

**City of Troy, Missouri**  
**Regular Board of Aldermen Meeting**  
**Monday, December 16, 2019**  
**6:30 P.M.**

Present for the Regular Board of Aldermen Meeting were Aldermen Walker, Norman, Sconce, Curt, Anderson, Detert, and Mayor Cross. 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 opened the Public Hearing for citizen comment on the following matters:

- (a) For consideration of a Petition to Establish the Front Street Community Improvement District and Authorize Powers Granted to Community Improvement Districts under the Act, Sections 67.1401 through 67.1571 of the Revised Statutes of Missouri, as amended;
- (b) Monte Cannon, applicant on behalf of property owner Cannon Builders, is requesting approval of Rezoning from “R-1” Single Family Residential District to “R-1 PD” Single Family Residential District Planned Development, for Stonebridge Plat 3 located in Stonebridge Subdivision.
- (c) Derek and Shauna Rose, applicants, are requesting Rezoning from “R-3” Multiple Family Residential District to “C-1” Central Business District, for the properties located at 410 West Cherry Street, and the adjoining lot at West Wood Street, Troy, MO 63379.

Mayor Cross relayed that Gilmore Bell requested a continuation of the Public Hearing on (a) Petition to Establish the Front Street Community Improvement District. Alderman Detert made a motion, seconded by Alderman Curt to Continue the Public Hearing until the Regular Board of Aldermen Meeting dated Thursday, January 23, 2020 at 6:30 p.m. on Item (a) For consideration of a Petition to Establish the Front Street Community Improvement District and Authorize Powers Granted to Community Improvement Districts under the Act, Sections 67.1401 through 67.1571 of the Revised Statutes of Missouri, as amended. Vote: Detert aye, Curt aye, Walker aye, Anderson aye, Norman aye, Sconce aye.

Melissa Kitchen, 10 Rosebury Place, requested information on (b) Rezoning for Stonebridge Plat 3 stating that she had missed the Planning & Zoning Public Hearing. Building Official Lindsey stated that Cannon Builders is requesting a variance for a 25-foot setback from the road instead of a 30-foot setback in Stonebridge. Ms. Kitchen was concerned about her property value going down if the request was being made for apartments. Lindsey stated it was not for apartments and all other residential

requirements were not being changed. Ms. Kitchen was satisfied upon receipt of that information.

There were no other citizens comments on Public Hearing. The Mayor closed the Public Hearing.

Mayor Cross called the Regular Board of Aldermen Meeting to Order, announced a Quorum present and led in the Pledge of Allegiance.

Alderman Sconce made a motion, seconded by Alderman Anderson to Approve the Consent Agenda. Vote: Sconce aye, Anderson aye, Curt aye, Detert aye, Norman aye, Walker aye.

\*Approved the Minutes of the Regular Board of Aldermen Meetings dated Monday, November 21, 2019 and Monday, December 2, 2019

Thom Artru, 157 Meadow Ridge Drive, Troy, made a request to use the Board room by Lincoln County Republican Central Committee for the 2020 Presidential Primary Caucus on Saturday, April 4, 2020 from 9:00 a.m.-3:00 p.m. and completed a Use of Municipal Center Agreement for the Board to review. Alderman Anderson pointed out the use restrictions prohibit partisan political meetings. Mr. Artru provided a written statement that members of the Central Committee were elected officials and the meeting was a town hall format. Discussion ensued that it was partisan in that only republican registered voters would be allowed inside the meeting which disqualifies it as a town-hall meeting wherein everyone would be welcome to attend. Mr. Artru continued that the Board allowed the use of the Board Room for the 2016 Primary Caucus and Alderman Anderson responded that the use restrictions must not have been provided in 2016 prior to any decision to allow the room's use. Anderson further stated that the written policy was in place so as not to infer any endorsement by the City towards any political party. Alderman Sconce said the room is provided for business and not political meetings. Alderman Curt believed the room was adequate for their needs. Alderman Walker made a motion, seconded by Alderman Norman to Approve the Request to Use the Board Room by Lincoln County Republican Central Committee for the 2020 Presidential Primary Caucus on Saturday, April 4, 2020. Vote: Walker aye, Norman nay, Detert nay, Sconce nay, Anderson nay, Curt aye. Motion failed 2-4.

\*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

Mayor Cross read Bill No. 1312 as Ordinance \_\_\_\_ -- An Ordinance Declaring the Need to Acquire Easements for the Force Main Sewer Improvement, Authorizing Acquisition by Negotiation, or, if necessary, by Condemnation, Authorizing the Mayor to Obtain and Execute All Instruments Necessary for Acquisition of such Land, and Fixing the Time when this Ordinance Shall Become Effective, first and second times by title only. Alderman Sconce made a motion, seconded by Alderman Detert to Adopt Bill No. 1312 as Ordinance 1283. Vote: Sconce aye, Detert aye, Anderson aye, Norman aye, Walker aye, Curt aye.

Mayor Cross read Bill No. 1313 as Ordinance \_\_\_\_ -- An Ordinance of the City of Troy, Missouri, Imposing a Use Tax for General Revenue Purposes at the Rate of Two Percent (2.00%) for the Purpose of Storing, Using or Consuming Within the City any Article of Tangible Personal Property Pursuant to the Authority Granted by and subject to the provisions of Sections 144.600 Through 144.761 RSMO; Providing for the Use Tax to Be Repealed, Reduced or Raised in the same amount as any City Sales Tax is Repealed, Reduced or Raised; and Providing for Submission of the Proposal to the Qualified Voters of the City for Their Approval at the Municipal Election Called and to be Held in the City on Tuesday, April 7, 2020, first and second times by title only. Discussion ensued allowing citizens to decide the use tax question next April by providing educational material only. Alderman Anderson said use tax would level the playing field for local merchants who compete with internet vendors on retail sales. Alderman Anderson made a motion, seconded by Alderman Curt to Adopt Bill No. 1313 as Ordinance 1284. Vote: Anderson aye, Curt aye, Detert aye, Norman aye, Walker aye, Sconce aye.

\*Approved Request by Monte Cannon, applicant on behalf of property owner Cannon Builders, for Rezoning from “R-1” Single Family Residential District to “R-1 PD” Single Family Residential District Planned Development, for Stonebridge Plat 3 located in Stonebridge Subdivision as recommended by Planning & Zoning Commission

\*Approved Request by the Lincoln County Historical Society for the Annual Cemetery Tour on Thursday, June 4, 2020 with a rain date of Thursday, June 11, 2020 coordinated with City of Troy Cemetery Sexton Brian Lourance

\*Approved Liquor License for Babylon Bar & Grill, 180 Main Street

\*Approved FY2019 Audited Financial Statements

Shauna and Derek Rose relayed their plans to convert the old garment factory into office suites with a conference/banquet meeting room while keeping the historic value of the building. Aldermen Sconce and Anderson stated the request was spot zoning and sets a bad precedent in the City placing a commercial building within a residential area. The

Roses met with the neighbor who had issues with a recent survey on parking ingress/egress to their quad-plex building at the Planning & Zoning Commission Public Hearing. The resulting conversation went well. Other neighbors were in favor of the renovation. Mr. Rose commented that he understood the concern about spot zoning if it were new commercial construction or an existing residential building-to-a-commercial building renovation but it was neither and was instead a historical renovation of an existing commercial building. Alderman Sconce added that it was not feasible to turn the building into residential and Mr. Rose agreed. Further, Mr. Rose believed the City would lose the building's history if it were to become residential as it would need to be demolished. Alderman Detert made a motion, seconded by Alderman Curt to Approve Request by Derek and Shauna Rose, applicants, for Rezoning from "R-3" Multiple Family Residential District to "C-1" Central Business District, for the properties located at 410 West Cherry Street, and the adjoining lot at West Wood Street, Troy, MO 63379. Vote: Detert aye, Curt aye, Walker aye, Anderson aye, Sconce aye, Norman aye.

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

City Attorney Granneman advised the Board on Legal matters.

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

Alderman Sconce made a motion, seconded by Alderman Walker to Adjourn the Meeting. Vote: Sconce aye, Walker aye, Anderson aye, Curt aye, Norman aye, Detert aye. Meeting adjourned at 7:30 p.m.

ATTEST:

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City Clerk

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Mayor Mark Cross

\*Approved on Consent Agenda