

City of Troy, Missouri
Public Hearing and Regular Board of Aldermen Meeting
Monday, November 16, 2020
6:30 P.M.

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

Mayor Sconce opened the Public Hearing for citizen comment on the City's performance in carrying out the 2017 Industrial Infrastructure grant project. The City of Troy received Community Development Block Grant ("CDBG") funds for the purpose of infrastructure improvements to Mennemeyer Road to assist with Witte Brothers Exchange, Inc. expansion. Chad Eggen, Executive Director, Boonslick Regional Planning Commission, commented that the project was going well and on time for completion by the end of the year. Mayor Sconce described that 100 feet of concrete remained to be poured, 3-4 driveways remained to finish, striping and seed/straw. There was no further citizen comment.

Mayor Sconce closed the Public Hearing at 6:38 p.m.

Mayor Sconce called the Regular Board of Aldermen Meeting to Order, announced a Quorum present and asked Cub Scout Troop #389 to led in the Pledge of Allegiance.

Alderman Anderson made a motion, seconded by Alderman Norman to Approve the Consent Agenda upon the removal of Item 3D and 3E. Vote: Anderson aye, Norman aye, Detert aye, Grimstead aye, Horner aye, Dunard aye.

*Approved Public Hearing and Regular Board of Aldermen Meeting dated October 19, 2020

Isaiah Massey and Zoe Swenson presented an Embracing Diversity program. The purpose of the volunteer-driven program was to bring more education, community service and community opportunity to Troy as a multi-cultural group to celebrate diversity.

John Emerson requested the Board approve a 2" water meter size base charge on its utility billing without changing the 4" meter installed many years ago by Trinity Lutheran Church. The church averages 800 gallons per month usage and does not need this large meter nor cannot pay the estimated cost of \$5,000 to change out the meter size. It was established that there was no sprinkler system but only a fire suppression system. Mr.

Emerson said that the church did not use the minimum gallons per month that a 4” meter provided and believed it was originally installed for a future K-8 school which will not happen due to its aging congregation. Alderman Horner suggested an amendment to the billing showing the reason why it was amended. City Attorney Granneman said meter prices are set by ordinance. Alderman Grimstead suggested that changing the meter out would pay for itself in five years. Alderman Anderson said that the City had to apply rules fairly and the existing equipment had to be billed uniformly.

*Approved Reports of Park, Planning & Zoning/Board of Adjustment, Historic Preservation Commission, Troy Convention and Visitors Bureau

*Approved Reports of Police, Public Works, Wastewater

Mayor Sconce relayed the City’s budget was adopted just as the Covid-19 outbreak began which created considerable uncertainty about the future economic conditions. As a result, the City made the decision to reduce the (flat) projected revenues by -20% sales tax receipts but as of this date are instead 11% ahead of projections. There is a need to re-evaluate the budget at six months. Alderman Detert made a motion, seconded by Alderman Norman to Approve Finance Department Report. Vote: Detert aye, Norman aye, Dunard aye, Horner aye, Grimstead aye, Anderson aye.

Alderman Detert said the Building Department is working with three people and did not fill a vacant position due to the Covid-19 slow down uncertainty but building has not slowed down. Alderman Detert believed the proposed Dude Solutions software would allow more efficient use of inspectors’ time by not duplicating work out in the field and then again back in the office. Building Official Lindsey added that Dude Solutions software also notified the contractor of inspection results while the inspector is still in the field.

Alderman Detert also recommended hiring an employee to oversee the City’s MS4 program due to the amount of time to administer and the possible fines imposed if not administered correctly. Building Official Lindsey offered detail of the full-time responsibilities needed to properly administer the City’s MS4 program. Alderman Detert made a motion, seconded by Alderman Anderson to Approve Building Inspection Department Report. Vote: Detert aye, Anderson aye, Norman aye, Dunard aye, Grimstead aye, Horner aye.

*Approved Parks and Administration Departments

*Approved Payment of Regular Monthly Bills

*Approved Candidate Filing Information for April 6, 2021 General Municipal Election to Include Section 115.395.2 RSMo (lottery drawing)

*Awarded Villa Drive Sidewalk and Signal Modifications Project TAP-9900(391) to Gerstner Electric in the amount of \$236,243.00 contingent upon MoDOT bid concurrence and recommended by HR Green as the lowest and best bid

*Approved Woodard & Curran Invoice No. 182676 for Wastewater Treatment Facility and Highway 47 Lift Station Construction Services for the period ending October 30, 2020 in the amount of \$72,000.00

*Approved Pay Application No. 4 submitted by T.S. Banze Construction, Inc. on the Mennemeyer Road Improvement Project CDBG-2016-ED-01 in the amount of \$185,326.08

*Approved Pay Application No. 8 submitted by Plocher Construction through 10/31/2020 on SE WWTF & HWY 47 Lift Station Upgrades in the amount of \$1,638,773.85

*Approved Request by Larry Walker, Bax Engineering, applicant on behalf of Troy Storage Solutions, LLC, of a Site Plan Review and Commercial Building Permit for proposed outdoor storage, to be located at 1452 and 1454 South Main Street. This site is zoned "I-1" Light Industrial District as recommended by Planning & Zoning Commission

Alderman Anderson made a motion, seconded by Alderman Detert to Approve Change Order 5 submitted by Plocher Construction for Additional Testing Allowance on SE WWTF & HWY 47 Lift Station Upgrades in the amount of \$3,092.75. Vote: Anderson aye, Detert aye, Grimstead aye, Horner aye, Dunard aye, Norman aye.

Alderman Anderson made a motion, seconded by Alderman Grimstead to Table Item 7(H) until after Closed Session.

Mayor Sconce introduced Chuck Briggs, the City's insurance broker, and relayed that the health insurance bid came back below budget. Mr. Briggs summarized that the United Healthcare bid came back -1.2% below last year's premium with a benefit enhancement at no cost of zero copay for telemedicine effective January 1, 2021. The City would continue its gap deductible insurance through APL and basic Life & AD&D through Mutual of Omaha (with an added double-indemnity for Police), same vision, implement employer-paid long-term disability coverage through Mutual of Omaha along with voluntary offerings. Alderman Grimstead made a motion, seconded by Alderman Norman to Approve 2021 Medical and Ancillary Dental and Vision Products for City of Troy as recommended by Hays Company. Vote: Grimstead aye, Norman aye, Horner aye, Anderson aye, Dunard aye, Detert aye.

Martin Gifori of Stifel Nicolaus sent out twenty-four investor interest proposals to private banks and upon review of the six bid responses, recommended Zions Bank for two

reasons. First, the rate lock period was longer at sixty days and second the City can call bonds or prepay at any point with a thirty-day notice. Stifel Nicolaus would need Board approval to proceed with paperwork for official Board approval next month. Alderman Detert asked what the difference was between Zions Bank and Peoples Bank. Gifori said the interest rate was ¼% higher which equaled less of a savings per year or in dollars, \$5,000 less per year. The advantages by going through a private bank rather than public issue was no longer have a rating outstanding, would not have to do intermediate discussions with rating agency, no outstanding bonds and can still obtain later down the road. Stifel Nicolaus has had a good experience with Zions Bank. Alderman Grimstead made a motion, seconded by Alderman Norman to Move Forward with Preparation of Documents with Zions Bank as recommended by Stifel Nicolaus for Refinancing 2010, 2012 and 2012(a) Certifications of Participation. Vote: Grimstead aye, Norman aye, Anderson aye, Horner aye, Detert aye, Dunard aye.

Rachel South, Director, Troy Chamber of Commerce, relayed that Night of 1000 Stars would be pared down this year with just a thirty-minute tree lighting and music event. The event would occur on Saturday, December 5th from 6:00-6:30 p.m.

Chamber Director South, Lauren Fast and April Bryant presented “Explore Troy,” a tourism initiative and showed a video of Troy’s travel destinations. The initiative had two strategic phases to shop local and Troy’s location being one hour away to draw people in promoted by social media and funds received from apparel sales on the website.

Alderman Detert had received complaints regarding large trucks parked and stretched out over large areas on streets without flaggers to direct traffic. In this instance, the contractor was contacted and the matter resolved quickly. Alderman Detert however wanted the City to be proactive to prevent traffic accidents by issuing safety regulations prior to a contractor beginning work. Discussion ensued on regulations that would apply to private or public contractors. The City could control its own public project and hold the contractor responsible for safety violations but would not have control over a private contractor except by lodging a complaint. Alderman Horner said there were Standard Missouri Highway Safety regulations that contractors should follow on a job. City Attorney Granneman said a City ordinance would need to be specifically tailored as opposed to generally nor regulate an overarching set of rules for City rights-of-way.

City Clerk Schneider requested the Board’s approval to change the January and February 2021 Board meeting dates due to holiday conflicts. It was the Board’s consensus to change the January Board Meeting to Thursday, January 20, 2021 and the February Board Meeting to Thursday, February 17, 2021.

Alderman Detert made a motion, seconded by Alderman Norman to Approve the Publication of Request for Qualifications for Engineering Services to Prepare Stormwater

Management Plan (“SWMP”) for the next five-year MS4 Permit Requirement. Vote: Detert aye, Norman aye, Grimstead aye, Horner aye, Anderson aye, Dunard aye.

Public Works Superintendent Cunningham relayed the City’s current procedure to furnish all parts to contractors for water/sewer right-to-connections which involved three City departments for each connection (building department, utility department and public works). It was recommended that the procedure be completed more efficiently by either requiring the contractor to furnish its own parts larger than 2” meters or the contractor furnish all parts using an approved list of materials with the City providing only the meter plus assess a fee for installation which would eliminate warehousing parts for all size meters. Alderman Detert agreed to sponsor the amendment.

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

Alderman Anderson made a motion, seconded by Alderman Grimstead to Accept the Resignation of Ryan Parker, Patrol Officer, Troy Police Department. Vote: Anderson aye, Grimstead aye, Norman aye, Horner aye, Dunard aye, Detert aye.

City Attorney Granneman advised the Board on Legal matters.

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

Alderman Anderson made a motion, seconded by Alderman Grimstead to Table Indefinitely to Discuss and Approve a Refund of Sewer Charges to Ben and Christina Struckhoff, 908 Weston Court, Troy, in the amount of \$3,873.96 Incorrectly Billed from March 2014 to October 2020. Vote: Anderson aye, Grimstead aye, Norman aye, Detert aye, Horner aye, Dunard aye.

Alderman Anderson made a motion, seconded by Alderman Norman to Adjourn the meeting. Vote: Anderson aye, Norman aye, Dunard aye, Horner aye, Grimstead aye, Detert aye. The meeting adjourned at 9:02 p.m.

ATTEST:

City Clerk

Mayor Ron Sconce

*Approved on Consent Agenda