



Moscow Mills

# COMPREHENSIVE PLAN 2024

*Hometown Values with a vision for the future*



Acknowledgements

**City Government**

Patrick Flannigan- Mayor- April 2018- April 15, 2024  
Lisa Meyer- Mayor- Term began April 15, 2024  
Steve Aston- Alderman Ward I  
Gerald Green- Alderman Ward II  
Cody Quist- Alderman Ward II/President of the Board  
Amy Vollmer- Alderman Ward I

**Planning & Zoning Commission**

Patrick Flannigan- Mayor- April 2018- April 15, 2024  
Lisa Meyer- Mayor- Term began April 15, 2024  
Greg Mansfield- Chairman  
Thomas Hunsel- Member  
Tina Hunsel- Member  
Jennifer Jeckstadt- Member  
Christine Shoemaker- Member  
Amy Vollmer- Board of Aldermen representative

**Comprehensive Plan Committee**

Patrick Flannigan- Mayor- April 2018- April 15, 2024  
Lisa Meyer- Mayor- Term began April 15, 2024  
Tom Anderson- Member  
Cynthia Davenport- City Attorney  
Terry Foster- Chief of Police  
Gerald Green- Board of Aldermen  
Tina Hunsel- Planning and Zoning  
Jennifer Jeckstadt- Planning and Zoning  
Crystal Lindsey- Member  
Nathan Lindsey- Member  
Christine Shoemaker- Planning and Zoning

**Consultants**

Boonslick Regional Planning Commission



## Resolution #1PZ

### Planning And Zoning Commission- of the City Of Moscow Mills, Missouri

A RESOLUTION TO ADOPT THE 2024 COMPREHENSIVE PLAN FOR THE CITY OF MOSCOW MILLS, MISSOURI

WHEREAS, § 89.340 of the Revised Missouri State Statutes provides that the Planning Commission ("Commission") of the City of Moscow Mills, Missouri ("City") is responsible to make and adopt a plan for the physical development of the City ("Comprehensive Plan"); and

WHEREAS, § 89.340 of the Revised Missouri State Statutes provides that Comprehensive Plan shall show the Commission's recommendations for the physical development, uses of land, the general location, character and extent of streets and public ways, the general location and character of public places and spaces, and the general location and extent of public utilities within the City; and

WHEREAS, § 89.340 of the Revised Missouri Statutes provides that the Commission will prepare such a plan to addresses the regulation of private, nonprofit, and public structures and premises, and the current and future population density and growth; and

WHEREAS, the City of Moscow Mills Planning Commission explored contemporary processes and practices for obtaining community input, and reviewed pertinent data trends in preparing this Comprehensive Plan; and

WHEREAS, a City-wide input process occurred from an electronic survey, community input, and committee discussion in key areas such as economic development, transportation, infrastructure, housing, community character, and efforts to establish a future industrial park; and

WHEREAS, the Planning Commission met to review and discuss the goals and objectives of the Comprehensive Plan to affirm that its recommendations and accompanying implementation plan will act as a guide for future amendments to City land use ordinance and a resource for future policy and economic decisions to the benefit of the City of Moscow Mills community; and

WHEREAS, a hearing was held on August 5, 2024 regarding the 2024 Comprehensive Plan for the City of Moscow Mills; and

WHEREAS, notice of the public hearing was published in the July 16, 2024 Troy Free Press, the July 17, 2024 Lincoln County Journal, and on the City's website on July 9, 2024; and

WHEREAS, the Commission desires to adopt the 2024 Comprehensive Plan as a guide for the City for the future development, conservation, and growth of the City.

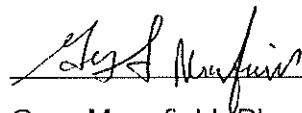
NOW, THEREFORE be it resolved by the Planning Commission of the City of Moscow Mills, Missouri as follows:

Section I. "The 2024 Comprehensive Plan adopted." Pursuant to authority granted and for purposes authorized by § 89.340 through § 89.360 of the Revised Missouri Statutes, the Planning Commission of the City of Moscow Mills, Missouri adopts the 2024 Comprehensive Plan for the City of Moscow Mills, attached as Attachment A, as the Comprehensive Plan for the City and directs the Secretary of the Commission to record this action taken by the Planning Commission on the Comprehensive Plan.

Section II. Certification of the 2024 Comprehensive Plan by the Board of Aldermen and City Clerk. A copy of the 2024 Comprehensive Plan for the City of Moscow Mills shall be provided to the Board of Aldermen and City Clerk, be subsequently made available for public inspection during normal business hours by the City Clerk and thereafter be provided to the Lincoln County Recorder of Deeds.

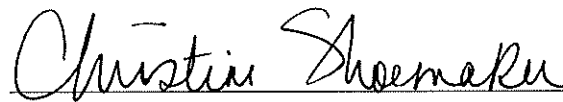
Section III. Effective Date. The 2024 Comprehensive Plan for the City of Moscow Mills shall take effect as the Comprehensive Plan for the City of Moscow Mills Missouri on August 5, 2024.

Adopted this 5<sup>th</sup> day of August, 2024.



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Greg Mansfield, Planning Commission Chair



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Christine Shoemaker, Planning Commission Secretary

Board of Aldermen-Regular Meeting  
December 12, 2022-6:30 p.m.  
Held at Moscow Mills City Hall

6:00 p.m.-Mayor Flannigan calls the meeting to order. Steve Aston-Alderman Ward I, 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. Cindy Davenport, City Attorney is absent.

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

Rob Hamlin-Public Works Superintendent, A.J. Gironde-City Engineer, and Terry Foster-Chief of Police are now in attendance. There are 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: Comprehensive Plan quote update**-Mayor Flannigan states that Cindy Davenport has reviewed the consulting contract being presented by Boonslick Regional Planning to create a new Comprehensive Plan, for a cost not to exceed \$15,000. Jerry Green makes a motion to approve the contract with Boonslick Regional Planning Commission and to allow the Mayor to sign the contract. Tom Gormley seconds the motion. All are in favor.

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

Jerry Green makes a motion to adjourn. Tom Gormley seconds the motion. All are in favor.

Respectfully Submitted:  
Linda Haynes, City Clerk  
Patrick Flannigan, Mayor

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# INTRODUCTION





## **SECTION ONE: INTRODUCTION**

A Comprehensive Plan is a public document that serves as a community guide for the future. Comprehensive Plans look at a range of existing conditions within the community and make general recommendations for the future, planning for up to twenty years. The Comprehensive Plan is developed with input from citizens and guidance from the Comprehensive Plan Committee members, is approved by the Planning and Zoning Commission, and is ultimately adopted by the Mayor and Board of Aldermen. It provides a framework for important decisions in the community such as where growth should occur, how land should be used, and where spending priorities should be placed for the next ten to twenty years. Comprehensive Plans are general but provide the basis for key land management tools like zoning and subdivision regulations. This plan was compiled with input from surveys sent out to residents and businesses who serve the Moscow Mills community, the Comprehensive Plan Committee members, Planning and Zoning Commission members, and representatives from the elected officials of the city of Moscow Mills. The focus of this effort was to develop a local, community-led vision for Moscow Mills, and to develop a working plan that reflects and protects the wishes of its citizens.

## **VALUE OF A COMPREHENSIVE PLAN**

This document addresses the planning elements defined in Missouri Revised Statutes Chapter 89 Section 340 and Section 350, which sets forth the legal foundation for the authority, content, and administration of Comprehensive Plans:

*Chapter 89.340. The commission shall make and adopt a city plan for the physical development of the municipality. The city plan, with the accompanying maps, plats, charts and descriptive and explanatory matter, shall show the commission's recommendations for the physical development and uses of land, and may include, among other things, the general location, character and extent of streets and other public ways, grounds, places and spaces; the general location and extent of public utilities and terminals, whether publicly or privately owned, the acceptance, widening, removal, extension, relocation, narrowing, vacation, abandonment or change of use of any of the foregoing; the general character, extent and layout of the re-planning of blighted districts and slum areas. This document addresses the planning elements defined in Missouri Revised Statutes Chapter 89, Section 340 and Section 350.*

*RSMO Chapter.89.350. In the preparation of the city plan, the commission shall make careful and comprehensive surveys and studies of the existing conditions and probable future growth of the municipality. The plan shall be made with the general purpose of guiding and accomplishing a coordinated development of the municipality which will, in accordance with existing and future needs, best promote the general welfare, as well as efficiency and economy in the process of development.*

## **METHODOLOGY**

Various methods and databases were used to prepare this plan. The most prominent database was the U.S. Census Bureau for the 2010 and 2020 census information and the American Community Survey (ACS) estimates for available years. This information was used to better understand variables such as population, socioeconomic status, employment, and mobility.

U.S. Census and American Community Survey (ACS): The ACS includes not only basic short-form questions but also detailed questions about population and housing characteristics. ACS provides communities with reliable and timely demographic, housing, social, and economic data every year. Throughout the plan, the U.S. Census and ACS information was analyzed and utilized as needed. Additional data from the Missouri Census Data Center, MoDOT, the Lincoln County Assessor's Office, and the Office of Social and Economic Data Analysis. The majority of the data was analyzed through comparisons between the city of Moscow Mills, Lincoln County, and the state of Missouri.

Several entities assisted and contributed to the final construction of the plan. The Boonslick Regional Planning Commission (BRPC) was responsible for the compilation and format of the document itself. Narratives within this

document can be attributed to outcomes generated through meetings conducted with the mayor- Patrick Flannigan, the Comprehensive Plan Committee, survey output, analyses of statistics gathered by BRPC, and compilation by Boonslick Regional Planning Commission staff. One community survey was conducted as a part of this study. The survey [Appendix A] was administered through a third-party site called SurveyMonkey. The survey was made public at City hall, by mail with notices in resident's water bills, the City's website, and social media pages of the City and community organizations.

## **HISTORY OF MOSCOW MILLS**

Moscow Mills is situated on the western bank of the Cuivre River, four miles southeast of the Lincoln County seat of Troy.

Settlers began arriving in Lincoln County in the late 1790s attracted by Spanish land grants. When hostilities with the Sac and Fox tribes escalated with the beginning of the War of 1812, under the direction of Major Christopher Clark, the settlers erected a fort around the nearby spring. In 1817, one of the first notable settlers, Shapley Ross, moved his large household from Kentucky to Lincoln County. After acquiring a grist and saw mill on the Cuivre River near Clark's Fort, Shapley Ross began construction of a stone house on the hill overlooking the mill and the river. This two-story native limestone home, a rare example of fine stonework masonry and Georgian-styled architecture, has been restored and is the home of the Lincoln County Genealogical Society.

The history of the City dates to March 1821, when it was laid out by John Geiger, Morgan Wright, James Duncan, and Shapely Ross, the original proprietors, and was named Moscow. The intent was to establish a town as a competing point with the cities of Monroe, Troy, and Alexandria, and to serve as the county seat. Although the town lost the competition for the county seat, Moscow continued to grow as a farming community and businesses were established.

Henry Martin was the first merchant of the new City, having opened a store of general merchandise soon after the town was established, and continued the business for several years. During this time, Adolphus Foster and Thomas McCune had small businesses in the City. William Hammer settled in the city, became the first postmaster, and maintained a merchandising business in town until his retirement in 1884. Additional merchants settled in Moscow including A. M. Bouldin, who opened a grocery store, C. L. Branders and James Anderson who opened general stores, and John Horton who operated a saloon in 1885. The City also had a hotel, blacksmith shop, milliners, and dealers in grain.

In the 1830s the Old River Mill was constructed by Henry Martin and continued in operation under various owners until approximately 1945. The location of the mill has been turned into the Mill Site Park. In 1870, with the prospect of railroad service to Moscow, the proprietors of the City's vacant lots had the town resurveyed. Railroad service to the City continued until the 1970's.

In 1878 the City was renamed when it was discovered during the reapplication process for the post office that another Moscow existed in Clay County. Some stories indicated that Mills was added to the name because of the grain mills that were built along the river.

While the City continued to grow in commerce, the region was primarily agricultural. The grist and saw mill owned by Wing and Son had long been one of the greatest factors in Moscow's success. It was established about the year 1820 by Jeremiah Groshong and boasted a large grain elevator attached to the mills.

The first bridge was built across the Cuivre River in 1852; however, it was undermined by the strong undercurrents and fell in 1860. A steel replacement was constructed in 1885 for \$3,000. For the next 100 years, the City remained primarily an agricultural community. The Truss Bridge was replaced as the primary river crossing in 1966

approximately 1/3 mile upstream in its current location. The Old Truss Bridge built in 1885 continued to degrade and was closed to traffic in 1992 and demolished in 2021.

In 1980 the City had two groceries, two gas stations, a lumber yard, a grade school, three churches, and a handful of other small businesses supported by a population of about 484 people.

By 2024 the City has added two additional churches, one additional gas station, and the 9th Grade Center slated to be a full-fledged high school in the near future. Businesses continue to abound with two manufacturing plants (JJ Snack Foods and Elite Tool) and several smaller businesses. Today's population is estimated to be 4,217 and growing due to the lack of space in neighboring counties coupled with less expensive property taxes in Lincoln County. The continued growth of rooftops will lead to increased new business growth providing greater opportunities for increased services including better streets, parks, trails, and recreational opportunities.

The City celebrated its Bicentennial in 2021 with five events including Founders Day, 1820s Day on Main Street, a Blue Grass Concert, Christmas Tree Lightning/Caroling, and a New Year's Eve celebration which ended the year of celebration.

Today Moscow Mills has seven planned developments. When the developments are fully occupied, the City will have grown to more than 7,000 residents.



# EXISTING CONDITIONS



## **SECTION TWO: EXISTING CONDITIONS**

### **GEOGRAPHY**

The city of Moscow Mills is located in South Central Lincoln County, Missouri, in the township of Clark. The City is located on the west bank of the Cuivre River along U.S. Route 61, approximately 12 miles north of Interstate 70. The City is 250 miles east of Kansas City, and 45 miles northwest of the city of St. Louis. According to the United States Census Bureau, the City has a total area of 3.14 square miles, of which 3.12 square miles is land and .02 square miles is water.

Moscow Mills is located along U.S. Route 61, is 3.25 miles south of Troy, and is 11.8 miles north of Wentzville. U.S. Route 61 is the primary access route for Moscow Mills, with State Route C running east and west directly through the City. The City is situated in a rural agricultural area, yet is within the St. Louis Metropolitan Statistical Area and a 60-minute commuting distance to most major industries in the St. Louis region. The City's elevation is 538' above sea level.

### **CLIMATE**

The climate of Moscow Mills is typified by relatively high temperatures and evenly distributed precipitation throughout the year. Air from the northern part of the continent frequently blankets the area while warm and humid air from the Gulf of Mexico is also common. Summer months are described as mostly consisting of moist, maritime airflow from the western of the subtropical cells over low-latitude ocean waters. Temperatures are high and may lead to warm, oppressive days with summers usually wetter than winters. The warmest month, on average, is July with an average high temperature of 89° F, and an average of 12.6 days above 90°F. Typically, the month with the most precipitation is May with 4.4”.

Winter months are usually mild, with the coolest month, on average, being January with an average low temperature of 21° F, and an average of 25.4 days below 32°F. Typically, the month with the least precipitation, on average, is January with 2.0”.

Rainfall averages 3.7” per month from March through October, while the average is 2.25” from November through February. Winter months, November through February, average 3”- 5” of snowfall. Average wind speeds range from 6 miles per hour in July to 9 miles per hour in March. Winter and spring winds are from the west- northwest while summer winds blow primarily from the south.

Climate data for Moscow Mills, Missouri													
Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
Average high F°	(39)	(42)	(53)	(66)	(75)	(84)	(89)	(87)	(80)	(68)	(53)	(41)	(65)
Average low F°	(21)	(23)	(32)	(42)	(51)	(60)	(66)	(64)	(55)	(44)	(33)	(24)	(43)
Average <u>precipitation</u> (inches)	(2.0)	(2.0)	(3.3)	(4.0)	(4.4)	(4.3)	(3.4)	(3.1)	(3.9)	(3.0)	(2.9)	(2.1)	(38.3)
Source: Weatherbase													

## PHYSIOGRAPHY

According to the Missouri Department of Natural Resources, the topography of Moscow Mills is “moderately dissected plains”. The elevation ranges from 540 feet above sea level to 460 feet, a variation of 80 feet. Small areas in the area have an elevation of more than 540 feet.

The soils in the area include covered river hills. Bedrock is near the surface in the western and southern portions of the area. Approximately 30% of the conventional collection system may be affected by this shallow rock.

## GEOLOGY

The geology of the area contains elements from the Paleozoic era. Most of the uplands are underlain by rock of the Mississippian Geologic Age, which consists of cherty limestone, shale, and extensive solution limestone. The soils within the area are generally fertile and composed of silty loam. The majority of the geologic formations and soils within the area are suitable for uses such as residential and other development.

The development area of the City consists of flat and rolling prairie which is part of the transitional zone between the prairie and the Ozark Mountains. The center of the area is occupied by Crooked Creek and its tributaries flowing east to the Cuivre River. The entire planning area is in the Cuivre River watershed district.

## **NATURAL CONSTRAINTS**

The City boundaries are surrounded by the city of Troy to the north, and areas of unincorporated Lincoln County to the east, west, and south. The topography of the available land is relatively flat with some steeper dissected hills covering some portions. In some areas, the type of clay locally referred to as “plastic” may cause building constraints. Careful site analysis and preventive building regulations should be included in the City’s codes. Buildable soils in and around Moscow Mills are suitable for residential development except for steep slopes and possible areas of hydric soils. Hydric soils generally remain too wet to support a building foundation.

## **MAN-MADE CONSTRAINTS**

The City should develop and adopt Comprehensive Planning and zoning ordinances and statutory elements to impact the development of the community and influence future development. These development ordinances should be outlined in at least the following sections of the ordinance:

- Chapter 415- Floodplain Management
- Chapter 455- Subdivision and Land Development

## **SOCIOECONOMIC**

This section of the plan covers the socioeconomic conditions for the city of Moscow Mills comparing the 2010 census data to the 2020 census data as compiled from the U.S. Census Bureau. This information demonstrates the growth of the city of Moscow Mills over the past ten years, comparing comparable growth to other cities in the region, and the State of Missouri. Additional highlights include racial composition, household composition, educational attainment, and employment data.

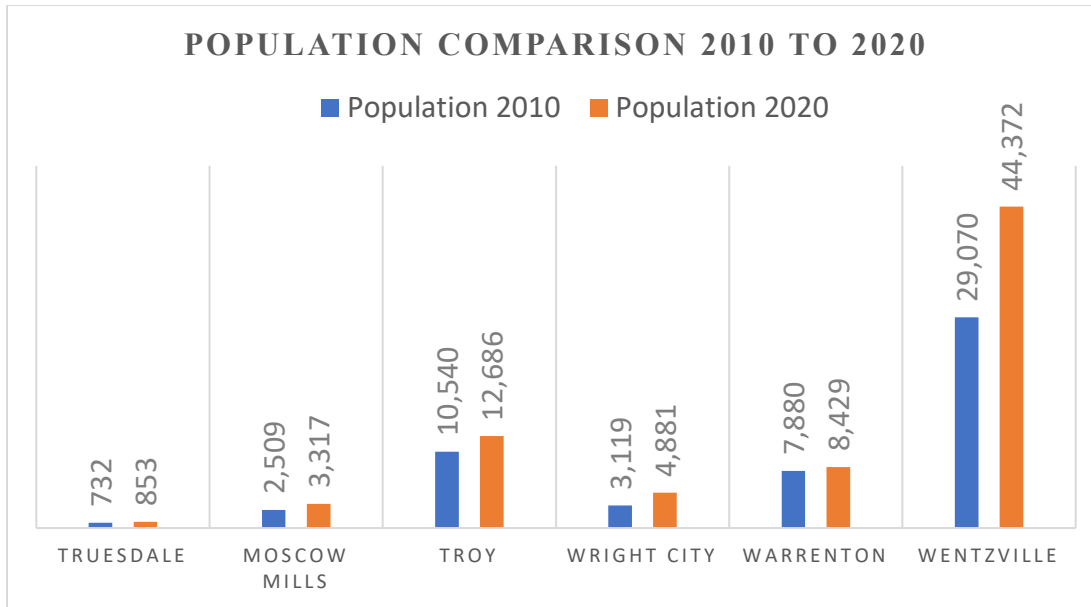
## **POPULATION**

Population analysis is used to indicate what community services may be needed in the future. The City of Moscow Mills has seen growth between 2010 and 2020 census counts from 2,509 people in 2010 to a population of 3,317 in 2020, resulting in a more than 30% increase.

With the population growth in Lincoln County over the last decade (2010-2020), it is the seventh fastest-growing county in the state. Lincoln County and its cities continue to witness population growth that is both positive and stable. The county’s population increased every year between 2010-2020, with the largest population increase occurring between 2020-2021 at the rate of 3%. Between 2010 and 2022, the county grew by an average of 1.4% per year. The population of the county grew from 52,566 in 2010 to 59,577 in 2020.

Thirty-year population projections by the state of Missouri show Lincoln County's population estimated to reach 91,294 (+134%) by 2030 which is ranked as the second largest projected percentage of increase in the State. Much of this growth is anticipated to concentrate in the communities along the Highway 61 corridor, with most of the concentration in and around the established commercial and industrial centers of Moscow Mills and Troy.

The table below compares the population growth of Moscow Mills with other communities in the surrounding region and highlights the positive change in the last ten years.



In 2000, Missouri was the nation's seventeenth most populous state. By 2020, the state had dropped to nineteenth as a result of lower-than-average growth. Projections indicate that Missouri's overall growth will continue to slow in the coming decades. Overall growth between 2000 and 2030 will average roughly six percent per decade. Census Bureau models predict the nation to grow at about ten percent per decade. Missouri's projected rate of growth through the year 2030 will be less than was seen during the 1960s, 70s, and 90s but greater than in the 1930s, 40s, and 80s. The model projects Missouri's population to grow by roughly 1.2 million people over the next thirty years, a 21 percent increase, for a total population approaching 6.8 million people in 2030.

### POPULATION BY AGE

The fastest growing demographic in Moscow Mills is the population of persons 65+ with an increase of 3.2% between 2010-2020. While the population as a whole showed an increase, the percentage of change in all of the other categories was minimal.

It is noteworthy that the population of Moscow Mills residents who are 65+ showed a positive percentage increase going from 180 individuals in 2010 to 338 individuals in 2020. As this demographic continues to grow statewide, the City needs to review programs and services that may support this population to avoid migration to other cities. This may include such services as senior housing, access to health and social services, transportation/mobility, and recreational opportunities. The upward trend of this population will continue as every day in the United States, 10,000 people turn 65. AARP predicts that the number of older adults will more than double over the next several decades and will represent more than 20% of the population by 2050.



<b>General Population Characteristics</b>				
	<b>Moscow Mills</b>		<b>Missouri</b>	
	<b>2010</b>	<b>2020</b>	<b>2010</b>	<b>2020</b>
Total Population	2509	3317	5,988,927	6,154,913
% Persons under 5 years	10.1	9.9	6.5	6.0
% Persons 5-20 years	24.9	23.4	23.8	19.2
% Persons 21-64 years	57.6	56.1	55.7	58.0
% Persons 65+	7.4	10.6	14.0	16.8
% Female	53.1	46.0	51.0	57.2
% Male	46.9	54.0	49.0	42.8
Median Age	31.1	30.3	36	39.2

## **RACIAL COMPOSITION**

<b>Population Racial Characteristics</b>				
	<b>Moscow Mills</b>		<b>Missouri</b>	
	<b>2010</b>	<b>2020</b>	<b>2010</b>	<b>2020</b>
% White	91.6	92.4	82.8	78.0
% African-American	3.7	2.6	11.6	11.4
% American Indian	0	0	0.5	0.5
% Asian American	0.4	0	1.6	2.2
% Two or more Races	3.1	5.1	2.1	2.3
% Some other Race	0.3	0	0.1	2.0
% Hispanic of Latino	0.9	3.5	3.5	3.6

## HOUSEHOLD COMPOSITION

In addition to the age of the population, the household characteristics of a community may determine the type and quantity of community facilities and services that should be considered to support the needs of the population. The number and type of individuals in a household guide the school system, youth and senior services programs, and the economic development emphasis for the community.

<b>Household Characteristics</b>		
<b>Moscow Mills</b>		
	<b>2010</b>	<b>2020</b>
Number of Households	780	1200
Housing Units	900	1316
% Homeownership Rate	74.1	73.3
Median Home Value	\$38,500	\$135,900
Median Household Income	\$43,421	\$47,386
Avg. Household Size	3.03	2.86
Avg. Family Size	3.19	3.06
<b>Occupancy Characteristics</b>		
Married-Couple Family	401	452
Male Household- No Spouse Present	43	55
Female Household- No Spouse Present	190	212
Nonfamily Households	146	196

According to the 2020 Census data, there are a total of 1,200 households in Moscow Mills of which

- 37.6% are married couple family households
- 22.3% are single-family households
- 16.3% are nonfamily households
- 2.86 is the average household size
- 3.06 is the average family size
- 412 households (34.3%) have children under 18
- Of the 15.6% of householders living alone, 10% are 65+

Because more than 34.3% of the households have children under 18 years of age, there may be the need to consider the development of more programs for youth, transportation/mobility emphasis to enable safe and timely access to and from the elementary school in the City. This should be addressed in the City's active transportation plan which they will consider completing in the next several years. A recreation center/community center, additional playgrounds, and park facilities are examples of amenities that could be considered to maintain an active community focused on the well-being of its children.

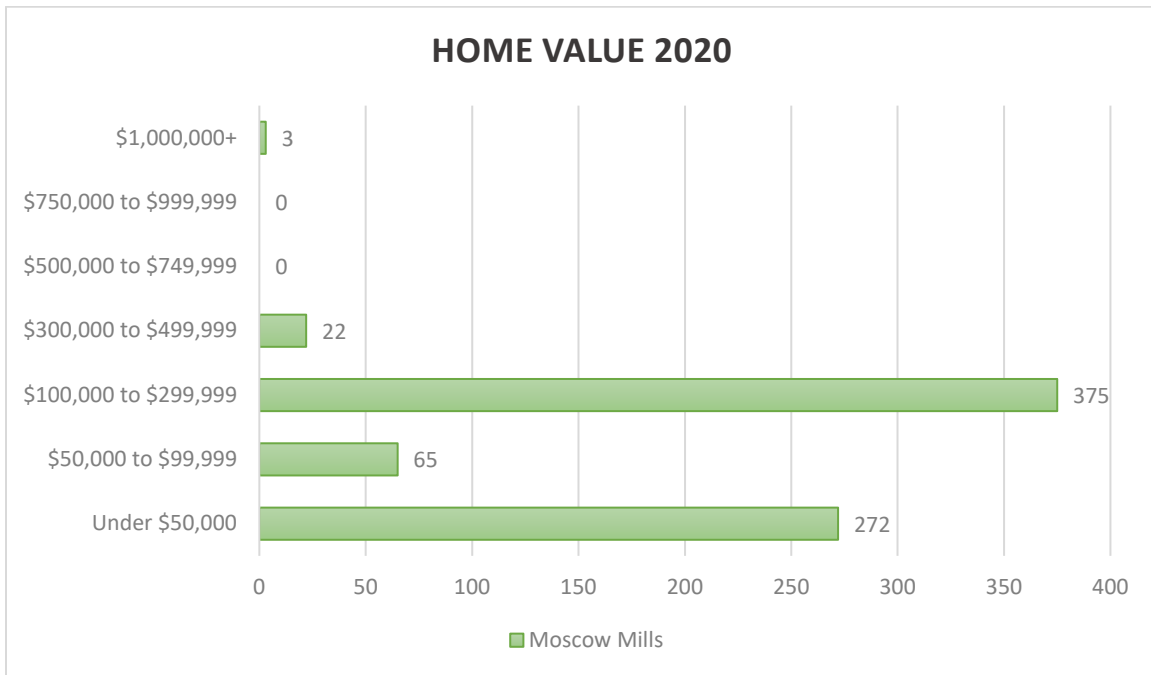
In 2020, the City had 1,316 housing units and 1,200 households. Of this total,

- 44.2% are single-unit structures (32.0% in 2010)
- 14.9% are two-or-more unit structures (5.7% in 2010)40.0% are mobile homes (62.3% in 2010)
- 69.5% are owner-occupied housing units (74.1% in 2010)
- 30.5% are renter-occupied housing units (25.9% in 2010)

The median home value has risen significantly between 2010- 2020 going from \$38,500 in 2010 to \$135,900 in 2020. While this number has risen significantly due to the growth in the city, it is still less than the national average of \$244,900. The 2020 homeownership rate in Moscow Mills is 73.3% which is well above the national average of 64.6%.

As the median home values have risen so too has the median household income. This can be due to the influx of families/homeowners who are moving into the newer, higher-priced homes that have been built in the community over the last ten years.

As per the U.S. Census Bureau, a family consists of two or more people (one of whom is the householder) related by birth, marriage, or adoption residing in the same housing unit. A household consists of all people who occupy a housing unit regardless of relationship. A household may consist of a person living alone or multiple unrelated individuals or families living together.



Since 2010 the City has seen substantial growth in the number of permits issued for residential, commercial, and industrial purposes.

<u>Year</u>	<u>Residential</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Total</u>
2010	39	2	0	41
2011	33	0	2	35
2012	37	3	0	40
2013	33	7	1	41
2014	32	8	2	42
2015	45	0	0	45
2016	127	3	2	132
2017	105	7	1	113
2018	140	13	4	157
2019	96	1	0	97
2020	149	2	6	157
2021	114	6	1	121
2022	117	4	6	127
2023	84	9	1	94
Grand Totals	1151	65	26	1242

### **HOUSEHOLD INCOME**

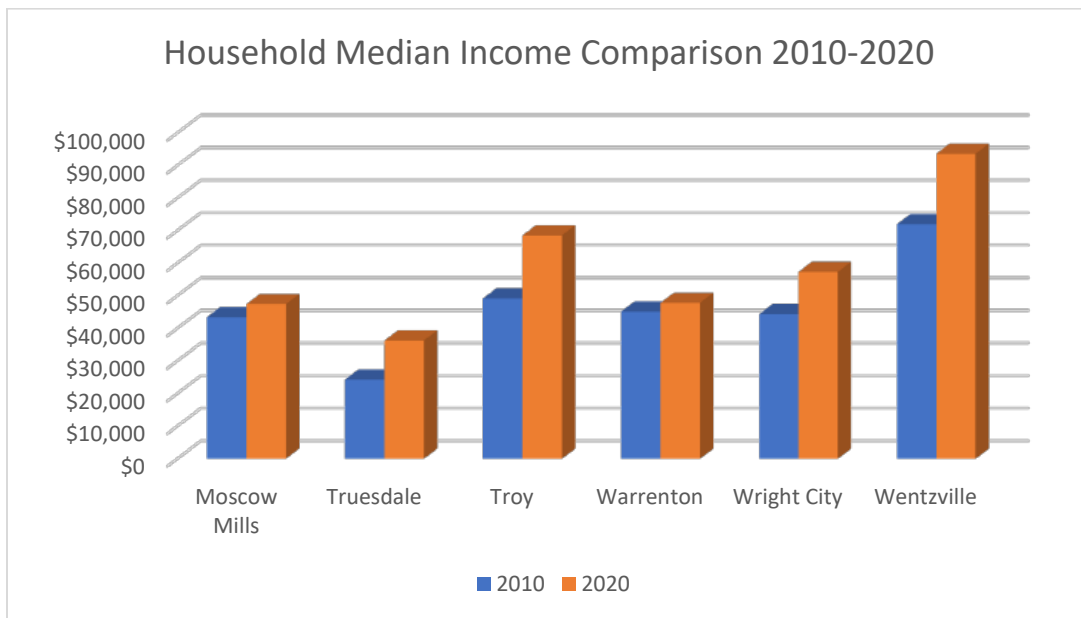
The buying power, or personal wealth of a population influences the socio-economic characteristics of a community. The ability to purchase goods, including housing, is dependent on the income of a community’s population. The income of a community determines the type and quality of housing stock on the market and the availability of retail goods and services in the community. The population’s income and buying capacity also influence the community’s ability, through taxation, to provide public facilities and social services such as transportation infrastructure, medical facilities, educational centers, entertainment venues, recreational facilities, and senior services. Hence, per capita income is used as an economic indicator of a community’s standard of living and wealth.

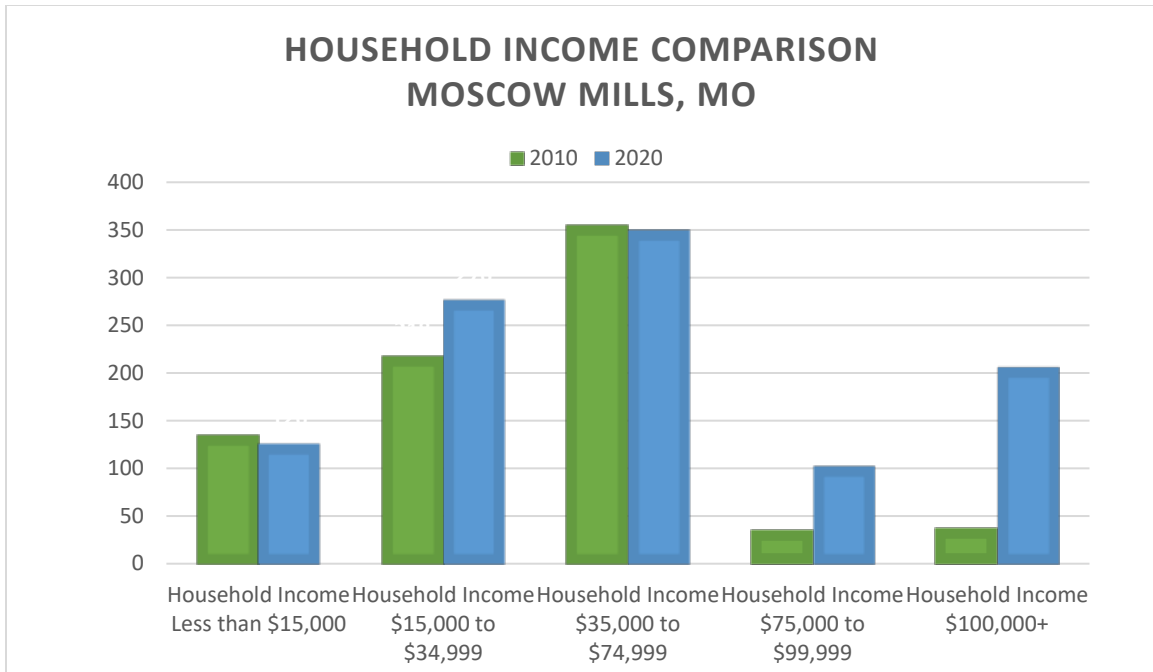
Median family income is typically higher than median household income because of the composition of households. Family households tend to have more people, and more of those members are in their prime earning years as contrasted with members who have lesser incomes because they are very young or retirement age. Areas with a wide disparity between the two measures have an excess of nonfamily households: single persons or otherwise.

Between 2010- 2020 the median household income in Moscow Mills grew from \$43,421 in 2010 to \$47,386 in 2020, a 9% increase. Mean income, or average, is obtained by dividing the total aggregate income of a group of people by the number of people in the group. The median income is the amount that divides the total income distribution into two equal groups, half having income above the median amount, and half having income below that amount.

The chart below compares the growth in median incomes between the larger cities in Lincoln and Warren counties with the fast-growing city of Wentzville in St. Charles County. While all of the cities saw some growth in median income, the cities rank as the following in percent of median growth over the 2010-2020 timeframe with Moscow Mills showing modest growth over the last ten years.

	<u>2010</u>	<u>2020</u>	<u>Increase</u>
Warrenton	\$45,118	\$47,804	6%
Moscow Mills	\$43,421	\$47,386	9%
Wright City	\$44,301	\$57,290	29%
Wentzville	\$71,933	\$93,602	30%
Troy	\$49,156	\$68,524	39%
Truesdale	\$24,297	\$36,250	50%





### POVERTY INDICATORS

Another measure of a community’s economic health is the Federal Poverty Level, sometimes called the Poverty Line. This is an arbitrary number set yearly by the U.S. Department of Health and Human Services for statistical analysis purposes. For 2023, the Federal Poverty Level, or FPL, is set for the 48 contiguous states at \$14,580 for individuals, and up to \$50,560 for a family of eight. For a family of four, the FPL is \$30,000. The condition of a community’s economic health varies inversely to the number of families living under the Federal Poverty Level.

According to the United States Census Bureau (2020 data), an estimated 552 citizens (16.6%) of Moscow Mills live below the Federal Poverty Level. Of this number, 373 (67.6%) are female, and 179 (32.4%) are male.

- ✓ 13 are children under 5 years
- ✓ 130 are children 5 to 17 years
- ✓ 224 are adults 18 to 34 years
- ✓ 113 are adults 35 to 64 years
- ✓ 72 are adults 65+

Of the estimated 552 citizens living below the FPL, 426 are considered in the civilian labor force (considered as individuals 16 years and over), with:

- ✓ 61 (14.3%) working full-time, year-round in the past 12 months
- ✓ 146 (34.3%) working part-time or part-year in the past 12 months
- ✓ 219 (51.42%) did not work

It is estimated that 113 households in Moscow Mills receive food stamps/SNAP with 61.9% of the households having at least one child under 18. The median income for these households is \$18,705, and 4.8% are households where there has been no worker in the past 12 months.

## EDUCATIONAL ATTAINMENT

The city of Moscow Mills is served by the Lincoln County R-III School District headquartered in Troy, MO. The school district has an enrollment of more than 7,000 students in grades pre-k through 12 and is the 25<sup>th</sup> largest school district (out of 518) in the state. The district encompasses 238 square miles, including the areas of Hawk Point, Moscow Mills, and Troy. More than 1,200 individuals are employed by the district with 61% of the teachers having a master’s degree or higher, and an average of 9 years of experience for an educator. The district boasts a 96.4% graduation rate (Missouri is 89.93%). The district has:

- 1 early childhood center
- 8 elementary schools
- 2 middle schools
- 1 ninth grade center
- 1 high school
- 1 non-traditional high school

Students in Moscow Mills attend William R. Cappel Elementary School, Troy south Elementary School, Claude Brown Elementary School, Troy South Middle School, Troy Ninth Grade Center, and Troy Buchanan High School. The Lincoln County R-III School District is fully accredited by the Missouri Department of Elementary and Secondary Education.

The educational attainment of a community’s residents may influence the local economy and affect the income and type of employment opportunities in the region. The percentage of students eligible for free or reduced meals is an indicator of families living near or below the poverty level. Lincoln County R-III has 18.5% of the student population on free or reduced lunch. Lincoln County R-III is much lower than Missouri’s rate of 53.2%.

The table below compares the educational attainment of the population of Moscow Mills 25 and older against the Missouri statistics. The population of the City has trended up related to educational attainment with 96.1% of the residents holding a high school degree or higher compared to 73.9% in 2010. This is above the Missouri statistics.

	Moscow Mills		Missouri	
	2010	2020	2010	2020
% Graduation Rate	92	93.7	81	89.3
<b>Educational Attainment (population 25 yrs. and older)</b>				
% High School or Equivalent Degree	69.2	76.2	86.8	61.3
% Bachelor's Degree or Higher	4.7	19.9	9.7	30.0
% High School Degree and Higher	73.9	96.1	96.5	91.3

There is a total of 624 children residing in Moscow Mills enrolled in grades K-12.

- ✓ Kindergarten- 95 children (15%)
- ✓ Elementary: grade 1-4- 220 children (35%)
- ✓ Middle school: grade 5-8- 156 children (25%)
- ✓ High school: grade 9-12- 153 children (25%)

## **ECONOMY AND EMPLOYMENT**

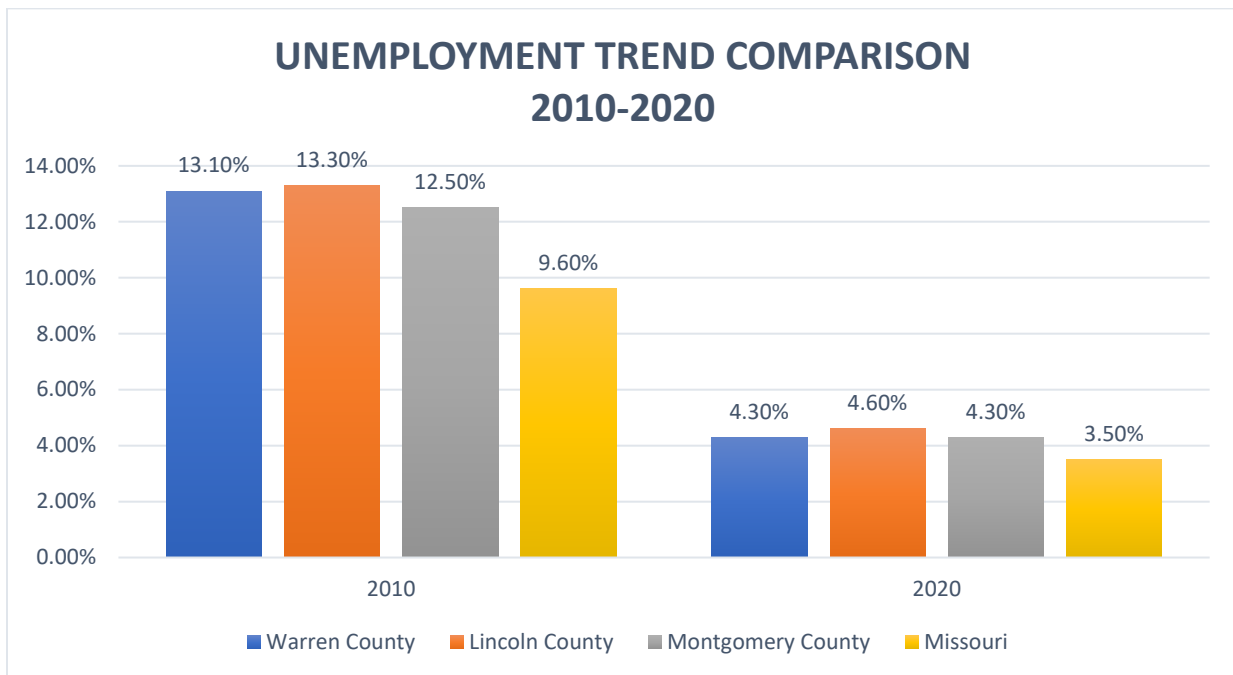
The city of Moscow Mills may be described as a “bedroom community” because it is outside of the suburbs or City center, and is located in a more rural, residential, and less industrial area. There is an industrial park in the City with additional land available for more light to medium industrial growth, as well as the development of new residential and commercial properties.

There are multiple small to medium-sized commercial/industrial and retail businesses located within the city. Because of this, the City is well situated to become a more full-service community; there are new residential neighborhoods under construction, business growth and expansion, and the development of this Comprehensive Plan to serve as a guide for the longer-term growth of the City.

The labor force of an area is defined as those 16 years of age and older who are employed or actively seeking employment. Labor force and employment data provide evidence of the strength of the local economy. The table below indicates the employment status of individuals in Moscow Mills. There are 2,310 people 16 years of age and older in Moscow Mills, of which 1,532 are in the labor force.

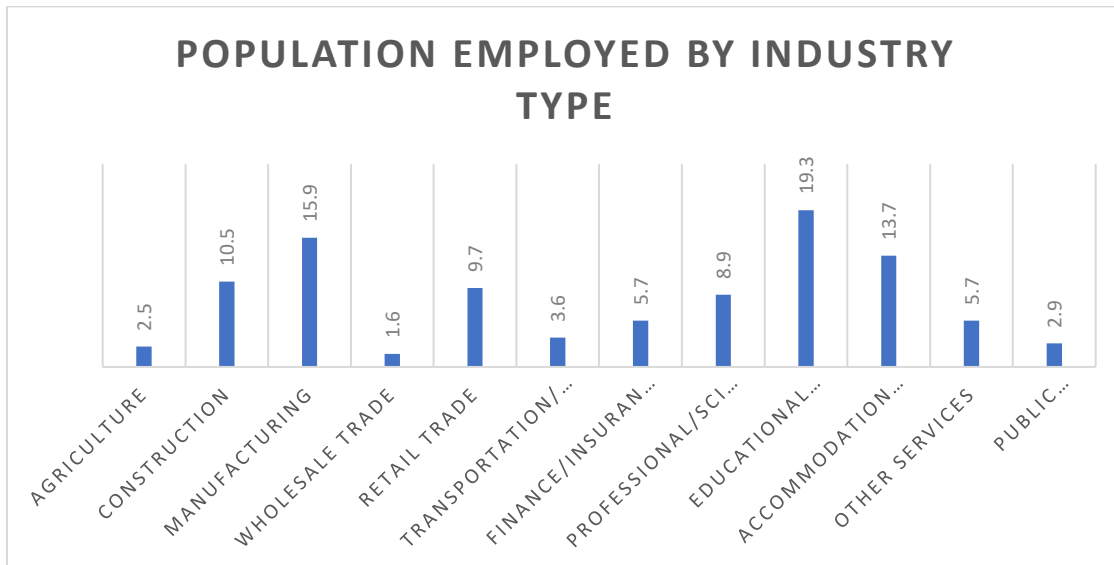


Employment Characteristics				
	Moscow Mills		Missouri	
	2010	2020	2010	2020
% Employment Rate (16+)	55.2	66.3	59.8	60.1
% Unemployment Rate (16+)	17.6	7.9	2.8	4.5
Average Commuting Time to Work (in minutes)	28.2	27.9	23.3	23.7
<b>Class of Worker</b>				
Private Company	85.2	77.6	67.5	67.6
Self-employed (incorporated business)	2.4	3.6	3.2	3.4
Not-for- Profit	3.2	3.9	9.6	10.2
Local, state, federal govt.	6.1	9.3	13.6	12.9
Self- employed (not incorporated business)	3.1	5.7	6.2	5.9
<b>Means of Transportation</b>				
Drove Alone	78.5	94.4	81.6	75.4
Carpool	11.7	4.8	9.3	7.9
Public Transportation	3.3	0	1.6	0.8
Walked	0	0	2.1	1.6
Bicycle	0	0	0	0.2
Taxi, Motorcycle, or Other Means	4.2	0	1.2	1.1
Work from Home	2.3	0.8	4.2	12.9



## OCCUPATION AND INDUSTRY

The chart below indicates the industries where the 2,310 civilian population 16 years and older are employed. There is a substantial amount of diversification among residents representing a well-rounded cross-section of industry types. 19.3% of the workforce is in the educational services/healthcare/social assistance category, making it the highest employment type for residents of Moscow Mills. 15.9% are employed in manufacturing, with accommodation and food service at 13.7% rounding out the top three.



There have been recent announcements of industrial projects within twenty miles of Moscow Mills. This includes a 500,000 square-foot facility for the American Foods Group, LLC, which broke ground in September 2022 on an \$800,000,000 beef processing facility in Foristell, in Warren County, just 12 miles from Moscow Mills. This new facility is expected to generate 1,300 new jobs in the region. New and proposed subdivisions within the City limits include:

- Orchard Grove- 145 single-family homes
- The Mills- 34 single-family homes
- Grindstone Grove- 42 villas
- Walnut Villas- 54 villas
- The Boulders- 428 multi-family units
- The Villas on Elm- 37 villas
- Briarwood Commons- 88 multi-family units

The addition of housing options may provide options for potential employees who will be coming to the area as industrial growth continues to move further north and west of the St. Louis metropolitan area.



# COMMUNITY ASSETS & INSTITUTIONS



### **SECTION THREE: COMMUNITY ASSETS AND INSTITUTIONS**

One of the signs of a growing community is the availability and diversity of community assets and institutions for City residents and guests.

#### **➤ CHURCHES**

Moscow Mills has many faith communities located within the City providing opportunities for spiritual growth for those who wish to participate. The larger churches include NorthRoad Community Church, Moscow Mills United Methodist Church, First Baptist Church, Friedens United Church of Christ, and Have Bible Will Travel.

#### **➤ CITY BUILDINGS**

Moscow Mills City Hall is open Monday- Friday, 8:00 a.m. - 4:30 p.m., and houses the Mayor's office and the Police Department (open 24/7). The Public Works Department is open 7:00 a.m. - 3:30 p.m., and is located at 500 Highway MM.

#### **➤ CITY GOVERNMENT**

Moscow Mills was incorporated in 1851 and is classified as a 4<sup>th</sup> class city. The City is served by an elected Mayor, an elected four-member Board of Aldermen, and an appointed City Clerk/Administrator. The Board is responsible for establishing policy direction for the City on behalf of taxpaying residents and businesses. They introduce and enact ordinances, and oversee the day-to-day budget concerns for the City. The Mayor acts as the head of the Board of Aldermen and enforces the decisions of the Board. The Mayor and Board of Aldermen are elected by registered voters to two-year terms.

#### **➤ EDUCATION**

Moscow Mills is served by the Lincoln County R-III School District. Schools serving Moscow Mills students include William R. Cappel Elementary, Troy South Elementary School, Claude Brown Elementary School, Troy South Middle School, Troy Ninth Grade Center, and Troy-Buchanan High School.

#### **➤ NONPROFIT ORGANIZATIONS**

BCI, a nonprofit organization headquartered in St. Peters, has a packaging center located in Moscow Mills employing adults with disabilities. Other nonprofits in the community include the Moscow Mills Lions Club, Moscow Mills Athletic Association, and the William Cappel PTO.

#### **➤ PARKS AND RECREATION**

Moscow Mills has one park in the City- Mill Site Park located along the Cuivre River, with a walking trail and a peaceful place to picnic.

#### **➤ PUBLIC SAFETY**

The city of Moscow Mills is served by the Lincoln County Fire Protection District- Station #2 built in 2023 and located at 675 Highway C in Moscow Mills. The fire station is staffed 24/7 by four full-time firefighters and volunteer firefighters.

Lincoln County Ambulance District- Base #2, Lincoln County 911 Center, and Lincoln County Emergency Services located at 28 Walter Court in Moscow Mills provides services 24/7 to residents of Moscow Mills.

Moscow Mills operates its own Police Department paid for out of the City's budget. The Police Department is located in City Hall at 995 Main Street. The department operates 24/7 with seven full-time and two part-time officers.

➤ TELECOMMUNICATIONS/MEDIA

The City is served by Gateway Fiber, Spectrum, and CenturyTel, and residents of the City receive St. Louis area radio stations and television channels.

➤ TRANSPORTATION

The City is in the MODOT Northeast District which serves 17 counties in Northeast Missouri and maintains approximately 10,000 miles of state roads. Highway 61 is the main thoroughfare providing access to and from the City from the north and south.

➤ UTILITIES

Both Ameren Missouri and Cuivre River Electric Cooperative provide the City with electric service. Contractors building new subdivisions will contact the city to determine which provider will service the neighborhood. Natural gas is provided by Ameren.

➤ WATER AND WASTEWATER

Water and wastewater services are provided by the city of Moscow Mills through a water supply and distribution system designed to primarily service the residential and commercial customers in the City limits.

## FINANCIAL RESOURCES

Missouri municipalities have multiple sources of income to finance their operations and capital improvements. This may include revenue from property taxes, sales taxes, special taxes, permits, fines, and fees. The main sources of revenue for the city of Moscow Mills are property taxes, sales taxes, permits, fines, and fees.

According to the City's 2022 year-end financial statement, the General Fund has revenues of \$1,538,505.98 which are generated from property taxes, sales tax, fees, and other revenue. The City has a current tax structure that generates \$0.2315 per \$100 of assessed valuation for personal property and real estate for the general revenue account. The City's current assessed valuation is \$41,568,675 for real estate and \$15,024,957 for personal property. The City has a waterworks tax of \$.4531 per \$100 of assessed valuation for personal property and real estate.

In addition to property taxes, the City is authorized to collect 1.5% (1% for general revenue and .5% for streets) sales tax to support the City.

The City uses special funds to track special projects and dedicated/restricted non-general revenue which currently include special funds for parks, a water fund, and a sewer fund.



# CURRENT & FUTURE LAND USE PLAN



#### **SECTION FOUR: CURRENT AND FUTURE LAND USE PLAN**

Land use can be viewed as a shared natural resource, much like air and water, that should be conserved, cared for, and utilized with due regard to its effect on public health, safety, and welfare. The key element of a Comprehensive Plan is the land use section which indicates the uses of property.

The existing zoning map identifies land areas in Moscow Mills that are suitable for various types of activities, such as residential, historic/mixed-use, commercial/industrial, parks/open space, institutional, and agriculture. The existing land use map was shared with the Comprehensive Plan Committee members for feedback on any missing land uses in the City.

The composite proposed expansion map for Moscow Mills can help enhance the economic vitality of the City by collectively assessing and making comprehensive recommendations for allowing various land-related activities in the City, keeping in mind the suitability of the area to the function. While planning for the future is an important goal of this element of the Comprehensive Plan, the existing residential and business area, in addition to areas where future development will occur, must be able to flourish for Moscow Mills to truly evolve into a quality, economically balanced community. The current land use map was developed to ensure efficient and smarter use of existing infrastructure and deliver timely, as well as well-located additional infrastructure capacity.

The purpose of a future land use map in the preparation of a Comprehensive Plan is to define the scope of work from which goals and actions are developed. It is important for City leaders and the community members/organizations they serve to acknowledge and understand that this planning area for future land use is not only areas currently within the City limits, but also those areas adjacent to the City limits that impact business, growth, or future uses. To effectively plan for the future capital improvement needs, investment in City services and areas of impact must be considered. The future land use map shows Moscow Mills general vision for future growth and development within the City and aims to reflect the Comprehensive Plan guiding principles, while also considering existing development patterns and projected population growth.

The current zoning map (Appendix B) is provided at the end of the document.



# COMMUNITY RESPONSE & PLAN MODULES





## **SECTION FIVE: COMMUNITY RESPONSE AND PLAN MODULES**

One of the main purposes of the Comprehensive Plan process is for the planning committee and City officials to receive feedback from the community survey to identify the key issues, concerns, and opportunities as identified by residents within the community. Because of the good response of residents completing the survey and providing valuable input, the committee was able to gain a comprehensive understanding of the strengths, weaknesses, and opportunities for the City. This section summarizes some of the key comments that have come from the engagement process.

### **Strengths**

- ✓ Preserving and maintaining the history of the community
- ✓ Pride in the community
- ✓ Sense of community; small-town feel with managed growth

### **Weaknesses**

- ✓ Would like to see more business growth- gas station, grocery stores, pharmacy, shopping, dining
- ✓ Parks and recreation opportunities
- ✓ Roads and sidewalks maintenance, infrastructure, streetlights

### **Opportunities**

- ✓ Continue to preserve the small-town feel of the City while allowing for specific, managed growth
- ✓ Provide more regularly scheduled community events
- ✓ Trails for walking, biking, City park, playground, etc.
- ✓ Creating a balance, and managing the size and type of housing offered in the community

## **PLAN MODULES**

Based on the survey results, community input, and committee discussion, the plan modules outline the overall approach and framework for the longer-range City plan, and forms the basis of the Comprehensive Plan.

1. ROBUST ACTIVE LIVING OPPORTUNITIES
2. QUALITY AND DIVERSE HOUSING
3. THRIVING LOCAL ECONOMY
4. TRANSPORTATION AND MOBILITY
5. MUNICIPAL SERVICES AND PUBLIC INFRASTRUCTURE
6. PARKS AND RECREATION



# IMPLEMENTATION PLAN



## **SECTION SIX: IMPLEMENTATION PLAN**

### **INTRODUCTION**

The implementation plan outlines the goals and objectives the Comprehensive Plan committee has identified and set in place to guide the future of the City over the next ten years.

Implementation of the plan begins with the approval of the plan by the Planning and Zoning Commission and affirmation of the plan by the Mayor and Board of Alderman. The Mayor and Board of Alderman affirm the Comprehensive Plan and understand and support its role as the guiding document and/or blueprint identifying the specific goals and objectives that will drive the City's future decisions related to growth and redevelopment.

The Comprehensive Planning process brought together elected and appointed officials from the City, as well as a cross-section of community leaders. As a result of input gathered through the community survey, listening sessions, and meetings of the Comprehensive Plan committee, the following are the agreed-upon goals, objectives, and timeline for the plan. The timeline represents short-term (1-3 years), mid-term (3-5 years), long-term (5-10 years), and ongoing timeframes.

Responsible entities are those who will have the overall oversight and responsibility for the consideration, review, and implementation of the goals. Additional stakeholders may be included as needed for each goal.

### **CAPITAL IMPROVEMENT PLAN**

The Capital Improvement Plan (CIP) provides a longer-term profile of major expenditures the City wants to undertake and should be updated annually. The plan is a guide for identifying and managing current and future scheduling and funding requirements for defined projects. This plan should be seen as a rolling document as older projects drop off when completed and new projects are added each year.

The CIP provides many benefits, including:

- ✓ Keeping the public informed and focusing attention on community objectives
- ✓ Coordinating capital needs within the confines of the operating budget
- ✓ Promoting and prioritizing project planning
- ✓ Uniting local government entities' activities to reduce duplication
- ✓ Increasing opportunities for obtaining federal and state funding assistance

Plan Module	Goals	Objectives	Timeline/ Responsible Entity
<p>I. Robust Active Living Opportunities- to provide for continued growth for the city of Moscow Mills that is strategic and regulated while ensuring the quality of life, a sense of community and safe environment, and maintaining property values.</p>	<p>Goal #1- Define and utilize zoning codes to achieve compliance with the land use plan and future land development.</p>	<p>Objective #1- Review current zoning to maintain current green space needs/requirements, buffer zones, and corridor growth regulations.</p> <p>Objective #2- Define housing codes</p> <p>Objective #3- Define and map the historic/downtown area.</p> <p>Objective #4- Develop an annexation plan for future growth and development.</p>	<p>Ongoing/P &amp; Z, City</p> <p>Ongoing/ P &amp; Z, City</p> <p>Short-term/ P &amp; Z, City</p> <p>Ongoing/ P &amp; Z, City</p>
<p>I. Robust Active Living Opportunities</p>	<p>Goal #2- Character of the Community- General Community and Old-Town District</p>	<p>Objective #1- Generate design guides to provide business owners, and property owners with suggestions on architectural layout options that compliment neighborhood character. These should promote strategic and planned rehabilitation techniques and new construction standards for the entire community.</p> <p>Objective #2- Create a community advisory board to assist with the design guides and ongoing modifications and enhancements.</p> <p>Objective #3- Support the revitalization of the Old-Town District as a mixed-use district and promote the area as the heart of the City.</p>	<p>Short-term/Community Advisory Board, P&amp;Z, City</p> <p>Short-term and then Ongoing/Community Advisory Board, P&amp;Z</p> <p>Short-term//P&amp;Z, Community Advisory Board, City</p>

Plan Module	Goals	Objectives	Timeline/ Responsible Entity
		<p>Objective #4- Investigate financing possibilities to promote business investment in Moscow Mills. This may include individually or in combination, public financing, public-private partnerships, and private financing through economic development</p> <p>Objective #5- Consider implementing policies that enhance the existing landscape, promote improvements, and improve community appeal. Look to strategies to restore or remove deteriorated or derelict structures.</p>	<p>Mid-term/City, P&amp;Z</p> <p>Mid-term/City, P&amp;Z</p>
I. Robust Active Living Opportunities	Goal #3- Promote the beautification and livability of neighborhoods through landscaping, sidewalks, lighting, and other improvements.	<p>Objective #1- Consider various beautification programs for residential streetscapes. Consult with the local Master Gardener program for potential input and assistance.</p> <p>Objective #2- Develop a master plan within neighborhoods to coordinate maintaining and adding sidewalks/walkways that comply with accessibility requirements.</p> <p>Objective #3- Develop and enact higher code enforcement of City ordinances related to the maintenance of property to ensure the livability of City neighborhoods.</p>	<p>Long-term/City, Extension Master Gardeners</p> <p>Long-term/ City, BRPC</p> <p>Short-term/City, Police, City Attorney</p>
II. Quality and Diverse Housing	Goal #1: Establish Moscow Mills as a community of high-quality, diverse housing options.	Objective #1- Control the density of residential developments with defined lot line setback guidelines, and limit overall development densities through the P&Z process.	Ongoing/P&Z, City

Plan Module	Goals	Objectives	Timeline/ Responsible Entity
		<p>Objective #2-Encourage proper maintenance and compliance with local planning and zoning for owner-occupied homes, and rental homes.</p> <p>Objective #3- Initiate a re-occupancy inspection program for rental property.</p>	<p>Ongoing/P&amp;Z, City services</p> <p>Short-term/City</p>
<p>II. Quality and Diverse Housing</p>	<p>Goal #2- Promote the development of a variety of quality housing while maintaining affordable options.</p>	<p>Objective #1- Maintain a balance of various types of housing to generate business growth, job creation/maintenance, and housing availability in all housing sectors in the community.</p> <p>Objective #2- Continue to approve attached single-family homes (villas) at appropriate locations.</p> <p>Objective #3- Consider multi-family units of varying densities at appropriate locations within the City.</p> <p>Objective #4- Consider housing options for various age groups and demographics- young families, senior citizens, etc.</p>	<p>Timeline/Responsible Entity- Ongoing/P&amp;Z</p> <p>Timeline/Responsible Entity- Ongoing/P&amp;Z</p> <p>Timeline/Responsible Entity- Ongoing/P&amp;Z</p> <p>Timeline/Responsible Entity- Ongoing/P&amp;Z</p>
<p>III. Thriving Local Economy</p>	<p>Goal #1- Promote the City as a community that welcomes new businesses.</p>	<p>Objective #1- Compile the necessary community data to ensure that potential businesses can make informed decisions on the feasibility and appeal of establishing a business in Moscow Mills.</p>	<p>Timeline/Responsible Entity- Short-term/City Economic Development, Lincoln County Economic Development Council</p>

Plan Module	Goals	Objectives	Timeline/ Responsible Entity
		<p>Objective #2- Maintain a database of available vacant ground and vacant buildings that are available for business expansion.</p> <p>Objective #3- Actively pursue funding opportunities that promote the goals of the Comprehensive Plan.</p> <p>Objective #4- Continue membership and participation with BRPC. Establish a relationship with the Missouri Department of Economic Development and Lincoln County Economic Development to alert them to development opportunities available in Moscow Mills.</p>	<p>Timeline/Responsible Entity- Mid-term/City Economic Development, Lincoln County Economic Development Council</p> <p>Timeline/Responsible Entity- Mid-term/ City Economic Development, Lincoln County Economic Development Council, BRPC</p> <p>Timeline/Responsible Entity- Ongoing/City, BRPC, MO EDC, Lincoln County Economic Development</p>
III. Thriving Local Economy	Goal #2- Provide a variety of business and retail spaces that are convenient and attractive to consumers to strengthen the City's economy.	<p>Objective #1- Provide oversight in promoting new businesses that will complement current business and community needs.</p> <p>Objective #2- Approve the overall design of new business space and the remodeling/maintenance of current business space to ensure quality commercial areas that meet current zoning codes and the culture of the community area in which it is being built/remodeled.</p>	<p>Timeline/Responsible Entity- Short-term/ City Economic Development, City</p> <p>Timeline/Responsible Entity- Short-term/ City Economic Development, P&amp;Z, City</p>

Plan Module	Goals	Objectives	Timeline/ Responsible Entity
		Objective #3- Maintain code enforcement for the architectural and landscaping zoning requirements for current and new businesses.	Timeline/Responsible Entity- Ongoing/ Police, City Economic Development, City
III. Thriving Local Economy	Goal #3- Develop an economic development strategy that provides sustainability to the Moscow Mills community.	<p>Objective #1- Foster a pro-business approach in City government that facilitates opportunities for business development and enhancement.</p> <p>Objective #2- Ensure the balance between the needs of the community for a good quality of life with economic development interests.</p> <p>Objective #3- Develop and promote a plan to establish a Moscow Mills Chamber of Commerce.</p> <p>Objective #4- Develop a comprehensive marketing plan geared to residents and businesses on behalf of the City.</p>	<p>Short-term/City, BRPC, LCEDC</p> <p>Short-term/City, P&amp;Z</p> <p>Long-term/City Economic Development, City, Missouri Chambers of Commerce</p> <p>Mid-term/City Economic Development, City, BRPC</p>
III. Thriving Local Economy	Goal #4- Provide residents with additional retail shopping opportunities.	<p>Objective #1- Through additional tax revenue, work to attract additional revenue for City services.</p> <p>Objective #2- Entice new and/or unique commercial undertakings that are new to the area and/or City.</p>	<p>Short-term/City Economic Development, P&amp;Z</p> <p>Short-term/City, P&amp;Z, LCEDC</p>
III. Thriving Local Economy	Goal #5- By attracting new business growth and expansion of businesses in the City, provide opportunities to expand	Objective #1- Encourage a mix of light industrial, commercial business, and retail development.	Mid-Long-term/City, BRPC, LCEDC

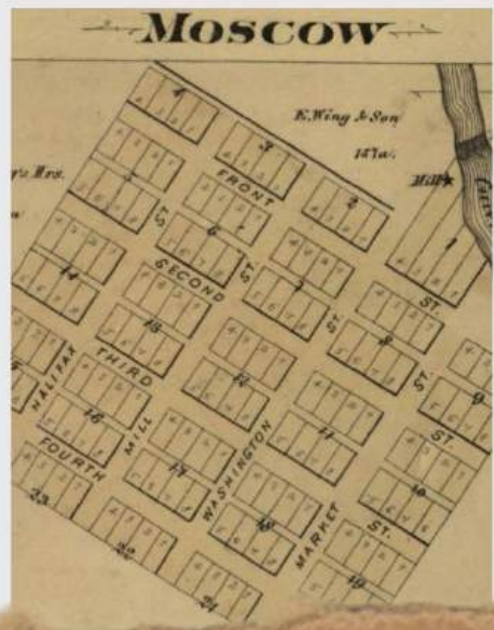


Plan Module	Goals	Objectives	Timeline/ Responsible Entity
	employment which promotes additional sources of revenue for a sustainable and affordable community.	Objective #2- Enhance existing business, attract new business, and additional employment opportunities to strengthen the City’s market position and work toward longer-term economic sustainability.	Mid-Long-term/City, BRPC, LCEDC
III. Thriving Local Economy	Goal #6- Connect City plans with the Regional Comprehensive Development Strategy (CEDS).	Objective #1- Participate in the ongoing CEDS meetings.	Ongoing/City, BRPC
IV. Transportation/Mobility	Goal #1- Create a transportation/mobility program that is designed to keep streets, streetlights, and sidewalks safe and adequately maintained.	<p>Objective #1- Complete a street inventory of the streets in Moscow Mills to assess their condition and develop an aggressive maintenance program to repair damage to public streets and sidewalks.</p> <p>Objective #2- Complete the active transportation plan for future road and sidewalk needs in the community.</p> <p>Objective #3- Seek partnerships with Federal, State, and County agencies to obtain the maximum funding to support street and sidewalk improvements based on the priority of needs.</p>	<p>Long-term/Public Works</p> <p>Long-term/City, P&amp;Z, BRPC</p> <p>Ongoing/City, BRPC</p>
IV. Transportation/Mobility	Goal #2- Consider future expansion of roadways and thoroughfares throughout the community.	<p>Objective #1- Map the current transportation network/corridor for the City to determine if current roadways are in place to meet the needs of citizens.</p> <p>Objective #2- Conduct a transportation study and complete a comprehensive transportation plan for future road and sidewalk needs in the community.</p>	<p>Long-term/City, Public Works</p> <p>Long-term/City, Public Works, P&amp;Z, BRPC</p>

Plan Module	Goals	Objectives	Timeline/ Responsible Entity
		<p>Objective #3- Develop a longer-term transportation/roadway plan for citizen access based on future growth plans.</p> <p>Objective #4-Plan for future right-of-way acquisitions and annexations along high-growth corridors.</p> <p>Objective #5- Based on the development of residential and commercial property, address interconnectivity and cross access between properties, and where feasible, provide for multiple access.</p>	<p>Long-term/City, P&amp;Z, Public Works</p> <p>Long-term/City, P&amp;Z</p> <p>Long-term/city, P&amp;Z</p>
V. Municipal Services and Public Infrastructure	Goal #1- Ensure that utilities are in place to adequately serve existing and future neighborhoods and businesses.	<p>Objective #1- Maintain cooperative working relationships with current utility providers.</p> <p>Objective #2- Communicate and collaborate with utility providers and other suppliers (where possible), to identify and develop plans for future growth needs to ensure adequate response times.</p> <p>Objective #3- Seek partnerships with Federal, State, and County agencies to obtain the maximum funding to support street and sidewalk improvements based on the priority of needs.</p> <p>Objective #4- Collaborate with water suppliers and fire protection agencies to ensure proper water pressure and capacity for firefighter needs for current needs and future growth.</p>	<p>Ongoing/City, Public Works, public utilities</p> <p>Ongoing/City, Public Works, public utilities</p> <p>Ongoing/City, BRPC</p> <p>Ongoing/City, Fire Protection District, Public Works</p>

Plan Module	Goals	Objectives	Timeline/ Responsible Entity
		Objective #4- Develop a plan for the upgrade to the Old Town pressure pumps and septic systems to maintain current needs, and plan for future water usage needs.	Long-term/City, Fire Protection District, Public Works
V. Municipal Services and Public Infrastructure	Goal #2- Ensure that the community services and public safety needs of the City are adequately met.	<p>Objective #1- Maintain the active building maintenance inspection plan to identify unsatisfactory structures, and then coordinate with the responsible parties to either remove or improve the structure(s) to maintain safety standards for the community.</p> <p>Objective #2- Continue work with local fire, police, medical first responders, and other emergency responders to provide adequate and timely safety services to the community.</p> <p>Objective #3- Publicize the availability of the local Recycling Center and encourage citizens to use those services to cut down on materials that could cause hazards to the community.</p>	<p>Ongoing/Building Inspector</p> <p>Ongoing/City, First Responders</p> <p>Ongoing/City</p>
V. Municipal Services and Public Infrastructure	Goal #3- Pursue the feasibility of adding additional police officers for the City.	<p>Objective #1- Research opportunities through cognizant authorities.</p> <p>Objective #2- Discuss possible sharing with other local providers, and develop costs and framework for a plan.</p> <p>Objective#3- Research grants and funding opportunities.</p>	<p>Mid-term/City, Chief of Police</p> <p>Short-term/Chief of Police</p> <p>Mid-term/City, BRPC</p>

Plan Module	Goals	Objectives	Timeline/ Responsible Entity
VI. Parks and Recreation	Goal #1- Continue to maintain and further improve the existing park in Moscow Mills.	Objective #1- Within the land constraints of the park, consider any additional improvements and/or amenities to be added to maintain usage.	Mid-term/City, P&Z
VI. Parks and Recreation	Goal #2- Evaluate current land for potential recreational and entertainment opportunities for the City.	<p>Objective #1- Survey to determine residents' perceived needs for recreational and entertainment resources.</p> <p>Objective #2- Determine where deficiencies exist and develop a long-term strategy to meet the needs.</p> <p>Objective #3- Explore public/private funding opportunities to expand recreational and entertainment resources.</p>	<p>Mid-term/City</p> <p>Mid-term/City</p> <p>Mid-term/City, BRPC</p>
VI. Parks and Recreation	Goal #3- Explore the development of a new park facility to serve Moscow Mills residents.	<p>Objective #1- Inventory existing available land and identify the potential location(s) for placement of an additional park.</p> <p>Objective #2- Determine feasibility of the cost to construct and maintain an additional park for the City related to revenue and current prioritized City expenses.</p> <p>Objective #3- Based on the feasibility study, available land, and determined need for the park, explore public/private funding opportunities to develop a new park facility to serve the needs of the citizens.</p>	<p>Mid-term/City, P&amp;Z</p> <p>Mid-term/City, P&amp;Z</p> <p>Mid-term/City, P&amp;Z, BRPC</p>



# APPENDICES



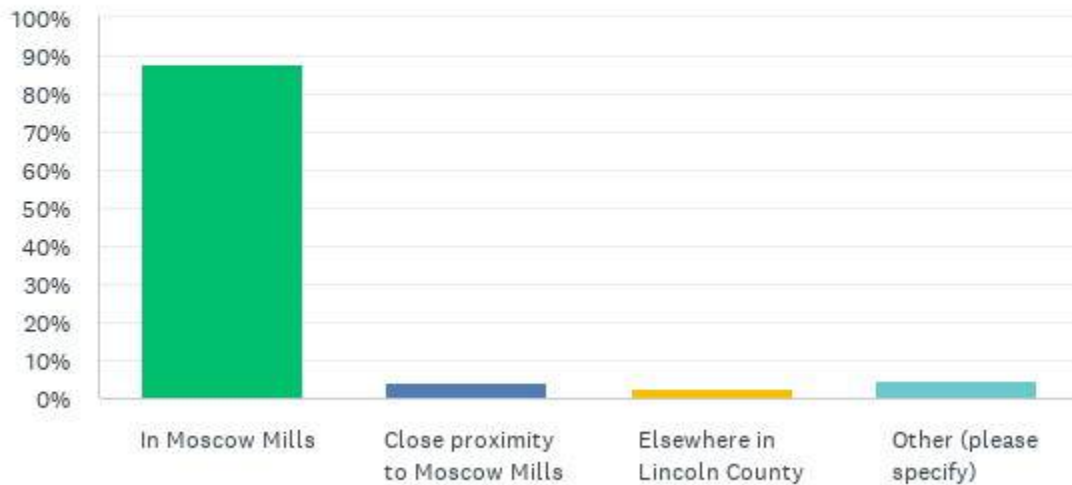
## SECTION SEVEN: APPENDICES

### Appendix A: Community Survey Results

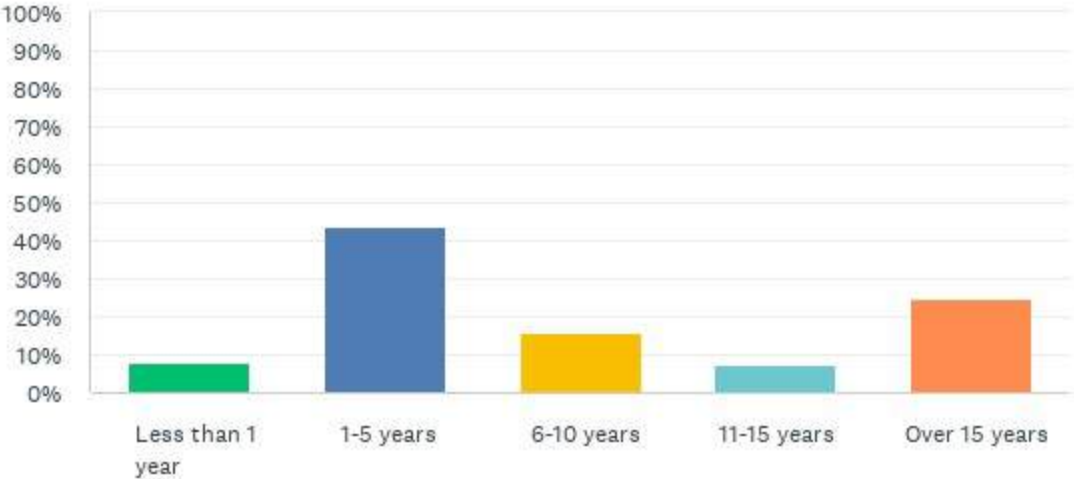
As part of the Comprehensive Planning process, residents were asked to complete a community survey and share their thoughts about the current and future direction of the City. 167 surveys were completed as part of this exercise. The online survey was available through a third-party system offered by SurveyMonkey and administered by BRPC. Surveys were available through the City's website, the City's Facebook page, hard copies available at the City offices, and links sent in resident water bills for three months.

The survey provides a point-in-time snapshot of the opinions of those providing input to the survey. In some cases, respondents may have had considerable knowledge or insights about the subject of a question while, in other cases, respondents may have had little or no prior familiarity with a topic. This disparity should be considered when reviewing the results.

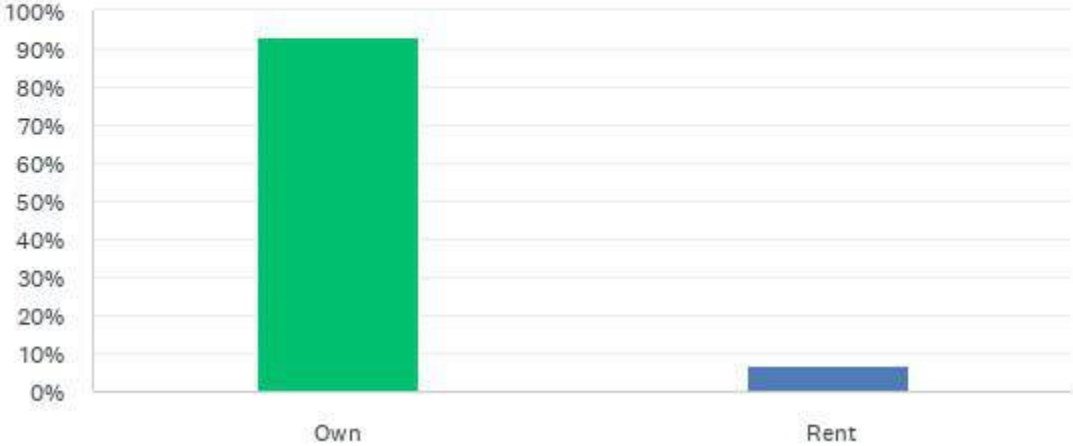
### Q1 Where do you currently live?



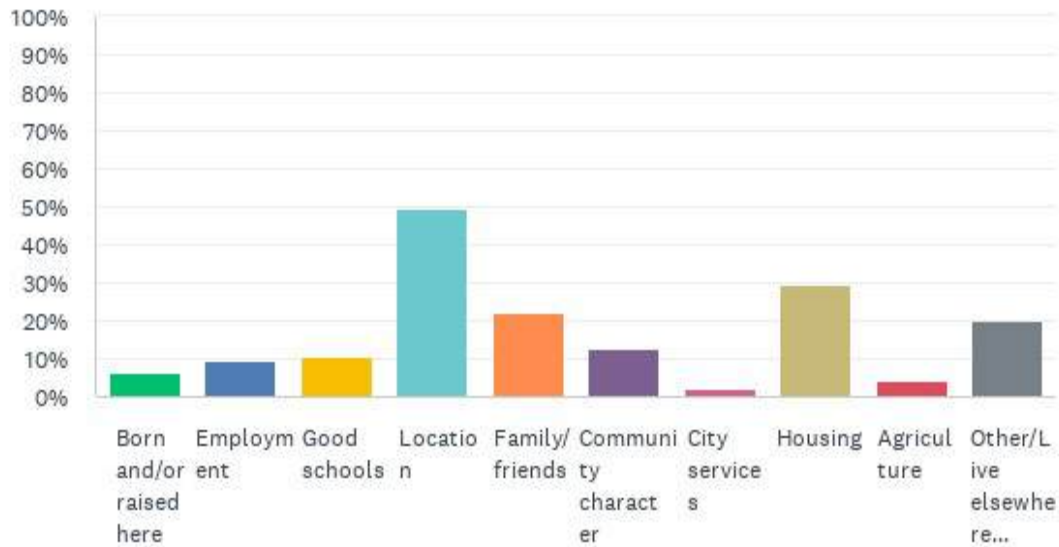
## Q2 How long have you lived at your current residence?



## Q3 Do you own or rent your residence?



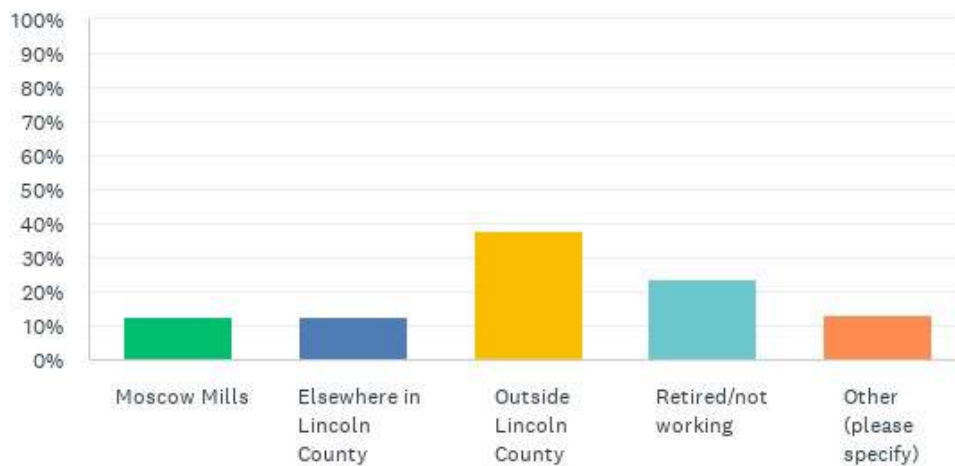
## Q4 Please indicate why you choose to live in Moscow Mills.



## Q5 How many people are in your household?

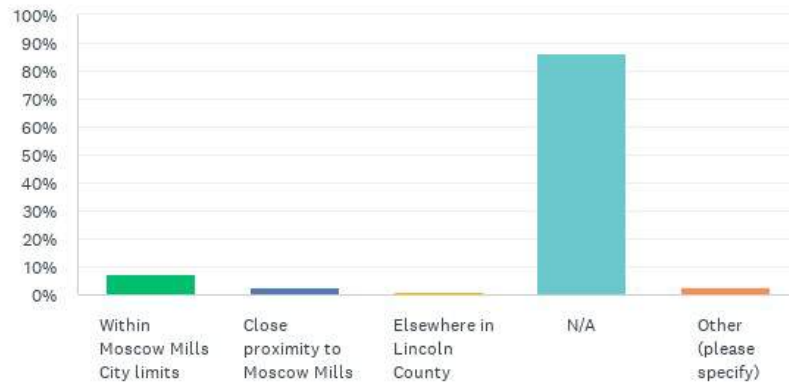
- Ages newborn-18- 51.5%
- Ages 19-64- 82.6%
- Ages 65+- 38.9%

## Q6 Please indicate where you are employed.

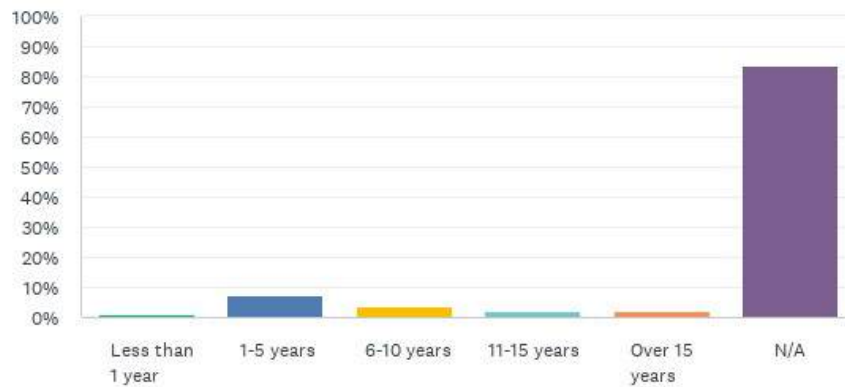




Q7 If you are a business owner, where do you currently conduct business?



Q8 How long have you conducted business at your current location?



Q9 Do you own or rent your business location?



**Q10 Please rate the following community characteristics in the City of Moscow Mills. 1= Very poor, 2= Poor, 3= Neutral, 4= Good, 5= Very Good**

Ranked from Highest Scoring to Least Scoring

- Education/Schools- 3.9
- Safe Environment- 3.7
- Housing/Property Values- 3.5
- Sense of Community- 3.4
- Preserving Heritage/History- 3.3
- Proximity to Healthcare Services- 3.3
- Overall City Services- 3.2
- Employment Opportunities- 2.6
- Economic Business Opportunity- 2.5
- Transportation/Road System- 2.5
- Food/Dining Choices- 2.1
- Shopping/Retail Choices- 2.1
- Public Transportation- 2.0
- Arts/Cultural Opportunities- 1.9
- Entertainment Opportunities- 1.9
- Recreational Facilities- 1.8

**Q11 Please rate the following local community services in the City of Moscow Mills. 1= Very poor, 2= Poor, 3= Neutral, 4= Good, 5= Very Good**

- City Trash Collection- 4.17
- High Speed Internet- 3.94
- City Police- 3.92
- Parks and Recreation- 3.85
- Sewer- 3.75
- Water- 3.65
- City Street Maintenance- 3.63
- Services to Those with Disabilities- 3.33
- Services to Seniors- 3.21
- Animal Control- 2.98

**Q12 Please rate your understanding of the availability of the housing categories in Moscow Mills. 1= Very poor, 2= Poor, 3= Neutral, 4= Good, 5= Very Good**

- Mid-level Single Family Homes- 3.56
- New Home Sites- 3.52
- Starter Homes- 3.31
- Apartment Homes- 2.79
- Luxury Single Family Homes- 2.67

- 55+ Senior Community- 2.55
- Villas- 2.52
- Multi-unit Condominium Homes- 2.46

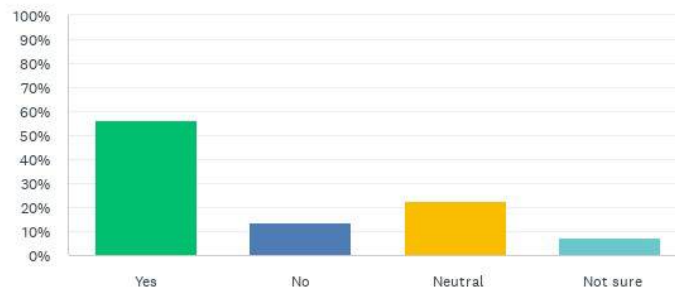
**Q13 Please rate your opinion of the existing road/transportation areas in the City of Moscow Mills. 1= Very poor, 2= Poor, 3= Neutral, 4= Good, 5= Very Good**

- Traffic Congestion- 3.54
- Roadway Safety- 3.42
- Traffic Signals, Signage, Etc.- 3.35
- Maintenance/Repair Timeliness- 3.21
- Condition of Roads- 3.1
- Sidewalks- 2.77
- Pedestrian/Bicycle Facilities- 2.62
- Public Transportation- 2.04

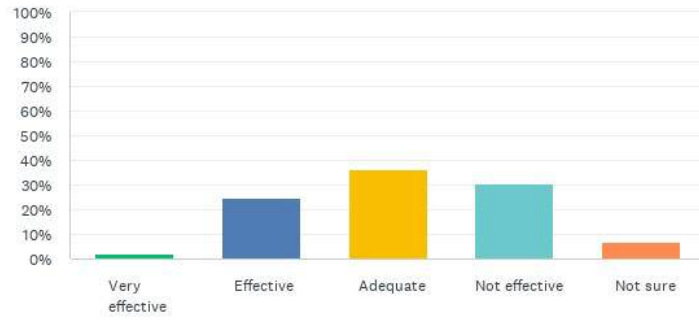
**Q14 Please rate how relevant each topic is to you. 1= Very low, 2= Low, 3= Medium, 4= High, 5= Very High**

- City Should Attract/Retain Small Businesses- 3.94
- City Should Preserve Historic Downtown Business District- 3.81
- City Should Promote Entre  
Entrepreneurial Activities- 3.7
- City Should Preserve the Agricultural Base- 3.58
- City Should Continue Residential Development- 3.48
- City Should Attract Industrial/Manufacturing- 3.27
- City Should Attract High-tech/Research Firms- 3.19
- City Should Attract Big-box Retail Business- 3.10

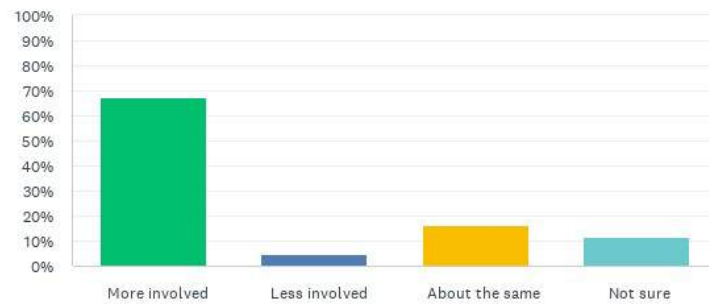
**Q15 Do you feel that the growth in Moscow Mills in the last 5 years has been generally positive?**



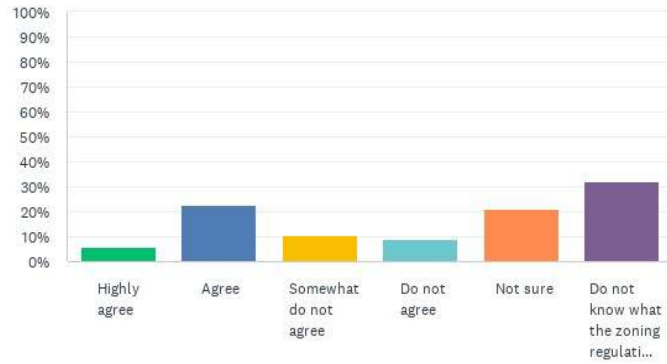
Q16 How effective do you think the City has been in managing growth?



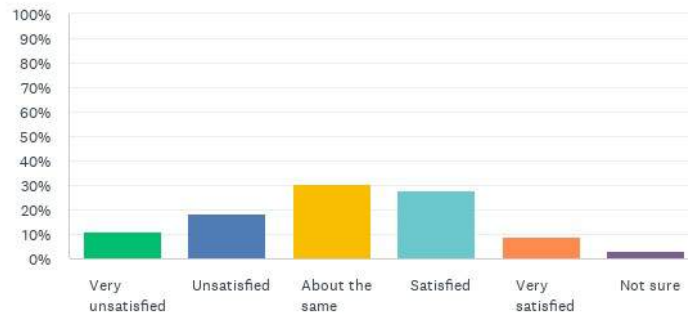
Q17 In terms of managing growth, the City should be:



### Q18 Do you agree with the City's current zoning regulations?



### Q19 How would your satisfaction with living/working in this community be impacted if Moscow Mills experienced a significant amount of growth?



### Q20 Please describe how you would like to see Moscow Mills develop over the next 5-10 years.

Please note that there may have been multiple similar responses, and similar responses have been combined in some instances. Comments have been included just as written with no edits except to correct spelling.

- More Dining Options.
- I'd like to see more competition as far as hardware stores, retail stores, and restaurants. Also, a rec center would be great!
- Retail development. Road safety, IE, traffic light at MM and Highway C. Well planned housing to maintain high standard of living and property values.
- I don't like the idea of a lot of industrial centers moving in. It would be nice to have more than one sit down eatery. It would be nice to have more community activities. Also, do we have any parks beside the baseball fields? Why doesn't our city have any parks? I just feel like our city has no character. Nothing going for it except places to live. Soooo many places to live, nothing to do.
- Single family residences instead of huge apartment buildings.

- Just the way it is. Keep the libs out.
- I would like to see a Schnucks/Dierbergs grocery store that can accommodate the growth in Lincoln county.
- More business, grocery stores and restaurants.
- Something needs to be done about where C and MM meet, some sort of roundabout or a light.
- I would love to see a grocery store.
- Full service community in or near Moscow Mills.
- Bedroom community for commuters with some small businesses.
- We moved here for the small town atmosphere and would not like huge growth. Just the way it is!!!
- Add a grocery store. Stop lights at C and MM.
- A bigger strip plaza with more to offer.
- Larger roads to accommodate sidewalks and option to bicycle or walk/run along the roadways.
- Ag, small business, mid to high level income housing. No big box stores.
- I'd love to see some grocery store that doesn't make me travel so far. Come on Schnucks!
- Park with a playground, swing set and walking trail. More restaurants and a small grocery store would be nice.
- Agricultural community, develop or leave open land areas for natural habitat with walking paths. Open area to let dogs run. No more housing development need some parks.
- Attract more businesses in the city with tax breaks.
- Lean more towards bedroom and agricultural community. Control growth with homes so people have skin in the game.
- Slow down housing growth until, build a small fresh market option for groceries. But keep the Moscow small town.
- Less manufactured homes.
- Slowly.
- Aside from the limited doordash offerings, I like it just the way it is.
- Mixed use.
- A little business growth but not where it takes over the community.
- Not sure.
- Agricultural community.
- Small town community, safe for families, support your local families not big box corporate giants.
- Full service community, additional shopping (resident sustainability such as grocery store), small business shopping, community activities sponsored by the city, parks and recreation.
- I WOULD love to see a place for children/kids to go for activities, a place to go if they're struggling with ANY aspect of life, talk/guide them to handle life positively! Some children do not have that at home, and I feel it's very IMPORTANT EVERY child has support, guidance, someone to show them care and love.
- Full service city. More growth to compete with Troy. Addition of grocery and/or other quality of life establishments. Attempt to keep citizens in Moscow and attracting others to stop on their way through. Something like the mini Schnucks in Warrenton would be a great addition. I believe this would attract a lot of consumers as they go north and provide the growing community with a first-class grocery.

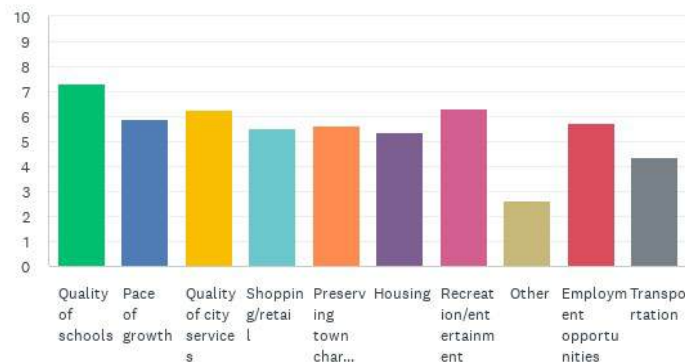
- Get a grocery, pharmacy.
- More shopping.
- More dining.
- Less residential.
- Catch up on infrastructure.
- More commercial but not just agricultural.
- Adopt strategy of controlled but balanced growth.
- More parks and walking trails.
- Mixed use community.
- Would like to see a couple fast food places / newer gas station, and better roads.
- Love being in the country, don't take away from the farmers. Would like to see some more options on local shopping and restaurants without going overboard. Do not want to see city housing.
- Industrial center and shopping districts.
- Full service community, mixed use.
- Stop with the storage unit expansion.
- More businesses, restaurants (eating choices), library, rec plex/YMCA, large corporate stores- like Menards- Home Depot-etc., truck stop, industrial park around Highway U, Quick Trip.
- Better the water and sewer treatment. Add a few houses or small businesses otherwise good as is. Add a Walmart maybe.
- Agricultural community & industrial community.
- Big box grocery and hardware stores, more dining options that are not already in Troy.
- If the city is to manage its growth in a reasonable manner then the development will need to be in all the areas identified in this questionnaire.
- More retailers.
- Maybe get a Home Dept, Lowes, or a Schnucks, anything except a Dollar General or a resale shop... thanks in advance.
- Mixed use.
- Roads need major improvement.
- Mixed use with more single-family housing, less multifamily development.
- Hook up to city sewer lines.
- A pleasant mixed of light industrial and high-tech business with minimal emphasis on heavy industrial (concrete plants) and few if any truck stops. Nice neighborhoods that blend logically with commercial and light industrial zoning all while maintaining sufficient public works, police safety and sensible road design and maintenance. Decrease in water/sewer rates.
- More sidewalks for walking. A city park with not just family activities but where we could have adult activities like a walking group, book club, yoga, farmers market, etc.
- Closer shopping facilities.
- Adequately maintain city streets, better traffic control.
- Commercial / high traffic areas should be distanced from residences, especially when vehicle traffic is involved.
- Would like to be able to grocery shop locally without having to go to Wentzville or Troy.
- Mixed Use to Full Service.
- Need to build a middle and high school and Moscow Mills residents should only pay Moscow Mills Tax not Troy and Troy's school district. School taxes are outrageous and all my kids are out of school.

- Mixed use, but not overtake every green space imaginable. A little expansion & com'l bldg is great, but not literally everywhere. The minimum for a small, town community. And for Pete's Sake, get some stuff put in at Hwy U. Some of us will be dead b4 that bs gets figured out. smh
- Bedroom community for commuters.
- Industrial and manufacturing to create jobs for our community.
- Get somebody who knows how to fix the roads so they are level. Glad to see we have a new fire dept facility. Some small parks would be nice.
- Don't let city lose its rural look. Keep city from getting too crowded. Police need to crack down on speeding on highway 61. The number of people speeding is terrible.
- Would like to see a larger chain grocery store and updated Walmart to meet the demands of the growing community. Otherwise I love our city the way it is. I do not want to live in a place that turns into Wentzville in 5 years, the overpopulation and congestion is why we left that area and moved here.
- Grocery store.
- Would love to see more growth with small businesses or even businesses. Less apartments/townhomes and more single family. That attracts businesses. Would love a grocery store and a nice playground for kids, as well as some sit-down restaurants.
- More places to eat and affordable housing please and thank you!
- Restrict and ultimately remove mobile home parks.
- Public library is a necessity.
- Public recreation center would be nice.
- Continued support of the farming community.
- I think as a community we should have more place to help build up are community for more people. And I feel there should be more entertainment for travelers.
- Mixed use, don't want to see Moscow Mills grow a whole lot and ruin the country feel.
- Mixed use. Would definitely like to see some grocery store options.
- I think there should be a neighborhood with starter homes that are affordable, now the average young couple can afford a \$300k house without stretching themselves to thin, more sidewalks, a dog park would be nice, and somewhere for kid/teenagers to hangout so they don't have to go all the way to Wentzville.
- Stuff for kids to do.
- Get rid of the trailer parks.
- A park would be nice, with a playground. And a side walk on MM, within city limits, to make walking into town safe.
- I think we need a bigger water tank because the water pressure here is not good at all.
- JUST THE WAY IT IS MAYBE MORE MIDDLE CLASS HOMES. ABSOLUTELY NO SECTION 8 OR IMMIGRANT HOUSING.
- Be a safe CLEAN place to live. A lot of JUNK in yards.
- More shopping and restaurants.
- More senior housing like condos and villas but with choices. Not just low income.
- Need more street lights roads need repairs we need gutters and drainage. We need sidewalks and to promote our historic district. Having something like St. Charles 5th Street would be nice we need community.
- Slow the pace of growth and manage traffic at Hwy C and MM.
- Full service community. If Troy will not allow for industrial and commercial growth, let's capitalize on their reluctance.
- A big box home improvement store and grocery store would be amazing.



- Would love to see a better-defined town square, diversity of choice for shopping and dining including grocery stores, more intentional efforts for economic development, entertainment, destination attractions, and commercial real estate choice.
- Mixed use is the best for tax base.
- Less trailer parks.
- We need to show pride/respect for our local farmers. A farmer’s market and more local shops would be great! We desperately NEED a library for our growing families! A rec center would be nice.
- Parks! Small LOCAL grocery would be nice. I believe most people who live out here enjoy the small town feel but a local grocery would be lovely.
- Need more small business like food restaurants when something tries to move in they get denied.
- No more mobile home parks.
- There is nothing to offer people when the move to Moscow Mills, a grocery store would be nice, fast food.
- Mixed use.
- Retail is a must.

Q21 Rank these items from 1-10 with 1 being the most important and 10 being the least. A ranking number may only be used for one item. If you rank Pace of Growth as number 3, you cannot rank any other item as a "3." The "Other" option gives you the opportunity to add an item that you feel is missing on the list.



**Q22 If you selected “Other” above, please indicate what other area is important to you.**

- Sense of community. The outreach & activities that bring the community together.
- Keeping the city safe and free of criminals.
- Streets in Austin Oaks are bad.

- Planning & zoning with some code enforcement. I don't mind mix of mobile home & houses but they need to be kept up!
- Parks and walking paths. Better water quality.
- Safe neighborhoods and parks.
- Less Trailer Parks.
- Road maintenance and added sidewalks.
- Community Involvement.
- Walking trail.
- Preserving history of the town - specifically the old mill location.
- Schools are important to most parents.
- Attractiveness.
- Nice light poles.
- Nice street signs.
- Waterscapes.
- Sculpture/ Art/ murals.
- More Dining!!!!
- Better roads.
- Parks and bicycle paths.
- Other would be the safety of and in the communities.
- Traffic.
- Effective, efficient, responsible, fiscally aware local city government that bring about a unified code, a city administrator, some serious code enforcement, and the complete rejection of disreputable developers, businesses, including city employees.
- Quality of water.
- Community Involvement!
- A grocery store in Moscow Mills asap. It's been way too long for us to drive into Troy or Wentzville. DG is great but NOT a grocery store. AND a full-fledge fruit stand (YEAR ROUND), like Orlando's in St. Peters.
- Safety.
- Removal / restrict trailer parks.
- Public library, public parks, rec center.
- Clothing store.
- More police officers on the street.
- Safe and clean.
- There are no zoning laws here. People can do what they want.
- Having a plan and seeing intentional coordination among neighboring communities.
- Sidewalks.
- We need to show pride/respect for our local farmers. A farmer's market and more local shops would be great! We desperately NEED a library for our growing families! A rec center would be nice.
- Clean up the town.
- Restaurants.
- Casino's.
- Green Space.

**Q23 Based on what you have seen in other communities, are there any facilities, services, amenities, etc. you would like Moscow Mills to consider?**

- A large park with walking path
- A rec center (I know, keep dreaming), a community pool, a grocery store, more restaurants—especially sit-down ones that don't allow smoking.
- Fast food, animal shelter, grocery store.
- A library, a park with playgrounds grills and area to walk, farmers markets, a place for people to walk.
- We would like to see a nice park.
- Grocery Store, Hardware Store & Clothing Store.
- A YMCA would be nice and a decent grocery chain.
- Better roads.
- Recreational activities and grocery store.
- Supermarket (CountryMart, etc.).
- Park
- Gym
- Gym/fitness, dog day care, ice rink.
- Small business only! More small restaurants and small business.
- Grocery store would be nice.
- Public parks, community spaces.
- Pool
- Parks and better water quality.
- Something for young kids to do.
- A grocery store. Bring back annual picnic.
- Nice park with a pavilion that could be rented.
- More stick-built homes for people wanting out of city living.
- Menards, Grocery store, Senior Housing.
- Parks, shopping.
- SIDEWALKS in subdivisions and communities.
- Public Pool - Laundry Mat.
- Hwy U / 61 shopping area.
- YMCA
- Youth activities.
- YMCA, it's unbelievable that our County doesn't have a YMCA or Rec center.
- Town parades or town community days, we don't celebrate or come together as a community.
- Nice park with playground, hiking/walking trails, clean up/expand/advertise historic downtown shopping and dining.
- As stated above a place for children.
- Park with walking path, playground and picnic opportunities. Yearly city festival, such as one done for the bicentennial.
- Grocery Stores, Pharmacy.
- Attractive architectural buildings. Not pre-fab.
- Grocery stores
- Parks/ walking trails.

- Pedestrian /biking trails.
- Shopping
- Attractive art/sculpture.
- Dining
- Exercise /gym
- Better roads.
- I would like to see a Trader Joe's and/or Fresh Thyme grocery store. I would like to see a library, rec center and public pool.
- No more trailer parks.
- Health food stores and restaurants, resale locations, small business.
- Rec Plex/YMCA, county library, store like Home Depot/Lowe's/Menards, Truck Stop, Recreational things for kids/families to do that is safe, City Park that also has the ability to be used by those with special needs or disabilities such as Autistic.
- Add a Walmart otherwise good as is. Love the new fire house that was added over by the Dollar General.
- Citywide internet service.
- Places for families to gather.
- Keep it simple.
- The addition of a park with a walking trail and a couple of playground items- like a slide and swings- in the city limits. Maybe that means updating an existing site with a walking trail and playground equipment. It would be nice to not have to drive into Troy or to an elementary school to utilize a park.
- Better street/road maintenance and planning. Sensible zoning. Reduction of licensing for truck stops, convenience stores, and gas stations. CODE ENFORCEMENT.
- Sidewalks. More sidewalks.
- Local grocery, IGA or County Market. Park or playground for kids. More restaurants.
- More restaurants, public pool, Street lights! Hwy MM really needs street lights, city spray for bugs.
- More for seniors and disabled.
- Don't do anything. Please no swimming pool, tennis courts or parks. Anything that would raise taxes.
- Public library, public parks and a rec center.
- More fast food, Park and community garden
- Another Bank like Commerce, Regions, Vantage possibly.
- Grocery store, Pharmacy, traffic control at Hwy C and MM
- Farmers markets during the summer every week so small businesses can also sell things and it's a great way to get the community together.
- Getting rid of trailer parks.
- A SMALL LOCAL GYM. A NATURAL GROCERY STORE. SUPPORT SMALL ORGANIC FARMS. ORGANIC FARM STANDS AND RAW DAIRY FARMS.
- Senior housing and more recreational activities. Grocery stores. Restaurants
- Insect spraying for mosquitoes and an enforcement on resident's property to clean all uncared for lots with no 10foot grass.
- Catch up growth with Troy and Wentzville.
- A nice park with playground and a walking trail. Having to drive all the way out to Troy or Indian Camp Creek puts a damper on things.
- Please consider industrial and retail growth. Our communities little cannot continue to grow with neighborhood upon neighborhood and be expected to keep up with adequate

services (ambulance, fire, roads, schools, etc.) solely from residential tax payers. We have to look for additional, long-term solutions that will bring revenue and a tax base into our community to support the infrastructure.

- Grocery stores, mixed use commercial, restaurants, walking trails, golf course, parks, gyms, farmers markets, celebrations, activities, focused economic development within govt. and a vision for the future.
- We need to show pride/respect for our local farmers. A farmer's market and more local shops would be great! We desperately NEED a library for our growing families! A rec center would be nice.
- Friendlier people to work in the city hall not very inviting.

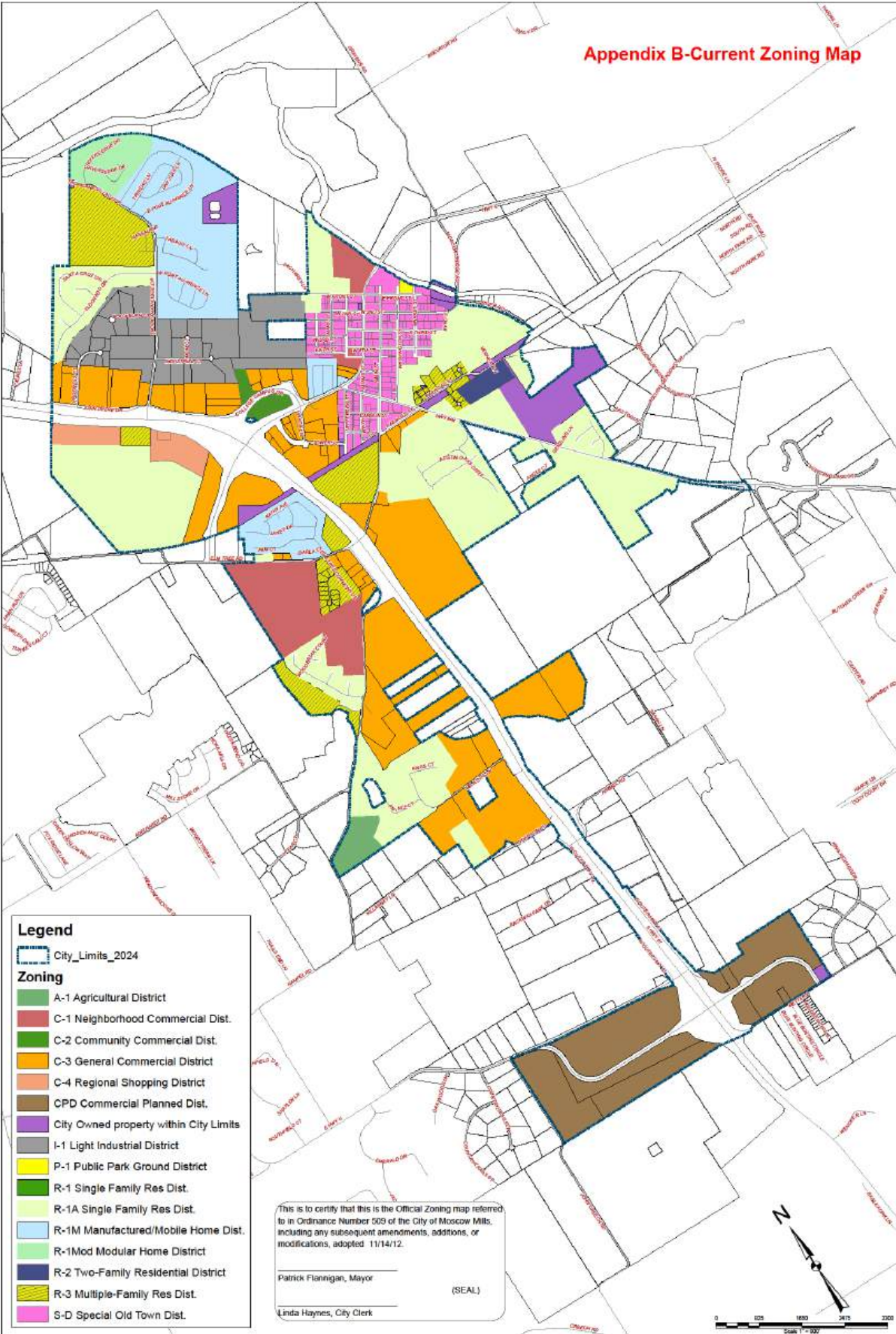
## **Q24 Please share any other comment you have below.**

- Water/sewer bills are ridiculously high. They say they are comparable but I know people in St. Charles county and St Louis county that use a comparable amount of water that pay so much less for 2-3 months than I do for ONE. And their water doesn't reek of chlorine and chemicals.
- We moved here because it was small and conservative. Keep it that way.
- We love it here but area needs improvement in several categories.
- Please do something about where C and MM merge to help with traffic and safety.
- Keep it residential. Slow growth, good roads, safe streets and people will want to buy here.
- Same as above less to no trailer parks. Grew up close to Moscow Mills and when I was younger always thought of this town as a trailer park town.
- I love this little community.
- Water quality! We need better water.
- More town activities to get us to gather as a community.
- Too many Troy activities overshadow our community.
- WATER, I know you probably constantly hear it but our water is awful. We live in Monterey Estates and most days you can't stand the smell of it coming out of the pipes. If you put it in a clear glass you can see all sorts of things floating in it. Everyone complains about the water quality. When moving from St Charles County our water bill here is 4 times as high yet the quality is 1,000 times worse. I worry of the long-term health effects on me and my family.
- The water quality could definitely use some work.
- Continue to attract home builders, attempt to add apartments and try and gain a grocery.
- You could use a light at Hwy C and Hwy MM. I feel with all the new homes, that intersection is dangerous.
- Making Moscow Mills prettier.
- Attractive signage.
- Attractive buildings.
- Improved street scaping.

- Something needs to be done with the water sewer fees. In St. Charles this fee is approx. \$70 every other month. In Moscow Mills it is \$75 per month. Ridiculous.
- Does the city need to have a City Administrator and/or full time Engineer as we continue moving forward?
- Thank you for all that you do. The new fire station was a good touch and definitely needed!
- Roads are the biggest issue besides schools.
- In the last few years I have seen and witnessed some serious efforts and achievements in moving this city forward and in a positive direction. Unfortunately, the pace has been slow only because the true cause of growth has not reached this area as of yet. It will one day. Be prepared by laying the ground work and taking what appropriate actions now.
- We need more job opportunities, we need to pay Moscow Mills End of year taxes not Moscow and Troy! Need something for kids to do.
- Our city is growing fast by rooftops, but not business to support the tax base. The homeowner can bare only so much in taxes. Mobile homes & apartments will only hurt us more. They don't pay their fair share to support the system.
- Roads are rough with potholes
- Please fund a public library and rec center and expand the quality of public parks.
- We would like to have the water and sewer issues fixed, we can't drink the water because it smells and taste funky, and the sewer cost is high. We lived in St. Peters before here and paid every two months there what we pay for one month here.
- Need grocery store need better water pressure if you build any more homes there's not gonna be any water pressure.
- Clean up old Moscow Mills. Main street looks like a junk yard. put stop sign at depping and Main St.
- I rarely see police present in the city. There are always several police cars at City Hall.
- Hwy C and MM needs a traffic signal for rush hour traffic. Too often there is a backup on MM to turn left onto Hwy C due to traffic coming from both directions on Hwy C. Having to wait longer than 3 full minutes at an intersection is unacceptable.
- Water/sewer prices are substantially higher than neighboring communities. This needs to be addressed for community members.
- I have lived in Moscow Mills all my life the people are somewhat friendly but just needs cleaned up and people on the board that understands what it means to be a small town
- Consider extending Tower Street directly to Adams as an alternate route to avoid traffic congestion on Hwy MM at Hwy C.



Appendix B-Current Zoning Map



**Legend**

City Limits\_2024

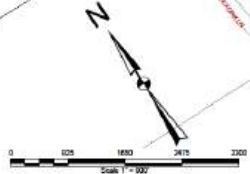
**Zoning**

- A-1 Agricultural District
- C-1 Neighborhood Commercial Dist.
- C-2 Community Commercial Dist.
- C-3 General Commercial District
- C-4 Regional Shopping District
- CPD Commercial Planned Dist.
- City Owned property within City Limits
- I-1 Light Industrial District
- P-1 Public Park Ground District
- R-1 Single Family Res. Dist.
- R-1A Single Family Res. Dist.
- R-1M Manufactured/Mobile Home Dist.
- R-1Mod Modular Home District
- R-2 Two-Family Residential District
- R-3 Multiple-Family Res. Dist.
- S-D Special Old Town Dist.

This is to certify that this is the Official Zoning map referred to in Ordinance Number 509 of the City of Moscow Mills, including any subsequent amendments, additions, or modifications, adopted 11/14/12.

Patrick Flannigan, Mayor (SEAL)

Linda Haynes, City Clerk



**Zoning Map**  
**Moscow Mills, Missouri**  
 Information current through Ordinance #1062, 02/12/2024

DATE 02/14/2024  
 JOB NO. 12481  
 DRAWN BY: KNL  
**FIGURE 1**