

**City of Troy, Missouri**  
**Public Hearing and Regular Board of Aldermen Meeting**  
**Wednesday, February 17, 2021**  
**6:30 P.M.**

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

Mayor Sconce opened the Public Hearing for citizen comment on:

(a) 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; and

(b) MS4 Public Hearing: Since December 30, 2016, the City of Troy has been a Municipal Separate Storm Sewer System (“MS4”) community. The Missouri Department of Natural Resources, State of Missouri, is entering its next MS4 permit period from 2021 through 2026. The City of Troy is in the process of updating its Storm Water Management Plan (“SWMP”). The City of Troy will be using the Missouri Department of Natural Resources, State of Missouri, Draft Permit Outline to develop the SWMP along with the City’s current SWMP, to obtain the new MS4 permit for 2021-2026. A few examples in the updated version might include under Target Audiences: Developers, or Construction Site Operators and Contractors. Under Pollutants: Litter and Trash Containment and Sediment Runoff from Construction/Land Disturbance, Marking Storm Inlets, and Using Social Media Posts. The Public Comments Section closes on March 19, 2021. Email comments to [dlindsey@cityoftroymissouri.com](mailto:dlindsey@cityoftroymissouri.com)

Karl Schoenike, P.C., Pickett, Ray & Silver, said that revisions to the Park Hills Planned Development were made after gainful knowledge was received at recent Planning & Zoning meetings. These revisions included removal of all 54 foot lots replaced instead with 60, 66 or 75 foot lots totaling 292 units (which include 89 built-out and 203 new builds). Mr. Schoenike said the property owner approved revised plans to construct and install two (2) storm sewers right away to address the natural drainage issues behind (West) of Lots 15 through 20. Alderman Detert clarified that no permits would be issued until drainage conditions were resolved and drawings corrected with berms and inlet pipes as per discussion at Planning & Zoning. The correction to drainage issues include installing inlets at the beginning of infrastructure construction and placement of silt fence.

There was no further citizen comment.

Mayor Sconce closed the Public Hearing at 6:37 p.m.

Mayor Sconce called the Regular Board of Aldermen Meeting to Order, announced a Quorum present and led in the Pledge of Allegiance. Mayor Sconce complimented Public Works Department employees on the great job of snow removal due to recent snow and ice events.

Alderman Detert made a motion, seconded by Alderman Norman to Approve the Consent Agenda. Alderman Detert amended the Motion to Approve the Consent Agenda upon the removal of Item 7A. Vote: Detert aye, Norman aye, Grimstead aye, Dunard aye, Horner aye, Anderson aye.

\*Approved Minutes of Regular Board of Aldermen Meetings dated Wednesday, January 20, 2021 and Budget Workshop dated Wednesday, February 10, 2021

James Burlison, Attorney, David Lenk, President and Ronald McGaskey, Board Member, of Lincoln County Public Water Supply District No. 2 (“PWSD 2”) were present. James Burlison stated that PWSD 2 was established in 1966. In 2006, the City obtained grants to install and service the sewer system subdistrict known as PWSD 2. Further, grant monies were applied for and received by both PWSD 2 and the City to expand sewer service for social economic needs. The City was to improve its Highway 47 sewer system to connect to the MBR sewer plant but the connection was not possible and the grant monies had to be returned.

Mr. Burlison said that with the City’s sewer improvement project underway and impending connection of sewer plants, PWSD 2 stated:

- The City would not have to put in additional infrastructure within PWSD 2;
- The City was hesitant to provide taps;
- The City will receive tap fees;
- PWSD 2 wants to negotiate common ground to obtain sewer connections;
- PWSD 2 wants to obtain taps however not requesting a set number of taps today but waiting to talk with the City; and
- A good relationship between the City and PWSD 2 serving citizens within PWSD 2.

David Lenk and Ron McGaskey were available to contact for further discussion. Mr. Burlison said the businesses and residents along Highway 47 were ready to get sewer taps and have waited a long time. This would not incur any cost to the City.

Alderman Anderson clarified a misstatement that the City was hesitant to provide taps; but rather, stated that there was a capacity issue instead. Mr. Burlison agreed that it was a capacity issue. Mayor Sconce stated the design capacity of the sewer project improvements was for twenty years to serve the City's growth rate of 3% but it was unknown if the expansion included growth outside of City limits. Alderman Anderson requested what volume PWS 2 needed and Mr. Burlison replied that the volume can be provided based on the number of taps.

Rick Meyer, Meyer & Company, 192 N. Lincoln, was also interested in commercial and industrial expansion possibilities north of Highway 47 and Mennemeyer Road and the availability of sewer to the property. Alderman Anderson asked if annexation was a possibility and Mayor Sconce replied that the property was located in PWS 2 and it was not contiguous with city limits.

Brian Letendre, 196 Cuivre Parc, Troy, MO 63379, provided a follow-up to the Aldermen of discussions with Troy School District and the downtown business owners regarding a Special Event – Patriot's Day Parade, 20th Anniversary of September 11, 2001. Mr. Letendre said the school had a conflict with the football schedule set in July/August to use the parking lots next to College Street. It was suggested to use the parking lot behind the performing arts center on College or wider areas of College Street. Mr. Letendre thanked Alderman Dunard for her help in contacting Main Street business owners. There were letters delivered and online notices given to 25 businesses. The responses were 19 in favor of the event and 6 had not yet responded. No negative responses.

Alderman Norman made a motion, seconded by Alderman Dunard to Approve Special Event – Patriot's Day Parade, 20<sup>th</sup> Anniversary of September 11, 2001 using the same Parade Route as the Lincoln County Fair. Alderman Detert inquired about firearm restrictions. City Attorney Granneman stated legally allowed restrictions may be considered by the parade committee. Alderman Norman amended to Table the motion to Approve Special Event – Patriot's Day Parade, 20<sup>th</sup> Anniversary of September 11, 2001 using the same Parade Route as the Lincoln County Fair to Table until after Closed Session. Vote: Norman aye, Dunard aye, Horner aye, Anderson aye, Detert aye, Grimstead aye.

Karen Curt, 201 Frenchman Bluff Lane notified the Board that easement obtainment from adjoining property owners was delaying the intended sewer hook-up to City sewer at 201 Frenchman Bluff Lane in City limits. Alderman Detert made a motion, seconded by Alderman Norman to Approve Hook-on to City Sewer at 201 Frenchman Bluff Lane upon obtaining Easement according to City Code. Vote: Detert aye, Norman aye, Anderson aye, Dunard aye, Grimstead aye, Horner aye.

\*Approved Reports of 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. 1326 as Ordinance \_\_\_\_ -- AN ORDINANCE AUTHORIZING THE CITY OF TROY, MISSOURI TO ENTER INTO A MEMORANDUM OF AGREEMENT FOR THE ROUTE 61 OUTER ROAD PROJECT NUMBER - J2S3368, first and second times by title only. City Attorney Granneman said City of Moscow Mills passed its Ordinance on February 8, 2021 to enter into the Memorandum of Agreement for this project. Granneman also said that upon receipt of Troy's Ordinance authority, Lincoln County would begin the process of engineering and secure funding. Each year hereafter, the City of Troy will need to pass a funding resolution to support amounts in the financing agreements and appropriate funds in the approximate amount of \$65,000 per year for ten years out of Street or Capital Improvements Funds.

Alderman Norman said he has been against this project from "day one" to build a service road while overlooking problems on City streets that have issues now. At the last Board meeting, a citizen at 1075 Main Street using a walker could not get down the sidewalk because it was falling apart. Alderman Norman said he was all for economic development and growth, even attending an event in Jefferson City, but it would take ten years before the City would see a benefit and wanted to take care of our own backyard. Alderman Anderson responded that walking away from \$2 million in grant money was not an easy decision and during budget, the City can do multiple things and bring sidewalks into annual projects. Alderman Grimstead agreed that it will not take ten years to bring economic development. Alderman Horner asked if environmental studies by MoDOT were factored into the cost and Mayor Sconce said that costs and easements were factored in high. Mayor Sconce said that Lincoln County Commissioners agreed to foot one-third of this project over ten years with only a small piece of the road which will be annexed into Troy or Moscow Mills at some point. MoDOT will match up to \$2 million dollars and referenced page 3 for other costs that will be one-third obligated by Troy. Alderman Anderson made a motion, seconded by Alderman Grimstead to Adopt Bill No. 1326 as Ordinance No. 1297. Vote: Anderson aye, Grimstead aye, Norman nay, Detert aye, Dunard aye, Horner nay. Motion carried 4-2.

Alderman Detert made a motion, seconded by Alderman Norman to Approve Rezoning Request by Jeff Rolwes, applicant on behalf of Rolwes Homes and property owner Straqr Properties II, LLC, 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 Contingent Upon Drawings Corrected with Berms and Inlet Pipes as per discussion at Planning & Zoning (attached hereto). The correction to drainage issues included installing inlets at the beginning of infrastructure construction and placement of silt fence. Vote: Detert aye, Norman aye, Anderson aye, Dunard aye, Grimstead aye, Horner aye.

\*Authorized Mayor to Sign Quit Claim Deed with Weinand Younger Tire, Inc. Pursuant to Ordinance No. 1003 Vacating a Portion of Third Street

\*Approved and Authorized Mayor to Sign Response to Utility Variance Request Modification submitted by MoDOT on the Wastewater Treatment Plant Project -- Interceptor/Force Main as recommended by Woodard & Curran

\*Approved and Authorized Mayor to Sign (a) Dedication of Right of Way for Public Road Purposes with Ameren Missouri and (b) Temporary Construction License on Parcel 49 on the Cherry Street Improvement Project No. M15-7199

\*Approved Change Order 3 submitted by T.S. Banze Construction, Inc. on the Menne Meyer Road Improvement Project CDBG-2016-ED-01 for Adjustment for final in place quantities. These include additional costs for the driveway at the Daniel Alexander/Ronald Menne Meyer Property and Additional Rip Rap on the Lifard Menne Meyer property and at FES 1 in the reduced amount of (\$62,498.40)

\*Approved Pay Application No. 7 submitted by T.S. Banze Construction, Inc. on the Menne Meyer Road Improvement Project CDBG-2016-ED-01 through 02/28/2021 in the amount of \$14,962.69

\*Approved Final Pay Application No. 8 submitted by T.S. Banze Construction, Inc. on the Menne Meyer Road Improvement Project CDBG-2016-ED-01 through 02/28/2021 for retainage in the amount of \$42,429.84

\*Approved Pay Application 2 submitted by Gerstner Electric, Inc. on the TAP Villa Drive Sidewalk Project TAP-9900(391) through January 31, 2021 in the amount of \$151,013.07

\*Approved Woodard & Curran Invoice No. 186135 for Wastewater Treatment Facility and Highway 47 Lift Station Construction Services for the period ending January 29, 2021 in the amount of \$63,900.00

\*Approved Pay Application No. 11 submitted by Plocher Construction through 01/31/2021 on SE WWTF & HWY 47 Lift Station Upgrades Project No. 0228664.01 in the amount of \$909,151.41

\*Approved Pay Application No. 1 submitted by KCI Construction Company on the WWTF and Hwy 47 Lift Station Upgrades – Interceptor Sewer and Force Main Project No. 0228664.02 through January 28, 2021 in the amount of \$334,397.15

Mayor Sconce relayed ongoing safety traffic concerns at the crosswalk on Cherry Blossom Way used by Toyota Motor Manufacturing Missouri employees. Toyota Motor has requested improvements including a crossing guard hired by Toyota Motor at shift changes in the interim, concrete medium barrier in center turn lane to prevent vehicles from using it to drive through the crosswalk, widen the crosswalk area, and install a controlled stoplight. Toyota Motor has agreed to pay for the stoplight. Alderman Grimstead made a motion, seconded by Alderman Norman to Authorize Mayor Sconce to Negotiate Terms of Pedestrian Traffic Improvements Agreement, Parties Obligations and Dedication of Traffic Signal Light at the crosswalk on Cherry Blossom Way with Toyota Motor Manufacturing Missouri. Vote: Grimstead aye, Norman aye, Detert aye, Horner aye, Anderson aye, Dunard aye.

Alderman Anderson made a motion, seconded by Alderman Grimstead to Approve and Authorize Mayor to Sign Engineering Services with Four Points Land Surveying & Engineering for Water Study to Identify Total Water Production Capacity for Economic Development Queries in an amount not to exceed \$2,500.00. Vote: Anderson aye, Grimstead aye, Norman aye, Detert aye, Horner aye, Dunard aye.

Parks Director Howell said that the Midwest Pool Management contract was for hiring lifeguards, pool opening and closing procedures with a pay rate adjustment for minimum wage. The insurance portion on the contract did not meet the sovereign minimum limit requirements under the City's purchasing policy. Parks Director Howell explained that the Board would have to approve using Midwest Pool's insurance policy as a rider and pay \$1,500 more to raise the insurance limit or approve the contract as presented. Alderman Grimstead asked about claims and Park Director Howell said there have been no claims for the last five years. Alderman Detert made a motion, seconded by Alderman Dunard to Approve and Authorize Mayor to Sign Midwest Pool Management Contract for 2021 as Presented Waiving the City's Sovereign Minimum Limit Insurance Requirement under the City's Purchasing Policy. Vote: Detert aye, Dunard aye, Horner aye, Anderson aye, Norman aye, Grimstead aye.

Mayor Sconce explained due to the 80/20 cost share on the MoDOT TAP grant, the cost to the City would be approximately \$2,000.00 for Change Order 3. Alderman Norman requested a sidewalk extension to the senior citizen apartments. Mayor Sconce would look into a sidewalk extension. Alderman Horner made a motion, seconded by Alderman Norman to Approve Change Order 3 submitted by Gerstner Electric, Inc. on the TAP Villa Drive Sidewalk Project TAP-9900(391) to install additional cable quantity and to remedy a conduit capacity issue by modification of the existing controller base for an

additional conduit to increase capacity in the amount of \$9,955.26. Vote: Horner aye, Norman aye, Anderson aye, Dunard aye, Detert aye, Grimstead aye.

Mayor Sconce requested an Alderman sponsor to create a General Fund Reserve Policy Ordinance. A policy would give guidance on an appropriate fund balance level eliminating the potential for the balance dropping too low or maintaining too high of a reserve balance. Mayor Sconce also suggested to increase the amount budgeted by 3 to 5% over projections or use a five-year average and add 1.5% on the budget amount. Alderman Norman agreed to sponsor the legislation.

City Clerk Schneider requested the City's 2004 payroll compensation plan be revised citing increasing minimum wage, job description changes, out-of-date external and internal changes occurring over a seventeen-year timespan. Alderman Norman made a motion, seconded by Alderman Dunard to Approve and Authorize Request for Qualifications for Personnel and Payroll Compensation Study for the City of Troy. Vote: Norman aye, Dunard aye, Detert aye, Horner aye, Anderson aye, Grimstead aye.

Chief Taylor requested a 10% Salary Increase for the Troy Police Department. Chief Taylor cited the loss of officers, lack of revisions to the Personnel and Payroll Compensation Plan since 2004, increased detective and patrol work, overworked and underpaid officers. Chief Taylor met with Alderman Anderson and Mayor Sconce to review the budget numbers of the salary request. Chief Taylor offered to remove any salary increase for himself. Discussion ensued on the loss of experienced officers reducing the average years of experience on the street to 3.75 years and the need to offer competitive wages to stop the mass exodus from the police department.

Alderman Anderson relayed that personnel expenses of \$237,869 were not included in the base salary numbers presented by Major Floyd and indicated a \$79,000 increase over what is budgeted. Alderman Detert said that you cannot figure loaded benefits 100% accurately due to missing personnel costs like insurance premium changes. Alderman Anderson responded that it can be computed pretty close.

Alderman Dunard said thank you to all who came and that your services are appreciated and to Chief Taylor for his leadership. Mayor Sconce said the City values your services and stated that there are 24 officers and 57 employees in the City. Alderman Detert said thanks to all Patrol Officers for what you do.

Alderman Detert made a motion, seconded by Alderman Norman to Approve Pay Increases by one Grade Level (10%) for all Officers and Staff of the Troy Police Department effective Friday, February 19, 2021 within the Step and Grade parameters of the current Personnel and Compensation System. Vote: Detert aye, Norman aye, Grimstead aye, Anderson aye, Dunard aye, Horner aye.

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

City Attorney Granneman and Deputy City Clerk/HR Generalist Hawkins advised the Board on Personnel matters. Deputy City Clerk/HR Generalist Hawkins left the Closed Session.

Alderman Norman made a motion, seconded by Alderman Grimstead to Accept the Resignation of Jared Colbert, Public Works Crew Leader effective February 18, 2021. Vote: Norman aye, Grimstead aye, Anderson aye, Detert aye, Dunard aye, Horner aye.

Alderman Dunard made a motion, seconded by Alderman Horner to Accept the Resignation of Raymond Floyd, Troy Police Major-Assistant Chief of Police, effective February 12, 2021. Vote: Dunard aye, Horner aye, Detert aye, Anderson aye, Norman aye, Grimstead aye.

City Attorney Granneman advised the Board on Legal matters.

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

Alderman Grimstead made a motion, seconded by Alderman Norman to Approve Special Event – Patriot’s Day Parade, 20th Anniversary of September 11, 2001 using the same Parade Route as the Lincoln County Fair. Vote: Grimstead aye, Norman aye, Detert aye, Dunard aye, Horner aye, Anderson aye.

Alderman Dunard made a motion, seconded by Alderman Norman to Adjourn the meeting. Vote: Dunard aye, Norman aye, Horner aye, Grimstead aye, Anderson aye, Detert aye. The meeting adjourned at 9:10 p.m.

ATTEST:

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City Clerk

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Mayor Ron Sconce

\*Approved on Consent Agenda