

TENTATIVE AGENDA

**Public Hearing and Regular Board of Aldermen Meeting
City of Troy, Missouri
800 Cap Au Gris
Troy, Missouri 63379
(636) 528-4712**

**Monday, March 15, 2021
6:30 P.M.**

The purpose of the Public Hearing is for citizen comment concerning:

(a) Nathan Smith, DDN Enterprises, LLC, applicant on behalf of property owners Mark Norton and David Koester, is requesting approval of a Preliminary Plan for “Oakley Subdivision Plat 5” to be located at Schulze Drive, Troy, Missouri 63379. This site is zoned “R-3 PD.”

(b) John Stanek and Matt Hall, on behalf of property owners Matt and Casey Hall, are requesting Rezoning from “R-1” Single Family Residential District to “C-3” Highway Commercial District, for the property located at 1964 West Highway 47, Troy, MO 63379.

(c) John Stanek, applicant on behalf of property owner Marvin Lindemann, is requesting Rezoning from “R-1” Single Family Residential District to “C-3” Highway Commercial District, for the property located at 1982 West Highway 47, Troy, MO 63379.

Immediately following, the Regular Board of Aldermen Meeting:

Consent Agenda All items listed with an asterisk (*) are considered to be routine by the Board and be enacted by one motion. There will be no separate discussion of these items unless a City Official or Citizen so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the Agenda.

1. Call to Order – Announcement of Quorum – Pledge of Allegiance

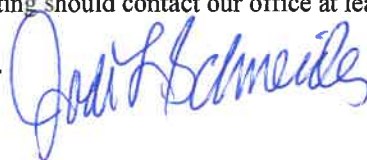
Present Certificate of Appreciation for Years of Service to Alderman Lisa Anderson, Ward II

Present Pin to Major Dustyn Tienter

Approve Consent Agenda:

The City of Troy is currently working to comply with the American With Disabilities Act mandates. Individuals who require an accommodation to attend a meeting should contact our office at least 48 hours in advance at City Hall, 636-528-4712.

Posted by Jodi Schneider on March 12, 2021 at 5:05 p.m.



*Corrections and/or Approval of Minutes of Previous Meetings: Regular Board of Aldermen Meetings dated Wednesday, February 17, 2021 and Monday, March 1, 2021

Citizen Comments:

1. Joey Pietzman, Troy Construction Trades Program-Ranken Technical, 60 Clonts Field, Request City of Troy Partnership to Waive Building Permit Fees for Youth Residential Construction Program
 2. Harvey Rhodes, 815 Huntington Drive, Discuss Preliminary Subdivision Plan for Weinand Farm at 153 Highway J
 3. Huntington Subdivision Resident, Discuss Preliminary Subdivision Plan for Weinand Farm at 153 Highway J
 4. Oak Forest Subdivision Resident, Discuss Preliminary Subdivision Plan for Weinand Farm at 153 Highway J
 5. Cottonwood Subdivision Resident, Discuss Preliminary Subdivision Plan for Weinand Farm at 153 Highway J
 6. Leland Race, World League Wrestling, 198 Cherry Blossom Way, Discuss One-Time Leak Adjustment Policy for Water Billing
2. Reports of Special Appointed Committees:
- A. *Park: P. Ryan Howell
 - B. *Planning & Zoning/Board of Adjustment: David Lindsey
 - C. *Historic Preservation Commission: David Lindsey
 - D. *Troy Convention and Visitors Bureau: Rachel South, Chamber Director
3. Department Head Reports:
- A. *Police Department: Jeff Taylor
 - B. *Public Works Department: Clint Cunningham
 - C. *Wastewater Department: Jared Comer, Woodard & Curran
 - D. *Finance Department: Linda Flinn
 - E. *Building Inspection Department: David Lindsey

F. *Parks Department: P. Ryan Howell

G. *Administration Department: Jodi Schneider

4. Purchase Requests:

A. *Payment of Regular Monthly Bills

5. Introduction of Bills:

Bill No. 1327 as Ordinance No. ____ -- AN ORDINANCE AMENDING THE SALARY SCHEDULE FOR ALL EMPLOYEES OF THE CITY OF TROY, MISSOURI.

First Reading:

Second Reading:

Bill No. 1328 as Ordinance No. ____ -- AN ORDINANCE CREATING IN CHAPTER 135: FISCAL MATTERS, SECTION 135.025: ANNUAL BUDGET RESERVE, FOR THE CITY OF TROY MISSOURI

First Reading:

Second Reading:

Bill No. 1329 as Ordinance No. ____ -- 2021 ADOPTING ORDINANCE

First Reading:

Second Reading:

6. Old Business:

A.

7. New Business:

- A. *Approve Request as recommended by Planning & Zoning Commission, by Nathan Smith, DDN Enterprises, LLC, applicant on behalf of property owners Mark Norton and David Koester, of a Preliminary Plan for "Oakley Subdivision Plat 5" to be located at Schulze Drive, Troy, Missouri 63379. This site is zoned "R-3 PD."
- B. *Approve Request as recommended by Planning & Zoning Commission, by John Stanek and Matt Hall, on behalf of property owners Matt and Casey Hall, are requesting Rezoning from "R-1" Single Family

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- Residential District to “C-3” Highway Commercial District, for the property located at 1964 West Highway 47, Troy, MO 63379
- C. *Approve Request as recommended by Planning & Zoning Commission by John Stanek, applicant on behalf of property owner Marvin Lindemann, is requesting Rezoning from “R-1” Single Family Residential District to “C-3” Highway Commercial District, for the property located at 1982 West Highway 47, Troy, MO 63379
 - D. *Approve Request as recommended by Planning & Zoning Commission by Valon Arifi, applicant on behalf of owners Valon & Salije Arifi, for approval of a Site Plan Review and Commercial Building Permit for “Zadocks Restaurant” to be located at 58 Penn Street
 - E. *Appoint Heather Cooper to Troy Convention & Visitor’s Bureau Board for a two-year term beginning March 15, 2021 to March 15, 2023
 - F. *Approve Pay Application 3 submitted by Gerstner Electric, Inc. on the TAP Villa Drive Sidewalk Project TAP-9900(391) through February 28, 2021 in the amount of \$12,265.00
 - G. *Approve Woodard & Curran Invoice No. 187114 for Wastewater Treatment Facility and Highway 47 Lift Station Construction Services for the period ending February 26, 2021 in the amount of \$79,800.00
 - H. *Approve Pay Application No. 12 submitted by Plocher Construction through 02/28/2021 on SE WWTF & HWY 47 Lift Station Upgrades Project No. 0228664.01 in the amount of \$734,245.67
 - I. *Approve Pay Application No. 2 submitted by KCI Construction Company on the WWTF and Hwy 47 Lift Station Upgrades – Interceptor Sewer and Force Main Project No. 0228664.02 through February 28, 2021 in the amount of \$136,641.35
 - J. *Approve FY2020 Audited Financial Statements, including the FY2020 Single Audit
 - K. *Approve Budget Amendment Increase +\$4975 to Police Overtime 01-1001-6130
 - L. *Approve Liquor License Application Applicant S & J Investco, LLC d/b/a Imo’s Pizza, 55 The Plaza for Package Liquor Beer and Sunday Sales
 - M. Approve Request as recommended by Planning & Zoning Commission by Nathan Smith, DDN Enterprises, LCC, on behalf of property owners Richard Norden, Klondike Partners, LP, of a Preliminary Subdivision Plan for “Weinand Farm” to be located at 153 Highway J. This property is zoned “R-1” Single Family Residential District
 - N. Award Request for Qualifications for Engineering Services for MS4 Compliance to Woodard & Curran as recommended by Building Official Lindsey
 - O. Approve and Authorize Mayor to Negotiate and Sign Work Order 7 with Woodard & Curran for Engineering Services on Development of a

Stormwater Management Program Plan (SWMP) for MS4 Permit Cycle in an amount not to exceed \$30,000.00

- P. Award Request for Qualifications for Payroll Compensation Study Services to _____ as recommended by City Clerk Schneider
- Q. Approve and Authorize Mayor to Negotiate and Sign Contract with _____ for Payroll Compensation Study Services in the amount of \$ _____
- R. Discuss Police Enforcement of City Code Section 500.080 Depositing Material on Public Streets Prohibited -- Alderman Detert

8. Closed Session: In compliance with 610.021 of RSMo., for the purpose of discussing the specific item(s) noted below:

- (1) Legal
- (2) Real Estate
- (3) Personnel

9. Adjournment: