

**City of Troy, Missouri**  
**Public Hearing and Regular Board of Alderman Meeting**  
**Monday, May 16, 2022**  
**6:30 P.M.**

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

Mayor Sconce opened the Public Hearing for citizen comment concerning:

Monte Cannon, applicant on behalf of owners, Harold Cannon Trust, requesting Rezoning from “C-3” Highway Commercial District to “C-1” Central Business District for Lincoln Drive Business Park lots 1, 2, 3, and 6, located at 316 North Lincoln Drive.

Meramec Specialty Company, applicant, requesting a Conditional Use permit for Fireworks City, a seasonal fireworks stand, to be located at 12 Frenchman Bluff Road. Zoning is “C-3” Highway Commercial District.

Mayor Sconce closed the Public Hearing at 6:36 p.m.

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

Mayor Sconce asked to add Agenda Items 7G and 7H to the Consent Agenda. Alderman Detert asked to remove Agenda Items 3B, 7D, and 7E from the Consent Agenda.

Alderman Grimstead made a motion, seconded by Alderman Jones, to approve the Consent Agenda with the addition of Items 7G and 7H and the removal of Items 3B, 7D, and 7E. Vote: Grimstead aye, Jones aye, Detert aye, Norman aye, Horner aye, Dunard aye. Motion carried 6-0.

Chris Schieffer, of the Lincoln County Housing Task Force, explained the task force’s plans to build a place near the Lincoln County Health Department to house homeless individuals. The task force wants to offer short-term housing solutions and identify long-term housing solutions, while partnering with services to foster economic growth for individuals and the community as a whole. Mr. Schieffer said 84% of the homeless are white, working-class individuals. Forty-five percent are mothers. Mr. Schieffer said the task force is looking for partners, and he asked board members for their support.

David Lenk, of Public Water Supply District #2, requested 40 sewer taps. Mr. Lenk said the district previously requested taps and was told to return when the city’s new sewer plant came online. Mayor Sconce asked Mr. Lenk if the district was willing to negotiate terms, and Mr. Lenk said no. Alderman Horner said the board previously gave Mayor Sconce the authority to negotiate with the district. Alderman Horner said the city’s infrastructure could not handle the district’s request. City Attorney Jesse Granneman explained authority had been granted to the mayor and said the board should table the topic until after Closed Session. Tina Day, of the water district,

asked what authority had been granted. Attorney Granneman explained this was a Closed Session legal matter.

Darrell Huffman, 690 Second St., said the board violated state statute when Mayor Sconce broke a tie on April 4, 2022, to increase the salary for the position of mayor.

Walter Wright, of 1001 Bueneman Lane, handed Attorney Granneman a copy of a signed agreement between him and the City regarding mowing along Bueneman Lane. He told aldermen he would rather have the agreement in his company name, Rite Way, for insurance purposes. Mr. Wright said the road is a ditch and is difficult on vehicles. He offered to fix the road and told aldermen to get back to him in a week.

Teresa O'Hanlon, of 1030 Magnolia Court, asked the board to allow her to have sheep on her property for a 4-H project. Mayor Sconce explained City ordinances do not allow sheep on residential lots smaller than three acres. He said the City has already received complaints about the sheep in O'Hanlon's back yard. City Clerk Hawkins added that one of O'Hanlon's neighbors called police regarding the sheep. Attorney Granneman said board members could amend ordinances to allow a specific variance. Alderman Dunard said she would sponsor an amendment to allow sheep for 4-H. Building Official Lindsey asked who would pay for notices to advertise the proposed amendment in the newspaper. Attorney Granneman said the City would pay.

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

\*Approved Reports of Police, Wastewater, Finance, Building Inspection, Parks, and Administration Departments

Alderman Detert asked Superintendent Burkemper about a curb at Express Mart. Superintendent Burkemper explained that Lamke was performing work there. Mayor Sconce said Lamke is working through its punch sheet. Alderman Detert made a motion, seconded by Alderman Grimstead, to approve the report of the Public Works Department. Vote: Detert aye, Grimstead aye, Jones aye, Norman aye, Horner aye, Dunard aye. Motion carried 6-0.

\*Approved Payment of Regular Monthly Bills

\*Approved 2022 Liquor License Renewals: Walgreens, ALDI #35, ZADOCKS, Troy Elks Lodge, Kroger, Pizza Hut, Shantilal, Inc., Mennemeyer Investors, LLC,

\*Accepted Resignation of April Bryant from Historic Preservation Commission

\*Approved Record Plat for "Lincoln County R-III Troy South Elementary School" to be located on South Campus Road

Alderman Detert made a motion, seconded by Alderman Grimstead, to approve FY2022 Budget Amendments. Vote: Detert aye, Grimstead aye, Dunard aye, Horner aye, Norman aye, Jones aye. Motion carried 6-0.

Alderman Grimstead explained the need to reallocate funds from the sound mitigation line item to the audio system line item to purchase additional equipment for the boardroom. Alderman Grimstead made a motion, seconded by Alderman Jones, to allocate \$7,000 budgeted for sound

mitigation panels in the boardroom to audio system for boardroom. Vote: Grimstead aye, Jones aye, Detert no, Norman aye, Horner aye, Dunard aye. Motion carried 5-1.

Alderman Dunard said aldermen serve for citizens and employees, as well. She suggested rotating aldermen delegates among departments quarterly. Attorney Granneman said this would not be about employees reporting issues; problems will still go through the chain of command. Grimstead asked if this would prevent aldermen from talking to employees in other departments. Alderman Dunard said no. Alderman Grimstead asked how much time would be put into this. Alderman Jones said he was not sure he would be available. Alderman Dunard motioned, seconded by Alderman Norman, to approve alderman delegates to rotate departments to communicate and get to know department heads and city staff. Vote: Dunard aye, Norman aye, Grimstead no, Detert aye, Jones aye, Horner aye. Motion carried 5-1.

\*Approved Monte Cannon, applicant on behalf of owners, Harold Cannon Trust, Request to Rezone from “C-3” Highway Commercial District to “C-1” Central Business District for Lincoln Drive Business Park lots 1, 2, 3, and 6, located at 316 North Lincoln Drive as recommended by Planning and Zoning Commission.

\*Approved Meramec Specialty Company, applicant, Request for a Conditional Use permit for Fireworks City, a seasonal fireworks stand, to be located at 12 Frenchman Bluff Road. Zoning is “C-3” Highway Commercial District as recommended by Planning and Zoning Commission.

Wastewater Treatment Plan Supervisor Comer explained there is no increase for the plant’s operating budget for FY23. He said there were pay raises for plant employees. He noted that after this year, \$12,000 will drop off the budget. Alderman Norman made a motion, seconded by Alderman Dunard, to approve Wastewater Plant Operating Budget for FY23 as recommended by Woodard and Curran. Vote: Norman aye, Dunard aye, Horner aye, Jones aye, Detert aye, Grimstead aye. Motion carried 6-0.

Alderman Jones made a motion, seconded by Alderman Grimstead, to table until after Closed Session the Discussion and Approval of the Purchase of 40 Sewer Taps at Current Rate Plus Usage Fees for Public Water Supply District #2. Vote: Jones aye, Grimstead aye, Detert aye, Norman aye, Horner aye, Dunard aye. Motion carried 6-0.

Alderman Grimstead made a motion, seconded by Alderman Horner to approve Change Order No. 1 from SAK Construction, Omnia Partners Contract #R170802 in the reduced amount of \$2,281.00 for CIPP Lining. Vote: Alderman Grimstead aye, Horner aye, Dunard aye, Norman aye, Jones aye, Detert aye. Motion carried 6-0.

Alderman Grimstead made a motion, seconded by Alderman Jones, to approve Pay Request in the amount of \$109,649.00 submitted by SAK Construction, Omnia Partners Contract #R170802 for CIPP Lining. Vote: Grimstead aye, Jones aye, Dunard aye, Detert aye, Norman aye, Horner aye. Motion carried 6-0.

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, Detert aye, Norman aye, Horner aye, Dunard aye. Motion carried 6-0.

City Attorney Granneman advised the board on legal matters.

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

Discussion and Approval of the Purchase of 40 Sewer Taps at Current Rate Plus Usage Fees for Public Water Supply District #2 failed due to lack of motion.

Alderman Dunard made a motion, seconded by Alderman Jones, to Adjourn the meeting. Vote: Dunard aye, Jones aye, Horner aye, Norman aye, Detert aye, Grimstead aye. Motion carried 6-0. Meeting adjourned at 8:40 p.m.