

City of Troy, Missouri
Regular Board of Aldermen Meeting
Tuesday, September 4, 2018
6:30 P.M.

Present for the Regular Board of Aldermen Meeting were Aldermen Norman, Sconce, Detert, Anderson, Curt and Mayor Cross. Alderman Walker was absent. Also present were Public Works Superintendent Cunningham, Building Official Lindsey, Wastewater Superintendent Peasel, Treasurer Flinn, City Attorney Granneman and City Clerk Schneider.

Mayor Cross called the Regular Board of Aldermen 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. Vote: Anderson aye, Detert aye, Norman aye, Sconce aye, Curt aye.

*Approved Change Order #1 – Whitetail Crossing Improvement Project #M16-7299 submitted by Karrenbrock Excavating, LLC reducing the contract price in the amount of (\$23,220.00)

*Approved Revisions to Wastewater Superintendent Job Description

Jennifer Anders, Woodard & Curran, offered a brief update of work performed since 2015 of design completion and submittal to the Department of Revenue (“DNR”) for funding allocation and loan terms. The next phase of the project will continue with bidding and construction as described in the scope of the Environmental Consulting Services Agreement. Work Order 005 included a total of eleven quarterly updates to DNR under the Design Phase Engineering Services but five of those updates will be deleted and moved to Work Order 006 resulting in a reduction or credit of (\$3,500.00). Work Order 006 includes bidding for the interceptor and wastewater treatment plant, construction and operational hands-on monitoring through a Woodard & Curran process engineer and City staff.

City Attorney Granneman alerted the Board that the current contract with Woodard & Curran (Master Services Agreement) integrates different sets of terms and conditions than are found in Work Order 006. Therefore, Granneman proposes to make one contract specific to this construction and integration phase without any additional work orders for next meeting. Jennifer Anders mentioned that the Master Service Agreement expired in March 2018. Granneman will modify Work Order 005 to capture the expiration date. Anders said that Work Order 006 is the scope of work for construction and integration with fees set out based on Phases 1-5 of service. Treasurer Flinn asked if the SCADA

and start-up are new expenses referenced in Work Order 006 and Anders replied not new expenses but part of construction costs already included.

Alderman Sconce questioned what the original fee carried in the original plan based on percentage was back in 2015. Anders replied the percentage was less than 10% of the original SRF application. This percentage was not escalated due to the efficiency of the Woodard & Curran team although construction costs are higher.

Alderman Sconce asked if the percentage was 8%. Anders replied the total was \$15.9 million dollars on construction of the plant and interceptor bringing the percentage less than 10% which includes on-site and inspection hours. Anders confirmed the funding was approved at a 30-year loan and the term does not begin until the loan closes (when bids received). There is no prepayment penalty. Alderman Sconce asked if wrap-around financing was still available and should be explored before closing versus a lump-sum payment and pay more later. Anders replied that it was unusual for DNR to approve a 30-year loan term and there was no prepayment penalty if the City decided to pay off early. Woodard & Curran was successful in negotiations with DNR on plant design modifications which saved the City over a million dollars.

Alderman Curt made a motion, seconded by Alderman Anderson to Table Indefinitely Authorize Mayor to Sign Environmental Consulting Services Agreement, Amendment to Work Order 005 and Work Order 006 with Woodard & Curran on the Wastewater Treatment Plant Project. Vote: Curt aye, Anderson aye, Detert aye, Norman aye, Sconce aye.

Mayor Cross advised the Board that the City set out eighteen months ago to obtain forty easements for the Cherry Street Improvement Project. Two-thirds of the easements have been obtained but not all of them. There is a need for a negotiator working full-time on these easements as the City may lose grant money due to looming deadlines of the \$186,000 STIP monies and \$700,000 neighborhood stabilization funds which is part of this \$2.5 million-dollar project. Mayor requested the Board consider utilizing the services of this negotiator who has 28 years of experience on right-of-way obtainment for MoDOT. The terms include sixteen parcels costing \$28,800. Alderman Sconce made a motion, seconded by Alderman Detert to Table Authorize Mayor to Sign Local Public Agency Negotiator Services Agreement with Bill Hampton Enterprises LLC regarding Cherry Street Improvements, Project STP-9900(387). Vote: Sconce aye, Detert aye, Norman aye, Anderson aye, Curt aye.

Public Works Superintendent Cunningham requested Board consideration to purchase the 2018 Dodge Single-Cab truck citing that single cabs were hard to find and the truck was found through the State bid. Cunningham pointed out that the truck was \$850.00 over the budgeted amount. Alderman Anderson made a motion, seconded by Alderman Curt to

Approve Purchase of 2018 Dodge Single-Cab Pick-Up Truck for Public Works Department. Vote: Anderson aye, Curt aye, Norman aye, Detert aye, Sconce aye.

Building Official Lindsey requested the Board consider deleting the residential requirement of Section R302.13 Fire Protection of Floors. Lindsey stated the regulation was prompted by fire departments in connection with sprinkler systems for residential homes and preventing fires from spreading. The regulation is applicable to I-joist and truss flooring in residential construction. Lindsey described that sheet rock is placed on the ceiling of the entire basement to prevent a fire from spreading upwards. The problems are that one-inch gaps occur through vents required in the flooring and open-wall inspections are hindered if the sheet rock is capped off. Further, when the homeowner finishes out their basement or encounters a gas leak, then the drywall needs to come down and gaps end up all over. St. Charles County has already deleted this entire section from their building code. Alderman Curt agreed to sponsor the ordinance change. Alderman Anderson made a motion, seconded by Alderman Norman to Table Until Next Meeting Approve Deleting Section R302.13 Fire Protection of Floors within Ordinance 1223 Establishing the 2014 National Electric Code and Certain 2015 International Building Codes. Vote: Anderson aye, Norman aye, Sconce abstain, Detert aye, Curt aye. Motion carried 4-0 with one abstention.

Alderman Curt made a motion, seconded by Alderman Anderson to Go Into Closed Session in compliance with 610.021 of RSMo., for the purposes of discussing Legal and Personnel. Vote: Curt aye, Anderson aye, Detert aye, Norman aye, Sconce aye.

Alderman Curt made a motion, seconded by Alderman Sconce to Accept the Resignation of Wastewater Superintendent Ryan Peasel effective September 21, 2018. Vote: Curt aye, Sconce aye, Norman aye, Detert aye, Anderson aye.

City Attorney Granneman advised the Board on Legal Matters.

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

Alderman Anderson made a motion, seconded by Alderman Curt to Adjourn the Meeting. Vote: Anderson aye, Curt aye, Detert aye, Norman aye, Sconce aye. Meeting adjourned at 7:44 p.m.