

TENTATIVE AGENDA

**Public Hearing and Board of Aldermen Meeting
City of Troy, Missouri
800 Cap Au Gris
Troy, Missouri 63379
(636) 528-4712**

**Monday, April 17, 2023
6:30 P.M.**

The purpose of the Public Hearing is for citizen comment concerning:

- (a) The Kroger Company, applicant, is requesting a Conditional Use Permit for Kroger Fuel Center, a gas station, to be located at 1 Troy Square. Zoning is “C-3” Highway Commercial District.
- (b) Lisa Rupp, applicant and owner, is requesting a Conditional Use Permit for a food truck park, to be located at 315 East Cherry Street. Zoning is “C-1” Central Business District.

Immediately following, the Regular Board of Aldermen Meeting:

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.*

Administer Oath of Office for Aldermen Pursuant to Election Results

Gary Leifert, Ward I	(2-Year Term)
Steven P Jones, Ward II	(2-Year Term)
Kay S. Diekemper, Ward III	(2-Year Term)

1. Call to Order – Announcement of Quorum – Pledge of Allegiance – Invocation

Approve Certification of Election Results as presented by the County Clerk

Elect Board of Alderman President

Approve Consent Agenda:

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 Tonya Hawkins on April 12, 2023, at 3:30 p.m. (Updated 4/14/23 @ 4:21 p.m.) (liquor lic. updated 4/17/23 @5:11 p.m.)



*Corrections and/or Approval of Minutes of Previous Meetings: Regular Board of Aldermen Meeting dated Monday, March 20, 2023

Citizen Comments:

Gregory Graczyk, 417 Rail Ridge Drive, Request for Third Dog Variance

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
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: Tonya Hawkins
4. Purchase Requests:
 - A. *Payment of Regular Monthly Bills
5. Introduction of Bills:

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 Tonya Hawkins on April 12, 2023, at 3:30 p.m. (Updated 4/14/23 @ 4:21 p.m.) (liquor lic. updated 4/17/23 @5:11 p.m.)



First Reading:

Second Reading:

6. Old Business:

- A. Discuss Pay Increase for Building Department Personnel – as Requested by Alderman Horner
- B. Discuss Pay Increase for Public Works Department Personnel – as Requested by Alderman Horner
- C. Discuss Pay Increase for Parks Department Personnel – as Requested by Alderman Horner
- D. Discuss Pay Increase for Court Personnel – as Requested by Alderman Horner
- E. Discuss Pay Increase for Finance Department – as Requested by Alderman Horner
- F. Discuss Pay Increase for Administrative Personnel – as Requested by Alderman Horner
- G. Approval of \$20,000.00 Deduction for Concrete Strength Deficiencies for the Cherry Street Improvement Project Contingent on approval of Pay Application by Cochran Engineering

7. New Business:

- A. *Approve Request as recommended by Planning and Zoning Commission by The Kroger Company, applicant, for a Conditional Use Permit for Kroger Fuel Center, a gas station, to be located at 1 Troy Square. Zoning is “C-3” Highway Commercial District.
- B. *Approve Site Plan Review and Commercial Building Permit as recommended by Planning and Zoning Commission for Kroger Fuel Center, a gas station, to be located at 1 Troy Square.
- C. *Approve Request as recommended by Planning and Zoning Commission by Lisa Rupp, applicant and owner, for a Conditional Use Permit for a food truck park, to be

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 Tonya Hawkins on April 12, 2023, at 3:30 p.m. (Updated 4/14/23 @ 4:21 p.m.) (liquor lic. updated 4/17/23 @5:11 p.m.)



located at 315 East Cherry Street. Zoning is “C-1” Central Business District.

- D. *Approve Pay Application No. 3 from Lamke Trenching & Excavating Inc. in the amount of \$186,138.00 for Bonfils Waterline Replacement
- E. *Approve Pay Application No. 4 from Lamke Trenching & Excavating Inc. in the amount of \$49,905.05 for Bonfils Waterline Replacement
- F. *Approve and Authorize Budgeted Purchase of Covered Building in the amount of \$37,446.20, increased \$2,530 from previous Quote of \$34,916.20, for insurance and freight
- G. *Approve Personnel Guideline Revision– Exit Interview Opportunity – Section 700-4
- H. *Approve and Authorize Mayor to Sign Cleaning Services Agreement Renewal with Gateway Janitorial Services for cleaning (Troy City Hall, Building, and Police)
- I. *Approve 2023 Liquor License Renewals: Shantilal Inc., Taormina’s, Warrenton Oil-Fastlane #2063, Warrenton Oil- Fastlane #0639, Dollar General #1585, Walgreens (updated 4/17 @ 5:02 p.m.)
- J. *Approve the 3-year lease for one Kubota skid steer loader from Mordt Tractor & Equipment in the amount of \$1452.97/month.
- K. *Approve 2023 Concession Stand Bid submitted by Chris Coovert for 10% of the gross sales
- L. *Approve Appointment of Randy Wyatt as Alternate to Board of Adjustment
- M. Discuss and Approve Personnel Guideline Revision – Take Home Vehicle Policy – Section 500-21
- N. Discuss and Approve Alderman Norman to move forward with TAP Program for sidewalk and light projects
- O. Discuss and Approve Emergency Repair of Lift Station Pump at Highway 47 in the amount of \$9,461.50
- P. Discuss and Approve Proposal from Woodard and Curran for Phase 1 SCADA work in the amount of \$89,950 as budgeted for Lift Station Monitoring Upgrades

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 Tonya Hawkins on April 12, 2023, at 3:30 p.m. (Updated 4/14/23 @ 4:21 p.m.) (liquor lic. updated 4/17/23 @5:11 p.m.)



Q. Discuss and Approve Allocation of Prop M funds as follows and as requested by Alderman Dunard:

- 20% - Streets
- 20% - Salaries
- 20% - Retirement
- 20% - Police
- 20% - Revitalization projects not covered by normal budget

R. Discuss and Approve Rescheduling Board Meeting Dates Due to Holiday Conflict in June 2023 – City Clerk Hawkins

S. Set Date for FY2024 Budget Workshop – Treasurer Flinn

T. Mayoral appointment of alderman to be representative on Planning and Zoning Commission

U. Discuss and Approve Extension for Cherry Street Improvement Project

V. Discuss and Approve Partnership with Lincoln County to pave City-owned sections of Elm Tree Road in an amount not to exceed \$15,000

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:

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 Tonya Hawkins on April 12, 2023, at 3:30 p.m. (Updated 4/14/23 @ 4:21 p.m.) (liquor lic. updated 4/17/23 @5:11 p.m.)

