



City of Troy

City Council Meeting

Monday, August 2, 2021 at 7:30pm

Location: Council Chambers, City Municipal Building, 116 East Market Street, Troy, Illinois 62294

A. Call to Order and Pledge of Allegiance

Mayor David Nonn called the meeting to order at 7:30pm, and led the aldermen and meeting attendees in the Pledge of Allegiance. He then expressed his condolences and prayers to the Cissell Family following the loss of Linda Sue Cissell, Tom's mother.

The Mayor announced that Ordinance 2021-14 is removed from tonight's agenda and will be presented at a later date.

B. Roll Call in Alphabetical Order

Present: Dan Dawson, Tim Flint, Elizabeth Hellrung, Nathan Henderson, Debbie Knoll, and Tony Manley

Absent: Sam Italiano, Troy Turner. **Other Officials Present:** Mayor David Nonn, Treasurer Kelly Huelsmann, City Administrator Jay Keeven, City Engineer Tom Cissell, City Attorney Fred Keck, Police Lt. Ryan Meier (for Police Chief Brent Shownes), Building and Zoning Coordinator Linda Taake, Public Works Director Rob Hancock, City Clerk Kim Thomas, and Deputy Clerk Andrea Lambert.

C. Reading and Approval of Minutes

1. *Approval of the July 19, 2021, City Council Meeting Minutes*

Moved by Manley. **Second by** Knoll. Unanimously approved by voice vote.

D. Communications – to be provided by the City Clerk

The city received a resignation letter from former Associate City Attorney Justin Mattea, dated August 2, 2021, with an effective date of July 5, 2021.

E. Citizen Participation - Limited to three (3) minutes per person - none

F. Mayor's Comments

1. *Approval of Associate City Attorney Appointment*

Mayor Nonn recommended Attorney Carol Sparks, of Sparks Law Office P.C. in Troy, for appointment.

Motion: To approve the appointment of Carol Sparks as the new Troy Associate City Attorney.

Moved by: Henderson. **Second by:** Hellrung.

Ayes: Dawson, Flint, Hellrung, Henderson, Knoll, Manley. **Nays:** none.

Vote: Ayes – 6; Nays – 0; Absent – 2

2. *Approval of Zoning Officer Appointment*

Mayor Nonn recommended Attorney Luke Behme, of Bruckert, Behme & Long P.C. in O'Fallon/New Baden, to fill the new Zoning Officer position.

Motion: To approve the appointment of Luke Behme as the City of Troy Zoning Officer.

Moved by: Manley. **Second by:** Dawson.

Ayes: Dawson, Flint, Hellrung, Henderson, Knoll, Manley. **Nays:** none.

Vote: Ayes – 6; Nays – 0; Absent – 2

G. City Administrator and City Attorney Comments

1. City Administrator's Comments

TIF District: We are now looking at establishing a business district and possibly closing out the TIF at the end of the year.

Budget: Numbers look solid. Our general revenue fund is healthy. The city is looking at getting bids for a dump truck and a tool truck for Public Works. The department is also looking at hiring a second water plant operator or assistant operator. The trucks are approved in the budget under capital items.

Code of Ordinances: He is looking at possible changes to the purchasing ordinance. Currently, department heads only have the authority to approve purchases (already approved in the annual budget) of \$500 or less. This dollar limit should be raised. He will submit proposed ordinance changes to the city council at a future date.

2. City Attorney's Comments

The governor signed twelve new laws on Friday on various topics (changes to enterprise zones, downstate police pension policy changes, property tax homestead exemptions, ADA compliance, whistleblower amendments, etc.). He will be reviewing and getting information out on all these changes in the next couple of weeks. The city has some ordinances we have to pass, per the state, to comply with the changes in state statutes.

H. Consent Agenda – none

I. Administrative and Community Services Committee Report

1. Results of the Administrative & Community Services Committee Meeting – July 26, 2021

The committee discussed further changes to the liquor license ordinance. At City Administrator's recommendation, the committee decided to create a Class G license for gaming. These licenses will not have a limit. The costs of the licenses will also change. Class E licenses will be \$500 annually; all other licenses will be \$400 annually. The cycle for license renewals will also change. The current year runs from November 1 to October 31. This will change to January 1 – December 31. For this year, all active licenses will be extended two months without additional fees. The committee also discussed matters in closed session.

2. Planning Commission Public Hearing and Regular Meeting – August 12, 2021 @ 7pm and 7:30pm

The Troy United Methodist Church is agreeing to rezone some of their property from R-2 to C-2. This is the property where the church and the parking lot are located.

3. New Vehicle for Building and Zoning

Per Alderman Hellrung, they are also working on acquiring a new truck for the Building Inspector. The current truck is 17 years old and is deteriorating (rust, torn/worn seats, etc.). This truck replacement is not currently in the budget.

Motion: To approve the purchase of a new vehicle for the Building and Zoning Department.

Moved by: Manley. **Second by**: Flint.

Ayes: Dawson, Flint, Hellrung, Henderson, Knoll, Manley. **Nays**: none.

Vote: Motion Passed. Ayes – 6; Nays – 0; Absent – 2

4. Building and Zoning Administrative Coordinator's Report

Per Linda Taake, the job for the CSO was posted externally today.

J. Finance and Economic Development Committee Report

1. Results of the Finance & Economic Development Committee Meeting – August 2, 2021

The committee met earlier tonight and spoke with Keith Moran about the development of a business district. They are working on the boundaries of the district. (The contract with Moran Economic Development LLC will be voted on later in the meeting.)

2. City Treasurer Report – none

K. Law Enforcement and Emergency Services Committee Report

1. *Chief of Police Report*

Per Lt. Meier, the police department will be participating in the Illinois Law Enforcement Torch Run Fundraiser for Special Olympics at Dunkin Donuts on Friday, August 20th, 5:00am – 12:00pm. Also, the department's two newest officers will both be starting field training this week.

L. Public Works Committee Report

1. *City Engineer's Report*

City Engineer Cissell briefed the city council on the following projects:

Hampton Glen, Phases 5 and 6: There are about 47 lots in these phases. The improvement plans were submitted for review by the builder last week.

Zenk Road Culvert: He talked to the Corps of Engineers last week and got their input on the proposed project. The city needs to submit a plan on an aerial image, depicting the location of the riprap with a description of the work. The application and plan (application for permit) will be completed in the next two weeks.

Resurfacing and Drainage Improvements/SrA Bradley Smith Boulevard: He is reviewing the pre-final plans. This project should be ready for bid by late August or early September. The estimated cost of the project is \$350-375K.

Serenade Area on Bradley Smith Boulevard: He is working on the revised plans requested by MEPRD. He has also contacted a Landscape Architect for a proposal for the "creek".

2. *Public Works Schedule and Report - attached*

3. *Public Works Director's Report*

The sewage plant's failing grit blower (discussed at the last council meeting) can be repaired/rebuilt. The cost is \$3,800. Not having to replace the blower will save the city over \$14,000.

Bid notices for a Class-5 dump truck and tool truck were posted today with a bid deadline of August 20th. They are going open bid because there is no state bid for the vehicles required.

He has an approved permit from the EPA for spray aeration, so that project (\$450K budgeted) will be coming to the city council for approval soon.

M. Reports of Special Committees (as needed) – none

N. Ordinances and Resolutions called by the City Clerk, with Citizen Participation

1. *Ordinance 2021-14, Memorandum of Understanding for Carrington Farms (Osborn Developments)* will not be presented at tonight's meeting.

2. *Ordinance 2021-18, Amending Title XI, Chapter 116, Alcoholic Beverages, Sections 017, 018, and 026 (Classes of Licenses Established, Limitations on the Number of Licenses per Class, and Term) of the Codified Ordinances*: This ordinance amendment adds Class G for gaming licenses without limit. It also changes the cost of annual licenses of all types and changes the annual license term from Nov through October to January through December.

Motion: To Approve Ordinance 2021-18 as presented.

Moved by Dawson. **Second by** Henderson. **Vote:** Motion passed (Aye – 6; Nay – 0; Absent – 2)

Aye: Dawson, Flint, Hellrung, Henderson, Knoll, and Manley.

3. *Resolution 2021-14, A Resolution Concerning Wages for Non-Bargaining Unit Employees*

Motion: To Approve Resolution 2021-14 as presented.

Moved by Henderson. **Second by** Knoll. **Vote:** Motion passed (Aye - 6; Nay – 0; Absent – 2)

Aye: Dawson, Flint, Hellrung, Henderson, Knoll, and Manley.

4. *Resolution 2021-15, A Resolution of the City of Troy, Illinois, Authorizing the Mayor to Execute an Agreement for Technical Services and Assistance (For Troy Business District V – Commercial Improvement District) with Moran Economic Development, LLC*

Motion: To Approve Resolution 2021-15 as presented.

Moved by Flint. **Second by** Henderson. **Vote:** Motion passed (Aye - 6; Nay – 0; Absent – 2)

Aye: Dawson, Flint, Hellrung, Henderson, Knoll, and Manley.

5. *Resolution 2021-16, A Resolution of the City of Troy, Illinois, Authorizing the Mayor to Execute an Agreement for PE Services with Oates and Associates and Appraisal Services with DJ Howard and Associates, Inc.:* This resolution provides for services needed to complete Phases 2 and 3 of the Clay Street Reconstruction Project.

Motion: To Approve Resolution 2021-16 as presented.

Moved by Hellrung. **Second by** Dawson. **Vote:** Motion passed (Aye - 6; Nay – 0; Absent – 2)

Aye: Dawson, Flint, Hellrung, Henderson, Knoll, and Manley.

6. *Resolution 2021-17, Resolution of the City Council Regarding Acceptance of a Final Plat for Schmalz Road Subdivision (Lots 1-6):* This final plat had to be revised. The proposed development is outside Troy city limits and is part of unincorporated Madison County. Because of this, the plat required the review of Madison County Building and Zoning. They made some changes and the final plat has been amended by the builder.

Motion: To Approve Resolution 2021-17 as presented.

Moved by Hellrung. **Second by** Henderson. **Vote:** Motion passed (Aye - 6; Nay – 0; Absent – 2)

Aye: Dawson, Flint, Hellrung, Henderson, Knoll, and Manley.

O. Closed Session (as needed) – Closed Session was determined to not be required.

P. Adjournment, no later than 10:00 p.m.

Adjournment of the Meeting

Moved by Manley. **Second by** Henderson. Unanimously approved by voice vote.

Meeting adjourned at 8:03 pm.

Kimberly Thomas
City Clerk