



6:00 p.m.-Mayor Flannigan calls the meeting to order. Mark Spence, Alderman Ward I; Marsha Mills, Alderman Ward II; and Cody Quist Alderman, Ward II are present. Steve Aston, Alderman Ward I is absent. Also in attendance is Linda Haynes, City Clerk and Cindy Davenport, City Attorney.

Mark Spence makes a motion to adjourn to executive session per RSMo. 610.021 #1-Legal & #2-Real Estate. Cody Quist seconds the motion. Roll call vote is as follows: Mark Spence-Aye, Marsha Mills-Aye, Cody Quist-Aye.

Executive session is held and adjourned.

6:30 p.m.-Mayor Flannigan calls the meeting back to order. Dwayne Washford, Assistant Maintenance Superintendent; Terry Foster, Chief of Police; and A.J. Girondo, City Engineer are present. There are two guest 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: Remarks of Visitors-None.

In re: Approval of Consent Agenda items-Mark Spence makes a motion to approve the consent agenda items which includes the minutes from the April 19th and 29th Board of Aldermen meeting; financial reports; paid bills report; bills to pay report; Payroll Monitor report for April; and Department Head reports from the Court Clerk, City Clerk, and Chief of Police. Cody Quist seconds the motion. Roll call vote is as follows: Cody Quist-Aye, Mark Spence-Aye, Marsha Mills-Aye.

Mayor Flannigan requests a motion to amend the agenda to allow Adam Pollard to speak. Cody Quist makes a motion to amend the agenda to allow Adam Pollard to speak. Mark Spence seconds the motion. All are in favor.

In re: Adam Pollard-Pollard Properties, LLC-Mr. Pollard gives a video presentation to the Board of Aldermen regarding an apartment project that involves two properties within the City. The first property is on Elm Tree Road, and the second property is the Cappel property that is going to be auctioned on June 4th. There will be a dog park, playground, and laundry facilities at these locations. They will needs some variances or changes made to existing city code to be able to do 17 units per acre, 20 units per building, and zoning changes from R-1A and C-3 to R-3. These developments would mean tap fees for the City, and more people in the City spending taxable dollars. These would be upscale units and the screening process for tenants is strict. Mayor Flannigan states that the R-3 district might be able to be amended to allow this density, or a new zoning district could be created. Mr. Pollard states that he is looking for the Boards thoughts on the developments he is proposing, prior to the live auction on June 4th. A planned unit district could be the solution. A.J. Girondo states that the City doesn't have a PUD. Cindy Davenport states that she will look at the code to see what changes would be needed. There is discussion regarding the available water volume to the Cappel property. Dwayne Washford states that he is concerned about fire suppression and daily use. A. J. Girondo states that he is currently



running that model for the renewal of the City's five year plan. Mayor Flannigan asks if the Board has any questions or concerns with the projects Mr. Pollard has presented. There are none. Mr. Pollard thanks the Board for their time.

In re: Moscow Mills Bicentennial Committee update-Mayor Flannigan states that he was out of town for the last Committee meeting. The Lions Club has backed out on selling beer, after the cups had already been purchased. He is going to meet with them later this week. The 1820's day event being held on May 22nd begins with the parade that starts at 1:00 p.m.

In re: Updates, repairs, and sludge at sewer treatment plants-Mayor Flannigan states that the sludge removal at the NWWTF should be finished by December 1st. A.J. Girono states that he has been going back and forth with the manufacturer to determine the minimum and maximum depth for the weir design. It has to be designed to handle an extreme rain event. Dwayne Washford states that he is still waiting for Ray Lindsay to get an open time slot to do the pending work. Mayor Flannigan states that the two lift station rehabilitations are in the testing phase. A.J. Girono states that he has not heard anything from Cannon regarding the pending change order. Mayor Flannigan states that Cannon cut a new swale. A.J. Girono states they will have to regrade it.

In re: Use tax-Cindy Davenport states that she just sent the Board an e-mail with a draft use tax ordinance. This ordinance would place the use tax issue on the April 2022 ballot. Please review it and let her know if there are any questions so the ordinance can be placed on the June 14th agenda for passage.

In re: Request to vacate an easement at 1857 W. Outer Hwy 61-Mayor Flannigan states that their first request involved two easements, but one easement issue has been resolved. The remaining easement was for service to a small house on the property. The house is now gone. He has consulted with Dwayne Washford, who said that the easement is no longer needed. Therefore, he is recommending that the City vacate that easement. During this investigation it was realized that the corner of one of the buildings on the property was built over an existing easement. They are aware that the building will have to come down if the City has to dig that line up. Mark Spence makes a motion to vacate the small easement on the map, that used to service the home that is now gone. Cody Quist seconds the motion. All are in favor.

In re: MML Elected Officials Training-anyone to attend?-June 10-11, 2021-After a short discussion, the only elected office that will be attending is Marsha Mills. The City Clerk states that she will check with Steve Aston again, since he is not present this evening.

In re: Bid Health Insurance-update-Linda Haynes states that the broker says they still do not have the renewal costs from Anthem. She told them she received them in the mail last week, so they should be able to get them.

In re: Well #5 project-update-Mayor Flannigan states that this project has not been put out for bids yet. Some more issues have been discovered. The new well would be fed into the City's existing water treatment plant on Jefferson Street that already treats the water from well #2. Proper maintenance and upkeep on the treatment facility has not been done,



and they are trying to get it running smoothly. A.J. Girondo had a consultant come take a look, but the report has not been received yet. There are issues with the chlorine contact tanks, they will need to be replaced. When a cost is determined for all needed repairs it will be presented to the Board of Aldermen.

In re: Tropicana Village Drive-drainage pipes-update-Mayor Flannigan states that he has been in contact with one contractor who will be submitting a bid for these repairs. He will try for two more bids, and hopefully have this by the next meeting.

In re: Drone insurance-update-Linda Haynes states that she contacted Sandy Glass, and they do not do drone insurance. She also requested a bid from J.W. Terrill, but has not heard back from the division that issues the drone coverage. She will keep trying to get a bid from them. The deadline for adding the drone to the City's coverage with MIRMA that seemed expensive was May 3rd, so it would not be able to be added to the MIRMA coverage until next year.

In re: Ordinance #944-Amend the 2021 Budget-Linda Haynes reads the title of Ordinance #944 in full two times. Mark Spence makes a motion to approve Ordinance #944. Cody Quist seconds the motion. Roll call vote is as follows: Cody Quist-Aye, Mark Spence-Aye, Marsha Mills-Aye.

In re: Heater for newest shop building-Mayor Flannigan states that there is no heat in the newest building. The Ditch Witch is stored in this building, and it can hold water and freeze. There are also other items stored in that building that can freeze. These items do get winterized, but it is never known when they will have to de-winterize them for an emergency. The furnace being quoted is a used unit from Menne Refrigeration & Electric for \$2,475.00. Cody Quist makes a motion to waive the City's bidding requirements and proceed with purchasing the used unit from Menne for \$2,475.00. Mark Spence seconds the motion. All are in favor.

In re: Ratify decision to do a survey on City's lot and easements at Winchester Place-Mark Spence makes a motion to ratify the e-mailed decision to have a survey done on the City's lift station property at Winchester Place. Cody Quist seconds the motion. All are in favor. Mayor Flannigan states that the survey is almost complete

Mayor Flannigan states that a second executive session is not needed this evening.

Cody Quist makes a motion to adjourn. Mark Spence seconds the motion. All are in favor.

Respectfully Submitted:

Linda Haynes, City Clerk

Patrick Flannigan, Mayor