



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.

Cody Quist makes a motion to adjourn to executive session per RSMo. 610.021 #1-Legal, #2-Real Estate, & #3-Personnel. Jerry Green 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 ten 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: Board of Adjustments-Public Hearing-Variance application submitted by Missouri Best Properties, LLC to allow the construction of two four-plex residential buildings at 274 E. Second St., which is an area zoned S-D Special Old Town District.**-Mayor Flannigan states that the applicant, Dan Stokes, could not be present this evening due to the weather, but he will be participating by telephone. Amy Vollmer makes a motion to open the public hearing. Steve Aston seconds the motion. Roll call vote is as follows: Steve Aston-Aye, Amy Vollmer-Aye, Jerry Green-Aye, Cody Quist-Aye. Mayor Flannigan asks if there is anyone who would like to speak. Kenneth Priester of 207 W. Third Street expresses concerns about the water that runs from the lumber yard down to this property. Mayor Flannigan states that the developer will have to address that issue, and the City's engineer will not approve the plans if it does not meet the specifications. Mr. Priester states that he is also concerned about the water drawing mosquitoes. Dan Stokes states that he understands that there is a water issue that needs to be addressed. Richard Crawford of 329 E. Second Street expresses concerns about the water that jumps up onto the road and then drains on to his property and his neighbor's property. Mr. Crawford states that if a pipe is put in it is just going to make the problem worse by speeding up the flow. It will need to be drained all the way to the river. If something has to be built that takes the water all the way to the river, will the City be paying for that? There are water drainage problems already and this proposal is adding two buildings housing four families each. Mr. Crawford states that he is trying to figure out how two four family buildings with at least 16 vehicles are going to fit, and this would be the only building of its kind in the neighborhood. Mr. Crawford states that it has been floating around that this will be section eight housing. Mayor Flannigan states that part of some legal descriptions in Moscow Mills state what township and section the property is in. Section eight in this scenario does not mean section eight housing. Kenneth Priester asks if there is currently a water supply issue in old town. Mayor Flannigan states that there are a lot of two-inch mains. The City is looking for grants to address this issue, and the three step sewer system. Karen Crawford asks what these quadplexes will do to her property value. Rental property next to her home is going to bring more drugs and crime to the neighborhood. Are there pictures of what the buildings will look like? Dan Stokes states that this will be rental property, but not section



eight. Mr. Stokes states that he does extensive background checks of his tenants. They cannot have any drug charges or felonies. He does not want to rent to people who are not respectful and not good citizens. He doesn't want to have to fix stuff because the tenants were not respectful. Mr. Stokes states that all parking will be on site, nothing on the road. He is building nice buildings that should increase the surrounding property values. Dan Stokes states that the size of each unit will be 1,500 square feet, and the rent will be around \$1,800 per month, so these will not be low end renters. Richard Crawford states that he believes it will be low end renters. Cody Quist states that everyone cannot afford to purchase a home, but that doesn't make them bad renters. Mayor Flannigan states that Elm Tree Commons stays full, so there is a need for more rental units. Karen Crawford asks if the developer and City can guarantee that her property values will not go down. Brandon Duke of 328 E. Second Street states that he has some concerns. Mayor Flannigan shows some photos of good and bad surrounding properties. Mr. Duke states that he has a young child and is worried about the traffic on the street. If the lot is going to be fixed up and the values of the homes increase, he is okay with it. Lisa Meyer of 301 Tobago Lane states that she was reading through some stuff and came across something that said that developments have to be hooked up to the step sewer system in that area. Mayor Flannigan states that it depends when, since the City is looking for grants to eliminate the step sewer system. Lisa Meyer states that there was something in the minutes about the City hiring a marketing data firm. Mayor Flannigan states that the City has decided to go a different direction. Trane Technologies is assisting the City to find grant money for three projects, one of the projects is the elimination of the step sewer system. It is over 40 years old and is costing everyone to keep it running. Lisa Meyer states that a survey was recently put on social media asking if the citizens would be in favor of a bond issue. Her question is, will this development cost the City money if the old step type system is put in by the developer, and then the City has to replace it with a new system later. Is it really fair to cost the citizens to replace their sewer system later, or should this development be put on hold until the fix is identified, and everything has been thought through? Steve Aston asks if the developer will have to do the step system with the septic tanks. A.J. Girondo states they will be required to put in a grinder pump system. Rob Hamlin states that this grinder pump is better for the City. Lisa Myer asks if this will cost the City money later. Rob Hamlin states no, it will not. Lisa Meyer asks if the City has signed papers for a grant, and did we get it. Shane Marciniak of 317 E. Second Street asks if they can view the plans. Mayor Flannigan states that this is the first step, the site plan and building permit steps will be later, so nothing has been submitted yet. The site plan approval will be on a Planning and Zoning Commission agenda, so he can check the agendas to see when it is coming up. There being no further questions or comments, Cody Quist makes a motion to close 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 Missouri Best Properties, LLC to allow the construction of two four-plex residential buildings at 274 E. Second St., which is an area zoned S-D Special Old Town District.**-Mayor Flannigan asks if there is any discussion, or he will entertain a motion. Amy Vollmer makes a motion to approve the variance application submitted by Missouri Best Properties, LLC. Cody Quest Seconds the motion. Roll call vote is as follows: Steve Aston-Nay, Amy Vollmer-Aye, Jerry Green-Aye, Cody Quist-Aye.



**In re: Remarks of Visitors**-No one is signed up for remarks of visitors.

**In re: Approval of Consent Agenda items**-Cody Quist makes a motion to approve the consent agenda items which includes minutes for the December 11<sup>th</sup> meeting; financial reports; paid bills report; bills to pay report; Payroll Monitor report for December; Bank Statement Monitor report for November and December; Department Head reports from the Court Clerk, City Clerk, Utility Superintendent, and Chief of Police; purchase by Public Works to repair the CCWWTF generator with Cummins Sales & Service (the City's vendor for annual preventative maintenance) for \$6,668.47; the City Clerk to attend the Missouri City Clerks and Finance Officers Spring Conference in Columbia March 11<sup>th</sup> through 14<sup>th</sup>; and ratification of Benjamin Ficks pay increase of \$3 per hour, that was granted by Mayor Flannigan, for passing three MO DNR license exams. 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 well was started up and is working as it should. The SCADA is being installed tomorrow, then the fence will be put up and the area cleaned up.

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

**In re: Trane Technologies-update**-Mayor Flannigan states that Mr. Johnson could not be present this evening. They have been working on the cost of the project to eliminate the step system, and grants. They are also working on adding solar power to the City's treatment facilities. As he stated earlier, hiring a marketing firm for \$14,000 has gone by the wayside.

**In re: Animals**-Steve Aston states that he wanted to wait until after Elizabeth Streckfuss speaks, but she is not present this evening. He will sponsor her to be on next month's agenda.

**In re: Presentation and acceptance of 2022 Audit-Croghan & Croghan**-Mike Croghan states that the audit is similar to last year's. It is easy to read. The first three pages are the auditor's opinion, the next six pages are the Management Discussion and Analysis. He is happy to entertain questions this evening, or later by telephone. He has also prepared the annual payroll audit that is required by MIRMA. Cyber security is a big concern, and he sees the City is taking precautions. Separation of duties is sometimes not possible in smaller organizations, but he commends the City for taking the extra steps to have a Bank Statement Monitor and a Payroll Monitor who look these items over on a monthly basis. He would also like to bring up that there is a threshold of \$750,000 of federal money being received that requires a Single Audit, which adds about fifteen pages to the regular annual audit. He does not anticipate the City reaching this threshold, but the Mayor and the City Clerk will be the first to know. Mr. Croghan asks if there are any questions. There being none, Cody Quist makes a motion to



accept the 2022 audit. 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: Authorization to have Croghan & Croghan perform the 2023 Audit**-Mike Croghan states that they got a late start this year but will do better next year. Mike Croghan leaves the meeting. Steve Aston makes a motion to authorize Croghan & Croghan to perform the 2023 audit. Amy Vollmer seconds the motion. All are in favor.

**In re: Chickens-Elizabeth Streckfuss**-Not in attendance.

**In re: Ordinance #1060-Amending Section 112.100 Backflow prevention Annual Inspection**-Mayor Flannigan states that this change is to remove the administrative fee of \$10 and change the date due to June 1<sup>st</sup>. Linda Haynes reads the title of Ordinance #1060 in full two times. Cody Quist makes a motion to approve Ordinance #1060. 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: Fees for tire recycling drop off**-Mayor Flannigan states that official specifications and fees for tire recycling drop off have not been established. A proposal has been presented this evening to address that. Following some discussion, Cody Quist makes a motion to approve the specifications and fees presented by the Mayor. 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: Martin General Contractors-Pay Application #6**-A.J. Girondo states that there are a few things left to be done, but he is okay with this pay request of \$198,974.89. Amy Vollmer makes a motion to approve Pay Application #6 in the amount of \$198,974.89. 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 General Contractors-Change Order #3**-A.J. Girondo states that the additional cost of \$14,000 is related to the Winchester water line project. The lines were extended to get away from other utilities. Jerry Green makes a motion to approve Change Order #3 that increased the price of the project by \$14,000. 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: Agreement with Northroad Church**-Chief Foster states that what is being presented is for off duty officers to do the security at Northroad Church wearing the City's uniform, and the outside employment for the department. They will be paid by Northroad Church. Following some questions, Cody Quist makes a motion to approve the agreement with Northroad Church and to allow the Mayor to sign the agreement. 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: Resolution #1061-Amending policy-Personal Protective Equipment**-Mayor Flannigan states that this is a new policy, but very similar to the current policy. There



was some information that was missing in the current policy. Linda Haynes reads the title of Resolution #1061. Cody Quist makes a motion to approve Resolution #1061. 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: Easement from Alchemy Advisors, LLC**-Mayor Flannigan explains the easement being granted. Jerry Green makes a motion to accept the easement from Alchemy Advisors. 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: Building code-update to 2021**-A.J. Girondo states that the city is currently under the 2015 International Building Code standards. There has been a 2018 update, 2021 update, and a 2024 update. He recommends updating from 2015 to the 2021 codes. The Board is in favor of beginning the process to update to the 2021 codes.

Amy Vollmer makes a motion to amend the agenda to add replacement of pump three at CCWWTF. Jerry Green seconds the motion. All are in favor.

**In re: Replacement of pump #3 at CCWWTF**-Robert Hamlin states that pump three had a seal that leaked and allowed water in to the oil. It has had a hard life. One should last around 12 to 15 years if it is maintained correctly. There is another pump with issues that can be repaired. The oil will now be changed every year in these pumps. This can be purchase under the exclusive vendor exception since the City requires Flyght pumps. The cost to replace the pump is \$18,374. Cody Quist makes a motion to purchase the Flyght pump for \$18,374. Jerry Green seconds the motion. All are in favor.

Cody Quist makes a motion to adjourn. Steve Aston seconds the motion. All are in favor.

Respectfully Submitted:

Linda Haynes, City Clerk

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Patrick Flannigan, Mayor