

City of Troy, Missouri
Regular Board of Aldermen Meeting
Monday, August 18, 2014
6:30 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, City Attorney Granneman and City Clerk Schneider.

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

Alderman Anderson made a motion, seconded by Alderman Detert to approve the Consent Agenda upon the removal of Items 3B and 7B. Vote: Anderson aye, Detert aye, Bass aye, Eversmeyer aye, Sconce aye, Walters aye.

Mayor Cross thanked Alderman Margaret Eversmeyer for her twenty-five plus years of service on the Park Board.

*Approved the Minutes of Board Workshop/Regular Board of Aldermen Meeting dated July 21, 2014 and Regular Board of Aldermen Meeting August 4, 2014

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. Vote: Walters aye, Eversmeyer aye, Detert aye, Bass aye, Sconce aye, Anderson aye.

City Attorney Granneman advised the Board on Legal matters.

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

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

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

Alderman Walters thanked Public Works Supervisor Cunningham for the speedy removal of a large tree stump that threatened to fall back into the stream and then asked for itemization on vehicle maintenance costs on the Public Works report. Cunningham replied that itemization of costs will be on future reports due to the computer issued for the mechanics' use. Alderman Walters made a motion, seconded by Alderman

Eversmeyer to Approve Report of Public Works Department. Vote: Walters aye, Eversmeyer aye, Sconce aye, Bass aye, Detert aye, Anderson aye.

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

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, second reading by title only. City Attorney Granneman relayed more information had been presented by the Building Department, revisions made and forwarded to Alderman Eversmeyer for review. The revised draft will then be offered to each Aldermen for comment and forwarded to State Historic Commission for approval before presented again for Board consideration. Alderman Eversmeyer made a motion, seconded by Alderman Sconce to Table Bill No. 1218. Vote: Eversmeyer aye, Sconce aye, Walters aye, Anderson aye, Detert aye, Bass aye.

Alderman Walters stated that Melissa Frank requested to withdraw the pit bull dog variance request. Mrs. Frank found a home for the dog with a family member outside City limits. Chief Taylor had visited Mrs. Frank and verified that information. Alderman Walters made a motion, seconded by Alderman Sconce to Accept the Withdrawal of Melissa Frank Pit Bull Dog Variance Request. Vote: Walters aye, Sconce aye, Eversmeyer aye, Detert aye, Anderson aye, Bass aye.

Mayor Cross handed out two reports from Johnson Controls titled, "Preliminary Source of Funds Available for Debt Service," and "City of Troy, MO Wastewater Treatment Project." These reports reflect the bids received and preliminary financing of \$14,292,751.00 project. This dollar amount is higher than the original figure of \$13.3 million dollars and includes the added \$200,000.00 mold remediation project. There may be possible savings by requesting other companies the opportunity to bid. Alderman Sconce commented that additional savings would be had from the salvage of materials such as membrane and scrap iron but occur at the tail-end of the project offset by financing costs and debt service interest.

It was noted that the "identified" and "unidentified" risks of \$1 million dollars was more-or-less built-in change orders and this money would be given back to the City if not spent. On average 20% or \$200,000.00 comes back and if more than \$1million dollars then Johnson Controls takes it off their \$1 million fee. Alderman Eversmeyer asked if all information will be outlined in a contract, and City Attorney Granneman said it would. Alderman Walters asked if the City would have to finance cost of project or contingent upon savings get it back at the end to pay back debt, and Alderman Sconce replied the cost of the contract.

Alderman Sconce explained that “avoided capital” is money that the City will not need to spend on a dilapidated plant to keep it going (not savings in operating costs). It was projected that \$100,000.00 from capital improvements would be needed every year for debt service on the project. By Statute, the payment cannot exceed the savings. The funding document is based on today’s revenues. It is speculated that with \$2 million dollars in reserves, those funds would take the project through six years. The three-year period of 2021-2023 is an unknown, with 2024 and beyond a better financial outlook due to sewer plant Certificate of Participation 2012 debt payoff.

The cost of not doing the project of \$477,480.00 (Operations and Maintenance + Energy Savings) will be spent regardless every year. By adding a payment of \$300,000.00 per year to it for energy savings project, the City would improve capacity to 3.0 million gallons a day; or, operate and get nothing for it and still have two broken plants. Alderman Anderson questioned if the project is budget neutral until 2017 according to the worksheet and Alderman Sconce answered affirmatively that construction occurs first, with payment beginning one year after plant comes online (enabling the City to build reserves).

It was noted that the numbers could change with projected growth but these figures presented were based on actual dollars and not percentages. Its expected the project would put the City in good shape for twenty years. Mayor Cross was directed to have Johnson Controls draw up a contract.

*Approved Rollback of Property Taxes

Alderman Walters will not be able to attend Public Hearing/Special Meeting of Proposed 2014 Property Taxes dated August 28, 2014 at 6:30 p.m. City Clerk Schneider reported a quorum is expected for that date in his absence. Alderman Walters made a motion, seconded by Alderman Bass to Set Date for Public Hearing and Special Meeting of Proposed 2014 Property Taxes on August 28, 2014 at 6:30 p.m. Vote: Walters aye, Bass aye, Sconce aye, Anderson aye, Detert aye, Eversmeyer aye.

Alderman Walters made a motion, seconded by Alderman Detert to Award Bid and Execute 2014 Concrete Street Repair with M&H Concrete in the amount of \$119,999.50. It was noted the bid came in under the budgeted amount of \$165,000.00, and remaining amounts budgeted will be used for other street improvements. Vote: Walters aye, Detert aye, Anderson aye, Eversmeyer aye, Sconce aye, Bass aye.

*Appointed Lisa Anderson to Park Board as Supporting Alderman

*Authorized Mayor to Execute Nixle Contract \$1,500.00

*Approved Final Record Plat – Stone Crossing

Building Official Lindsey removed the Request for Dedication of Streets – Stone Crossing to allow more time for City inspections.

Alderman Anderson made a motion, seconded by Alderman Walters to Approve Fairgrounds Park/Monroe Street Improvements Engineering Services submitted by f3 Real Property Consultants in the amount of \$11,800.00. Alderman Eversmeyer asked if proposal included re-directing street and Mayor Cross answered the proposal was just for engineering. The budgeted funds were found in Capital Improvements. Vote: Anderson aye, Walters aye, Detert aye, Sconce aye, Eversmeyer nay, Bass aye. Motion carried 5-1.

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

City Attorney Granneman advised on Legal and Real Estate Matters.

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

Alderman Sconce made a motion, seconded by Alderman Eversmeyer to adjourn the meeting. Vote: Sconce aye, Eversmeyer aye, Bass aye, Walters aye, Detert aye, Anderson aye. Meeting adjourned at 7:55 p.m.

ATTEST:

City Clerk

Mayor

*Approved on Consent Agenda