

**Regular Board of Aldermen Meeting
City of Troy, Missouri
Monday, September 18, 2023
6:30 P.M.**

Present for the Board of Aldermen meeting were Aldermen Steve Jones, Rachel Dunard, Gary Leifert, David Norman, Kay Diekemper, Harold Horner, and Mayor Ron Sconce. Also present were Public Works Superintendent Jeff Burkemper, Parks Director Ryan Howell, Wastewater Treatment Plant Supervisor Jared Comer, Woodard and Curran Operations Manager Greg Freiden, Finance Director Linda Flinn, Building Official David Lindsey, Police Chief Jeff Taylor, City Attorney Brian Sinclair, and City Clerk Tonya Hawkins.

Mayor Sconce announced the rescheduling of a Public Hearing for citizen comment concerning Critter Properties, LLC, applicant, requesting approval of Rezoning from "R-2" Single Family Residential District to "C-1" Central Business District, for the property located at 410 East College Street. The Public Hearing has been moved to October 16, 2023.

Mayor Sconce called the regular board meeting to order, announced a quorum present, and led in the Pledge of Allegiance. Pastor Wes Denham gave the invocation.

Mayor Sconce requested the removal of the Regular Board of Aldermen Meeting Minutes dated Monday, August 21, 2023, and Item 3C (Department Head Report Wastewater Department: Jared Comer, Woodard & Curran). Alderman Dunard requested the removal of Item 7G (Authorize Mayor to Sign Letter of Support for Troy Housing Development), Item 7H (Authorize Building Official to Sign Zoning Classification Letter for Troy Housing Development), and Item 7I (Authorize Building Official to Sign Zoning Classification Letter for Troy Housing Development). Alderman Diekemper made a motion, seconded by Alderman Jones, to Approve Consent Agenda with the removal of Regular Board of Aldermen Meeting Minutes dated Monday, August 21, 2023, and item 3C, 7G, 7H, and 7I. Vote: Diekemper aye, Jones aye, Dunard aye, Norman aye, Horner aye, Leifert aye. Motion carried 6-0.

Chris Schieffer, Bridge of Hope Board President, said the walls of the homeless shelter have been erected. He said construction is also underway for Oasis Resource Center and a church in the area northwest of Troy. Mr. Schieffer said Bridge of Hope's goal was to raise \$1.6 million. So far, the organization has raised \$1.4 million and expects to exceed its goal, he said.

Mr. Schieffer asked the board to consider a financial contribution. He said the shelter would help the police and the community. He invited Dan Colbert to speak. Mr. Colbert said the plan is not to have people in the shelter long term. Instead, the goal is to give individuals the tools they need to gain employment and to find affordable housing. He said Bridge of Hope is working with Catholic Charities and the Oakland Group. He introduced Kevin Buchek, of the Oakland Group. Mr. Buchek said he is seeking letters of support from the council for zoning and to express that the Troy Housing Development fits the city's comprehensive plan. He said the Oakland Group applied with Missouri Development Commission for funding.

Mayor Sconce explained the proposed development location is across from the entrance to St. Stephen United Methodist Church on Highway 47. Alderman Dunard asked what the area is currently zoned. Officials explained it is zoned R-1 Residential, and the Oakland Group is requesting multi-family zoning. Alderman Dunard asked Mr. Buchek if he had heard from current residents in the area, and she noted that she would be concerned about 60 units in their backyard. Mr. Schieffer said Bridge of Hope would help

individuals with finances, and the housing development would have onsite resources. He asked for a resolution to ongoing issues with Public Water Supply District #2 because the new developments in the district would need sewer services.

Alderman Dunard said aldermen represent residents who currently live in Troy. She expressed concern about giving support for the proposed housing development without hearing from residents. Mr. Schieffer said there are homeless people living in tents now behind the existing homes in the area. Mr. Buchek said it would be okay if the board removed the letter of support and acted on the other two letters. Alderman Leifert questioned whether the letter of support is tied to an address. Mayor Sconce explained the letter would assist in getting the Oakland Group through the process to award funding. Mr. Buchek said there would be a lot of time for public input.

Susan Oster, of 50 Spanish Oak, asked for an update on the repeal of the breed-specific, pit bull ordinance. Mayor Sconce explained that two aldermen are sponsoring an ordinance regarding this. Alderman Norman said an ordinance would be ready for next month's meeting.

Micheal Englemeyer, of 140 E. Cherry Street, said the Cherry Street Improvement Project has caused issues at his property. He said the last couple of rains have caused damage. He said the basement is finished and there is a tenant in the building.

Michael Accardi, of 1323 Bitternut Court, said he is against ATVs and Side by Sides. He said they are for farms and for use outside city limits. Mr. Accardi said he and his wife recently watched a couple of ATVs drive past a stop sign, and one motorist did a wheelie. He said such vehicles should have licenses and insurance like a car if aldermen approve them on city streets.

Walter Wright, of 1001 Bueneman Lane, said the city started dumping yard waste at the city's property off Bueneman Lane. He brought a bag of mulch to the meeting and asked aldermen to smell it. He asked if the city has a permit to dump there. He said mulch is cooking, and it is already hot when it gets to Bueneman Lane. He wondered if the yard waste came from Troy. He quoted an ordinance that prohibits smelly rubbish. He said he wants the board to contact him within a week.

Diane Sprock, of 650 S. Chantilly Road in Moscow Mills, said she takes care of people. She told the board Side by Side rides bring smiles to their faces. She said she uses a Side by Side to drive a child to school, but does not drive on state highways.

Alderman Dunard made a motion, seconded by Alderman Jones, to approve Minutes of Regular Board of Aldermen Meeting dated Monday, August 21, 2023. Vote: Dunard aye, Jones aye, Leifert aye, Diekemper aye, Norman aye, Horner aye. Motion carried 6-0.

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

*Approved Reports of Police, Public Works, Finance, Building Inspection, Parks, and Administration Departments

Wastewater Treatment Plant Supervisor Comer gave Woodard and Curran's Contract 5 Year Annual Report for the fiscal year ending June 30, 2023. He said there has been no lost time for safety issues, and most safety training took place at the sewer plant. First aid kits have been upgraded to ANSI standards. Supervisor Comer said that for the fifth year, zero samples were out of compliance. The plant has passed

DMR-QA at 100 percent. He said that within 30 to 45 days, the operating permit for the Highway 47 facility will close out. Officials plans to apply for a new operating permit by the end of the month.

Supervisor Comer said trash, including cleaning wipes, remains an issue at the sewer plant. Crews are tracking the maintenance of equipment. He said the decant project's anticipated completion is this month. Crews are still conducting weekly lift station inspections. There are spare pumps available for all 12 lift stations, he said.

Supervisor Comer said crews land applied 425,000 gallons of sludge. When the city's older terra gator broke down, crews were able to use the newly purchased terra gator. Now, they have two running terra gators, he said.

Supervisor Comer said the refund to the city this year was \$1,843. He noted Woodard and Curran participates in community activities. This past year, the company held the 3rd annual Stream Clean Event, offered student tours of the plant, and donated vegetables from a community garden.

Alderman Norman asked Supervisor Comer if he could pinpoint where trash is coming from. Supervisor Comer said a lot of trash comes from Highway 47's restaurant row. Woodard and Curran Operations Manager Freiden thanked the board for their partnership.

Alderman Dunard made a motion, seconded by Alderman Norman, to approve report of Wastewater Department. Vote: Dunard aye, Norman aye, Jones aye, Leifert aye, Diekemper aye, Horner aye. Motion carried 6-0.

Mayor Sconce read Bill No. 1382 as Ordinance __ -- An Ordinance Authorizing the Execution of Vehicle Lease Agreement, first and second times by title only. Alderman Leifert made a motion, seconded by Alderman Diekemper, to adopt Bill No. 1382 as Ordinance __ -- An Ordinance Authorizing the Execution of Vehicle Lease Agreement. Vote: Leifert aye, Diekemper aye, Norman aye, Horner aye, Jones aye, Dunard aye. Motion carried 6-0.

Mayor Sconce read Bill No. 1383 as Ordinance ____ -- AN ORDINANCE AMENDING CHAPTER 115.180: Appointive Officers. Amending Chapter 115.180 to Remove Court Clerk from and add City Clerk to the list of Appointive Officers the Mayor shall appoint with the consent and approval of the majority of the Board, first and second times by title only. Alderman Horner asked if the City Clerk would be appointed. Mayor Sconce said that is correct. He explained this aligns the city's ordinance with state requirements. Mayor Sconce explained this is an annual appointment.

Alderman Leifert made a motion, seconded by Alderman Jones, to adopt Bill No. 1383 as Ordinance ____ -- AN ORDINANCE AMENDING CHAPTER 115.180: Appointive Officers. Amending Chapter 115.180 to Remove Court Clerk from and add City Clerk to the list of Appointive Officers the Mayor shall appoint with the consent and approval of the majority of the Board. Vote: Leifert aye, Jones aye, Diekemper aye, Dunard aye, Norman aye, Horner aye. Motion carried 6-0.

Mayor Sconce read Bill No. 1384 as Ordinance ____ -- An Ordinance Amending Chapter 340: Miscellaneous Driving Rules to Provide Certain Rules and Definitions to Allow the Operation of Low Speed Vehicles, and Allow the Operation of Utility and Recreational Off-Highway Vehicles in the City of Troy, first and second times by title only. Alderman Dunard made a motion, seconded by Alderman Diekemper, to adopt Bill No. 1384 as Ordinance ____ -- An Ordinance Amending Chapter 340: Miscellaneous Driving Rules to Provide Certain Rules and Definitions to Allow the Operation of Low

Speed Vehicles, and Allow the Operation of Utility and Recreational Off-Highway Vehicles in the City of Troy.

Alderman Jones asked for clarification, and Alderman Dunard confirmed the bill does not allow golf carts and 4 wheelers. Mayor Sconce said he does not understand how this enhances the city in any way. He said the vehicles are classified as off-road, and they are not intended to be in competition with motor vehicles. Alderman Jones asked when the police department would be prepared to issue permits. Chief Taylor said in three to four weeks. Chief Taylor said permitted vehicles would have to be inspected for brakes and lights. Alderman Jones said the law could be changed if motorists abuse it. Vote: Dunard aye, Diekemper aye, Jones aye, Leifert aye, Horner aye, Norman aye. Motion carried 6-0.

* Approved Pay Application No. 1 for 2023 Concrete Replacement Program Project COT-23-0002 submitted by M&H Contractors, Inc. in the amount \$289,139.80

* Approved Destruction of Building Department Permits, Plans, Drawings, and Zoning Records Pursuant to State of Missouri Retention Schedule

* Approved Record Plat, Stone Meadows Plat 6 (street, water, storm sewer and sanitary sewer has passed inspections)

* Approved Record Plat, The Legends Estates Plat 9

* Awarded Lease Bid to Peoples Bank for (3) Chevy Trax SUVs

* Approved Quote from A&W Communications in the Amount \$16,454.50 for Installation and Equipment of Neptune 360 AMI Antennas

Alderman Dunard asked to table Item 7G (Authorize Mayor to Sign Letter of Support for Troy Housing Development). She said she would like to wait to get citizen input. Alderman Leifert questioned whether the letter is specific to an address, and he asked if a mention of address could be removed. He said rezoning would have to go before Planning and Zoning for approval. Alderman Dunard said the address is in the letter, and she explained she could not give support until she hears from citizens. Mayor Sconce said Item G is part of the process to secure funding.

Alderman Dunard made a motion, seconded by Alderman Norman, to Table Authorization for Mayor to Sign Letter of Support for Troy Housing Development. Vote: Dunard aye, Norman aye, Leifert nay, Diekemper nay, Jones aye, Horner aye. Motion carried 4-2.

Alderman Dunard said the city's comprehensive plan is old, and she did not think there was good evidence to base the Troy Housing Development on something that's 12 years old. Alderman Horner made a motion, seconded by Alderman Jones, to Authorize Building Official to Sign Evidence of Consistency with Comprehensive Plan for Troy Housing Development. Vote: Horner aye, Jones aye, Leifert aye, Diekemper aye, Dunard nay, Norman aye. Motion carried 5-1.

Alderman Dunard questioned why items pertaining to Troy Housing Development were on Consent Agenda. Official Lindsey said it is up to aldermen to pull items off Consent Agenda. However, he said, the process rezoning is the same. He said the zoning classification letter for Troy Housing Development explains that the Oakland Group will go through the process. Official Lindsey said there are numerous steps, and the public will have numerous opportunities to weigh in.

Alderman Horner made a motion, seconded by Alderman Jones, to Authorize Building Official to Sign Zoning Classification Letter for Troy Housing Development. Vote: Horner aye, Jones aye, Norman aye, Dunard aye, Diekemper aye, Leifert aye. Motion carried 6-0.

*Appointed Angie Kiesey to Troy Convention and Visitors Bureau Board

*Approved Purchase of JCB telehandler lease in the amount of \$103,500 (under budget by \$5,687/year)

*Approved Change Order from Alliance Technologies in the amount of \$2,800 for Extension of Server Migration due to issues with ESRI software

Mayor Sconce discussed the Proposal for Missouri Highways and Transportation Commission Municipal Agreement. He explained this is for Highway 47 overpass improvements. This is a basic agreement that allows the Missouri Department of Transportation to use roads as they see fit during construction, he said. Alderman Leifert asked if alternate routes have been set up. Mayor Sconce said plans include a temporary light at the intersection of Lincoln Drive and Monroe Street. Mayor Sconce said it will be a traffic nightmare, but it has to be done. He said the new overpass will be a wonderful addition. Mayor Sconce said the agreement requires an ordinance, and he asked for a sponsor. Alderman Norman said he would sponsor a bill.

Aldermen scheduled a Workshop for November 13, 2023, at 6 p.m. to discuss the City Administrator Recruitment Process. Mayor Sconce explained packets have been emailed to aldermen with information about city administrator recruitment.

Mayor Sconce said there have been discrepancies regarding minimum call-in time for city employees. He explained the need for a uniform policy. Alderman Leifert made a motion, seconded by Alderman Norman, to Approve Personnel Guideline – Section 300-8 – Minimum Call-In Time. Vote: Leifert aye, Norman aye, Horner aye, Jones aye, Dunard aye, Diekemper aye. Motion carried 6-0.

Alderman Horner made a motion, seconded by Alderman Norman, to Approve 2023 Pumpkin Festival Scheduled for October 28, 2023, from 10 a.m. to 2 p.m. Vote: Horner aye, Norman aye, Dunard aye, Jones aye, Diekemper aye, Leifert aye. Motion carried 6-0.

Alderman Dunard made a motion, seconded by Alderman Jones, to Go Into Closed Session to discuss legal and real estate matters. Vote: Dunard aye, Jones aye, Diekemper aye, Leifert aye, Norman aye, Horner aye. Motion carried 6-0.

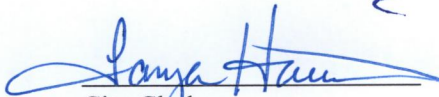
Alderman went into Closed Session at 7:57 p.m.

Aldermen returned to Open Session at 9:31 p.m.

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

Meeting adjourned at 9:32 p.m.

ATTEST:



City Clerk



Mayor Sconce

*Approved on Consent Agenda