

City of Troy, Missouri
Public Hearing and Regular Board of Aldermen Meeting
Monday, September 21, 2020
6:30 P.M.

Present for the Public Hearing and Regular Board of Aldermen Meeting were Aldermen Detert, Norman, Anderson, Grimstead, Dunard, Horner and Mayor Sconce. Also present were Public Works Superintendent Cunningham, Police Chief Taylor, Building Official Lindsey, Parks Director Howell, Jared Comer, Woodard & Curran, Treasurer Flinn, City Attorney Granneman and City Clerk Schneider.

Mayor Sconce opened the Public Hearing for citizen comment concerning:

(a) Robert Keefe, Kevlar Coffee, LLC, applicant on behalf of property owner, RLP Development Company, Inc., is requesting approval for a Conditional Use permit for Kevlar Coffee, LLC, a portable building, to be located at Troy Square, Troy, Missouri 63379.

(b) Donna Goad, applicant on behalf of property owners Donna and David Goad, is requesting voluntary annexation of 893 Elm Tree Road. This address is contiguous with the existing city limits and will be zoned R-1.

Mark Cross, 90 White Birch Court, said that the address for Kevlar Coffee, LLC was not Troy Square but The Plaza Shopping Center.

There being no other public comments, Mayor Sconce closed the Public Hearing at 6:36 p.m.

Mayor Sconce 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 Norman to Approve the Consent Agenda. Vote: Detert aye, Norman aye, Anderson aye, Dunard aye, Horner aye, Grimstead aye.

*Approved Public Hearing and Regular Board of Aldermen Meeting dated August 17, 2020 and Special Board of Aldermen Meeting dated August 31, 2020

Chief Taylor presented a Certificate of Appreciation to Citizens Jonathan Wagner and Dylan Wildman and Letter of Commendation to Troy Police Officers Bennie Church, Ryan Parker and Andy Kaimann for their brave actions during a vehicle pursuit on September 11, 2020. A police vehicle collided with the suspect vehicle going the wrong way on Highway 61. The police vehicle caught fire. Citizens Wagner and Wildman assisted the officer and stayed with him until help arrived keeping him out of harm's way.

Leland Race proposed to change the name of Third Street from the intersection of Cherry Blossom Way south to Queens Drive (at the roundabout) in honor of his father, Harley Race. Mr. Race spoke with several of the businesses along that portion of Third Street. Mr. Race said that one business was okay with the name change but the other business was not okay. Mr. Race said that he did not want to cause any conflicts and would find another way to honor his father.

Kevin Bishop requested changes to the Planning & Zoning Commission to be more strategic in the City's 2012 Comprehensive Plan for growth rather than only zoning. Mr. Bishop suggested the commission give input monthly or quarterly on items such as a review of the City's comprehensive plan, a cooperative effort to address the appearance of the Highway 61 overpass, and provide aerial data and mapping to citizens. The commission would like more information on City projects and wanted to offer ideas for progressive growth utilizing grant opportunities, addressing infrastructure and annexation towards the South and West of Troy City limits. Lincoln County Economic Development Director Julie Rodgers relayed that the City is a member of Boonslick Regional Planning Commission who offered grant funding opportunities and assistance in grant oversight. Troy Chamber Director Rachel South relayed that beautification funds are budgeted in Troy Convention and Visitor's Bureau revenues and also participated in the Transportation Advisory Committee ("TAC") through Missouri Department of Transportation. Mr. Bishop suggested that both Boards meet to prioritize two or three items and then plan to meet quarterly. The Board's consensus was in the affirmative to the idea.

Tom Jakuboski planned to purchase 101 S. Lincoln Drive for a retail pharmacy with a closing date of November 9, 2020 and requested to pave the parking lot over the City's right-of-way. Mr. Jakuboski offered to pave the parking lot at his expense on the Lincoln and Cherry side for a drive-through lane and parking for the pharmacy. Mr. Jakuboski understood that if the City needed to enlarge the road in the future, that the paved lot would be torn up without an expectation of remuneration. The City Attorney would prepare a basic agreement regarding paving the right-of-way to include maintenance and upkeep. Alderman Detert made a motion, seconded by Alderman Grimstead to Approve Request to Pave Parking Lot at 101 S. Lincoln Drive for Retail Pharmacy over the Right-of-Way. Vote: Detert aye, Grimstead aye, Horner aye, Detert aye, Anderson aye, Norman aye.

Rachel South, through Troy Convention and Visitors Bureau, presented a Special Event Application entitled "Troy Spooktacular" as a result of the cancelled Pumpkin Festival and requested that food trucks be allowed along with trunk-and-treat and Movies-in-the-Park. Alderman Detert made a motion, seconded by Alderman Grimstead to Approve Food Truck Sales at Special Event "Troy's Spooktacular" dated October 24, 2020 at

Fairgrounds Park. Vote: Detert aye, Grimstead aye, Anderson aye, Norman aye, Horner aye, Dunard aye.

Martin Ghafoori, 5 Bear Creek Drive, Wentzville, Missouri, introduced himself and his firm, Stifel Nicolaus and its services to provide refinancing of the City's debt 2010(a), 2012 and 2012(a) certificates of participation. Mr. Ghafoori reviewed the debt and stated that three of the four issues can be refinanced from 3.75% to 1.75% inclusive of costs saving the City \$288,000; or, for the period from 2022 through 2026, a cost savings of \$70,000 per year. This savings could be attained either by public refinancing (rating call, bond counsel, fees) or through private refinancing by a bank (no rating call, less fee). Alderman Grimstead asked about risks associated with refinancing. Mr. Ghafoori said the City's bond rating was AA- and there was a small chance that the rating agency would give a downgrade. Mr. Ghafoori did not see it as a huge risk and said it was like refinancing a mortgage by either not extending debt longer and keep some of final payment or ability to release funds and pay off debt. Mr. Ghafoori said the total cost was \$115,000 which included attorney, rating agency, selling bonds, trustee, title work upon closing or use of bank and incurring bank fees with less inspection. Mayor Sconce said maybe Mr. Ghafoori could get something together for next meeting.

*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

Alderman Detert made a motion, seconded by Alderman Anderson to Approve Addendum to Contract Extension for a Two-Year Contract Extension for Solid Waste Services with Meridian Waste Missouri LLC. Vote: Detert aye, Anderson aye, Grimstead aye, Norman aye, Horner aye, Dunard aye.

*Approved Conditional Use Permit requested by Robert Keef, Kevlar Coffee, LLC, applicant on behalf of property owner, RLP Development Company, Inc., for Kevlar Coffee, LLC, a portable building, to be located at the Plaza Shopping Center, Troy, Missouri 63379

*Approved Robert Cook, Americare Senior Living, applicant on behalf of Troy Residential, LLC, is requesting approval of a Site Plan Review and Commercial Building Permit for the "Sugar Creek ALF Expansion" to be located at 159 Professional Parkway recommended by Planning & Zoning Commission

*Approved Monte Cannon, applicant on behalf of property owner Cannon Properties, Inc., is requesting approval of a Preliminary Subdivision Plan for “The Manors of Magnolia.” Building Official Lindsey clarified that a clerical error incorrectly listed this site as C3 Highway Commercial District PD instead of R1 Residential District. The Board approved this site located at 651 John Deere Drive, as zoned “R-1” Residential as recommended by Planning & Zoning Commission.

*Approved Liquor and Business License for Shantilal Inc d/b/a Xpress Mart, 501 E. Cherry

*Approved Pay Application 2 submitted by Robinson Fence Company for City of Troy – Crooked Creek Ball Fields in the amount of \$15,901.98

*Approved Final Pay Application submitted by Robinson Fence Company for City of Troy – Crooked Creek Ball Fields in the amount of \$4,527.50

*Approved Pay Application No. 6 submitted by Plocher Construction through 08/31/2020 on SE WWTF & HWY 47 Lift Station Upgrades in the amount of \$1,333,518.00

*Approved Woodard & Curran Invoice No. 180336 for Wastewater Treatment Facility and Highway 47 Lift Station Construction Services for the period ending August 28, 2020 in the amount of \$67,900.00

*Approved Pay Application No. 2 submitted by T.S. Banze Construction, Inc. on the Mennemeyer Road Improvement Project CDBG-2016-ED-01 in the amount of \$41,551.23

Alderman Anderson made a motion, seconded by Alderman Norman to Approve Change Order No. 3 submitted by Plocher Construction Company, Inc. for May and June 2020 Additional Excavation of Unsuitable Materials and Additional Select Backfill for Aeration Tank in the amount of \$30,228.00. Vote: Anderson aye, Norman aye, Detert aye, Horner aye, Grimstead aye, Dunard aye.

Mayor Sconce said the bids came in \$120,000.00 higher than the budgeted estimate on this project. The water fund revenues and timeframe of the project should cover the increased amount on the water line. Alderman Detert made a motion, seconded by Alderman Norman to Approve and Award Cherry Street Water Main Relocation Project to Lamke Trenching & Excavating in the amount of \$521,979.50 as recommended by Eric Kirchner, Cochran Engineering, as the lowest and best bid. Vote: Detert aye, Norman aye, Dunard aye, Anderson aye, Grimstead aye, Horner aye.

Alderman Anderson made a motion, seconded by Alderman Grimstead to Approve Well 15 Test Hole Drilling to Flynn Drilling Company in the amount of \$129,750.00 as

recommended by Kyle Pociask, Four Points Engineering as the lowest and best bid.
Vote: Anderson aye, Grimstead aye, Norman aye, Dunard aye, Detert aye, Horner aye.

Lincoln County Fire Protection District No. 1 Fire Chief Marlo presented Prop Firefighters and Prop Emergency November 3rd tax ballot issues by handout and power-point presentation to the Board.

Woodard & Curran Plant Manager Jared Comer presented Woodard & Curran Operations, Year 2 ending June 30, 2020 – Annual Report by hand-out and power-point presentation. Plant Manager Comer presented data on topics of Safety, Compliance, Wastewater Operations, Lift Stations, Maintenance, Land Application, Finance, and Staffing/Support.

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

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

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

Alderman Grimstead made a motion, seconded by Alderman Norman to Adjourn the meeting. Vote: Grimstead aye, Norman aye, Horner aye, Dunard aye, Anderson aye, Detert aye. The meeting adjourned at 8:10 p.m.

ATTEST:

City Clerk

Mayor Ron Sconce

*Approved on Consent Agenda