

City of Troy, Missouri
Public Hearing and Regular Board of Aldermen Meeting
Monday, April 19, 2021
6:30 P.M.

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

Mayor Sconce opened the Public Hearing for citizen comment on:

- (a) NGBS, LLC, Applicant and property owner, is requesting a Conditional Use permit for “Troy Apothecary,” to be located at 890 Cherry Street. Zoning is “C-3” Highway Commercial District; and
- (b) David and Vickie Kaimann, Applicants and property owners, are requesting Rezoning from “R-1” Single Family Residential District to “C-3” Highway Commercial District, for the location of 895 Old Moscow Mills Road.

There was no citizen comment.

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

City Clerk Schneider administered the Oath of Office to Mayor Ron Sconce and Aldermen Grimstead, Jones and Detert.

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

Alderman Horner made a motion, seconded by Alderman Grimstead to Certify Election Results dated April 6, 2021, as follows:

<u>For Mayor One-Year Unexpired Term</u>	David Norman	145
	April Bryant	389
	Ron Sconce	674
<u>For Ward I Alderman Two-Year Term</u>	Guy Grimstead	297
<u>For Ward II Alderman Two-Year Term</u>	Steven P. Jones	300
<u>For Ward III Alderman Two-Year Term</u>	Dennis Detert	372

Alderman Dunard made a motion, seconded by Alderman Grimstead to Elect Alderman Detert as Board of Aldermen President. Vote: Dunard aye, Grimstead aye, Jones aye, Norman aye, Detert aye, Horner aye.

Alderman Detert made a motion, seconded by Alderman Dunard to Approve Consent Agenda. Vote: Detert aye, Dunard aye, Norman aye, Horner aye, Grimstead aye, Jones aye.

*Approved Minutes of Regular Board of Aldermen Meeting dated March 15, 2021 and Special Board of Aldermen Meeting dated March 16, 2021

Doug Schulte requested to hold a fundraising event on October 16th for The Key in Fairgrounds Park as it had outgrown its current location. Mr. Schulte said there would be a BBQ cookoff, cornhole tournament, beer truck and bounce house. Parks Director Howell said that bounce houses were not allowed in the parks. Mr. Schulte said that Big Sticky's and Good News Brewery would be providing food and beer. The Board advised working with Parks Director Howell on the special event application and provide the full scope of the event along with an insurance certificate. Alderman Detert made a motion, seconded by Alderman Horner to Approve the Special Event BBQ Cook-off Fundraising Event on October 16, 2021 with Sales in the Park. Vote: Detert aye, Horner aye, Jones aye, Norman aye, Grimstead aye, Dunard 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. Vote: Detert aye, Dunard aye, Norman aye, Grimstead aye, Horner aye, Jones aye.

City Attorney Granneman advised the Board on Legal matters.

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

Lincoln County Economic Development Director Julie Rodgers congratulated all elected officials and extended an invitation to tour Ranken Tech, St. Louis Campus, on May 7, 2021. The tour would allow participants to view a micro-enterprise foundation firsthand and encourage possibilities for creating a micro-enterprise foundation in Troy.

Audrey Swan, 1320 Shagbark Court, was in favor of an off-leash dog park in the City limits of Troy. Ms. Swan suggested that the City work with adjoining counties and animal control departments on a dog park. Ms. Swan said the City could charge a membership fee per dog and check vaccinations, a dog tag, and make sure that all owners were registered if fights occur.

*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

The Board discussed a request to waive building permit fees for the Youth Residential Construction Program tabled from last month's meeting. Alderman Detert said waiving fees set a precedent and that site inspections by City staff would still need to occur. Alderman Jones reminded the Board that Mr. Pietzman had said the program will recover its expenses upon the sale of the home. Alderman Horner said the \$500-\$600 fee waiver would be reinvested in tools and supplies, and further stated that the program builds only one house per year. Alderman Detert made a motion, seconded by Alderman Norman to Approve Request by Joey Pietzman, Troy Construction Trades Program-Ranken Technical, 60 Clonts Field, City of Troy Partnership to Waive Building Permit Fee for the Public Purpose of Providing and Fostering Education of Citizens that Participate in the Youth Residential Construction Program. Vote: Detert nay, Norman aye, Dunard nay, Grimstead aye, Horner aye, Jones nay. 3-3 tie vote. Mayor voted nay. Motion failed.

Karl Schoenike, engineer for Pickett, Ray & Silver, submitted to the Board a revised April 19, 2021 preliminary plan. Schoenike said that due to the ambiguity of a Cottonwood Lane easement, the revised plan included moving the water connection point to Hwy J/Judy Lane and re-routing the sanitary sewer line to Hwy J up the creek and not at an inlet at Cottonwood Lane. Schoenike handed out a tentative Enbridge Pipeline approval letter based on the April 19, 2021 revised preliminary plan which removed the detention basin off of the 50' easement. Schoenike said the roadway connection to Judy Lane was still included in the revised plan and fell within the purview of the City's ordinances. Alderman Horner made a motion, seconded by Alderman Norman to Approve Request to Approve Preliminary Plan of April 19, 2021 by Nathan Smith, DDN Enterprises, LLC, 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." Vote: Horner aye, Norman aye, Grimstead aye, Dunard abstain, Detert aye, Jones aye. Motion carried 5-0 with 1 abstention.

Alderman Dunard made a motion, seconded by Alderman Horner. Alderman Dunard withdrew the motion, and Alderman Horner withdrew the second for Motion to Approve 32 additional sewer taps to Public Water Supply District 2 ("PWSD#2"). Mayor Sconce said the Board had not allowed any additional sewer taps outside City limits and voiced concern what would happen if the Board started now. Mr. Lenk said history showed the

two agencies working together. Mr. Lenk said that PWSD#2 had 160 sewer taps already and approximately fifteen years ago put in initial sewer with the blessing of the City to thwart pollution North of Troy due to insufficient sewer. PWSD#2 received federal money to protect public interest and get noncompliant systems cleaned up. This request for additional taps would wait once the City's new wastewater system is online so there would be no capacity issues. Mr. Lenk said PWSD#2 would like to continue its relationship with the City. Alderman Detert wanted further discussion. Mayor Sconce recommended not to approve the request and reiterated the need to hammer out any future conflicting decisions based on the City's municipal system for water and sewer outside City limits. Alderman Horner made a motion, seconded by Alderman Detert to Table Discuss and Approve Request by Public Water Supply District No. 2 for twenty-four sewer taps (and eight additional sewer taps by interested parties) for residential and commercial customers upon completion of the SE WWTF & Hwy 47 Lift Station Upgrades and Interceptor Sewer and Force Main Project Until New Wastewater Treatment Facility Goes Online. Vote: Horner aye, Detert aye, Jones aye, Norman aye, Grimstead aye, Dunard aye.

*Approved Request as recommended by Planning & Zoning Commission by NGBS, LLC, Applicant and property owner, for a Conditional Use permit for "Troy Apothecary," to be located at 890 Cherry Street. Zoning is "C-3" Highway Commercial District

*Approved Request as recommended by Planning & Zoning Commission by David and Vickie Kaimann, Applicants and property owners, are requesting Rezoning from "R-1" Single Family Residential District to "C-3" Highway Commercial District, for the location of 895 Old Moscow Mills Road

*Approved Site Plan Review and Commercial Building Permit as recommended by Planning & Zoning Commission for "Lincoln County R-III IT Building" to be located on Ellis Avenue as requested by Todd Culbertson, applicant on behalf of property owner, Lincoln County R-III School District

*Appointed Deborah Thurman, 100 Cottonwood Lane, Troy to Planning & Zoning Commission

*Approved 2021 Liquor License Renewals: Taormina, LLC, 892 E Cherry Street; Walgreens #7811, 100 Jason Drive; Dollar General #1585, 8 Lincoln Center; Walmart #60, 101 Hwy 47; S&J Investco LLC d/b/a Imo's Pizza, 55 The Plaza; Kelly's LLC d/b/a One More Shot, 103 N Lincoln Dr, Ste. A

*Approved Woodard & Curran Invoice No. 188212 for Wastewater Treatment Facility and Highway 47 Lift Station Construction Services for the period ending March 26, 2021 in the amount of \$71,000.00

*Approved Pay Application No. 13 submitted by Plocher Construction through March 31, 2021 on SE WWTF & HWY 47 Lift Station Upgrades Project No. 0228664.01 in the amount of \$729,394.99

*Approved Pay Application No. 3 submitted by KCI Construction Company on the WWTF and Hwy 47 Lift Station Upgrades – Interceptor Sewer and Force Main Project No. 0228664.02 through March 31, 2021 in the amount of \$314,127.14

*Approved Woodard & Curran Invoice No. 188115 for WWTF SCADA Integration in the amount of \$19,080.00

*Approved Request for Liquor License by Good News Brewing LLC, 180 E Cherry St., Liquor by the Drink (beer and wine) with Sunday Sales

*Approved and Authorized Mayor to Sign Fairgrounds Park 2021 Concession Stand Agreement with Veterans BBQ

Alderman Dunard recommended changes to Chapter 410. Subdivision Regulations, Section 410.050 Preliminary Subdivision Plan due to the change in land availability from larger to smaller tracts affecting pipeline easements, environmental impact and requiring more work on the front-end. Alderman Dunard agreed to sponsor amendments to Section 410.050.

Alderman Detert said lots of folks attended the Park Board meeting to discuss an off-leash dog park in Troy. Alderman Detert believed it would be beneficial and suggested a section in Weinand Park paid for by grant applications and budget dollars. Alderman Norman asked who would make sure that no one brings a pitbull dog to the park currently banned from City limits. Mayor Sconce relayed the need to get Board consensus and work out the details. Mayor Sconce said the City has lots of park maintenance now and the crew was stretched thin. A dog park would require additional staff and budget to run it and would serve a small section of the population. Alderman Detert said the City would provide the park ground for it and people would have to maintain it. Alderman Grimstead asked Parks Director Howell to perform preliminary budgetary numbers for the Board to review. Alderman Grimstead said the dog park could be a collaboration with other community or private organizations to raise money and self-fund it and did not think the City should fund the entire cost. Alderman Detert offered an estimated that a fence would cost \$55,000. Mayor Sconce recommended the need for more research.

Alderman Detert stated that last year budget workshops were different due to COVID-19 but this year, he would like to meet with Department Directors one-on-one rather than the budget being brought to the Board. Mayor Sconce agreed that it will be all-inclusive board workshops this year.

Treasurer Flinn offered several dates in May to hold a budget workshop. The Board's consensus was to set the FY22 Budget Workshop on Wednesday, May 12, 2021 at 6:30 p.m.

Alderman Grimstead 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, Real Estate and Personnel. Vote: Grimstead aye, Dunard aye, Jones aye, Detert aye, Norman aye, Horner aye.

Alderman Dunard made a motion, seconded by Alderman Detert to Accept the Resignation of Jesse Siefert, Police Officer, effective April 19, 2021. Vote: Dunard aye, Detert aye, Norman aye, Jones aye, Grimstead aye, Horner aye.

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

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

Alderman Detert made a motion, seconded by Alderman Jones to Adjourn the meeting. Vote: Detert aye, Jones aye, Dunard aye, Norman aye, Grimstead aye, Horner aye. The meeting adjourned at 8:30 p.m.

ATTEST:

City Clerk

Mayor Ron Sconce

*Approved on Consent Agenda