

The Board of Alderman met on November 18, 2019 and took the following action;

The meeting started out with a public hearing on five different topics;

- 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; This item was tabled until the next meeting.
- B. Amending Section 405.213; Animals, subsection C to expand the keeping of chickens in other zoning districts which are used solely for residential purposes with Board of Alderman 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 St. 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 and Zoning Commission.

An ordinance was passed; 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.

Under old business; the board was supposed to discuss new software for the Building Department Permitting Processes, but it was asked by Building Official Dave Lindsey to table this item indefinitely. His request was granted.

It was also to be discussed, Alderman Sponsor for an Ordinance Requiring all gas stations to receive payment at the pump. The idea was rejected due to the lack of an aldermanic sponsor.

Under new business; the board approved the following,

Candidate filing information for April 7, 2020 General Municipal Election to include Section 115.395.2 RSMo (lottery drawing)

Bad debt utility write-off from September 1, 2017 to August 31, 2018 of \$9,647.54.

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.

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.

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.

Request by 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 St. as recommended by Planning & Zoning Commission.

Budget Amendments for Building department New Computers compatible with Windows 10, in the amount of \$2,000.00.

Change order #1 on the 2019 Mill & Overlay Program submitted by Mid River Asphalt Inc. in the decreased amount of (\$2,237.77); at the same time approved Final Pay Request #1 for Mid River Asphalt Inc. in the amount of \$77,488.72.

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 the Planning and Zoning Commission.

Rescheduled Board meeting dates due to Holiday Conflicts in January 2020 and February 2020. The new dates approved are January 23, 2020 and February 20, 2020.

Approved Health and Supplemental Dental and Vision Insurance as requested by Deputy City Clerk/HR Generalist Hawkins.

Removed/Terminated Personnel Policy – Sick Leave Incentive effective July 1, 2020 as recommended by Mayor/Deputy City Clerk/HR Generalist Tonya Hawkins.

There was a discussion on the financing and costs on the bid for the Interceptor Sewer and Force Main Project by KCI Construction Co. in the amount of \$1,236,000.00. Also covered in the discussion were the financing and costs on the bid for the SE WWTF and Hwy 47 Lift Station Upgrades Project by Plocher Construction in the amount of \$18,227,175.00. Taken together those amounts exceed the amount that was authorized to borrow from the Department of Natural Resources Clean Water Revolving Fund. At the end of the discussion it was decided to look at what could be eliminated from the project to cut costs and to determine other sources of funding to cover the shortfall. This matter will be taken up again at a later meeting.

A discussion took place on the subject of a City of Troy Use Tax. It would be equal to the City's sales tax, which is currently 2% and would be charged on goods purchased outside the State of Missouri, primarily but not limited to internet sales. This would have the effect of leveling the playing field for local merchants to compete with internet retailers. The State of Missouri is currently collecting a use tax on internet sales, but most cities in Lincoln County are not. More and more cities across the state are passing this type of tax, not just to help local merchants but to recoup lost sales tax revenues and help deliver the services that citizens want from their communities. At the end of the discussion, it was decided to draft an ordinance to put the Use Tax issue on the April ballot and let the voters decide. More discussion will take place before the Board of Alderman vote on the ordinance.

In the Police Department, there was a home invasion at the Carol Drive Apartments. Shots were fired by the suspect and the victim was robbed. An update from the Detective Bureau, they have arrested the suspect and a co-conspirator, both are from the Bellefontaine Neighbors area of St. Louis County. Both have been charged with 1st degree Robbery, 1st degree Burglary and Armed Criminal Action.

In Public Works; the asphalt portion of Third Street has been repaved. The concrete section will be repaved in the spring after the weather improves.

We are at the time of year where no major street repairs can be made because of the weather. We will be patching holes and sealing cracks as best we can, but keep in mind that temperature variations and chemicals used to clear the snow and ice from the streets will be working against us. Be patient, and if there is a particularly bad spot that you want to report, you can call the Street Department at 636-528-4646.

During the month of October, the Water Department pumped 37,104,000 gallons of water, a daily average of 1,196,000 gallons with a daily maximum on the 4th of 1,387,000. All bacteriological samples were reported absent of any contamination.

All the warning sirens were tested on November 5th and all were working properly.

At the Wastewater Plant, all samples were collected for the month, analyzed, and test results sent through an eDMR to the State of Missouri. No samples for the month of October were out of compliance. All yearly tests have been completed as required by MoDNR. Operators have been busy emptying all digesters and hauling to the MBR storage tank for land application. All disinfection measures have been halted at both plants for the winter months per the permit. Land application is in full swing as the soybeans have been taken out of the fields. Operators are taking advantage of every dry day to apply. During the month, 44 loads were applied to the fields totaling 176,000 gallons of material. On October 31st an environmental resources class from Wentzville Holt High School toured the MBR facility in hopes of gaining some knowledge on how the treatment process works.

Sales tax deposits for November of 2019 were 7.33% higher than deposits for November of 2018. The 1% local sales tax was 7.32% higher, the ½% Transportation Tax was 7.31% higher and the ½% Capital Improvement's Tax was 7.37% higher. For the fiscal year our sales tax deposits are up by 3.37% over the same point last fiscal year. Our Annual Audit of our FY2019 financial statements was conducted by the accounting firm of Croghan & Croghan. The audited financial statements must be provided to the state and to Security Bank of Kansas City by December 27th, so we should have a draft ready for approval by the Board of Alderman by the December meeting.

In the Building Department, a total of twenty-four permits were issued including nine new residential permits, with a valuation of \$1,253,464.00 and generated \$51,328.00 in fees. For the fiscal year, started July 1, 2019, there have been eighty permits issued, thirty-six for new housing starts. The total valuation is \$7,293,614 and \$195,708.78 in fees generated.

In the Parks Department, Rotary Club did some work on the tire park. They added more rock and replaced a few tires that were showing wear. A new slide is on order for Weinand Park Playground. There is a large hole in one of the slides. We have not removed the slide but put caution tape on the slide to prevent children from playing on it. After a long delay with the road and parking lot at Kiwanis Park, the asphalt is complete. The pipeline company wanted additional assurances the drive

coming in the park would not harm the line it ran across. After speaking with their engineers, they felt comfortable enough to give the go ahead to finish the asphalt.

In the Administration Department, new email addresses have been set up for the Alderman. They consist of the first letter of their first name then last name @cityoftroymissouri.com. For example, mine is mcross@cityoftroymissouri.com. They are all listed on the City's website, www.cityoftroymissouri.com.

Candidate filing for the April municipal election on April 7, 2020 has begun. Anyone wanting to run for Alderman in any of the three Wards should contact City Clerk Jodi Schneider. The filing period will continue through January 21, 2020 at 5p.m.

All easements for the Mennemeyer Rd. project have been obtained and final designs are taking place. We will be going out for bid on December 31, 2019 and bid opening will be January 21, 2020. We hope to award the bid at the January Board of Alderman meeting so construction can begin as soon as the weather allows.

The bids are in for the Wastewater Treatment Plant upgrades and the interceptor line. The low bids were awarded to Plocher Construction for the plant upgrades and KCI for the interceptor line. Total of the bids, closing costs, permitting etc. came to \$21,413,648.00.

With Christmas being next week I would like to wish all of you a Merry Christmas from my wife and me. I hope you enjoy the day with your family and friends. God Bless you all.