

City of Troy, Missouri
Regular Board of Aldermen Meeting
Monday, August 6, 2018
6:30 P.M.

Present for the Regular Board of Aldermen Meeting were Aldermen Walker, Norman, Sconce, Detert, Anderson and Mayor Cross. Alderman Curt was absent. Also present were Public Works Superintendent Cunningham, Police Chief Taylor, Treasurer Flinn, City Attorney Granneman and City Clerk Schneider.

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

Mayor Cross read Bill No. 1283 as Ordinance ____ -- An Ordinance of the City of Troy, Missouri, Vacating Portions of Easements in Turnbull Business Park, Plat One, Lots 2 and 3 Pursuant to Chapter 430, a second time by title only. Alderman Sconce made a motion, seconded by Alderman Detert to Adopt Bill No. 1283 as Ordinance No. 1256. Vote: Sconce aye, Detert aye, Walker aye, Anderson aye, Norman aye.

Chuck Barcom stated that Meridian Waste received a letter from Resource Management that it will no longer accept single stream recycling effective October 31, 2018. Mr. Barcom checked with Republic Services to take the City's recycling but they cannot handle the volume. Mr. Barcom is working with St. Peters who agreed to take a recycling sample from Troy to determine whether or not they will agree to take all recycling on a continuing basis. St. Peters sorts recycling by bag and not single-stream. Another option may be to limit recyclables to only newspaper, #1 or #2 plastics, aluminum and steel cans or suspend recycling altogether. Mr. Barcom expects to have good answers by the end of the month and will keep the Board updated if unable to recycle all.

Dale Black, CMS Homes LLC, requested to hook-on to City water outside City limits for a residential development (Keeven property) with thirty-three homes on 100 acres. The development's boundaries included Tara Valley to the west and Crooked Creek to the south. CMS Homes, in a previous meeting, proposed an option to annex the development but that has been removed. Mr. Black stated that Tara Valley asked for an easement coming out of an existing water line in Crooked Creek subdivision and crossed over fifty feet of land of the proposed development (Keeven property).

CMS Homes wanted to tap on to the City's water line. Mr. Black was agreeable whether it would be on the basis of a master meter or individual meters. City Attorney Granneman recommended a master meter then the community would have an obligation to take care of utility payments and place an indenture through the homeowner's

association for billing and collection. Alderman Detert requested assurance that the development would be limited to the three-acre tracts and not change to 10,000 square foot lots instead. Mr. Black responded that the development was restricted to three-acre tracts due to the approval by Missouri Department of Natural Resources of a geological study and the restrictions for septic systems. Alderman Anderson asked if there were extenuating circumstances as to need or preference to hook on to City waterworks as opposed to a community well. Mr. Black responded that due to the recent approval granted Tara Valley to hook on to City water and the close proximity of this development, CMS Homes believed it to be an appropriate request. Alderman Sconce said another option would be to develop a plan on large development as a “planned development” for annexation. Mayor Cross responded that it was too late for this particular development due to an impending real estate closing on the property. City Attorney Granneman advised the Board on several options. First, selling water directly to the development “Outside City limits;” sell water and annex the development in; or, sell water and annex the development into City limits in separate tracts but not as a whole tract which is subject to City regulations.

Alderman Sconce believed Troy waterworks should be within the boundary of the City limits. Alderman Anderson felt the same way. Mr. Black said he could have given a sad, mitigating circumstance for the request but a precedent was set with Tara Valley or rather re-enforced precedent many years ago with prior developments. Alderman Walker responded that at some point though it had to stop whether selling water at twice the rate outside City limits or reign it in within these boundaries. Mayor Cross stated the revenues could be used to help pay for the sewer debt. Treasurer Flinn agreed that historically it was done as a payback between water and sewer funds but ultimately became a transfer.

Mr. Black said property taxes are cheap in the City of Troy and annexing land and providing infrastructure and services may not be cheaper than if you sell water to CMS Homes. Alderman Detert was concerned with problems down the road if the development did not build roads up to City specifications now, sold out and homeowner’s association wanted to annex ten years later. Mr. Black said that St. Charles County regulations provided for the concerns mentioned. For instance, their regulations provide for many street specifications but City of Troy has one street specification for an eighty-foot lot development.

Alderman Sconce made a motion, seconded by Alderman Anderson to Approve Request by CMS Homes LLC for Residential Development (Keeven Property) to Hook-On to Troy Waterworks Outside City Limits. Vote: Sconce nay, Anderson nay, Norman nay, Detert nay, Walker nay. Motion failed 0-5.

Alderman Sconce made a motion, seconded by Alderman Walker to Approve Amendment to Jani-King Contract adding Troy Police Department Weekly Cleaning in the amount of \$325.00 per month. Vote: Sconce aye, Walker aye, Norman aye, Anderson aye, Detert aye.

Ed Schrader was not present.

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

Alderman Walker made a motion, seconded by Alderman Detert to Hire Tyler Northrup as a Full-Time Patrol Officer at Grade 13, Step 6 of \$19.10 per hour contingent upon completion of pre-employment physical, drug test and psychological exam. Vote: Walker aye, Detert aye, Norman aye, Anderson aye, Sconce aye.

Alderman Anderson made a motion, seconded by Alderman Sconce to Approve Frank Edward Kosmicki as a Reserve Officer at no pay contingent upon completion of pre-employment physical, drug test and psychological exam. Vote: Anderson aye, Sconce aye, Norman aye, Detert aye, Walker aye.

City Attorney Granneman advised the Board on Legal matters.

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

Alderman Sconce made a motion, seconded by Alderman Anderson to Adjourn the Meeting. Vote: Sconce aye, Anderson aye, Walker aye, Norman aye, Detert aye. Meeting adjourned at 7:39 p.m.

ATTEST:

City Clerk

Mayor Mark Cross