



6:00 p.m.-Mayor Flannigan calls the meeting to order. Steve Aston, Alderman Ward I; Tom Gormley, Alderman Ward I; Gerald Green, Alderman Ward II, and Cody Quist Alderman, Ward II are present. 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 and #2-Real Estate. Steve Aston seconds the motion. Roll call vote is as follows: Steve Aston-Aye, Tom Gormley-Aye, Gerald Green-Aye, Cody Quist-Aye.

Executive session is held and adjourned.

Rob Hamilton, Public Works Superintendent, and A.J. Gironde, City Engineer are now in attendance. Terry Foster, Chief of Police is absent. There are twenty-seven 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-A 16.235 acre tract of land being part of Fractional Section 8 and U.S. Survey 3005, Township 48 North, Range 1 East, City of Moscow Mills, Lincoln County, Missouri**-Cody Quist makes a motion to open the public hearing. Steve Aston seconds the motion. All are in favor. The speakers were as follows:

**Vickie Menne-118 Austin Oaks Drive**-States that she has been a realtor for many years. She has pulled comparable listings from the MLS. Provides statistics she has about housing in the area. States that she is concerned about the property values going down in Briarwood, and about parking. States that she thinks something for the greater good of the community, such as senior housing, would be nice.

**Frank Doggett-143 Briarwood Dr.**-States he has concerns regarding the sewer pump station being able to handle this development, because it already has problems. States that he feels that Hampel Road will not be able to handle the added traffic and is also concerned about emergency vehicle access.

**Skyler Julian-117 Briarwood Dr.**-States that he has reviewed the Planning & Zoning recommendation sheet from their June meeting. Expresses concerns regarding the age of the City's Comprehensive Plan and states that parts of it are grossly inaccurate. States that approved land use should be based on need. States that he doesn't feel



that the community's goals and aspirations are being met with this development. States that if changing this zoning to R-3 is the answer then why was that zoning not assigned to it in 2009. States that this area is in a floodplain and the applicant didn't submit any preliminary plans this time. States that the City says more homes are needed for businesses to come, but the existing businesses are not thriving. States it's been said that the residents of Briarwood are against this development because it is in their back yards. He refutes this, since there were over 80 people at the Planning & Zoning Commission's public hearing which included people that didn't live in Briarwood and business owners. States that he has seen other developments Mr. Roettger built, and they have not aged well. Requests that the Board please take these concerns into consideration when making their decision.

**Lisa Meyer-301 Tabago Ln.-**States that she was previously on the Planning and Zoning Commission and the Board of Aldermen. States she feels that the items stated at the Planning & Zoning meeting do not match what is stated in the recommendation form provided to the Board of Aldermen. Reads from the Comprehensive Plan. States that flooding and storm water is an issue, which may be why this property hasn't been developed. States concerns about the two schools in the area being impacted by the added traffic. States that this would change the area to a high-density development and that this is spot zoning. Feels like this development could go to other undeveloped areas. States that there are several other high-density developments in the City, some of which are not full, like Tropicana Village Mobile Home Park. States that she feels there is no benefit from more high-density development, there is already enough, and there are more of them than single family housing units. States that Moscow Mills already has the highest tax rates and that businesses should be pursued. States that this is not about it being in her back yard, she feels that the City has enough high-density zoning. States that businesses probably don't want to come to communities that have a lot of high-density housing.

**Maggie Broadway-113 Briarwood Dr.-**States that the City has had twenty years to update the Comprehensive Plan. States that the average home is valued at \$325,000. States that this developer is going to market 600 square feet of living space for \$150,000. States that she doesn't know who is going to pay that. States that she walked the area today and there isn't enough room. States that this is going to be a safety hazard for adults and children, due to the number of cars per unit. States that the Board should go look at it, there is not enough room and is barely enough room for the road. Feels that there are a ton of more suitable areas for this development. States that this is not feasible, logical, or safe. States the City cannot keep up the streets now,



patching is not fixing. States that there are already drainage issues in Briarwood that no one wants to fix, and it won't get fixed with this development and will get worse. Asks the Board to represent the people and is pleading for them to listen. States that it is not just about this being in their back yard, it's about it not being safe.

**Donald Roettger**-States that there has been a lot of talk about the Comprehensive Plan, and people look at this in different ways. He understands that the Briarwood residents want things to stay the same, but he is going to develop the property regardless of whether it gets rezoned. If it's not quadplexes it will be duplexes. There are hardworking people who want to be able to afford to be property owners. Mr. Roettger passes around pictures of a previous development and states that he didn't include a plan because he knew it would end up being changed. States that the homes in Briarwood were originally bought for around \$100,000. States that his development will be maintained by a homeowner's association and the property owners will pay HOA fees. He feels the people interested in this development will not be different than the Briarwood people. The Briarwood people just happened to purchase their houses prior to the big boom so now their values have increased. Jerry Green asks if the pictures can be passed around to the audience. Mr. Roettger states yes. These are condos that will be sold, not rentals, and he feels it will fit a lot of peoples needs. He is trying to make these look nice. From the street view of the door and garage the multi-units will look better. Lisa Meyer states that all of the circles on the Planning & Zoning map are high density developments. Her opinion is there are other places for this and that needs to be considered. Frank Doggett states that if he is going to sell these for \$150,000 why wouldn't someone go to Orchard Grove and build a house instead for not much more. Mayor Flannigan reads the following statement from the Comprehensive Plan: "The Plan for Moscow Mills is also "long-range" in nature since proposals are shown over the next 20 years. The Plan is, by necessity, flexible and is presented in a "generalized" manner. It cannot be so rigid, precise or inflexible as to ignore differing needs, changing conditions or new possibilities. As conditions change, new problems and opportunities will emerge; therefore, the Plan may have to be modified to take advantage of these opportunities and solve the problems." Mayor Flannigan states that the plan is at the end of its useful life so he has it on the agenda tonight, to see if the Board is in favor of spending around \$15,000 to update this plan. There are no other speakers for this public hearing. Cody Quist makes a motion to adjourn the public hearing. Jerry Green seconds the motion. All are in favor.

**In re: Public Hearing-Meyer Real Estate Company-Keith Meyer-Zoning change from R-1A Single Family Residential District to C-3 General Commercial District -**



**A 12.20 acre tract of land being part of Section 17 and U.S. Survey 3005, Township 48 North, Range 1 East, City of Moscow Mills, Lincoln County, Missouri-**Jerry Green makes a motion to open the public hearing. Steve Aston seconds the motion. All are in favor.

**Ben Pullian-10 Christian Lane-**States that he didn't attend the public hearing held by the Planning and Zoning Commission, so he is here to find out the details, like where the entrance and exit of this property will be and what will be there. States that he owns property nearby and received a letter. Mayor Flannigan states that the developer has not come to the table with what they are intending to put there, but the entrance and exit of vehicles would be through the current entrance and exit known as Majestic Lane on Hwy 61, like Contech did. Mr. Pullian states that his concern was they were going to come through their residential area. Mayor Flannigan states no, they will not be cutting through his residential area. There are no other speakers for this public hearing. Cody Quist makes a motion to close the public hearing. Steve Aston seconds the motion. All are in favor.

**In re: Remarks of Visitors-**There is no one signed up to speak.

**In re: Approval of Consent Agenda items-**Cody Quist makes a motion to approve the consent agenda items which includes minutes from the May 9<sup>th</sup> and May 18<sup>th</sup> Board of Aldermen meetings; financial reports; paid bills report; bills to pay report; Bank Statement Monitor report for April; Planning & Zoning minutes from the May 2<sup>nd</sup> meeting; Department Head reports from the Court Clerk, City Clerk, Utility Superintendent, and Chief of Police; and Linda Haynes and Terry Foster to attend the MIRMA annual meeting on July 20<sup>th</sup>-22<sup>nd</sup> at Lake Ozark. Tom Gormley seconds the motion. Roll call vote is as follows: Steve Aston-Aye, Tom Gormley-Aye, Jerry Green-Aye, Cody Quist-Aye.

**In re: Updates, repairs, etc. at water and sewer treatment plants & lift stations-**Rob Hamlin, Utilities Superintendent, does a verbal presentation of the written report he provided to the Board. Rob states that there is currently one open position in his department that he hopes to have filled soon.

**In re: Viking Industrial Painting-Water tower maintenance-**Rob Hamlin states that he consulted several companies to see what the City could do to get the water tower maintenance up to an acceptable level for the City's three water towers. Viking Industrial Painting does this kind of work nationwide, and they have great reviews. Rob goes over the work that will be done in each year. Mayor Flannigan states that if they miss something it is on them to fix it. Jordan Ricks with Viking Industrial Painting introduces himself and explains that they have done work nationwide, but mainly do work in the Midwest. Mayor Flannigan states that the City can terminate the contract after the first year if not happy. The City only pays after the work is completed. There is discussion about seeking other bids. Rob Hamlin states that repairs and maintenance



do not have to be bid out in Missouri. Rob Hamlin states that he approached Pittsburg Tank and Ozark Applicators. Neither of them offers a maintenance program like this. There is further discussion regarding bids and the engineer's opinion of the proposed program. A.J. Girondo states that he believes the approach of taking this tank by tank is best. Rob Hamlin states that he doesn't know of any other contractor that does a repair and maintenance program like this. Tom Gormley asks if this can be done without raising rates. Mayor Flannigan states yes, the City already has the funding for year one. Cody Quist makes a motion to approve the five-year program with Viking Industrial Painting, and to allow the Mayor to sign the appropriate agreements. Jerry Green seconds the motion. Roll call is as follows: Steve Aston-Aye, Tom Gormley-Aye, Jerry Green-Aye, Cody Quist-Aye.

**In re: Well #5 project update-**A.J. Girondo states that they ran across a letter from Mo DNR that addressed shale in the well previously drilled at the Mette Road treatment plant, which has already been addressed by sleeving the pipe. They are working to find a solution up front to prevent the rock from falling in on the new well. The design is 90% complete overall. The property acquisition will be next.

**In re: Update Comprehensive Plan-** Mayor Flannigan states that he has an estimate of \$15,000 from Boonslick Regional Planning to update the City's Comprehensive Plan. If the Board wants to move forward with the update, he can go back and get a firm quote. Cody Quist makes a motion to obtain the quote for updating the City's Comprehensive Plan. Jerry Green seconds the motion. All are in favor.

**In re: Ordinance #1001-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-A 16.235 acre tract of land being part of Fractional Section 8 and U.S. Survey 3005, Township 48 North, Range 1 East, City of Moscow Mills, Lincoln County, Missouri-**Jerry Green states that this property is going to get developed no matter what happens with the rezoning this evening. Cody Quist states that he appreciates the people who have reached out and provided their concerns. Steve Aston reminds the public that this is just the beginning step, the developer has to go through several steps and engineer reviews with the City. Cody Quist states that the property will get developed, if not rezoned it will be duplexes built to a lower quality, due to the developer making less money. Linda Haynes reads the title of Ordinance #1001 in full two times. Cody Quist makes a motion to approve Ordinance #1001. Steve Aston seconds the motion. Roll call vote is as follows: Steve Aston-Aye, Tom Gormley-Nay, Jerry Green-Aye, Cody Quist-Aye.

**In re: Ordinance #1002-Meyer Real Estate Company-Keith Meyer-Zoning change from R-1A Single Family Residential District to C-3 General Commercial District - A 12.20 acre tract of land being part of Section 17 and U.S. Survey 3005, Township 48 North, Range 1 East, City of Moscow Mills, Lincoln County,**



**Missouri-**Linda Haynes reads the title of Ordinance #1002 in full two times. Cody Quist makes a motion to approve Ordinance #1002. Jerry Green seconds the motion. Roll call vote is as follows: Steve Aston-Aye, Tom Gormley-Nay, Jerry Green-Aye, Cody Quist-Aye.

**In re: Dangerous building-253 E. Second Street-Mary & Craig Faatz-Mayor** Flannigan states that he has spoken to Mrs. Faatz. She stated that she plans to put this property on the market. Therefore, he has given her 60 days. If nothing changes over this period he will bring this back to the Board to hold the public hearing.

**In re: Dangerous building-165 W. Fourth Street-Orville L. Thoroughman Trust-**Mayor Flannigan states that he has spoken with the property owner's son. The son wants to tear down this building and the house they own next door. He has also given him 60 days to make some progress.

**In re: Health, dental, life insurance bids-**Linda Haynes states that the increase for the medical coverage is 4.8%, the dental increase is 4%, and there is no increase for the life insurance this year. The employees were polled, as in the past years, and they want to stay with the current medical coverage through Anthem. The final decision is up to the Board. Cody Quist makes a motion to renew with the current coverage providers for the medical, dental, and life insurance. Steve Aston seconds the motion. All are in favor.

**In re: Hourly fee-meeting room rental-**Mayor Flannigan states that the current meeting room fee is \$25 during business hours and \$40 after. If a police officer is called in to let a renter in and lock up afterward, the loaded rate is about \$50 on overtime. The Board is in agreement to consider a resolution at the July meeting to increase the after-hours rental fee to \$50.

**In re: Trade in 2012 Chevrolet 3500 for 2014 Dodge 5500-**The proposal from Rob Hamilton to trade in the 2012 Chevrolet 3500 for a 2014 Dodge 5500 crane truck is discussed. Jerry Green makes a motion to proceed with the trade in and purchase with Friendly Auto Sales for \$32,700 difference. Tom Gormley seconds the motion. All are in favor.

**In re: Cyber insurance coverage-**Linda Haynes states that MIRMA will no longer be offering cyber coverage, the coverage has gotten too expensive. They have asked if the cities would like a quote for stand-alone coverage. It can be quoted with and without multi-factor authorization. If the Board wants to get quotes she would also like to check with Systec to see how much multi-factor authorization would be. Tom Gormley makes a motion to proceed with obtaining quotes for cyber insurance coverage and multi-factor authorization. Cody Quist seconds the motion. All are in favor.

**In re: Resolution #1003-TAP Grant for walking trails-**Mayor Flannigan states that



the new amount on this grant is \$155,000, so the City's part is now \$46,500. This is for the first leg of the project. Linda Haynes reads the title of Resolution #1003. Cody Quist makes a motion to approve Resolution #1003. Tom Gormley seconds the motion. All are in favor.

**In re: Ordinance #1004-Renewing the Municipal Court Services Agreement with Hawk Point-**Cindy Davenport states that passing this ordinance would renew the agreement with Hawk Point for a third year. Linda Haynes reads the title of Ordinance #1004 in full two times. Cody Quist makes a motion to approve Ordinance #1004. Jerry Green seconds the motion. Roll call vote is as follows: Steve Aston-Aye, Tom Gormley-Aye, Jerry Green-Aye, Cody Quist-Aye.

Cody Quist makes a motion to adjourn to executive session per RSMo. 610.021 #1-Legal and #2-Real Estate. Steve Aston seconds the motion. Roll call vote is as follows: Steve Aston-Aye, Tom Gormley-Aye, Gerald Green-Aye, Cody Quist-Aye.

Executive session is held and adjourned.

Mayor Flannigan states that no decisions were made in executive session that can be released at this time.

Cody Quist makes a motion to adjourn. Tom Gormley seconds the motion. All are in favor.

Respectfully Submitted:

Linda Haynes, City Clerk

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Patrick Flannigan, Mayor