

City of Troy, Missouri
Board Workshop and Regular Board of Aldermen Meeting
Monday, July 21, 2014
6:00 P.M.

Present for the meeting were Aldermen Eversmeyer, Detert, Bass, Sconce, Anderson, Walters and Mayor Cross. Also present were Public Works Superintendent Cunningham, Police Chief Taylor, Building Official Lindsey, Treasurer Flinn, City Attorney Granneman and City Clerk Schneider.

Chris Downs and Aaron Dillon of Johnson Controls presented a Measurement and Verification (“M&V”) Workshop related to its energy audit proposal. The program consists of four phases: Preliminary Analysis; Detailed Analysis & Design; Implementation; and Performance Period. M&V is a process to measure before and after implemented improvements to verify guaranteed savings. Option C was the recommended M&V option with baseline, post-installation period and performance period measurements-valuations. The Board of Aldermen asked how baseline is determined and if the cost of Option C is in addition to the cost of the project. Johnson Controls answered that baseline would be determined on 2012/2013 average electricity bills and the cost is usually a separate charge instead of financing over all the years of contract.

Regular Board of Aldermen Meeting Immediately following the Public Hearing

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

Alderman Eversmeyer made a motion, seconded by Alderman Detert to approve the Consent Agenda upon the removal of Items 7A and 7B. Vote: Eversmeyer aye, Detert aye, Bass aye, Anderson aye, Walters aye, Sconce aye.

*Approved the Minutes of Regular Board of Aldermen Meeting dated June 16, 2014 and Public Hearing/Special Board of Aldermen Meeting June 26, 2014

Chad Hartle, RCH Development, requested a resolution and/or letter of support from the Board to accompany an application to Missouri Housing Development Commission (“MHDC”) for housing tax credits and financing to develop a 42 two-bedroom unit complex to serve seniors in the City. The complex would be located at Villa and Commercial Drives in Troy (behind RP Lumber). Mr. Hartle presented a site plan, 8-plex building, community building and two-bedroom unit drawings. The monthly rent typically runs \$425.00 a month. The highly-competitive application process for funding is a four-step approval process with initial determination by MHDC in December followed by approvals for engineering, architectural plans and geological studies, etc.

with groundbreaking slated for August 2015. Local contractors would receive preferential treatment. Federal and State tax credits would be sold to investors and the money used to fund the project. The site location is commercial and RCH Development would need to zone it back to multi-family. The City would still collect real estate and personal property taxes. The complex will be governed by Board of Directors usually owned by non-profit organizations. Mr. Hartle explained the typical renter are single female seniors, 55 and over, still working, mobile, income below \$25,000.00. Hybrid ownership with development company as a guaranty for completion a minimum of fifteen years. The complex would have an on-site manager with group events and clinics. The construction of the entire development would occur before units rented. All units have a universal design (being larger and maneuverable) with 5% fully-accessible units. A question arose whether units included tornado provisions/storm shelter and Mr. Hartle answered that would be cost-prohibitive as units were concrete slab on a grade but may be able to beef-up clubhouse. Upon direction by the Board, City Attorney Granneman will draft a resolution for Board consideration at next meeting.

Ray Antonacci introduced himself to the Board as the Chief Administrator for the Lincoln County Ambulance District and welcomed any questions on Proposition S placed on the August ballot.

Mike Sutherland introduced himself to the Board as the Executive Director for Boonslick Regional Planning.

*Approved Reports of Park, Planning & Zoning/Board of Adjustment, Historic Preservation Commission, Troy Convention and Visitors Bureau

*Approved Reports of Police, Public Works, Finance, Building Inspection and Administration Departments

*Approved Payment of Regular Monthly Bills, Obligation Nos. 56926 to 57165

Mayor Cross read Bill No. 1217 as Ordinance 1202 – An Ordinance establishing the Salary Schedule for all Employees of the City of Troy, Missouri Fiscal Year 2015, first and second readings by title only. Alderman Sconce made a motion, seconded by Alderman Bass to Adopt Bill No. 1217 as Ordinance 1202. Vote: Sconce aye, Bass aye, Detert aye, Anderson aye, Eversmeyer aye, Walters aye.

Mayor Cross read Bill No. 1218 as Ordinance ___ -- An Ordinance of the City of Troy, Missouri, Revising Chapter 405: Zoning Regulations, Article XX: Historic Landmarks and Districts and Sections within Said Article XX, first reading by title only. City Attorney Granneman explained the revisions incorporate entirety but without penalty provisions to be used for guidance and grant opportunities. An Alderman (non-voting member) and P&Z member will serve on HPC and count towards quorum. Alderman

Bass currently serves as alderman representative on HPC and does vote. Building Official Lindsey has requested HPC to be set-up like Park Board. Alderman Anderson made a motion, seconded by Alderman Detert to Table Bill No. 1218. Vote: Anderson aye, Detert aye, Bass aye, Eversmeyer aye, Sconce aye, Walters aye.

Alderman Eversmeyer requested explanation on Well 13 pay application for initial drilling, and the additional cost to re-drill and seal the hole. Treasurer Flinn replied the budgeted funds were carried over to FY2015 but additional funds were not budgeted. Eric Kirchner, the engineer for Well 13 project, explained that drilling encountered running sand at 1000 feet. Unfortunately no amount of advance testing can predict running sand. All testing and approval by DNR of the site had been obtained with no irregularities. In addition to running sand, high radio-nuclides in the water samples were identified. The Department of Natural Resources requires the well be sealed and grouted to certain height and depth with casing cutoff to protect the aquifer below. Another attempt to drill will be made at the Third Street property location which is already owned by the City.

Alderman Anderson made a motion, seconded by Alderman Sconce to Approve Pay Application #1 submitted by t. Drury Contracting on New Well No. 13 in the amount of \$122,696.82. Vote: Anderson aye, Sconce aye, Walters aye, Eversmeyer aye, Bass aye, Detert aye.

Alderman Walters made a motion, seconded by Alderman Eversmeyer to Approve Change Order #2 submitted by t. Drury Contracting on New Well No. 13 for well abandonment and site restoration in the amount of \$16,439.00. Vote: Walters aye, Eversmeyer aye, Sconce aye, Bass aye, Detert aye, Anderson aye.

Alderman Anderson made a motion, seconded by Alderman Bass to Approve and Authorize Mayor to Enter into Change Order Proposal 1 submitted by Cochran Engineering on New Well No. 13 for survey of \$1,940.00 and construction plan revisions \$24,468.00 located at 1310 South Third Street Upon Written Notice of the Mayor's Readiness to Execute the Contract. Vote: Anderson aye, Bass aye, Detert aye, Eversmeyer aye, Walters aye, Sconce aye.

*Approved Home Occupation – Smooth Shades, 427 Rhonda Drive, as recommended by Planning & Zoning Commission

*Approved Mayoral Recommendation to Appoint Jennifer Ellison for Historic Preservation Commission

*Approved and Authorized Mayor to Enter into Engineering Contract with Cochran Engineering regarding Waterline Easement Exhibit and Description Preparation for a

permanent waterline easement crossing an approximate 1.6 acre tract of land on South Lincoln Drive in the amount of \$650.00 and reimbursable estimated expenses of \$100.00

*Approved Recommendation to Enter Into Agreement with George Butler Associates for Professional Engineering Services as Result of Request for Qualification Bid dated June 3, 2014 for Street Improvements 2014 (Judy, Blair, Trail and Buchanan)

Alderman Eversmeyer made a motion, seconded by Alderman Detert to Approve and Authorize Mayor to Enter into Professional Engineering Services Contract submitted by George Butler Associates for Street improvements 2014 (Judy, Clair, Trail and Buchanan) in the amount of \$72,950.00 (and other expenses outlined therein)

*Approved and Authorized Mayor to Enter into Professional Services Agreement for auditing services for the year ended June 30, 2014 submitted by Croghan & Croghan, CPA in the approximate amount of \$24,250.00 to \$28,750.00.

Alderman Eversmeyer made a motion, seconded by Alderman Walters to Approve and Authorize Mayor to Enter Into Professional Design Services for Water Main Extension/Relocation at Cherry Street/S. Lincoln to Highway 61 Project submitted by Cochran Engineering in the amount of \$4,960.00 for Topographic Survey and \$5,660.00 for Civil Design (and other expenses as outlined therein). Vote: Eversmeyer aye, Walters aye, Sconce aye, Bass aye, Anderson aye, Detert aye.

Alderman Anderson made a motion, seconded by Alderman Sconce to Approve and Authorize Mayor to Enter Into an Agreement with F3, Inc. for Engineering Services Regarding Weinand Park Drainage as outlined in letter dated July 16, 2014. Vote: Anderson aye, Sconce aye, Walters aye, Eversmeyer aye, Detert aye, Bass aye.

Alderman Sconce made a motion, seconded by Alderman Walters to Authorize Mayor to Sign Contract with F3, Inc. for Engineering Services at hourly rates. Vote: Sconce aye, Walters aye, Eversmeyer aye, Bass aye, Anderson aye, Detert aye.

Alderman Detert discussed the spraying of weeds at creek bank by day-care property owner (old Sacred Heart Rectory) on Main Street. The erosion of the creek bank was only feet away from Main Street/sidewalk. Discussion ensued of educating the property owner and/or notifying DNR of the situation until the City's MS4 plan is approved and these matters can be addressed by City ordinance.

*Disposal of Utility Records: Monthly Customer Payment Stubs 2009-2012; Monthly Meter Reading 2004-2007; Monthly Billing Register 2004-2007; Monthly Payments Register 2004-2007; Monthly Adjustments to Accounts 2004-2007; Daily List of Account Changes-Christian Disposal 2004-2007; Obsolete Blank Water Bills

*Approved Meeting Date Change from third Monday in September to Monday, September 22, 2014 due to Missouri Municipal League Conference conflict

*Approved Budget Amendment Police Forfeiture 06-10-01-6430 (\$500.00) to 06-10-01-6432 +\$300.00

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

Alderman Bass made a motion, seconded by Alderman Walters to Approve Hiring Henry Runyon, full-time, Public Works Maintenance Worker, G11-Step 1, \$13.62 per hour. Vote: Bass aye, Walters aye, Sconce aye, Anderson aye, Detert aye, Eversmeyer aye.

Alderman Walters made a motion, seconded by Alderman Anderson to Authorize Hiring to Replace a Seasonal Maintenance Worker in the Street Department due to the Vacancy Made by Hiring Henry Runyon. Vote: Walters aye, Anderson aye, Bass aye, Sconce aye, Eversmeyer aye, Detert aye.

Alderman Sconce made a motion, seconded by Alderman Anderson to Approve Posting for an Additional Reserve Police Officer, unpaid position. Vote: Sconce aye, Anderson aye, Bass aye, Detert aye, Eversmeyer aye, Walters aye.

City Attorney Granneman discussed legal matters with the Board.

Alderman Eversmeyer made a motion, seconded by Alderman Walters to Go Out of Closed Session. Vote: Eversmeyer aye, Walters aye, Bass aye, Anderson aye, Sconce aye, Detert aye.

Alderman Anderson made a motion, seconded by Alderman Bass to adjourn the meeting. Vote: Anderson, aye, Bass aye, Sconce aye, Walters aye, Detert aye, Eversmeyer aye. Meeting adjourned at 8:22 p.m.

ATTEST:

City Clerk

Mayor

*Approved on Consent Agenda