



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

Cody Quist makes a motion to adjourn to executive session per RSMo. 610.021 #1-Legal, #2-Real Estate, & #3-Personnel. Marsha Mills seconds the motion. Roll call vote is as follows: Steve Aston-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. Rob Hamlin, Utility Supervisor; Dwayne Washford, Maintenance Supervisor; Terry Foster, Chief of Police; and A.J. Girondo, City Engineer are present. There are thirty-five 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-Nu Image Painting LLC-Donald Roettger Jr.-Zoning change from R-1A Single Family Residential District 3.41 acres and R-2 Two Family Residential District 12.825 acres to R-3 Multiple Family Residential District**-Mayor Flannigan states that each person signed up to speak regarding the re-zoning application will be called on in the order they signed up. The public hearing will be adjourned after everyone has had a chance to speak. The agenda topic when the Board will make their decision is later in the meeting. Cody Quist makes a motion to open the public hearing. Marsha Mills seconds the motion. All are in favor. Don Roettger, the owner of the property, states that he plans on doing quad-plexes that are 1,200 square feet. There will be over 100 units, and they will be listed for around \$140,000 to \$150,000. They will look nice.

1. Vickie Menne-118 Austin Oaks Drive-Expresses concerns relating to: the lowering of property values; that there is a home shortage in all income levels, not just low income; there being no off street parking; the width of the roads in relation to emergency vehicles having access; all of the traffic what would be generated; school overcrowding and children not able to attend the school closest to them. Mayor Flannigan states that he is in direct contact with the school regarding new developments and gives a history of the past when mobiles were temporarily used by the school until expansion could happen, then the mobiles were removed.

2. Patrick Myers-19 Stone Bridge Dr.-States he has a lot of concerns at the first speaker. Expresses concerns relating to: rain, the creek flooding, and standing water on the property; building in a flood plain; and property values.

3. Kayla Julian-117 Briarwood Dr.-States that she urged P&Z members to go take a look at the property. Expresses concerns relating to: water issues and how the property lays, that the neighborhood will no longer be peaceful and quiet, the amount of people jammed into a small area, traffic, child safety, property values going down, privacy fencing not giving



privacy with tall buildings, purchase of the buildings by a property management organization that will use them as rental property, arguments and disagreements with so many people in a small area, and there being only one way in and out. States that she feels it should be left as it is currently zoned.

4. Skyler Julian-117 Briarwood Dr.-States that he provided some statistical data that was included in the Board's meeting packet. Expresses relating to: the inflated current prices of homes, the home values decreasing, the change in demographics he feels that will occur, the buildings being purchased for rental property, the lack of business development versus residential developments, flooding, school overcrowding, future streets on the property buckling and costing all taxpayers money to repair due to lack of planning.

5. Maggie Broadway-113 Briarwood Dr.-States that she has an atrium house and she lives alone. Hands out photos she has taken. Expresses concerns relating to: no longer having privacy behind her home, no way to hang curtains in an atrium, the road traffic will be able to see right into her house, safety of children in the back of their homes, placement and number of signs posted for the public hearing, letters only being sent to the people on the creek side, water bills increasing, the property being not fit to build on, the City's complaints will increase, flood insurance being required for the new buildings and potentially for the existing houses in the area; the building being used for rental property, too many people in a small area, people's pets running around due to no place to keep them, roads not being designed to handle this much traffic, city not having enough money to fix potholes currently, working from home with construction nearby disrupting her work by causing noise, power outages, internet outages; people don't want this; thinks that this is all about money for the City; the creek being a danger because it is a 20 foot drop off. States she is not against growth, just not at this location.

6. Robert A. Hall Jr.-42 River Rd.-Does not want to speak. His topic was about an annexation letter he received.

7. David Joseph-105 September St.-New to Moscow Mills, moved here from Hazelwood. Expresses concerns regarding: his five year old attending the school that is near this development, more policing needed, burden on the school district, people not paying their fair share of taxes.

8. Steve Muehlenbeck-141 Bluewater Ln.-Has lived and worked in areas such as Spanish Lake. Expresses concerns regarding: the development starting out nice and decreasing over time, City having more burden on staff due to calls in the area, investors purchasing the buildings and using them as rental property, states that the neighborhood will go down because renters do not care, states the developer doesn't care about what the city and surrounding property owners will be left with in 15 years.

9. Frank Doggett-143 Briarwood Dr.-States he provided the City Clerk a letter to be included in meeting packets regarding why he moved here and statistics. Expresses concerns regarding: water on the site after less than two inches of rain (shows photo), believes these buildings will require flood insurance which is expensive, states that there is a shortage of all kinds of housing everywhere right now, states that the problem is this being multi-family, if it was residential on three acre lots he developer could flip them and make a profit. States



that no one wants this type of development there.

10. Lorie Athena Myers-42 Prince Ct.-States that the City doesn't currently do anything for her, no maintaining of the roads, took down signs, has never put a grain of sand on the roads.

11. Quentin LeJuene-229 E. Third St.-No longer present. Had possibly wanted to speak regarding the annexation letters.

12. Jimmy Robbins-50 Willow Springs-States he moved here six years ago for a better environment. Expresses concerns regarding: believes this issue has already been decided, states that no voters he knows of wants this, doesn't want to see this turn into a bad area, plans to move if this happens, states he has had personal experience with this and doesn't want this to be the bad part of town.

13. Bill Ryan-321 Hampel Road-States he moved here 30 years ago. Expresses concerns regarding: flooding that takes money out of his pocket due to not being able to plant crops, decreasing property values, previous Mayor said all of this area was supposed to be green space.

**In re: Remarks of Visitors-** Lorie Athena Myers-42 Prince Ct.-States that they built their home in 1995 and put in their own roads, sewer, and water. The City has not ever maintained their roads. She recently received a letter regarding annexation from the City. She will not annex into the City and will fight it if she has to.

**In re: Approval of Consent Agenda items-**Cody Quist makes a motion to the consent agenda items which includes the minutes from the December 13<sup>th</sup> Board of Aldermen meetings; financial reports; paid bills report; bills to pay report; Payroll Monitor report for December; Planning & Zoning meeting minutes from December 6<sup>th</sup>; Department Head reports from the Court Clerk, City Clerk, Maintenance Supervisor, Utility Supervisor, and Chief of Police; and \$1.00 per hour wage increase for Benjamin Fick for obtaining his Wastewater D license. Marsha Mills seconds the motion. Roll call vote is as follows: Marsha Mills-Aye; Steve Aston-Aye, Cody Quist-Aye.

**In re: Moscow Mills Bicentennial Committee update-**Mayor Flannigan states that the 2021 bicentennial events are now over and all was a success. Tina Hunsel, Committee Chairman, states that the Lincoln County Historical Society has asked for one of the banners and she has something to leave for Charles and Laura Meyer. Tina and Mayor Flannigan thank all of the people who donated and helped with the events.

**In re: Updates, repairs, etc. at water and sewer treatment plants & lift stations-**A.J. Gironde states that the water and sewer extension is being advertised for bids starting tomorrow and the work at the 911 lift station is almost complete. Rob Hamlin states that he is looking into a way to provide softened water. Rob Hamlin states that the previous contractor hired to do the membrane replacement at the CCWWTF started the project and then decided they wanted \$44,000 more than the bid amount, due to rags wrapped around the aerator diffusers. The other two bidders were consulted and both state that they were aware of the excessive rags on the diffusers and will still honor



their previous bid. He recommends that the City pay Environmental Dynamics International (EDI) for the work they did do, which is \$8,313.90 and contract with Water Resource Management in the amount of \$103,000. Cody Quist makes a motion to pay EDI \$8,313.90 and to award the project to Water Resources Management for \$103,000 and allow the Mayor to sign the agreement. Marsha Mills seconds the motion. Roll call vote is as follows: Marsha Mills-Aye, Steve Aston-Aye, Cody Quist-Aye. Rob Hamlin states that the altitude valve needs to be rebuilt every five years as part of a good preventative maintenance program, he has obtained two bids for this, a third bid could not be obtained. He recommends going with Sidener Environmental Service for \$1,364.60. The labor portion is an estimate and could go up or down depending on the condition of the valve. Cindy Davenport states no written agreement is needed for this project. Cody Quist makes a motion to waive the City's policy to obtain three bids and to approve the bid from Sidener Environmental Service for \$1,364.60. Marsha Mills seconds the motion. Roll call vote is as follows: Marsha Mills-Aye, Steve Aston-Aye, Cody Quist-Aye. Rob Hamlin states that he has a bid from Vandevanter Engineering to replace all the belts and pulleys on both blowers at the wastewater treatment plant for \$3,011.00. This is under a preventative maintenance program already in place through Vandevanter. Cindy davenport states that no agreement is needed, that Rob can sign the proposal. Cody Quist makes a motion to approve the bid from Vandevanter Engineering for \$3,011.00. Steve Aston seconds the motion. Roll call vote is as follows: Marsha Mills-Aye, Steve Aston-Aye, Cody Quist-Aye. Rob Hamlin states that he has a bid from Metro-Ag for removal of sludge at the Crooked Creek Wastewater Treatment Facility for \$68,110. The cost per gallon is lower this time, due to it being easier to access. Only one bid was sought, due to the urgency of the removal. This is the same company that was used in 2021. Cindy Davenport states that she will need to review the previous bid and contract. Steve Aston makes a motion to waive the City's bidding requirement, approve the bid from Metro-Ag, subject to Cindy Davenport's review and approval, and to allow the Mayor to sign the agreement. Marsha Mills seconds the motion. Roll call vote is as follows: Marsha Mills-Aye, Steve Aston-Aye, Cody Quist-Aye.

A two minute break is held and Mayor Flannigan calls the meeting back to order.

Dwayne Washford states that he has presented the findings from Vandevanter regarding the two pumps at the Himmel lift station. He would like to table this at this time. Cody Quist makes a motion to table this item. Marsha Mills seconds the motion. All are in favor. Dwayne Washford states that he has gotten three bids for the 5 hp pump replacement at the Winchester lift station. He recommends the bid from The Pump Shop for \$4,690.00 because it is in stock and the others say it will be two to four weeks before shipping. Cindy Davenport states that no agreement is needed for this purchase. Cody Quist makes a motion to approve the bid of \$4,690.00 from The Pump Shop. Steve Aston seconds the motion. Roll call vote is as follows: Marsha Mills-Aye, Steve Aston-Aye, Cody Quist-Aye.

**In re: Well #5 project update-**A.J. Girondo states that the design is being updated. The location will be about 1,000 feet from the existing well on Mette Road. That plant



was designed to treat two wells.

**In re: Evelyn Missey & Pat Kessler-POW/MIA signs**-Pat Kessler was not able to attend this evening, they have asked to be put back on the February agenda.

**In re: Resolution #985-Amending City Policy-Chapter 46-Videoconferencing Policy for Public Meetings**-Linda Haynes reads the title of Resolution #985. Marsha Mills makes a motion to approve Resolution #985. Steve Aston seconds the motion. Roll call vote is as follows: Marsha Mills-Aye, Steve Aston-Aye, Cody Quist-Nay.

**In re: Ordinance #986-Nu Image Painting LLC-Donald Roettger Jr.-Zoning change from R-1A Single Family Residential District 3.41 acres and R-2 Two Family Residential District 12.825 acres to R-3 Multiple Family Residential District**-Cody Quist goes over the six criteria from City Code that the Board is to consider regarding re-zonings. Discussion is held. Linda Haynes reads the title of Ordinance #986 in full two times. Cody Quist makes a motion to approve Ordinance #986. Steve Aston seconds the motion. Roll call vote is as follows: Marsha Mills-Nay, Steve Aston-Aye, Cody Quist-Aye. Cindy Davenport announces that the Ordinance did not pass, it requires a majority of those elected to the Board, therefore it needed three affirmative votes to pass. The Mayor only gets to vote when there is a tied vote, which could not occur because one Alderman is absent this evening. The applicant is advised that he can re-apply in 90 days, or possibly follow an appeal process. He is instructed to contact the City Clerk tomorrow.

**In re: Waiver of TDD audit for 2021**-Cody Quist makes a motion to waive the TDD audit for 2021, per the request of David Brown of Lewis Rice. Steve Aston seconds the motion. Roll call vote is as follows: Marsha Mills-Aye, Steve Aston-Aye, Cody Quist-Aye.

**In re: Authorization to have Croghan & Croghan perform the 2021 Audit**-Cody Quist makes a motion to have Croghan & Croghan prepare the 2021 audit and to allow the Mayor to sign the engagement letter. Steve Aston seconds the motion. All are in favor.

**In re: Mayor's pay increase**-Cody Quist suggests postponing this item until Alderman Spence, the co-sponsor of this agenda item, is present to give his input. All are in favor.

**In re: MML Use tax tool kit**-Linda Haynes states that MML has a Use tax tool kit available to educate the public on the ballot issue. Cindy Davenport states that a work session should be scheduled soon to go through this tool kit and get this going.

**In re: Improvement Plan Submittals**-There is discussion regarding the process for approval of improvement plan applications. A.J. Gironde states that these applications should not require Planning and Zoning Commission approval, only Engineer approval. Cody Quist makes a motion to only require Engineer approval on improvement plan permit applications. Steve Aston seconds the motion. All are in favor.



**In re: Boundary line agreement-**Cindy Davenport explains the need for the boundary line agreement. Cody Quist makes a motion to allow the Mayor to sign the boundary line agreement. Steve Aston seconds the motion. All are in favor.

**In re: Sick time for probationary employees-**Mayor Flannigan states that the current policy states that probationary employees cannot use their accrued sick time for the first six months of employment. He would like to see that restriction lifted for new employees that are out due to COVID, either for exposure quarantine or sickness. This would allow them to use the six days they are accruing during the probationary period. Cody Quist makes a motion to lift the probationary restriction on the use of sick time for new employees who are out due to COVID exposure quarantine or COVID sickness. Marsha Mills seconds the motion. All are in favor.

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

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