

City of Troy, Missouri
Public Hearing and Regular Board of Alderman Meeting
Monday, April 18, 2022
6:30 P.M.

Present for the Public Hearing and Regular Board of Aldermen Meeting were Aldermen Guy Grimstead, Rachel Dunard, David Norman, Dennis Detert, Harold Horner, Steve Jones, and Mayor Ron Sconce. Also present were Public Works Superintendent Jeff Burkemper, Police Chief Jeff Taylor, Parks Director Ryan Howell, Wastewater Treatment Plant Supervisor Jared Comer, Building Official David Lindsey, Treasurer Linda Flinn, City Attorney Jesse Granneman, and City Clerk Tonya Hawkins.

Mayor Sconce opened the Public Hearing for citizen comment concerning:

Rich Jameson, STRAQR Properties II, LLC, applicant, is requesting rezoning from “C-2” Neighborhood Commercial District to “C-1” Central Business District, for “Park Hills Commercial” located at the Northwest corner of South Main Street and Park Hills Parkway.

Karl Schoenike, of 2506 Oak Forest Drive, with CEC, Inc., representing STRAQR Properties, explained that this location is north of the Park Hills Subdivision entrance. He said that the property has been on the market for years, and the seller desires to have a greater list of available developments. He said C-1 zoning doubles the possible businesses, would allow for residential, and makes the land more marketable.

Mayor Sconce closed the Public Hearing at 6:35 p.m.

City Clerk Hawkins administered the Oath of Office to Aldermen Horner, Norman, Dunard, and Mayor Sconce.

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

Alderman Detert made a motion, seconded by Alderman Grimstead to Certify Election Results dated April 5, 2022, as follows:

<u>For Mayor Four Year Term</u>	Dennis Detert	528
	Ron Sconce	715
<u>For Ward I Alderman Two-Year Term</u>	Harold Horner	341
<u>For Ward II Alderman Two-Year Term</u>	David Norman	318
<u>For Ward III Alderman Two-Year Term</u>	Rachel Dunard	270
	Cayla Slaughter	95

<u>Proposition U 2% Use Tax</u>	Yes	415
	No	816

Alderman Dunard made a motion, seconded by Alderman Horner to Elect Alderman Detert as Board of Alderman President. Vote: Dunard aye, Horner aye, Grimstead nay, Norman nay, Jones nay, Detert aye. Motion tied 3-3. Mayor Sconce voted nay to break the tie. Motion failed.

Alderman Jones made a motion, seconded by Alderman Grimstead to Elect Alderman Norman as Board of Alderman President. Vote: Jones aye, Grimstead aye, Dunard nay, Detert nay, Norman aye, Horner nay. Motion tied 3-3. Mayor Sconce voted aye to break the tie. Motion carried.

Alderman Detert requested to remove Items 7(H) and 7(I) from Consent Agenda. City Clerk Hawkins asked to remove Item 7(J). Alderman Horner made a motion, seconded by Alderman Grimstead to Approve Consent Agenda upon removal of Items 7(H), 7(I), and 7(J). Vote: Horner aye, Grimstead aye, Jones aye, Detert aye, Dunard aye, Norman aye. Motion carried 6-0.

*Approved Minutes of Regular Board of Aldermen Meeting dated Monday, March 21, 2022, and Special Board of Aldermen Meeting dated Monday, April 4, 2022

Walter Wright, 1001 Bueneman Lane, Troy, MO 63379, offered his services to mow and brush hog on City of Troy property along Bueneman Lane. He said the road, which leads to the City of Troy Wastewater Treatment Plant, is in disrepair. Mayor Sconce explained that this would be discussed in Closed Session.

Jim Zuroweste, on Behalf of Bread for Life Food Pantry, 820 Cap Au Gris, informed the board of plans to place an accessory building on an existing concrete pad south of the building. The pantry owns the building but rents the land from the City of Troy. Mr. Zuroweste said he would come back with finalized plans at a later date to obtain permission from the board.

Rick Kavanagh, of the Troy Baseball & Softball League, expressed concerns about Field #1. He asked if there was a way to improve the field, fence, and pavilion at Fairgrounds Park. Mr. Kavanagh said the association has had a good working relationship with the City of Troy and Parks Director Howell. He said the association competes against nine other associations in the area. Mr. Kavanagh asked if there was a way the association could work with the City of Troy to get problems addressed. He asked about the progress of the City's fields at Crooked Creek near Troy South Middle School. He also requested more police patrols and interaction with parents during games.

Becky Martin, 911 Trojan, asked if individuals pay to join Troy Baseball & Softball League. If so, she asked that the association pitch in for repairs to Field #1.

Ms. Martin said the City of Troy cannot afford a city administrator. She asked the board to permanently remove ordinances pertaining to the position. She said those responsibilities should be transferred to the mayor.

Julie Rogers, Lincoln County Economic Development Director, 251 W. Collier, said Lincoln County has gone out to bid for mapping services. The county will conduct speed tests to prove there are underserved areas that qualify for broadband funds. Director Rogers said improvements could positively impact local school districts, hospitals, and public safety.

*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

Mayor Sonce read Bill No. 1355 as Ordinance ____ -- 2022 Adopting Ordinance (Troy Code of Ordinances), read first and second times by title only.

Alderman Jones made a motion, seconded by Alderman Grimstead, to adopt Bill No. 1355 as Ordinance ____ Adopting Ordinance (Troy Code of Ordinances). Vote: Jones aye, Grimstead aye, Dunard aye, Horner aye, Norman aye, Detert aye. Motion carried 6-0.

Mayor Sconce read Bill No. 1356 as Ordinance ____ -- An Ordinance Regarding Refunds Relating to Building, Planning and Zoning, Stormwater, and Water and Sewer Connection Fees and Privacy Policy Regarding Information Submitted by Applicants, read first and second times by title only.

Alderman Dunard made a motion, seconded by Alderman Jones to adopt Bill No. 1356 as Ordinance ____ -- An Ordinance Regarding Refunds Relating to Building, Planning and Zoning, Stormwater, and Water and Sewer Connection Fees and Privacy Policy Regarding Information Submitted by Applicants. Vote: Dunard aye, Jones aye, Detert aye, Norman aye, Horner aye, Grimstead aye. Motion carried 6-0.

*Approved Request by Rich Jameson, STRAQR Properties II, LLC, for rezoning from "C-2" Neighborhood Commercial District to "C-1" Central Business District, for "Park Hills Commercial" located at the Northwest corner of South Main Street and Park Hills Parkway as recommended by Planning & Zoning Commission

*Approved Site Plan Review submitted by Lincoln County R-III School District, applicant, for "Lincoln County R-III Troy South Middle School Expansion" located at 200 South Campus Road as recommended by Planning & Zoning Commission

*Approved Site Plan Review and Preliminary Subdivision Plan submitted by Lincoln County R-III School District, applicant, for “Lincoln County R-III Troy South Elementary School” to be located on South Campus Road as recommended by Planning & Zoning Commission.

*Approved Site Plan Review submitted by Kadean Construction, applicant on behalf of owner, Peoples Savings Bank, for “Peoples Savings Bank”, located at 115 North Lincoln Drive as recommended by Planning & Zoning Commission.

*Approved Site Plan submitted by Darrell Coose, applicant on behalf of owner, Wedgewood Development, for “Boone Villas”, located at 1190 Boone Street as recommended by Planning & Zoning Commission.

*Approved 2022 Liquor License Renewals: Casey's General Stores (11 Turnbull Tr); Casey's General Stores (620 E. Cherry St.); Dash Mart, LLC; Dollar General #1585; ES Hometown Enterprises, LLC; Q Stop; S&J Investco LLC; Taormina's; WalMart #60; Warrenton Oil Company – Fastlane (310 E. Hwy 47); Warrenton Oil Company – Fastlane (571 S. Lincoln); Troy Movie House; Victory Lane (1760 W Hwy 47); Victory Lane (1424 S Main St.)

*Accepted the Resignation of Joan Bowen from Planning and Zoning Commission Board

Treasurer Flinn clarified her request for FY2022 Budget Amendment. She said the request pertains to SRF (State Revolving Fund) projects and explained it is sometimes necessary to pull funds from sewer to pay vendors. This amendment allows the city to pay these funds back to sewer.

Alderman Detert made a motion, seconded by Alderman Grimstead to Approve the following FY2022 Budget Amendment:

44-9001-6999	Operating Transfer	\$ 0.00	\$57,700.00	\$57,700.00
41-0000-4910	Operating Transfer	(\$ 100.00)	(\$57,800.00)	(\$57,700.00)

Vote: Detert aye, Grimstead aye, Horner aye, Norman aye, Jones aye, Dunard aye.
Motion carried 6-0.

Alderman Detert made motion, seconded by Alderman Dunard to Approve the following interfund transfer: 44-9001-6999 \$57,693.79 41-0000-4910 (\$57,693.79). Vote: Detert aye, Dundard aye, Horner aye, Grimstead aye, Norman aye, Jones aye. Motion carried 6-0.

City Clerk Hawkins explained a change to CYP Group LLC d/b/a Buzzy’s request for liquor license. CYP initially requested a license to include Beer and Wine sales. However, Beer and Wine sales is already encompassed in their request for Package Liquor (All Kinds). The change is reflected on the application.

Alderman Dunard made a motion, seconded by Alderman Norman to Approve Liquor License Application by CYP Group LLC d/b/a Buzzy's, 208 North Lincoln Dr. Contingent Upon Receipt of Criminal Background Check and Fingerprinting. Vote: Dunard aye, Norman aye, Jones aye, Detert aye, Horner aye, Grimstead aye. Motion carried 6-0.

*Approved Pay Application No. 8 for Cherry Street Improvement Project STP-9900(387) submitted by Lamke Trenching & Excavating Inc. for March 31, 2022, in the amount of \$489,832.00.

Alderman Jones made a motion, seconded by Alderman Grimstead to Approve election of the Standard Allowance of up to \$10 million, not to exceed the award allocation, to spend ARPA Funds on Government Services throughout the period of performance, as outlined in the Final Rule. Mayor Sconce explained that when ARPA funds were first awarded, only interim guidance was given. A final rule has since been issued allowing more flexibility to municipalities that experienced loss of revenue. Alderman Detert asked if funds would be dumped into General Revenue. Treasurer Flinn explained the funds are currently segregated and would remain segregated until the board gives guidance. Vote: Jones aye, Grimstead aye, Horner aye, Dunard aye, Norman aye, Detert aye. Motion carried 6-0.

Alderman Horner asked if water line relocation was part of Change Order No. 4 for Lamke Trenching & Excavating for Cherry Street Reconstruction Project. Mayor Sconce explained that water relocation was not part of Change Order No. 4. With deductions for changes, Mayor Sconce explained that the change order resulted in \$21,175. Alderman Detert asked about plans for the retaining wall on Cherry Street and why the amount due was off. Mayor Sconce explained that the bid was based on linear feet instead of width. The bid did not account for width. Dunard asked why the contractors or engineering firm should not absorb the cost. Mayor Sconce said the City is receiving materials at the cost quoted, and the City would be paying for what it is getting. Alderman Horner said the mistake should have been caught, but the City should pay for what it receives.

Alderman Grimstead made a motion, seconded by Alderman Horner to Approve Change Order No. 4 for Lamke Trenching & Excavating for Cherry Street Reconstruction Project in the amount of \$21,175, as well as for Time Extension. Vote: Grimstead aye, Horner aye, Norman aye, Jones aye, Detert nay, Dunard nay. Motion carried 4-2.

Alderman Grimstead made a motion, seconded by Alderman Norman to Approve Change Order No. 1 for Well #15 Well House, Project #190186 in the increased amount of \$8,888 Ameren Power from New Pole to Site. Alderman Dunard asked why the amount increased nearly \$9,000. Superintendent Burkemper explained the original site was next to the well house. Ameren said the original pole would not work after the bid was let and during the process of building. Vote: Grimstead aye, Norman aye, Horner aye, Jones aye, Detert nay, Dunard nay. Motion carried 4-2.

Alderman Grimstead made a motion, seconded by Alderman Norman to Approve Rescheduling the June Board Meeting Date from June 20, 2022, to June 23, 2022, at 6:30

p.m. Due to Juneteenth Holiday Conflict. Vote: Grimstead aye, Norman aye, Detert aye, Dunard aye, Horner aye, Jones aye. Motion carried 6-0.

The board agreed on a date for the first FY2023 Budget Workshop as May 12, 2022, at 6:30 p.m.

Alderman Dundard made a motion, seconded by Alderman Grimstead to Waive Historic Preservation Committee Fees for Public Hearing, Certified Notices, and Notices in the Newspaper. Alderman Norman said the commission wants to encourage residents to be a part of Historic Preservation Districts. He said the fee deters this. Dunard said if someone wants to be in the Historic Preservation District, they must pay \$300 to publish notices. Jesse asked Alderman Norman to pinpoint which fees the district would like waived. Alderman Norman and City Attorney Granneman will work on a policy. Vote: Grimstead nay, Horner nay, Jones nay, Dunard nay, Detert nay, Norman nay. Motion failed 0-6.

Parks Director Howell said he reviewed pool rates at other municipalities and that the City of Troy’s rates were low by comparison. He requested a slight increase in admission fees and passes for the Troy Aquatic Center. Alderman Grimstead made a motion, seconded by Alderman Dunard to Approve Rate Adjustment for Aquatic Center as follows:

Troy Aquatic Center			Proposed New Rate		
Daily	Youth (3-12)	\$4	Daily	Youth (3-12)	\$5
	Adult	\$5		Adult	\$6
	Senior	\$4		Senior	\$5
Season	Youth (3-12)	\$70	Season	Youth (3-12)	\$80
	Adult	\$80		Adult	\$100
	Family (2-4)	\$120		Family (2-4)	\$150
	Additional Family	\$25		Additional Family	\$30

Vote: Grimstead aye, Dunard aye, Horner aye, Detert nay, Jones aye, Norman aye. Motion carried 5-1.

Alderman Dunard made a motion, seconded by Alderman Detert to Approve Award of Public Safety Grant for the Troy Police Department Mobile Data Terminal Program Local Law Enforcement Block Grant (LLEBG) in the amount of \$9,995.00 for 5 Laptops. Vote: Dunard aye, Detert aye, Jones aye, Norman aye, Horner aye, Grimstead aye. Motion carried 6-0.

Alderman Detert said he wanted to put a process in motion to hire a City Administrator now. He said by the time the City is prepared to hire an administrator, it would be July. Alderman Grimstead expressed budget concerns. He said this is something the board could consider at a workshop. Alderman Grimstead noted hiring an administrator would depend on qualifications, and he added that there should be consideration for an administrator’s ability to establish a working relationship with department leaders. He

said this would add a level of management. Alderman Dunard said it would be beneficial to have a person on that tier. Alderman Horner said it is something to seriously consider for years down the road. Mayor Sconce said this is a budgetary issue that will have to be discussed at budget time.

Alderman Jones made a motion, seconded by Alderman Grimstead to Go Into Closed Session in compliance with 610.021 of RSMo., for the purpose of discussing Legal. Vote: Jones aye, Grimstead aye, Horner aye, Norman aye, Detert aye, Dunard aye. Motion carried 6-0.

City Attorney Granneman advised the board on legal matters.

Alderman Jones made a motion, seconded by Grimstead to Go Out of Closed Session. Vote: Jones aye, Grimstead aye, Horner aye, Norman aye, Detert aye, Dunard aye. Motion carried 6-0.

Alderman Grimstead made a motion, seconded by Alderman Norman to Adjourn the meeting. Vote: Grimstead aye, Norman aye, Horner aye, Jones aye, Detert aye, Dunard aye. Motion carried 6-0. Meeting adjourned at 9:10 p.m.

ATTEST:

City Clerk

Mayor Sconce

*Approved on Consent Agenda