

## 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, November 18, 2019**  
**6:30 P.M.**

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

- (a) For consideration of a Petition to Establish the Front Street Community Improvement District and Authorize Powers Granted to Community Improvement Districts under the Act, Sections 67.1401 through 67.1571 of the Revised Statutes of Missouri, as amended;
- (b) Amending Section 405.215: Animals, Subsection (c), to expand the keeping of chickens in other zoning districts which are used solely for residential purposes with Board of Aldermen approval;
- (c) Request by Leland Hicks, applicant on behalf of Suits U Troy, LLC, of a Conditional Use Permit for "Slim Chickens" Restaurant and Drive Thru, for the location of #1 Front Street. This site is zoned "C-3" Highway Commercial District as recommended by Planning & Zoning Commission;
- (d) Request by Eric Stephens, applicant, of Rezoning from "R-2" Single Family Residential to "C-1" Central Business District, for the location of 195 E. College Street, Lot "B", Troy, MO 63379 as recommended by Planning & Zoning Commission; and
- (e) Request by Darrell Coose, applicant on behalf of Wedgewood Development Group, of Rezoning from "R-1" Single Family Residential District to "R-2" Single Family Residential District for Embers Duplexes, a 55 year and older community, to be located at 116 HWY J as recommended by Planning & Zoning.

**Immediately following, the Regular Board of Aldermen Meeting:**

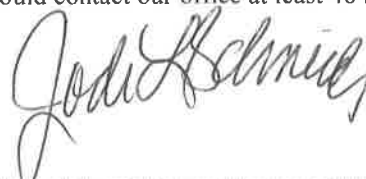
**Consent Agenda** All items listed with an asterisk (\*) are considered to be routine by the Board and be enacted by one motion. There will be no separate discussion of these items unless a City Official or Citizen so requests, in which event the item will be removed from the Consent Agenda and considered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

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

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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 November 15, 2019 at 1:15 p.m.

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Approve Consent Agenda:

\*Corrections and/or Approval of Minutes of Previous Meetings: Regular Board of Aldermen Meetings dated Monday, October 21, 2019 and Monday, November 4, 2019

Citizen Comments:

- 1.
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:

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Posted by Jodi Schneider on November 15, 2019 at 1:15 p.m.

- A. Bill No. 1311 as Ordinance \_\_\_\_ -- Amending Section 405.215: Animals, Subsection (c) Allowing a Variance by Board approval for the Keeping of Chickens in other zoning districts which are used solely for residential purposes

First Reading:

Second Reading:

- 6. Old Business:
  - A. Discuss Software for Building Department Permitting Processes (InterGov, -- Building Official Lindsey
  - B. Discuss Alderman Sponsor for an Ordinance Requiring All Gas Stations to Receive Payment at the Pump – Chief Taylor
  
- 7. New Business:
  - A. \*Approve Candidate Filing Information for April 7, 2020 General Municipal Election to Include Section 115.395.2 RSMo (lottery drawing)
  - B. \*Approve Bad Debt Utility Write-off from September 1, 2017 to August 31, 2018 of \$9,647.54
  - C. \*Approve Engineering Services Proposal submitted by Four Points Land Surveying & Engineering, Inc. on New Well 15 (located west side of Troy) in the amount of \$24,875.00
  - D. \*Approve Request by Eric Stephens, applicant, of Rezoning from “R-2” Single Family Residential to “C-1” Central Business District, for the location of 195 E. College Street, Lot “B”, Troy, MO 63379 as recommended by Planning & Zoning Commission
  - E. \*Approve Request by Leland Hicks, applicant on behalf of Suits U Troy, LLC, of a Site Plan, Conditional Use Permit and Commercial Building Permit for “Slim Chickens Restaurant and Drive Thru, for the location of #1 Front Street. This site is zoned “C-3” Highway Commercial District as recommended by Planning & Zoning Commission
  - F. \*Discuss and Approve Request of Todd Culbertson, applicant on behalf of the Troy R-3 School District, of a Site Plan Review and Commercial Building Permit for the “Main Street Elementary Expansion” to be located at 51 Main Street as recommended by Planning & Zoning Commission
  - G. \*Approve Budget Amendments for Building Department New Computers Compatible with Windows 10:
 

01-1006-6550	Storm Water: Travel	-1,000
01-1006-6590	Storm Water: Dues & Seminars	-1,000
01-1004-6751	Inspection: Office Equipment	+2,000

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- H. \*Approve Change Order #1 on the 2019 Mill & Overlay Program No. 190812001 submitted by Mid River Asphalt Inc. in the decreased amount of (\$2,237.77)
  - I. \*Approve Final Pay Request #1 on the 2019 Mill & Overlay Program No. 190812001 submitted by Mid River Asphalt Inc. in the amount of \$77,488.72
  - J. Approve Request by Darrell Coose, applicant on behalf of Wedgewood Development Group, of Rezoning from “R-1” Single Family Residential District to “R-2” Single Family Residential District for Embers Duplexes, a 55 year and older community, to be located at 116 HWY J as recommended by Planning & Zoning Commission
  - K. Discuss Financing/Costs on Bid for SE WWTF and HWY 47 Lift Station Upgrades Project No. 0228664.01 by Plocher Construction in the amount of \$18,227,175.00
  - L. Discuss Financing/Costs on Bid for Interceptor Sewer and Force Main Project No. 0228664.01 by KCI Construction Company in the amount of \$1,236,000.00
  - M. Discuss Rescheduling Board Meeting Dates Due to Holiday Conflicts in January 2020 and February 2020
  - N. Discuss and Approve Health and Supplemental Dental and Vision Insurance – Deputy City Clerk/HR Generalist Hawkins
  - O. Remove/Terminate Personnel Policy - Sick Leave Incentive 400-23 effective July 1, 2020 – Mayor Cross/Deputy City Clerk/HR Generalist Hawkins
  - P. Discuss Use Tax – Mayor Cross
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: