



Board of Aldermen-Regular Meeting
December 11, 2023-6:30 p.m.
Held at Moscow Mills City Hall

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.

Steve Aston makes a motion to adjourn to executive session per RSMo. 610.021 #1-Legal & #2-Real Estate. 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. Girondo of George Butler Associates are now in attendance. There are fifteen 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: Ordinance #1055-Alchemy Advisors, LLC-Duane V. Miller-Annexation-8.172 acres-Linda Haynes reads the title of Ordinance 1055 in full two times. Cody Quist makes a motion to approve Ordinance #1055, 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: Public Hearing-Alchemy Advisors, LLC-Set zoning as C-3 General Commercial District-An 8.172 acre tract of land being part of the Fractional Section 8, Township 48 North, Range 1 East of the Fifth Principal Meridian, Lincoln County, Missouri-Steve Aston makes a motion to open the public hearing. Amy Vollmer seconds the motion. All are in favor. Mayor Flannigan asks if anyone wants to speak regarding the zoning. No one wants to speak. Jerry Green makes a motion to adjourn the public hearing. Amy Vollmer seconds the motion. Roll call vote is as follows: Steve Aston-Aye, Amy Vollmer-Aye, Jerry Green-Aye, Cody Quist-Aye.

In re: Public Hearing-DJ Land LLC-Dale Black-Zoning change from C-4 Regional Shopping District to R-1A Single Family Residential District-a 39.33 acre tract of land being part of Lot 2 of the William Sydnor Estate and part of U.S. Survey 389, Township 48 North - Range 1 East, Lincoln County, Missouri-Cody Quist makes a motion to open the public hearing. Jerry Green seconds the motion. All are in favor. Karl Schoenike of Civil and Environmental Consultants, Inc. is present representing DJ Land LLC. He states that this development is going to be the same types and sizes of homes and lots that are in Austin Oaks. Mayor Flannigan asks if anyone has questions. No one has questions. Amy Vollmer makes a motion to adjourn the public hearing. 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: Board of Adjustments-Public Hearing-Variance application submitted by the land owner of 110 Hwy MM to allow a concrete flat work office that includes on-site storage of commercial vehicles, equipment, and materials in an area zoned S-D Special Old Town District-Cody Quist makes a motion to open the public hearing. Jerry



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Green seconds the motion. All are in favor. Andrew Bramman introduces himself, he is Jessica Deadmond's attorney. She owns the property at 110 Hwy MM. Mr. Bramman states that he has a few documents to distribute relating to the renderings, which he provides to the Board. Mr. Bramman explains that the zoning regulations for Special Old Town District do not allow this concrete flat work office to do on-site storage of commercial vehicles, equipment, and materials. Therefore, they are requesting a variance to be able to do on-site storage of commercial vehicles, equipment, and materials in addition to the office being at this location. This business does labor on projects which requires them to own a dump truck, two skid loaders, and some materials that they need to store on-site. They also own two commercial work trucks. Mr. Bramman states that the strict application of the S-D regulations would put an undue hardship on the property owner. Mayor Flannigan asks if he has spoken to his client about moving the fence, or installing latches the city can get to. If the fence is not installed with accessible latches, the City can't get to the water meter with digging equipment in the event of an emergency. If that happens the fence would have to be removed and it would not be the City's responsibility to repair or reinstall it. Mr. Bramman states that the fence issue was settled last night with the Planning and Zoning Commission. Tonight is about the variance for the storage of equipment, trucks, and materials. Mayor Flannigan states that he was going to offer a cost share to relocate the water meter. Cody Quist asks Cindy Davenport who would pay to take down the fence. Cindy Davenport states that the city would take it down. Cody Quist asks who would pay for damages to the fence and putting it back up. Cindy Davenport states the property owner would be responsible. Mr. Bramman states that they have obtained two statements of no opposition from the surrounding landowners. He states that the variance they are requesting would be to allow one dump truck, two skid loaders, two commercial work trucks, and some materials at 110 Hwy MM. There being no more comments or questions, Cody Quist makes a motion to adjourn the public hearing. 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: Board of Adjustments-Action on-Variance application submitted by the land owner of 110 Hwy MM to allow a concrete flat work office that includes on-site storage of commercial vehicles, equipment, and materials in an area zoned S-D Special Old Town District-Cody Quist makes a motion to grant the variance to allow one dump truck, two commercial work trucks, two skid loaders, and some materials at 110 Hwy MM, for the business operations of JD Development Services, LLC dba G&P Concrete.
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: Remarks of Visitors-Liz Streckfuss-136 E. Fourth Street-States that she is a candidate for Alderman Ward I, and a concerned citizen. She is concerned about the City making decisions that affect the residents' lives with no public input and not enough research being done. Transparency is needed. The animal ordinance that does not allow chickens needs to be repealed.

In re: Approval of Consent Agenda items-Cody Quist makes a motion to approve the consent agenda items which includes minutes for the November 13th meeting; financial reports; paid bills report; bills to pay report; Payroll Monitor report for November; Planning and Zoning Commission minutes from November 6th, Department Head reports from the



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Court Clerk, City Clerk, Utility Superintendent, and Chief of Police; purchase by Public Works to repair the CCWWTF aeration blowers with materials being purchased from Grainger (3 bids were obtained) for \$9,925.11. 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: Construction of Well #5-Update-A.J. Girondo states that the electrical work was being finished up this week. He expects start up will be at the end of this week or the beginning of next week.

In re: CCWWTF operating permit renewal-update-A.J. Girondo states that MO DNR is still processing the 2022 applications.

In re: Ordinance #1056-Alchemy Advisors, LLC-Set zoning as C-3 General Commercial District-An 8.172 acre tract of land being part of the Fractional Section 8, Township 48 North, Range 1 East of the Fifth Principal Meridian, Lincoln County, Missouri-Linda Haynes reads the title of Ordinance #1056 in full two times. Jerry Green makes a motion to approve Ordinance #1056. Amy Vollmer seconds the motion. Roll call vote is as follows: Steve Aston-Aye, Amy Vollmer-Aye, Jerry Green-Aye, Cody Quist-Aye.

In re: Ordinance #1057-Orchard Grove rezoning from C-4 to R-1A-33 acres-Linda Haynes reads the title of Ordinance #1057 in full two times. Cody Quist makes a motion to approve Ordinance #1057. 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: Ordinance #1058-2024 Budget-(City Clerk) Linda Haynes reads the title of Ordinance #1058 in full two times. Cody Quist makes a motion to approve Ordinance #1058. 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: Ordinance #1059-Orchard Grove-Plat 2-(City Clerk) Linda Haynes reads the title of Ordinance #1059 in full two times. Jerry Green makes a motion to approve Ordinance #1059. Amy Vollmer seconds the motion. Roll call vote is as follows: Steve Aston-Aye, Amy Vollmer-Aye, Jerry Green-Aye, Cody Quist-Aye.

In re: Ratification of approval to sign letter of intent with Trane Technologies-Amy Vollmer makes a motion to ratify the signing of an agreement with Trane Technologies, which had been previously approved by email. 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: Trane Technologies-Projects update-The representative from Trane Technologies states that three projects have been identified. There are a lot of federal grants that will be expiring in 2024. The first project is elimination of the sewer step system. The second is City Parks. The third is the water pressure issue. Solar arrays at the City's water and sewer facilities are a possible project also. These are only being discussed at this time. Board approval for the projects will be requested later.



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In re: Use tax back on ballot-Following a short discussion, Cody Quist makes a motion to wait until the November election to put this item back on the ballot. Jerry Green seconds the motion. All are in favor.

In re: Jokerst, Inc-Hwy MM water main extension-Pay application #3-Final-A.J. Girondo states that this project is complete, and he recommends the approval of pay application #3 for \$8,505. Amy Vollmer makes a motion to approve the final payment of \$8,505 to Jokerst, Inc. Steve Aston seconds the motion. All are in favor.

In re: Martin General Contractors-Pay application #5-A.J. Girondo states that he recommends approval of pay application #5 for \$235,462.25. The project is close to being completed. What is still owed to Martin General Contractors after this payment is the retainage and a few other items that are not finished yet. Cody Quist makes a motion to approve the final payment of \$235,462.25 Martin General Contractors. Amy Vollmer seconds the motion. All are in favor.

In re: Martin General Contractors-Change Order #2-A.J. Girondo states that this change order is for the addition of electrical work, rock excavation, and a flow meter, which totals \$127,997.84, less an amount for items not needed on the project of \$67,539 for a final change order amount of \$60,458.84 being added to the project. Jerry Green makes a motion to approve Change Order #2. Amy Vollmer seconds the motion. All are in favor.

In re: Recycle Grant and a Grant to Plug Well #2-Following a short discussion regarding the two grants, Cody Quist makes a motion to apply for these grants. Steve Aston seconds the motion. All are in favor.

In re: Additional charge for cleaning aerators-Rob Hamilton states that the original approved cost was \$8,000, but the contractor ran into more debris than originally thought to be there, which made the project take two days longer. Jerry Green makes a motion to approve the additional \$2,000 cost for the project. Amy Vollmer seconds the motion. All are in favor.

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