenport states that the rules for remarks from visitors are: To speak you must sign up at the Clerk's table and step up to the podium when it is your turn to speak. The Board of Aldermen will not respond to your comments, they will only listen.

In re: Remarks of Visitors-Jim Johnson-Trane Technologies-States that he has been meeting with the Mayor and other city representatives regarding the services they offer. They can identify projects that may need to be done, then present their findings to the Board of Aldermen. He mentions the types of projects, like booster pumps, step system elimination, and etc. The three-minute timer sounds. Cody Quist makes a motion to allow Mr. Johnson to continue to speak. Jerry Green seconds the motion. All are in favor. Mr. Johnson states that they research to see if there are grants available. If a grant is available, the city would have to match their portion with revenue bonds or short term leases with a bank. Mr. Johnson explains the program further, then states that the next step for the City would be signing the letter of intent. This can be done at the next City meeting. Mr. Johnson states that they feel like they can do a lot for the City.

Liz Streckfuss-136 E. Fourth Street-States that she lives in the area zoned as Special Old Town district and does not understand how the Planning and Zoning Commission can make decisions without having a public hearing. She feels this is shady. She states she believes the rules to have chickens are too much, five acres, in a shed, 50' from the property line. The citizens should be able to have chickens, which provide food for their families. States she wonders why the City is not telling the people in the area what is going on. States that the agendas are not accessible. She would like to be included in the process. The City can



use Facebook to inform the residents.

There being no one else signed up to speak, Cindy Davenport states that during the agenda items the only person speaking with the Board and Mayor is who is on the agenda, unless the Mayor recognizes someone else to speak.

In re: Approval of Consent Agenda items-Cody Quist makes a motion to approve the consent agenda items which includes minutes for the October 10th and October 30th meetings; financial reports; paid bills report; bills to pay report; Payroll Monitor report for October; Bank Statement Monitor Report for August, September, and October; Planning and Zoning Commission minutes from October 2nd; Comprehensive Plan Task Force minutes from October 2nd; Department Head reports from the Court Clerk, City Clerk, Utility Superintendent, and Chief of Police. Steve Aston seconds the motion. Roll call vote is as follows: Steve Aston-Aye, Amy Vollmer-Aye, Jerry Green-Aye, Cody Quist-Aye.

In re: Construction of Well #5-Update-A.J. Girondo states that the contractor has almost completed the water line and start up should be soon.

In re: CCWWTF operating permit renewal-update-A.J. Girondo states that MO DNR says in their email to hold up, and don't call them. They are still processing the 2022 applications and will eventually get to the 2023 applications.

In re: Discuss Pick up/Drop off policy for brush-Steve Aston states that he has done some research on this matter, he goes over his findings. Rob Hamlin states that the city will accept anything up to 30" and will store it until a tub grinder is rented every couple of years. Steve Aston states that he would like to see the mulch provided to the residents. Chapter 50 only addresses the City picking up the items, not accepting them if brought to us. Rob Hamlin states that the Mayor can declare an emergency if there is a storm, then the Public Works employees could come pick up the brush. Steve Aston states that this seems to be working well, so he does not suggest any changes.

In re: Dangerous Building-105 Pine Tree Manor-Update-Cindy Davenport states that the new owners of this residence has kept the City informed about what they have cleaned up and renovated. This home has been brought into compliance.

In re: Dangerous Building-645 Adams Street-Update-Mayor Flannigan states that he provided the owner with a notice to address the shed that is leaning. The owner is currently in the process of tearing down the shed.

In re: Notice requirement for use of paid time off-Mayor Flannigan states that after further consideration the City's policies already address the issue that the Public Works Superintendent brought up at the last meeting. He sees no need to change what is there. The Board agrees.

In re: Resolution # 1051-Probationary employee use of sick time-Linda Haynes reads the title of Resolution #1051. Amy Vollmer makes a motion to approve Resolution #1051. Jerry Green seconds the motion. All are in favor.



In re: Discussion regarding use tax-Cindy Davenport states that this item can be presented to the voters again. She believes it is a wait of one year before that can be done, which it has been a year.

In re: Kelly Beets-MIRMA grants-Kelly Beets presents Rob Hamlin with a plaque and states that Rob applied for some equipment that has been partially funded. Chief Foster also applied for an in car camera, and MIRMA will be paying for part of that as well.

In re: Discuss Ordinance #1044-Animal Ordinance passed August 14, 2023-Steve Aston states that he would like to revisit the Animal Ordinance that was passed in August. He believes that chickens should be allowed. Steve Aston goes over the research he brought this evening. Mayor Flannigan states that Steve is free to head a committee and do some research with other cities or some door knocking to ask the residents what they would like to see. Steve Aston makes a motion to postpone this time. Cody Quist seconds the motion. All are in favor.

In re: Mick Mehler & Sons, Inc.-Payment #2-Final-Water Main Extension under Hwy C-Amy Vollmer makes a motion to approve the final payment of \$20,889 to Mick Mehler & Sons, Inc. for this project. Jerry Green seconds the motion. All are in favor.

In re: Moscow Express-Building Permit-Ezequiel Guadarrama is present stating that Moscow Express had him do work inside the building, then they did not pay him. They also did not get a building permit. Mayor Flannigan states that not getting paid is a civil matter, and that he is in as much trouble as the business owner for not getting a building permit.

In re: Payment under Site lease/Lease purchase to Schoenfelder-Cody Quist makes a motion to approve a payment of \$10,000 toward the site lease/lease purchase. Amy Volmer seconds the motion. All are in favor.

In re: Closing of office from 9 to 1 for employee CPR training-Cody Quist makes a motion to close the offices for this training. Amy Vollmer seconds the motion. All are in favor.

In re: Ordinance #1053-3rd quarter amendment to the 2023 Budget-Linda Haynes reads the title of Ordinance #1053 in full two times. Cody Quist makes a motion to approve Ordinance #1053. Jerry Green seconds the motion. Roll call vote is as follows: Steve Aston-Aye, Amy Vollmer-Aye, Jerry Green-Aye, Cody Quist-Aye.

In re: Martin Pay application #4-New well-Amy Vollmer makes a motion to pay Martin General Contractors pay #4 for \$174,895.00. Jerry Green seconds the motion. All are in favor.

In re: Resolution #1054-Appoint new P&Z Commission member-Linda Haynes reads the title of Resolution #1054. Cody Quist makes a motion to approve Resolution #1054. Jerry Green seconds the motion. All are in favor.



In re: Jessica Deadmond-G&P Concrete-Improvements at 110 Hwy MM-States that she has come before the P&Z Commission a few times, once was to get the business approved for that location. The P&Z Commission wanted her to do certain things with the entrance and exit. When she took that to Mo DOT they said no, and the City could not force her to do this. Then she selected cedar as the material to use for her fencing. She could have selected chain link, but she wanted it to look better. Now the P&Z Commission is hassling her about the material, stating they prefer vinyl fencing and the location of the fence. Cindy Davenport states that this Board has no authority to do anything with her fence application. Ms. Deadmond states that she wants to tell her story. Cindy Davenport asks Jessica if she presented her business as more than just offices. Jessica states that it was always intended to be more than offices, she needs storage for her trucks, equipment, and materials. Ms. Deadmond states that the Mayor had warned her that the neighbor could be difficult to deal with, and she thinks that was inappropriate. Now the Mayor and P&Z Commission want her to move the proposed fence location so the water meter will be accessible by the City. Setbacks don't exist because it is Special Old Town District. She would agree to reroute the fence to leave the water meter outside the fence, but she is not doing vinyl fencing. The code states that the purpose of this district is to allow greater design and be flexible. She believes this process has not been flexible or reasonable. Cindy Davenport states that the City has provided fair and accurate information, but she has not. Her application states "offices for our flat-work company" and the approval from P&Z states "to utilize 110 Highway MM for flat work office". The City and P&Z Commission can not approve a C-3 use in this district, which is what she is now saying the business would be.

In re: Additional 3% increase for utility bills-Mayor Flannigan states that following further consideration, he would like to ask the Board for approval to do a rate study with Mo Rural Water Association. They do this free of charge. Steve Aston makes a motion to move forward with a rate study through the Mo Rural Water Association. Jerry Green seconds the motion. All are in favor.

In re: Discussion regarding involuntary annexation-Cindy Davenport states that originally, December was the target. She believes that this can be done by December. She encourages the Board to carefully look over the information she just emailed them recently.

Cody Quist makes a motion to adjourn. Amy Vollmer seconds the motion. All are in favor.

Respectfully Submitted:

Linda Haynes, City Clerk

Patrick Flannigan, Mayor