

City of Troy, Missouri
Public Hearing and Regular Board of Aldermen Meeting
Monday, October 19, 2020
6:30 P.M.

Present for the Public Hearing and Regular Board of Aldermen Meeting were Aldermen Detert, Norman, Grimstead, Dunard, and Mayor Sconce. Aldermen Anderson and Horner were not present. Also present were Public Works Superintendent Cunningham, Police Chief Taylor, Parks Director Howell, Treasurer Flinn, City Attorney Granneman and City Clerk Schneider.

Mayor Sconce opened the Public Hearing and explained that the Applicant removed the rezoning request in writing by letter dated October 7, 2020 concerning, “Jeff Rolwes, applicant on behalf of Rolwes Homes and property owner Straqr Properties II, LLC, is requesting rezoning from “R-2” Single Family Residential District to “R-2 PD” Single Family Residential District Planned Development Overlay, and approval of a Planned Development for Park Hills Estates.” Mayor Sconce said that there would be no vote on this application tonight.

Mayor Sconce closed the Public Hearing at 6:32 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, Grimstead aye, Dunard aye.

*Approved Public Hearing and Regular Board of Aldermen Meeting dated September 21, 2020

Patricia Voigt telephoned earlier in the day to say that she would not be able to attend the meeting.

Charles Conrey requested two water taps for 393 Linns Mill Road and 371 Linns Mill Road (clarifying that it was Linns Mill Road and not Fieth Road as listed on the meeting agenda). Mr. Conrey lived at 393 Linns Mill Road but wanted to disconnect the house and 3.0 acres from his well and hook onto City water prior to selling the home. Mr. Conrey explained that the well would service his remaining 11.1 acres at 49 Trackside Road. Mr. Conrey planned to build a new home at 371 Linns Mill Road in the future but right now it was a hay field. It was the Board’s consensus that Mr. Conrey come back to request the second tap at 371 Linns Mill Road when the house is being built. Alderman Grimstead made a motion, seconded by Alderman Norman to Approve Request to Connect to Troy Water Works Outside City Limits for one (1) 1” tap for 393 Linns Mill

Road, Provide Legal Description and Enter Into Agreement for Connection to Troy Water Works and Sewer System, Construction Specifications and Inspections, Payment of Right-to-Connect Fees and Double the Rates for Outside City Limits. Vote: Grimstead aye, Norman aye, Dunard aye, Detert aye.

*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 Sconce read Bill No. 1322 as Ordinance _____ -- An Ordinance Annexing 893 Elm Tree Road, Troy, Missouri 63379 into the City of Troy, Missouri first and second times by title only. Alderman Detert made a motion, seconded by Alderman Norman to Adopt Bill No. 1322 as Ordinance No. 1293. Vote: Detert aye, Norman aye, Grimstead aye, Dunard aye.

*Approved Christmas/New Year's Holidays on Thursday, December 24, 2020; Friday, December 25, 2020; New Year's Eve, Thursday, December 31, 2020 closing at noon; and New Year's Day, Friday, January 1, 2021

*Approved Home Occupation Permit submitted by John Drewel, applicant and property owner, for "Drewel Realty, LLC" at the location of 160 Gorget Drive as recommended by Planning & Zoning Commission. The site is zoned "R-1" Single Family Residential District

*Approved Final Pay Application 4 for Retention on the 2020 Concrete Replacement Program requested by Sweetens Concrete Services LLC in the amount of \$31,204.68

*Approved Utility Bad Debt Write-Off for the period of September 1, 2018 through August 31, 2019 period in the amount of \$8,178.92

*Approved Woodard & Curran Invoice No. 181438 for Wastewater Treatment Facility and Highway 47 Lift Station Construction Services for the period ending September 25, 2020 in the amount of \$67,900.00

*Approved Pay Application No. 3 submitted by T.S. Banze Construction, Inc. on the Menemeyer Road Improvement Project CDBG-2016-ED-01 in the amount of \$173,576.54

Alderman Norman made a motion, seconded by Alderman Detert to Approve Change Order No. 2 submitted by T.S. Banze Construction, Inc. on the Menemeyer Road Improvement Project CDBG-2016-ED-01 for Addition of Entrance for Parcel 10 per

City's Agreement in the amount of \$1,570.25. Vote: Norman aye, Detert aye, Dunard aye, Grimstead aye.

Alderman Detert made a motion, seconded by Alderman Grimstead to Approve Change Order No. 4 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 \$25,874.00. Vote: Detert aye, Grimstead aye, Dunard aye, Norman aye.

Alderman Norman made a motion, seconded by Alderman Detert to Approve Pay Application No. 7 submitted by Plocher Construction through 09/30/2020 on SE WWTF & HWY 47 Lift Station Upgrades in the amount of \$1,471,681.44. Vote: Norman aye, Detert aye, Grimstead aye, Dunard aye.

Mayor Sconce relayed that the Applicant, Jeff Rolwes, on behalf of Rolwes Homes and property owner Straqr Properties II, LLC, removed this rezoning application from "R-2" Single Family Residential District to "R-2 PD" Single Family Residential District Planned Development Overlay, and approval of a Planned Development for Park Hills Estates not recommended by Planning & Zoning Commission. No vote was taken however discussion ensued as to what action the developer may take in the future regarding this application. Mayor Sconce said that any action in the future would be up to Rolwes Homes. For instance, if Rolwes Homes decides to resubmit the application, the resubmittal would go back to Planning & Zoning. Alderman Detert commented that the original plan (which was not a Planned Development) had been approved already and Rolwes Homes could start construction at any time. No one present was certain whether the original plan had an expiration date but it was certain that any modification to the original plan would have to go through Planning & Zoning first.

Mayor Sconce presented the Stifel Nicolaus agreement to refinance the City's existing 2012 and 2012(a) sewer plant debt and the 2010 debt on City Hall for a better interest rate and to save money on interest. It was estimated to save between \$55,000 to \$70,000 per year and these savings would help in making the debt service payment on the new sewer plant next year. The Board would need to vote whether to adopt an ordinance next month in order to proceed with the refinancing. Alderman Dunard made a motion, seconded by Alderman Grimstead to Authorize Mayor to Sign Refinancing Agreement with Stifel Nicolaus on Lease Debt. Vote: Dunard aye, Grimstead aye, Norman aye, Detert aye.

Public Works Superintendent Cunningham explained the City's used machine needs a \$10,000 repair to fix corroded-bad wiring from loading salt but can be used as a trade-in on new equipment and the trade-in value would cover the first year and partial-second year lease payments. Alderman Detert made a motion, seconded by Alderman Dunard to

Approve Purchase/Lease of a 2020 JCB 525-60 Agri Compact Loadall in the amount of \$80,000.00 (as current contract holder for Sourcewell Joint Purchasing Contract #040319-JCB). Vote: Detert aye, Dunard aye, Norman aye, Grimstead aye.

Alderman Detert 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 Personnel. Vote: Detert aye, Norman aye, Grimstead aye, Dunard aye.

Alderman Detert made a motion, seconded by Alderman Norman to Accept the Resignation of Tony Stewart, Detective, Troy Police Department. Tony Stewart's last day will be October 23, 2020. Vote: Detert aye, Norman aye, Dunard aye, Grimstead aye.

City Attorney Granneman advised the Board on Legal matters.

Alderman Detert made a motion, seconded by Alderman Dunard to Authorize Mayor and City Attorney to Negotiate with Lincoln County Commissioners and City of Moscow Mills to Draft a Cooperative Agreement for a South Outer Highway 61 Service Road Project. Vote: Detert aye, Dunard aye, Grimstead aye, Norman nay. Motion carried 3-1.

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

Alderman Detert made a motion, seconded by Alderman Grimstead to Adjourn the meeting. Vote: Detert aye, Grimstead aye, Norman aye, Dunard aye. The meeting adjourned at 7:54 p.m.

ATTEST:

City Clerk

Mayor Ron Sconce

*Approved on Consent Agenda