

**City of Troy, Missouri**  
**Regular Board of Aldermen Meeting**  
**Monday, October 21, 2019**  
**6:30 P.M.**

Present for the Regular Board of Aldermen Meeting were Aldermen Walker, Norman, Sconce, Curt, Detert, and Mayor Cross. Alderman Anderson was not present. Also present were Public Works Superintendent Cunningham, Police Chief Taylor, Building Official Lindsey, Parks Director Howell, Jared Comer of Woodard & Curran, 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 Detert made a motion, seconded by Alderman Curt to Approve the Consent Agenda. Vote: Detert aye, Curt aye, Sconce aye, Walker aye, Norman aye.

\*Approved the Minutes of the Regular Board of Aldermen Meeting dated Monday, September 16, 2019

John Dickerson and his daughter, Hailey Dickerson, purchased their home to use as a residence although it was zoned commercial. Hailey Dickerson would like to have chickens but the City's ordinance only allowed chickens in R-1 residential zone. Alderman Sconce agreed to sponsor an amendment to Section 405.215(c) allowing a variance in commercial zones by Board approval. Building Official Lindsey will publish the zoning amendment public hearing notice in the newspaper for next meeting.

John Armbruster requested permission to perform an Eagle Scout Project in Fairgrounds Park and described painting over the graffiti on the Monroe Street pavilion and planting winter-resistant bushes near the pavilion. Parks Director Howell said the pavilion was painted last week. John Armbruster has seven months to complete the project. Alderman Sconce made a motion, seconded by Alderman Walker to Approve John Armbruster's Request to Perform an Eagle Scout Project in Fairgrounds Park with the direction of Parks Director Howell. Vote: Sconce aye, Walker aye, Norman aye, Curt aye, Detert aye.

Mayor Cross spoke on behalf of Andy Menemeyer, ADM Holdings, who requested to purchase a ¾" water tap and hook-on to water outside City limits to use for an office bathroom. Alderman Sconce made a motion, seconded by Alderman Detert to Approve Request to Purchase a ¾" Water Tap and Enter into Agreement for Connection to Troy Water Works and Sewer System, Construction Specifications, Payment of Right-to-Connect Fees and Double the Rates for Outside City Limits. Vote: Sconce aye, Detert aye, Curt aye, Norman aye, Walker aye.

Chris Norton requested to hook-on to City water outside city limits near Fieth Road stating that she was selling her home with three acres and building a new residence on the remaining four acres of land. Ms. Norton stated she would need a ¾” tap for the new home and horse barn. Alderman Walker made a motion, seconded by Alderman Norman to Approve Request to Purchase a ¾” Water Tap and Enter into Agreement for Connection to Troy Water Works and Sewer System, Construction Specifications, Payment of Right-to-Connect Fees and Double the Rates for Outside City Limits. Vote: Walker aye, Norman aye, Curt aye, Detert aye, Sconce aye.

Chuck and Donna Conrey were not present.

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

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

\*Approved Payment of Regular Monthly Bills

Bill Applebaum and Pat Nasi relayed that the development has secured a tenant and submitted a breakdown of preliminary site development costs at \$348,499. Also presented were proposed retail sales of tenant and the proposed CID 1% revenue net proceeds for twenty years totaling \$155,738.00 (to help pay for the site development costs). Applebaum relayed the storm water infrastructure is by Front Street as opposed to the balance of the utilities out front of the development and represented the biggest challenge. The consensus of the Board was in favor of the proposal.

Kelly DeBold relayed that Tara Valley obtained approval in June of 2018 to hook-up to the City’s water system by connecting through an empty lot in an adjoining subdivision, install a master meter and taking care of their own individual meters but the Department of Natural Resources “DNR” had a problem with this plan of action. DNR stated that the master meter proposal makes Tara Valley a “self-distributor” or “sub-distributor” of the water. Ms. DeBold requested instead that the Homeowner’s Association “HOA” install meters, dedicate existing waterlines and the City directly bill for the water. Further, she proposed the HOA would make any repairs to existing lines and give a three-year warranty on the PVC water lines installed in 1996 by Flynn Drilling; and transfer easements by Deed of Dedication to the City of Troy. Kallash stated that DNR’s concern was how the HOA would chlorinate and flush the system if one bad water test occurred from one of the 31 homes. Alderman Sconce relayed all rules that apply to Tara Valley still apply to the City of Troy water system on submitting water samples for testing, chlorination and flushing. Sconce continued that the approval in June 2018 was based on the HOA keeping responsibility over its water system. DeBold stated that the initial master meter plan was not rejected by DNR yet but they alluded that it would not be

approved. Public Works Superintendent Cunningham asked the size of the water mains. DeBold said the water mains were 4" PVC with no fire hydrants (not looped system). DeBold said that the empty lot in June (Crooked Creek) now has a newly-built house/owner but that there was a ten-foot easement alongside that lot with a 200' connection. Alderman Sconce stated that he had no interest in taking over a water system and would only approve selling water instead. Alderman Detert said that two other connections outside City limits were approved to hook-on this evening and the City had already approved a master meter proposal with Tara Valley last June. Kallash said that 3,945 feet of 4" PVC lines were put in by Danny Flynn. Sconce said Tara Valley is not in City limits. City Attorney Granneman said a stipulation last June was that all Tara Valley homeowners would agree to purchase water from the City of Troy. Cindy Wallace handed thirty-one signed ballots from homeowners and six homeowners on the edge of Tara Valley to City Attorney Granneman.

Alderman Sconce reiterated that Tara Valley turned in an initial plan that it would keep ownership, maintain its lines, utilize a master meter and invoice its homeowners directly and asked if this plan had been rejected. DeBold said the plan had not been rejected yet. Mayor Cross requested contact information to speak with DNR directly. Aldermen Walker and Curt also wanted to hear from DNR directly. Building Official Lindsey suggested annexation but the septic and roads were not up to City's specifications.

Building Official Lindsey requested to table discussion on software for the building department permitting process until next meeting. Alderman Norman made a motion, seconded by Alderman Walker to Table Item 6(c) until next meeting. Vote: Norman aye, Walker aye, Sconce aye, Curt aye, Detert aye.

\*Approved Christmas/New Year's Holidays on Tuesday, December 24, 2019, Wednesday, December 25, 2019, New Year's Eve, Tuesday, December 31, 2019 closing at noon and New Year's Day, Wednesday, January 1, 2020

\*Approved THD Design Group, applicant on behalf of property owner Ryan Pennington, requests approval of Lot Subdivision and Consolidation for the property located at 195 East College Street as recommended by Planning & Zoning

\*Approved Record Plat for Stone Crossing Plat 4

\*Approved and Authorized Mayor to Sign TASC Flexible Spending Account Agreement

\*Approved and Authorized Mayor to Sign Amendment to Everbridge-Nixle Core Platform Service Agreement (adding non-appropriation language)

\*Approved Resolution 2019-3, A Resolution for Financing With Clayton Holdings LLC for Two Dodge Charger Police Cars

Natalie Denando gave a power-point presentation on Dual Stream Recycling Customer Education Program utilizing social media, radio, mailed postcards, flyer inserts in local newspaper, websites and physical sign-up tables at City Hall and the Pumpkin Festival (community event). As of today, Natalie reported 413 responses for opting in/out of the program.

Jared Comer, Treatment Plants Supervisor, Woodard & Curran, presented an annual report per contract end of June 30, 2019. The report focused on Health & Safety, Compliance, Wastewater Operations, Lift Stations, Maintenance, Land Application, Financial Report and Woodard & Curran Staffing and Support. The annual report indicated many positive changes resulting in efficient processes, zero samples out of compliance, electricity cost-savings, eliminating chemicals and taking over hauling operations, etc. All cost-saving measures proved beneficial and used to make necessary and emergency repairs, make building and process upgrades and be able to keep the following years budget with zero increases to the city. Comer pointed out, in fact, that the monthly billed amount to the City of Troy decreased by \$750 per month for contract year two. Marc Thomas, Operations Manager, Woodard & Curran, reflected that one year ago, Woodard & Curran was fortunate to hire Jared Comer, a long-time operator, to run operations at the City's facility and appreciated the City's support.

Alderman Sconce made a motion, seconded by Alderman Walker to Approve Sewer Maintenance Worker Job Description Revision and Grade Change from 12 to 13. Vote: Sconce aye, Walker aye, Norman Aye, Detert aye, Curt aye.

Alderman Sconce made a motion, seconded by Alderman Norman to Approve Meter Reader II Job Description Revision from Grade 11 to Grade 12. Vote: Sconce aye, Norman aye, Walker aye, Detert aye, Curt aye.

Alderman Walker made a motion, seconded by Alderman Detert to Award 2019 Mill & Overlay Program to the lowest/best bid received by Mid-River Asphalt, Inc. in the amount of \$79,726.49 as recommended by Matt Graviett, George Butler & Associates and Authorize Mayor to Sign Agreement. Vote: Walker aye, Detert aye, Sconce aye, Norman aye, Curt aye.

Alderman Sconce made a motion, seconded by Alderman Curt to Approve Payment of Emergency Repair is \$17,375.00 at FabTech on Basin 1 at Highway 47 Wastewater Treatment Plant. Vote: Sconce aye, Curt aye, Walker aye, Detert aye, Norman aye.

City Attorney Granneman cited Section 410.120 allowing a performance guaranty by a developer in the form of a cash escrow or letter of credit on incomplete construction improvements prior to dedication. In this instance, Building Official Lindsey cited that Cannon Companies offered a surety bond for street and water main infrastructure to allow Lincoln County School District R-III to begin construction for the Ranken

Technical College project. Alderman Walker made a motion, seconded by Alderman Detert to Allow City to Enter Into Escrow Agreement with Cannon Companies and provide Surety Bond for Plat One of 61 East Business Park as approved by Building Official Lindsey and Mayor Cross. Vote: Walker aye, Detert aye, Norman aye, Curt aye, Sconce aye.

Mayor Cross relayed that Ranken Technical School project would not be granted an entrance off of John Deere Road and requested an entrance off of Bueneman Lane instead. Cross added that there would be no stop sign on John Deere Drive. Alderman Curt made a motion, seconded by Alderman Sconce to Approve Allowing Entrance on Bueneman Lane for Ranken Technical College and Entering Into Maintenance Agreement. Vote: Curt aye, Sconce aye, Walker aye, Norman aye, Detert aye.

Alderman Sconce made a motion, seconded by Alderman Curt to Approve FY2020 Budget Amendments: 01-0000-4710 Sale of Assets (\$11,000.00), 01-0000-4780 Insurance Settlement (\$16,000.00), and 01-1001-6990 Capital Asset: Vehicle \$30,000.00. Vote: Sconce aye, Curt aye, Detert aye, Norman aye, Walker aye.

Chief Taylor would like to use the insurance settlement funds plus \$3,000.00 from Police Department budget to replace the police vehicle that was totaled to purchase a 2016 Dodge Charger. Alderman Sconce made a motion, seconded by Alderman Walker to Approve Purchase of a 2016 Dodge Charger from Missouri State Highway Patrol for \$16,950.00. Vote: Sconce aye, Walker aye, Norman aye, Curt aye, Detert aye.

Alderman Sconce made a motion, seconded by Alderman Detert to Approve the Emergency Purchase of 2013 Ford Explorer VIN 79787 for use as Chief Taylor's Vehicle, in the amount of \$12,620.00 (purchased from Scott West Automotive, Moscow Mills, Missouri). Vote: Sconce aye, Detert aye, Norman aye, Walker aye, Curt aye.

Chief Taylor requested Item 7(H) be tabled until next meeting due to a typographical error in Mauzy's report and Chief Taylor had not heard back from two gas station owners. Alderman Sconce made a motion, seconded by Alderman Detert to Table Alderman Sponsor for an Ordinance Requiring All Gas Stations to Receive Payment at the Pump until next meeting. Vote: Sconce aye, Detert aye, Curt aye, Norman aye, Walker aye.

Building Official Lindsey and Public Works Superintendent Cunningham requested an Alderman sponsor to amend street specifications to address "street creep" by requiring builders install expansion joints in driveways. The amendment would save homeowners and the City labor and material. Alderman Sconce agreed to sponsor the amendment.

Building Official Lindsey requested an Alderman sponsor to amend deck set-backs in rear yards which currently cause a hardship for property owners for covered decks. Alderman Sconce agreed to sponsor the amendment.

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

City Attorney Granneman advised the Board on Legal and Real Estate matters.

Alderman Sconce made a motion, seconded by Alderman Detert to Hire Paul Long as Reserve Officer for Troy Police Department upon successful completion of pre-employment tests and psychological examination. Vote: Sconce aye, Curt aye, Norman aye, Walker aye, Detert aye.

Alderman Walker made a motion, seconded by Alderman Norman to Hire Eric Christy as Reserve Officer for Troy Police Department upon successful completion of pre-employment tests and psychological examination. Vote: Walker aye, Norman aye, Curt aye, Detert aye, Sconce aye.

Alderman Sconce made a motion, seconded by Alderman Curt to Hire Jacob Greene as Reserve Officer for Troy Police Department upon successful completion of pre-employment tests and psychological examination. Vote: Sconce aye, Curt aye, Walker aye, Norman aye, Detert aye.

Alderman Detert made a motion, seconded by Alderman Curt to Approve Wage Increase to Richard Rahmier, Meter Reader II to Grade 12, Step 18 \$24.76 per hour effective next pay period. Vote: Detert aye, Curt aye, Sconce aye, Walker aye, Norman aye.

Alderman Norman made a motion, seconded by Alderman Walker to Approve Sewer Maintenance Worker Employment Offer to Grade 13, Step 8 at \$20.26 per hour. Vote: Norman aye, Walker aye, Curt aye, Detert aye, Sconce aye.

Alderman Detert made a motion, seconded by Alderman Norman to Approve Wage Increase to Cindy Bognoli to Grade 11, Step 8 \$16.75 per hour effective next pay period. Vote: Detert aye, Norman aye, Curt aye, Walker aye, Sconce aye.

Alderman Sconce made a motion, seconded by Alderman Curt to Accept the Resignation of Casey Morris. Vote: Sconce aye, Curt aye, Walker aye, Norman aye, Detert aye.

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

Alderman Sconce made a motion, seconded by Alderman Curt to Adjourn the Meeting.  
Vote: Sconce aye, Curt aye, Walker aye, Norman aye, Detert aye. Meeting adjourned at 8:42 p.m.

ATTEST:

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City Clerk

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Mayor Mark Cross

\*Approved on Consent Agenda