

City of Troy, Missouri
Public Hearing and Regular Board of Aldermen Meeting
Monday, August 17, 2020
6:30 P.M.

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

Mayor Sconce opened the Public Hearing for citizen comment concerning:

(a) Denise Knox, applicant on behalf of Beauty for Ashes Ministry, and property owner, Brenda Saxe, is requesting Rezoning from “R-2” Single Family Residential District to “C-1” Central Business District, for the property located at 80 Main Street, Troy, MO 63379.

(b) Adopt 2020 Property Tax Rate of \$0.1753 (includes a Voluntary Reduction of \$0.15) Per \$100 of Assessed Valuation

Gina Hanna and Denise Knox relayed to the Board that they had successfully run the Beauty for Ashes Ministry program in several Missouri correctional facilities. They wanted to bring the program outside of a correctional facility in the form of a community recovery center entitled Shielded by Faith Recovery Center. The one-year program is a faith-based approach to addiction recovery as described in the handout provided to the Board. Ms. Hanna said that there was no insurance required and that no fees were charged for the first nine months of the program. Ms. Hanna said the recovery center planned to request rezoning to increase the occupancy rate from twelve to thirty persons. Mayor Sconce clarified that tonight’s rezoning request was just to amend from R-2 to C-1 and a separate amendment to increase capacity would have to occur at a later time. Ms. Hanna said they wanted to buy the building and hoped the Board would approve both rezoning and the amendment to increase occupancy tonight. Again, Mayor Sconce said an amendment to increase occupancy was an additional process and would need to go to the Board of Adjustment. Ms. Hanna understood and agreed to the separate process.

Nicole Presley, 309 Annie Avenue, was opposed to the rezoning request by Beauty for Ashes Ministry. Ms. Presley lived across the street with her three children and did not want strangers coming in year after year. Ms. Presley was not against what the recovery center wanted to do but believed it was not the right location since there were many kids in the area.

There being no other public comments, Mayor Sconce closed the Public Hearing at 6:40 p.m.

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

Casey Zeka was not present.

Larry Webb, 345 E. Cherry Street, relayed the problem with cars parking on private property. Mr. Webb specifically cited a vehicle on three different occasions not parking on a lot but on private property. The police tagged the car and had to wait 96 hours prior to having it towed. In the meantime, the vehicle blocked parking spots before being moved into a driveway. Mr. Webb called the police who came again that afternoon. On Tuesday, the owner of the vehicle covered the car with a tarp and removed the license plate. Mr. Webb spoke to a patrol officer on Friday but discovered that it still could not be towed because the original 96-hour period of time had not been time-stamped. Mr. Webb believed it was a crazy law. Mr. Webb requested the Board address private parking lots and the 96-hour rule for towing a vehicle. The vehicle blocked the driveway from Monday through Friday. Chief Taylor replied that the 96-hour waiting period before towing was a State statute. Chief Taylor said that he will come by to see it. Mr. Webb said thanks.

Linda Cape, 802 Trojan Circle, spoke in favor of Meridian Waste drivers saying that the drivers were wonderful and her family had always been taken care of and hoped that the City would continue its contract with Meridian Waste.

*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

*Adopted 2020 Property Tax Rate of \$0.1753 (includes a Voluntary Reduction of \$0.15) Per \$100 of Assessed Valuation

*Appointed Margaret Eversmeyer to Planning & Zoning Commission

*Approved Pay Application No. 1 submitted by T.S. Banze Construction, Inc. on the Mennemeyer Road Improvement Project CDBG-2016-ED-01 in the amount of \$183,671.37

*Approved Pay Application No. 5 submitted by Plocher Construction through 07/31/2020 on SE WWTF & HWY 47 Lift Station Upgrades in the amount of \$1,127,163.03

*Approved Woodard & Curran Invoice No. 179486 for Wastewater Treatment Facility and Highway 47 Lift Station Construction Services for the period ending July 31, 2020 in the amount of \$61,400.00

Alderman Detert asked Denise Knox if Beauty for Ashes Ministry understood that there was a sports bar next door. Ms. Knox said yes and there were no issues at all with it. Alderman Horner asked whether participants would be free to come and go due to the program's transition from the Department of Corrections to this location. Ms. Knox replied no. The program included one hour per week with a participant's family and the rest of the time the participant was either in isolation or escorted. Participants were not allowed to leave the building without staff or an escort and were under supervision constantly. After nine months, the participant will be able to work outside of the recovery center. Ms. Knox relayed her years of experience with a re-entry program in Lincoln County and offered letters of reference. Alderman Anderson asked if children of the participants are allowed to live in the recovery center. Ms. Knox answered no. She said it is a faith-based program focused on healing the root of the problem and gave an example that addiction was a result of a root problem. She said a therapist was part of the program and would office in the recovery center. Alderman Anderson asked how the ladies are referred to the program. Ms. Knox said that their ministry works directly with Judge Beck, Probation & Parole and phone referrals. Mayor Sconce asked about the screening process. Ms. Knox replied that the ladies are screened in prison. Alderman Grimstead asked if smoking will be permitted at the recovery center which would impact the community if allowed to smoke out on the deck areas. Ms. Knox said that it was a debated topic and she would like to implement a smoking-recovery program for participants. Alderman Horner asked how many staff members. Ms. Knox answered that there were three full-time staff and lots of volunteers. Ms. Knox said that GED classes were offered if needed otherwise the first four months of curriculum were dealing with issues/recovery and the next eight months were focused on finances, healthy relationships, mind, body, soul, parenting, and life choices in order to become productive citizens. It was discussed whether the recovery center will only accept ladies from Lincoln County and Ms. Knox responded that she did not want to limit it but believed there is an extensive problem here and it will probably remain full of Lincoln County residents. Alderman Anderson said that there is never a perfect place for a recovery center but wanted to support ladies here in the community with this worthy effort. Alderman Anderson cautioned Ms. Knox that it was not a slam dunk for expansion and if the center had to have the expansion to think twice.

Alderman Anderson made a motion, seconded by Alderman Norman to Approve Rezoning Request from “R-2” Single Family Residential District to “C-1” Central Business District, for the property located at 80 Main Street, Troy, MO 63379 submitted by Denise Knox, applicant on behalf of Beauty for Ashes Ministry, and property owner, Brenda Saxe. Vote: Anderson aye, Norman aye, Grimstead aye, Dunard aye, Horner aye, Detert aye.

Natalie Denando of Meridian Waste Solutions went over Meridian’s no price increase two-year contract extension proposal in the Board packet and introduced Vince Timberlake, General Manager, Bob Mathis, Area President and Stephen Walker, Area Sales Manager. Alderman Detert requested a 95-gallon recycling cart instead of the smaller 64-gallon cart and voiced concerns if the service would be the same or better. Alderman Grimstead questioned the consistency of the schedule and noticed a wide variance in pick-ups. Vince Timberlake responded that 29 of their employees were affected by COVID-19 and caused a shortage of staff compounded by the increase in trash per household since folks were working from home. Alderman Detert made a motion, seconded by Alderman Anderson to Draft Addendum for a Two-Year Solid Waste Contract Extension with Meridian Waste Solutions for Next Meeting. Vote: Detert aye, Anderson aye, Dunard aye, Norman aye, Grimstead aye, Horner aye.

Mayor Sconce explained Change Order No. 1 submitted by T.S. Banze Construction was to fix the drainage onto the Witte Property from the culvert that was silted in. The pipe was 15” below grade on the other side and will continue to silt in if not fixed. Although the property may not be the City’s property, the drainage will cause ongoing maintenance issues. Mayor Sconce would also like to remove Item 3 for signage in the amount of \$540.00. There is signage already on site. Alderman Anderson made a motion, seconded by Alderman Grimstead to Approve Change Order No. 1 submitted by T.S. Banze Construction, Inc. on the Mennemeyer Road Improvement Project CDBG-2016-ED-01 for Excavation, Rip Rap for Items 1 and 2 but Remove Item 3 for Signage of \$540.00 reducing the amount of Change Order No. 1 to \$2,376.08. Vote: Anderson aye, Grimstead aye, Norman aye, Horner aye, Detert aye, Dunard aye.

Mayor Sconce explained Change Order No. 1 submitted by Sweetens Concrete was due to a short measure on Main Street and the need to pour an additional 7-foot apron in order to reach asphalt over the entrance at Houghton Mifflin Harcourt not in the original bid. Alderman Detert made a motion, seconded by Alderman Norman to Approve Change Order No. 1 submitted by Sweetens Concrete Services, LLC on the 2020 Concrete Street Improvement Project for additional pavement quantities on Main Street and extra approach at Houghton Mifflin Harcourt on Third Street in the amount of \$36,354.95. Vote: Detert aye, Norman aye, Anderson aye, Grimstead aye, Horner aye, Dunard aye.

Alderman Anderson made a motion, seconded by Alderman Detert to Approve Change Order No. 2 submitted by Sweetens Concrete Services, LLC on the 2020 Concrete Street Improvement Project for removal of Line Item #6: Subgrade Remediation as a contingent line item on contract in the reduced amount of (\$10,861.20). Vote: Anderson aye, Detert aye, Dunard aye, Norman aye, Grimstead aye, Horner aye.

Alderman Norman made a motion, seconded by Alderman Grimstead to Approve Pay Application No. 3 submitted by Sweetens Concrete Services, LLC on the 2020 Concrete Street Improvement Project in the amount of \$283,689.92. Vote: Norman aye, Grimstead aye, Anderson aye, Dunard aye, Detert aye, Horner aye.

Alderman Detert described his experience with a burned-out home in Troy that took six years to demolish and asked what can be done about the recurring problem. Building Official Lindsey relayed that the process was found in Chapter 530 Dangerous Buildings in the City's Code. City Attorney Granneman explained a need for budgeted funds to implement the process in Chapter 530 in order to work through the court process for the City to declare and abate a nuisance property if the property owner does not participate in it. Building Official Lindsey estimated that annually 3 to 5 houses fall into this category. Alderman Grimstead noted that neighboring homeowners' property values may go down by a derelict house. Alderman Anderson said it was an expansion of government and asked how much the City should set aside in its budget to address the issue. Lincoln County Economic Development Director Julie Rodgers relayed that a neighboring city had utilized grant funds for demolition once the City obtained ownership of a property.

Alderman Detert made a motion, seconded by Alderman Grimstead to Go Into Closed Session in compliance with 610.021 of RSMo., for the purposes of discussing Legal and Real Estate. Vote: Detert aye, Grimstead aye, Anderson aye, Norman aye, Dunard aye, Horner aye.

Mayor Sconce relayed that MoDOT required further documentation including waiver valuations on three parcels prior to issuing right-of-way clearance on the Cherry Street Improvement Project. Mayor Sconce would like the opportunity to negotiate the proposed fees for the work remaining on these parcels. Alderman Anderson made a motion, seconded by Alderman Detert to Authorize Mayor Sconce to Negotiate up to \$4,050.00 to Assign Parcels 25 and 58 for completion and perform a waiver valuation on Parcel 39 to Bill Hampton Enterprises. Vote: Anderson aye, Detert aye, Grimstead aye, Norman aye, Horner aye, Dunard aye.

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

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

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

ATTEST:

City Clerk

Mayor Ron Sconce

*Approved on Consent Agenda

DRAFT