

City of Troy, Missouri
Public Hearing and Regular Board of Alderman Meeting
Monday, August 15, 2022
6:30 P.M.

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

Mayor Sconce opened the Public Hearing for citizen comment concerning:

Adopt 2022 Property Tax Rate of \$0.1648 (includes a Voluntary Reduction of \$0.15) Per \$100 of Assessed Valuation.

Gary Leifert, of 1050 Old Cap Au Gris, addressed the board regarding taxes and buying local. He asked if the tax rate would increase. Mayor Sconce explained the tax rate would remain the same as last year.

Mr. Leifert asked if aldermen had a plan to end deficit spending. He said a few months ago officials asked for a use tax and asked residents to shop locally. He noticed on the agenda that the city is considering purchasing trucks from out-of-town dealers. Don't ask me to shop local if the city isn't, he said.

Mayor Sconce said the vehicles requested are not available locally. He explained the bidding process. Mr. Leifert said some local dealers will not bid because they were not previously considered.

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

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

*Approved Minutes of Previous Meetings: Regular Board of Aldermen Meeting dated Monday, July 18, 2022, and Public Hearing and Board of Aldermen Meeting dated August 1, 2022.

Chad Lewis, of 511 Newcastle, addressed the board to discuss sewage backups in his subdivision. He said recently stormwater caused sewers to back up into basements. Mr. Lewis and some of his neighbors met with Mayor Sconce and city staff on August 11,

2022. He wanted to ensure the meeting was on record, and he said he understood that funds were being designated to address the issue.

Mayor Sconce confirmed the board approved \$250,000 in the budget for the sewer collection system, which would allow staff to break the city into a grid systems and prioritize areas that are problematic.

Alderman Detert asked to go on record to state that the city is going to do something in a timely manner.

Superintendent Burkemper explained that after an event last year, staff ran a camera through sewer lines. Alderman Horner asked if sump pumps connected to sewer lines could be causing problems. Mayor Sconce reiterated that the city designated funds to detect problematic areas.

Darrell Williams, of 2459 Oak Forest Drive, said he has been dealing with sewer backups for 23 years. He said he knows more about the creek near his home than anyone. He said days and days of seeing dump trucks proved to him that crews raised the elevation of walking trails at Kiwanis Park. He said the park is a money pit. He said the elevation will just cause problems, and the park will flood every time it rains. Alderman Norman said he had visited the park, and Alderman Horner said he will go to the park and look at the issue. Mayor Sconce said there was a torrential rain a couple weeks ago. He said the park has handled rainfalls of 2 to 3 inches.

Lion Sandy McCann, of Columbia Rock Bridge Lions Club, explained that the Lions Club has 1.4 million members. She said the group wants to serve the Troy community, and she asked alderman about the community's needs. She said the Lions want to start a chapter in Troy. She said the Lions will hold a meeting at Cuivre River State Park on September 6, 2022, for those interested in joining the club. Ms. McCann said she would stay until the end of the meeting to answer questions and hand out information. Alderman Horner asked if a Troy Lions Club would work with the Moscow Mills Lions Club. Ms. McCann said the two clubs would work together and noted that a member of the Moscow Mills chapter was with her in the audience.

*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 Sconce read Bill No. 1362 as Ordinance _____ -- An Ordinance Voluntarily Annexing 11 Mennemeyer Road by Request of MJ Daniel Properties, LLC, first and second times by title only.

Alderman Jones made a motion, seconded by Alderman Grimstead, to Adopt Bill No. 1362 as Ordinance _____ -- An Ordinance Voluntarily Annexing 11 Mennemeyer Road by Request of MJ Daniel Properties, LLC. Attorney Granneman explained this bill formalizes the annexation process discussed during a Public Hearing at the July 18, 2022, board meeting. Vote: Jones aye, Grimstead aye, Dunard aye, Detert aye, Norman aye, Horner aye. Motion carried 6-0.

Mayor Sconce read Bill No. 1363 as Ordinance _____ -- An Ordinance Changing the Zoning of 11 Mennemeyer Road From R-1 Single-Family Residential District To C-3 Highway Commercial District, first and second times by title only.

Alderman Horner made a motion, seconded by Alderman Norman, to Adopt Bill No. 1363 as Ordinance _____ -- An Ordinance Changing the Zoning of 11 Mennemeyer Road From R-1 Single-Family Residential District To C-3 Highway Commercial District. Attorney Grannman explained this was formalizing the process to rezone property for a Dollar General store. Vote: Horner aye, Norman aye, Detert aye, Jones aye, Grimstead aye, Dunard aye. Motion carried 6-0.

* Adopted 2022 Property Tax Rate of \$0.1648 (includes a Voluntary Reduction of \$0.15) Per \$100 of Assessed Valuation

*Approved Parks Maintenance Worker Job Description

*Approved Pay Request #2 in the Amount of \$137,855.00 for Sanitary Sewer Main Replacement to Wehmeyer Farms

*Approved Eagle Scout Project "Trailhead Sign" at Kiwanis Park

*Approved Destruction of Utility, Accounts Payable, Finance, and Drug Test Invoices Pursuant to State of Missouri Retention Schedule

*Adopted Resolution 2022-4 For Financing With Clayton Holdings, LLC For A 2023 900-Eco 12 Yard Truck Mounted Combination Sewer Cleaner

Alderman Norman made a motion, seconded by Grimstead, to Approve Site Plan Review and Commercial Building Permit for "Dollar General" to be located at 11 Mennemeyer Road. Vote: Norman aye, Grimstead aye, Dunard aye, Horner aye, Detert aye, Jones aye. Motion carried 6-0.

Mayor Sconce read Item 7H to Discuss and Approve Change Order No. 5 from Lamke for Extension. Attorney Granneman asked for a motion to table Item 7H until after Closed Session. Mayor Sconce asked for comments regarding the extension.

Wayne Leesmann, of Lamke Trenching & Excavating, Inc., provided the board with a letter from Lester Lamke, President of Lamke, requesting an extension until November

30, 2022, and expressing reasons for the extension on the Cherry Street Improvement Project. However, Mr. Leesmann said he did not think it would take Lamke until November 30 to complete the job. Alderman Norman asked about the roundabout and ADA compliance. Mayor Sconce explained that the roundabout design would not change. He explained there is a hood and a graded inlet, and he said there are plans to move back the hood. Mr. Leesmann said there have been a lot of utility conflicts throughout the project. Alderman Detert asked about removing islands at the roundabout. Mr. Leesmann said the island east of the roundabout was removed but will be replaced. He said the island could be discussed at a monthly meeting. Mr. Leesmann said two-way traffic is currently open on Cherry Street.

Alderman Grimstead made a motion, seconded by Alderman Norman, to Table Item 7H until after Closed Session. Vote: Grimstead aye, Norman aye, Horner aye, Dunard aye, Detert aye, Jones aye. Motion carried 6-0.

Mayor Sconce explained car dealerships are not currently bidding through the Missouri State bid process. Alderman Horner asked if the vehicle requested in Item 7I was readily available. Wastewater Treatment Plant Operator Comer confirmed the truck requested is available. He said Lou Fusz Chevrolet is matching state bid amounts as of June.

Alderman Norman made a motion, seconded by Jones, to Approve Purchase of 2022 Chevrolet Silverado Half-Ton Truck in the amount of \$38,845 for the Wastewater Department from Lou Fusz Chevrolet, waiving the City's purchasing procedures (Ordinance 1158, Section 150.050) due to price and availability. Vote: Norman aye, Jones aye, Grimstead aye, Dunard aye, Horner aye, Detert aye. Motion carried 6-0.

Alderman Grimstead made a motion, seconded by Alderman Norman, to Approve Purchase of 2022 Ford F-350 Truck in the amount of \$41,045 for Public Works from Lou Fusz, waiving the City's purchasing procedures (Ordinance 1158, Section 150.050) due to price and availability. Vote: Grimstead aye, Norman aye, Horner aye, Jones aye, Detert aye, Dunard aye. Motion carried 6-0.

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

Attorney Granneman advised the board on legal matters.

The board discussed personnel matters.

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

Alderman Jones made a motion, seconded by Alderman Horner, to Extend the Completion Date for the Cherry Street Improvement Project for Lamke Trenching and Excavating, Inc., from August 15, 2022, to September 30, 2022, without instituting liquidated damages or penalties due to a failure to complete by August 15, 2022, and with the requirement that any further time extensions be requested by Lamke prior to the September 19, 2022, Troy Board of Alderman meeting, and reserving the institution of liquidated damages per the contract as of October 1, 2022, if the project is not completed. Vote: Jones aye, Horner aye, Detert aye, Dunard aye, Norman aye, Grimstead aye. Motion carried 6-0.

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

Meeting adjourned at 7:57 p.m.

ATTEST:

City Clerk

Mayor Sconce

*Approved on Consent Agenda