

TENTATIVE AGENDA

**Public Hearing
Thursday, January 20, 2022
6:00 p.m.**

**City of Troy, Missouri
800 Cap Au Gris
Troy, Missouri 63379
(636) 528-4712**

The purpose of the Public Hearing is to consider changes to the City of Troy Zoning Code of Ordinances regarding:

1. Section 405.125 “C-3” Highway Commercial District
2. Section 405.130 “I-1” Light Industrial District
3. Section 405.135 “I-2” Heavy Industrial District
4. Sections 405.595 through 405.620 Site Plan Review and Procedure
5. Section 405.705 Report by Planning & Zoning Commission
6. Section 410.050 Preliminary Subdivision Plan

**Regular Board of Aldermen Meeting
Thursday, January 20, 2022
6:30 p.m.**

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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

Approve Consent Agenda:

*Corrections and/or Approval of Minutes of Previous Meetings: Regular Board of Aldermen Meetings dated December 20, 2021 and January 3, 2022

Citizen Comments:

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 January 19, 2022 at 11:45 a.m.



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1. Charles Williams, 970 Third Street, Discuss Bill No. 1343 Amending Section 240.015 regarding Park Hours
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, Director
3. Department Head Reports:
 - A. *Police Department: Jeff Taylor
 - B. *Public Works Department: Jeff Burkemper
 - 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:
 - A. Bill No. 1343 as Ordinance No. ____ -- AN ORDINANCE AMENDING SECTION 240.015: RULES AND REGULATIONS REGARDING PARK HOURS AND PENALTIES FOR VIOLATION THEREOF

First Reading: December 20, 2021

Second Reading:

B. Bill No. 1344 as Ordinance No. ____ -- AN ORDINANCE OF THE CITY OF TROY, MISSOURI, IMPOSING A USE TAX FOR GENERAL REVENUE

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PURPOSES AT THE RATE OF TWO PERCENT (2%) FOR THE PURPOSE OF STORING, USING OR CONSUMING WITHIN THE CITY ANY ARTICLE OF TANGIBLE PERSONAL PROPERTY PURSUANT TO THE AUTHORITY GRANTED BY AND SUBJECT TO THE PROVISIONS OF SECTIONS 144.600 THROUGH 144.761 RSMO; PROVIDING FOR THE USE TAX TO BE REPEALED, REDUCED OR RAISED IN THE SAME AMOUNT AS ANY CITY SALES TAX IS REPEALED, REDUCED OR RAISED; AND PROVIDING FOR SUBMISSION OF THE PROPOSAL TO THE QUALIFIED VOTERS OF THE CITY FOR THEIR APPROVAL AT THE MUNICIPAL ELECTION CALLED AND TO BE HELD IN THE CITY ON TUESDAY, APRIL 5, 2022

First Reading:

Second Reading:

C. Bill No. 1345 as Ordinance No. ____ -- AN ORDINANCE AMENDING SECTION 405.125: C-3 HIGHWAY COMMERCIAL DISTRICT

First Reading:

Second Reading:

D. Bill No. 1346 as Ordinance No. ____ -- AN ORDINANCE AMENDING SECTION 405.130: I-1 LIGHT INDUSTRIAL DISTRICT

First Reading:

Second Reading:

E. Bill No. 1347 as Ordinance No. ____ -- AN ORDINANCE AMENDING SECTION 405.135: I-2 HEAVY INDUSTRIAL DISTRICT

First Reading:

Second Reading:

F. Bill No. 1348 as Ordinance No. ____ -- AN ORDINANCE AMENDING ARTICLE XIV: SITE PLAN REQUIREMENTS AND REVIEW PROCEDURE AND ITS ASSOCIATED SECTIONS

First Reading:

Second Reading:

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G. Bill No. 1349 as Ordinance No. ____ -- AN ORDINANCE AMENDING SECTION 405.705: REPORT BY PLANNING & ZONING COMMISSION

First Reading:

Second Reading:

H. Bill No. 1350 as Ordinance No. ____ -- AN ORDINANCE AMENDING SUBSECTION B OF CHAPTER 410: SUBDIVISION REGULATIONS, SECTION 410.050: PRELIMINARY SUBDIVISION PLAN

First Reading:

Second Reading:

6. Old Business:

- A. Discuss and Approve Sewer Line Connection for Weinand Farm located at 153 Highway J requested by Nathan Smith, Drew Norton and DJ Koester, of DDN Enterprises, LLC, on behalf of property owners Richard Norden, Klondike Partners, LP

7. New Business:

- A. *Approve FY 2022 Budget Amendment for Receipt of American Rescue Plan Act of 2021 (“ARPA”) Funds: Federal Grants 39-000-4310 \$0.00 to +\$1,293,450.00 (corrected from BOA Mtg Agenda and Minutes dated 12-20-2021)
- B. *Approve Change Order No. 10 submitted by Plocher Construction dated January 10, 2022 on SE WWTF & HWY 47 Lift Station Upgrades Project No. 0228664.01 in the (decreased) amount of (\$22,888.25) for Final Balancing on Project
- C. *Approve Woodard & Curran Invoice No. 199122 for Wastewater Treatment Facility and Highway 47 Lift Station Construction Services for the period ending December 31, 2021 in the amount of \$23,400.00
- D. *Approve Woodard & Curran Invoice No. 198761 for WWTF SCADA Integration through December 17, 2021 in the amount of \$3,343.64
- E. *Approve Pay Application No. 5 for Cherry Street Improvement Project STP-9900(387) submitted by Lamke Trenching & Excavating Inc. for December 31, 2021 in the amount of \$346,425.08
- F. *Approve Pay Application No. 3 for Well #15 Well House, Project #190186, submitted by Martin General Contractors LLC through December 31, 2021 in the amount of \$60,818.05

- G. *Re-appoint Mary Anne Kemper to Historic Preservation Commission through February 2025
 - H. *Re-appoint Courtney Lenk to Historic Preservation Commission through February 2025
 - I. *Award Agricultural Lease – Row Crops Bid 2022-24 (three-year term) and Authorize Mayor to Sign Lease Agreement with D & R FARMS, 1080 Hwy Y, O’Fallon, Missouri 63360 as the highest and best bid of \$186.75 per acre
 - J. *Destruction of Records: Drug testing records for Employees termed prior to January 2015
 - K. *Approve FY2022 Budget Amendment: Increase Police Uniforms & Equipment 01-1001-6650 +1,535.00 (Original Budget \$28,000, Current Budget \$51,000, New Budget \$52,535
 - L. Approve and Authorize Mayor to Sign Work Order No. 11 for Engineering Services Agreement for Sanitary Sewer Main Replacement One (1) Mile East of US-61 Along E State Hwy 47 by Woodard & Curran in the amount of \$30,830.00
 - M. Discuss Raising the Pay of Mayor due to Performing Duties as Mayor and City Administrator – Alderman Jones
 - N. Approve and Authorize Mayor to Sign Engineering Services Agreement with George Butler Associates, Inc. Contingent Upon City Attorney Review for 2022 Pavement Repair Program in the amount of \$21,496.00
 - O. Discuss and Approve Hiring Two (2) Police Officers – Alderman Detert
 - P. Approve and Authorize 2022 CIPP Lining with SAK Construction, Omnia Partners Contract #R170802 in the amount of \$111,930.00 (for lining sanitary sewers on Cap au Gris, Kuhne Blvd and Union Street) Contingent Upon City Attorney Review
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:

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