

**City of Troy, Missouri**  
**Regular Board of Aldermen Meeting**  
**Monday, April 18, 2016**  
**6:30 P.M.**

Present for the Board Meeting were Aldermen Eversmeyer, Detert, Curt, Anderson, Sconce, Walker and Mayor Cross. Also present were Parks Director Howell, Public Works Superintendent Cunningham, Wastewater Superintendent Peasel, Police Chief Taylor, Building Official Lindsey, Treasurer Flinn, City Attorney Granneman and City Clerk Schneider.

Mayor Cross called the meeting to order, announced a quorum and led in the Pledge of Allegiance.

City Clerk Schneider administered the Oath of Office for Aldermen Karen M. Curt, Ward I, Margaret Eversmeyer, Ward II and Todd Walker, Ward III.

Alderman Sconce made a motion, seconded by Alderman Detert to Approve Certification of Election Results of the April 5, 2016 Municipal General Election presented by the Verification Board of Lincoln County, Missouri. Vote: Sconce aye, Detert aye, Curt aye, Anderson aye, Eversmeyer aye, Walker aye.

Alderman Detert made a motion, seconded by Alderman Sconce to Elect Alderman Margaret Eversmeyer as President of the Board of Aldermen. Vote: Detert aye, Sconce aye, Anderson aye, Walker aye, Curt aye, Eversmeyer aye.

City Clerk Schneider introduced the City Clerks in attendance that serve on the Public Relations Committee of the Missouri City Clerks and Finance Officers Association. Vi Skillman, City Clerk of Wentzville, then presented Tonya Hawkins, Deputy City Clerk, with her certification achievement as a Missouri Registered City Clerk (“MRCC”) and thanked the Board for providing the training opportunity.

Alderman Eversmeyer made a motion, seconded by Alderman Sconce to Approve the Consent Agenda upon the removal of Item 2C. Vote: Eversmeyer aye, Sconce aye, Curt aye, Detert aye, Walker aye, Anderson aye.

Steve Lindsey was present and requested to hook on to City sewer (outside City limits) but asked what he received for the \$4,000.00 hook on fee. Alderman Sconce replied that the fee was a “right-to-connect” to City services and helped maintain the sewerage system. Mr. Lindsey asked if he were to annex into the City, if the fee would still be assessed and the reply was yes. Mr. Lindsey further asked what would change if his property were annexed into the City. The answers were water and sewer rates would go down in cost since the rates would not be doubled, receipt of security by Troy Police

Department, property tax rate currently at \$.19 per \$100 assessed value, sales tax based on City taxes and franchise tax on phone bills. Mr. Lindsey said he had a contract for installation of the lateral sewer line, lift station to the sewer main and septic destroyed with a start date in August. Mr. Lindsey wanted to discuss annexation with his spouse and asked how long that would take if desired. City Attorney Granneman estimated that if his request to annex was submitted at the next meeting, it would be completed in May or June. It was determined that Mr. Lindsey's property would be diverted to the MBR sewer plant and not the old Highway 47 plant which was at capacity.

David Justus was not present.

Jim Wallis, 300 Juanita Street, submitted a report to the Board on activities in recent years involving the downturn of the economy, foreclosures, increased landlord-owned homes that have changed their quiet neighborhood into one that has more frequent incidents of crime. These incidents have spurred the formation of a group facebook page and Neighborhood Watch Program. To that end, Chief Taylor will be meeting with a group of fifty-five concerned citizens to form the group involving the streets of Lewis, Alden, West Pershing, Annie, Juanita and South. Mr. Wallis invited all to attend their kick-off meeting on April 26, 2016 at 6:00 p.m. at City Hall and requests the City continue to be proactive partner in this effort by enactment and enforcement of landlord/tenant ordinances.

\*Approved Reports of Park Board, Planning & Zoning/Board of Adjustment

Alderman Anderson noted in the Historic Preservation Commission minutes an outline of a proposed \$3,000.00 budget request and wants to see the detail associated therewith. Alderman Eversmeyer said one of the commission members would be present at the Budget Workshop. Alderman Anderson requested Building Official Lindsey to let the commission know that they will be expected to give exact detail on its request, explain what it will be used for and what payback the City would receive if approved. Alderman Anderson made a motion, seconded by Alderman Eversmeyer to Approve Report of Historic Preservation Commission. Vote: Anderson aye, Eversmeyer aye, Detert aye, Curt aye, Walker aye, Sconce aye.

\*Approved Report of Troy Convention and Visitors Bureau

\*Approved Department Reports of Police, Public Works, Finance, Building Inspection, Parks and Administration

\*Approved Payment of Regular Monthly Bills

\*Approved 2016 Liquor License License Renewals: Casey's General Store; Walgreens #7811; Q-Stop, LLC; Chihuahua's of Troy, LLC; Troy Movie House; Victory Lane Fuel & Food; Victory Lane Fuel & Food 2; Abjibapa, Inc. d/b/a XpressMart

\*Approved and Authorized Mayor to Sign Addendum to Fall 2015 Street Improvements Project for Additional Engineering Services by F3, Inc. for City Cemetery Asphalt Overlay in the amount of \$1,100.00

\*Approved "Loan" from Fund 35-EDA/CDGB to Fund 31-Capital Improvements of \$106,273.31

Mayor Cross explained the Change Order submitted by M&H Concrete was to repair/replace 100 feet of roadway on Shellbark between the previous five-year old repair/replacement with this newer portion to make one continuous smooth roadway. Alderman Sconce made a motion, seconded by Alderman Anderson to Approve Change Order submitted by M&H Concrete, Inc. on 2015 Concrete Street Removal and Replacement – Phase II for 100 foot Extension on Shellbark in the amount of \$27,288.82. Vote: Sconce aye, Anderson aye, Walker aye, Eversmeyer aye, Curt aye, Detert aye.

Alderman Anderson made a motion, seconded by Alderman Detert to Approve Pay Request No. 1 submitted by M&H Concrete, Inc. on 2015 Concrete Street Removal and Replacement – Phase II in the amount of \$227,895.89. Vote: Anderson aye, Detert aye, Curt aye, Eversmeyer aye, Walker aye, Sconce aye.

Alderman Sconce made a motion, seconded by Alderman Walker to Approve Pay Request No. 2 submitted by M&H Concrete, Inc. on 2015 Concrete Street Removal and Replacement – Phase II in the amount of \$15,184.80. Vote: Sconce aye, Walker aye, Anderson aye, Eversmeyer aye, Detert aye, Curt aye.

Alderman Anderson made a motion, seconded by Alderman Sconce to Approve Final Pay Request No. 3 submitted by M&H Concrete, Inc. on 2015 Concrete Street Removal and Replacement – Phase II in the amount of \$12,793.73 for retainage. Vote: Anderson aye, Sconce aye, Eversmeyer aye, Walker aye, Curt aye, Detert aye.

Rhonda and Monty Nichols submitted surveys and drawings for Monty's Bar-B-Que located at 109 N. Lincoln Drive to the Board for its review. Alderman Sconce stated that these documents were not a site plan as required by Planning & Zoning. Since they are leasing the property, the Nichols believed an engineer's site plan was duplicative of the documents already submitted and too costly. Building Official Lindsey relayed that site plans are unique to the business and in this case the change of use from a gas station to a restaurant prompted the need for a site plan. Lindsey continued that the accessory building needs to be on the site plan as well. Alderman Curt inquired if the City helps with affordable engineering. Mayor Cross stated there are firms that offer affordable

engineering services located in the City of Troy and suggested the condensed requirements checklist provided by Planning & Zoning for this intent/location should be used in site plan preparation. Mayor Cross confirmed that there would be a Board of Aldermen meeting on Monday, May 2<sup>nd</sup> and the Nichols could make their request again. Building Official Lindsey volunteered to review the site plan and answer questions prior to the next meeting date.

Building Official Lindsey relayed to the Board that all of the requirements were met by Christina Kirkpatrick for a Home Occupation Permit for a licensed daycare to be located at 19 Thorndell Way. There were no responses received by surrounding property owners upon their notification of the proposed licensed daycare. Alderman Detert made a motion, seconded by Alderman Curt to Approve Home Occupation Permit for Licensed Daycare at 19 Thorndell Way by Applicant Christina Kirkpatrick. Vote: Detert aye, Curt aye, Eversmeyer aye, Anderson aye, Walker aye, Sconce aye.

Mayor Cross explained that Resolution 2016-4 authorized a grant application for Adelhardt Property Field-Trails Project came about ten days ago when the City was approached by Troy R-III School District offering donated land for City's use as athletic fields and trails. Parks Director Howell explained the donated property would be divided into two sections (22 acres and 17 acres) totaling approximately 40 acres for the purpose of using the value of the acreage as the City's match on the \$150,000.00 grant application. The DNR grant will be awarded in June.

Alderman Sconce stated there is a responsibility in maintaining these grounds if the grant is awarded and those monies would come out of general revenue fund which was \$385,000.00 in the red last year. Alderman Anderson pointed out the use of those fields would bring in revenue and no money was required to buy the ground. Parks Director Howell said as part of the grant that an ecological survey would have to go in the budget. Alderman Sconce said an \$18,000,000.00 strain will be placed on the overall budget, that general funds can go into sewer but not backwards and there would be labor and equipment costs in connection with the additional park land. Alderman Curt stated that ground is valuable and asked if the acreage was in flood plain. In answer, Howell said that part of the ground was in flood plain. Alderman Eversmeyer asked about a road to the donated acreage and Howell replied that the school had planned to build a road running down to their other school located on the other side of this donated acreage. Alderman Eversmeyer made a motion, seconded by Alderman Anderson to Adopt Resolution 2016-4, Authorizing Ryan Howell, Parks Director, to Submit a Grant Application to the Missouri Department of Natural Resources FY2016 for Adelhardt Property Field-Trails Project. Vote: Eversmeyer aye, Anderson aye, Detert aye, Sconce nay, Walker nay, Curt aye. Motion carried 4-2.

Treasurer Flinn offered dates for an initial Budget Workshop for FY2017 Budget and it was decided the workshop would follow the first Monday Board of Aldermen meeting on May 2, 2016 at 6:30 p.m.

Mayor Cross, after conferring with Lincoln County Emergency Management Director, recommended entering into the Outdoor Warning Siren Activation for county-wide efficient operation of the system and training people as “weather spotters.” The policy indicates that sirens will not be sounded county-wide but as threats occur by location. City employee, Joe Edwards, sets off the sirens for the City in communication with the Mayor and Chief Taylor and all officers will receive their weather-spotter training certification. Alderman Sconce made a motion, seconded by Alderman Detert to Approve and Authorize Mayor to Enter Into Standard Operating Procedures: Outdoor Warning Siren Activation, Policy No. 100. Vote: Sconce aye, Detert aye, Anderson aye, Walker aye, Curt aye, Eversmeyer aye.

Building Official Lindsey explained the Zoning Maps are owned by the City and requested those maps be allowed on the Lincoln County Assessor’s GIS Mapping Website for efficient access by realtors, appraisers, and surveyors. Alderman Eversmeyer made a motion, seconded by Alderman Walker to Approve and Authorize Kevin Bishop, Lincoln County Assessor, to Place City Zoning Map on GIS Mapping Website. Vote: Eversmeyer aye, Walker aye, Sconce aye, Detert aye, Anderson aye, Curt aye.

Building Official Lindsey advised that the Planning & Zoning regulations need to be updated and recommended that an update of the City’s Comprehensive Plan should happen concurrently therewith. Discussion continued on the advantages of utilizing a professional firm to ensure strategic planning on a larger scale and avoiding piecemeal revisions. An estimated budgetary cost for these updates professionally is \$100,000.00. City Attorney Granneman opined that a complete code overhaul versus a piece-by-piece revision would avoid City staff expending exorbitant hours to accomplish the cross-reference and definition conformance of a sectional review over a two-year period of time. Further, advantages would include collaborative input by engineers, architects, legal counsel and Board members along with legal scrutiny to zoning regulations in regard to police powers and property rights. Lindsey further advised that since the last revision was done, there will be a twenty-year time span by the time this revision is accomplished. Alderman Anderson agreed that it needs to be done but this may not be the time to expend that sum.

Alderman Eversmeyer made a motion, seconded by Alderman Anderson to go into Closed Session in compliance with 610.021 of RSMo., for the purpose of discussing Real Estate and Personnel. Vote: Eversmeyer aye, Anderson aye, Sconce aye, Walker aye, Detert aye, Curt aye.

Parks Director Howell requested to hire Macy Lindsey, daughter of David Lindsey, work in the aquatic center cashier-concession area this pool season. Alderman Sconce made a motion, seconded by Alderman Detert to Hire Macy Lindsey as Seasonal Aquatic Center Concession Worker at G4-Step 4 \$7.65 per hour. Vote: Sconce aye, Detert aye, Walker aye, Anderson aye, Curt aye, Eversmeyer aye.

Alderman Anderson made a motion, seconded by Alderman Walker to Hire Brandon Mires as Full Time Patrol Officer at Grade 13, Step 4 \$18.00 per hour. Vote: Anderson aye, Walker aye, Eversmeyer aye, Detert aye, Curt aye, Sconce aye.

Alderman Detert made a motion, seconded by Alderman Curt to Hire Phillip Woolsey as Full Time Patrol Officer at Grade 13, Step 4 \$18.00 per hour. Vote: Detert aye, Curt aye, Walker aye, Sconce aye, Anderson aye, Eversmeyer aye.

Alderman Sconce made a motion, seconded by Alderman Detert to Hire Daniel McPeak as Reserve Officer in the Troy Police Department with No Pay. Vote: Sconce aye, Detert aye, Curt aye, Walker aye, Anderson aye, Eversmeyer aye.

Alderman Anderson made a motion, seconded by Alderman Eversmeyer to Hire Josh Pratt as Full Time Maintenance Worker 1 at Grade 11, Step 2 \$14.03 per hour. Vote: Anderson aye, Eversmeyer aye, Walker aye, Curt aye, Sconce aye, Detert aye.

City Attorney Granneman advised the Board on Real Estate matters.

Alderman Sconce made a motion, seconded by Alderman Eversmeyer to go out of Closed Session. Vote: Sconce aye, Eversmeyer aye, Curt aye, Detert aye, Walker aye, Anderson aye.

Alderman Curt made a motion, seconded by Alderman Sconce to adjourn the meeting. Vote: Curt aye, Sconce aye, Walker aye, Anderson aye, Eversmeyer aye, Detert aye. Meeting adjourned 8:59 p.m.

ATTEST:

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City Clerk

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Mayor

\*Approved on Consent Agenda