



## City of Troy

### City Council Meeting

Monday, August 16, 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.

#### B. Roll Call in Alphabetical Order

**Present:** Dan Dawson, Tim Flint, Elizabeth Hellrung, Nathan Henderson, Sam Italiano, Debbie Knoll, Tony Manley and Troy Turner. **Absent:** None. **Other Officials Present:** Mayor David Nonn, City Treasurer Kelly Huelsmann, City Administrator Jay Keeven, City Engineer Tom Cissell, City Attorney Fred Keck, Building and Zoning Administrative Coordinator Linda Taake, Public Works Director Rob Hancock, Assistant Chief of Police Chris Wasser, City Clerk Kim Thomas, and Deputy Clerk Andrea Lambert.

#### C. Reading and Approval of Minutes

1. *Approval of the August 6, 2021, City Council Meeting Minutes.*

**Moved by** Henderson. **Second by** Manley. Unanimously approved by voice vote with one abstention.

#### D. Communications – to be provided by the City Clerk - none

#### E. Citizen Participation - Limited to three (3) minutes per person

#### F. Mayor's Comments

Per Mayor Nonn, Ordinance 2021-14 is removed from tonight's agenda. It will be addressed at a later date. He also announced that our new census numbers are in. Troy's 2010 population was 9,888. Our 2020 population is 10,960, roughly a 10% increase over the last ten years.

##### 1. *Presentation of Blight Analysis & Business Development District Plan by Moran Economic Development LLC*

The Mayor introduced Keith Moran, founder and president of Moran Economic Development, LLC, who was in attendance to present his Blight Analysis and Business District Plan for Troy.

Mr. Moran began by commending the City Council, Mayor, City Administrator, Public Works Director, and City Engineer for getting the Troy Business Improvement District (TBID) area determined quickly. This will be the fifth business district for Troy. Business Districts are sales tax based programs. They give communities the ability to bump their sales tax up by up to 1% within a defined area. The dollars that are generated are used for redevelopment of that area. Many items will not be affected by the business tax: items licensed through the State of Illinois (cars, boats, etc.), medicine, other medical products, and groceries.

The Troy sales tax is currently 6.85%. This tax goes to the Illinois Department of Revenue. The state keeps 5% and sends the remainder to the following: 1% to Troy General Fund, .25% to Madison County, .25% to the Madison County Flood Prevention District, .25% to Metro East Mass Transit, and .10% to Metro East Parks & Recreation District. In the new business district, the sales tax will be 7.85%. The extra 1% will be sent by the IL Department of Revenue to the Troy Business District Fund.

Even with the added business district tax, Troy sales tax will be among the lowest in the area. He asked the council to keep in mind that much of the new business district is along the interstate where most customers are not even from this area. This benefits the city with less effect on our residents.

Many other county municipalities already have business districts: Glen Carbon (7.85% tax), Edwardsville (8.1% tax), Collinsville (9.1% tax), Highland (8.35% tax), Alton (7.85% tax), and Granite City (7.85% tax). He estimates the business district will bring in over \$500K annually, greatly benefitting developers and residents. The funds generated by the TBID can provide new roads and infrastructure in the area, create jobs through new businesses, upgrade and improve businesses and residential, and provide surface improvements (sidewalks, roadways, etc.). There are currently 257 structures in the TBID area; 176 of these have notable structural defects.

Goals for the district:

- Market existing businesses in the area to promote retention and expansion
- Attract new businesses
- Promote aesthetic improvements (such as beautification of our downtown area)
- Encourage investment in the city
- Implement streetscape improvements (sidewalk repair, burying of power lines, lighting upgrades, etc.)
- Improve the higher traffic areas of the district
- Facilitate other improvements

Mr. Moran is excited to see the start of this business district. Business districts have done “wonders” for other county municipalities. He believes it will provide Troy with future business development opportunities. Later in the meeting, an ordinance will be voted on to set the public hearing date. A public notice will be posted in the local newspaper.

## G. City Administrator and City Attorney Comments

### 1. City Administrator's Comments

Mr. Keeven said they are moving forward with the Community Service Officer (CSO) hire. The application deadline was today. They hope to conduct the interviews this Thursday (August 19<sup>th</sup>) and the new hire can begin work the first full week in September.

He thanked Mr. Cissell, who pointed out some opportunities to receive funding through Madison County that the city had requested. These have been approved by the Madison County Board. Last week, the city received \$150K for the Spring Valley intersection and signal light (funds were programmed into the budget); today we received \$94K for Phase 1 of the Clay Street (funds were not programmed into the budget). There is another \$64K for our portion of Old Troy Road/Bouse Road. This fund transfer is still pending.

### 2. City Attorney's Comments

Mr. Keck thanked Keith Moran for his work on the Business District project.

## H. Consent Agenda

1. *Treasurer's Report for July 2021*
2. *Building & Zoning Report for July 2021*
3. *Business Registrations for July 2021*
4. *Police Report for July 2021*
5. *Water & Sewage Report for July 2021*
6. *Approval of the Consent Agenda as presented*

**Motion:** To approve the consent agenda as presented.

**Moved by** Turner. **Second by** Italiano. **Vote:** Motion passed (Aye = 8; Nay = 0)

**Aye:** Dawson, Flint, Hellrung, Henderson, Italiano, Knoll, Manley, and Turner.

## I. Administrative and Community Services Committee Report

### 1. Results of the Planning Commission Public Hearing and Regular Meeting – August 12, 2021

The commission heard a request from Troy United Methodist Church for rezoning. There were members of the community who spoke, expressing concerns and asking questions. In the end, the commission voted to turn down the request. After the hearing, the church withdrew their request.

During the regular meeting, the commission viewed a presentation on the rezoning of property on Formosa Road. The company going in would need rezoning or a special permit to operate. Additional businesses have also requested special use permits. The commission is looking at possible changes to the rezoning rules. The commission is scheduled to meet again on Thursday, September 9, 2021.

### 2. Building and Zoning Administrative Coordinator's Report

Linda Taake stated that her department has issued 42 single family new construction permits. Last year at this time it was 32; two years ago it was 27. Today, her department issued 10.

## J. Finance and Economic Development Committee Report

### 1. Approval of Aged Obligation Report – July 2021

Computer-run checks in the amount of \$298,759.37, manual checks written for July in the amount of \$163,874.23, and payroll expenses for July in the amount of \$315,299.55.

**Motion:** To Approve the Aged Obligation Report as presented, totaling \$777,933.15

**Moved by** Henderson. **Second by** Dawson. **Vote:** Motion passed (Aye = 8; Nay = 0)

**Aye:** Dawson, Flint, Hellrung, Henderson, Italiano, Knoll, Manley, and Turner.

### 2. City Treasurer Report – none

## K. Law Enforcement and Emergency Services Committee Report

### 1. Chief of Police Report

Assistant Chief of Police Chris Wasser announced that school is back in session, and the SRO is back in the schools. Traffic has been heavy in the area. They are working with the schools on a more efficient plan.

This Friday (August 20<sup>th</sup>) is the Special Olympics "Coffee for Champions" event (formerly called "Cop on Top") at Dunkin Donuts, from 5:00am until 12:00pm.

The LPR systems are up and running. They have had eight arrests since the cameras began tracking. Monthly reports will be given on the success of the LPRS.

The Police Department has been extremely busy over the last couple of weeks (see Monthly Activity Report).

## L. Public Works Committee Report

### 1. Results of the Public Works Committee Meeting, August 16, 2021

The committee met immediately prior to tonight's city council meeting to discuss the following budgeted repair/maintenance items: wastewater plant roof rehab, wastewater plant tertiary filter rehab, and lift station maintenance. The Public Works Department is getting the RFPs finalized so they can move forward.

### 2. 2021 Traffic Signal Master Agreement with IDOT (revised)

Per Public Works Director Hancock, this is a ten-year agreement. The city signed it last year, but there have been a few revisions. We have traffic signals throughout the community. IDOT pays 100% of electrical costs and maintenance on some, and we have a 50/50% split on the others.

**Motion:** To Authorize the Mayor to Execute the 2021 Traffic Signal Master Agreement

**Moved by** Hellrung. **Second by** Turner. **Vote:** Motion passed via unanimous voice vote.

### 3. City Engineer's Report

City Engineer Cissell stated that he would like to have a workshop with the city council to show them the updates he has made with the planning commission on the parking ordinance. The planning commission would like to complete the parking ordinance and then move on to the rest of the zoning ordinance.

He briefed the following projects:

Hampton Glen – Phase 5 and 6: Plans, quantities, detention computations, and sewer computations have been reviewed and comments will be submitted to TWM tomorrow.

MEPRD Community Planning Grant for Trails: He is working on the report and wants to set a date to present future trail alignments at a virtual public meeting. Prior to this meeting, a survey to the public is being considered to gather opinions from our citizens.

TIF Project/SrA Bradley Smith Boulevard (resurfacing and drainage improvements): The project is scheduled to be bid on September 2<sup>nd</sup> at 10:00am.

### 4. Public Works Schedule and Report – attached

### 5. Public Works Director's Report

Striping is about 99% complete. One of the machines broke down and they are waiting on a part.

The #3 variable frequency drive at the terminal lift station is bad. They are getting prices on a replacement. The estimated price is about \$4K.

Crack sealing RFP received no bids (for the second time), so the department will hire a contractor (in accordance with IDOT policy) to complete the work. He will ask the same contractor they used last year. The price should be under the \$70K budgeted amount.

There is 20,000lb trailer in the budget for Public Works. There were three quotes. The lowest quote was Camper Exchange in Belleville. The quote exceeded the \$15K budgeted by \$908.00. To lower the cost, they will not be purchasing the dirt strainer.

He met yesterday with Friedens Church Council regarding flooding issues at the intersection of Creekside and Avalon Drives. They built a retention pond and installed piping with an overflow to prevent flooding in the intersection. It has helped, but has not totally controlled the problem. They need a permanent easement from the church to complete the additional work required. The project will cost an estimated \$40K and will be in next year's budget. The work will include a reroute of the remaining storm water from Creekside Drive, the school, and the solar field.

## 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 2021-19 – An Ordinance Permitting Troy United Methodist Church to Vacate a 25-Foot Portion of a 50-Foot Roadway and Utility Easement that Exists on the South Side of a 4.8± Tract of Land

**Motion:** To approve Ordinance 2021-19 as presented.

**Moved by** Italiano. **Second by** Turner. **Vote:** Motion passed (Aye = 8; Nay = 0)

**Aye:** Dawson, Flint, Hellrung, Henderson, Italiano, Knoll, Manley, and Turner.

3. Ordinance 2021-20 – An Ordinance of the City of Troy that Sets the Public Hearing Date for the Establishment of a Business District in Troy

This Ordinance sets the public hearing date for September 7, 2021, at 6:30 pm.

**Motion:** To approve Ordinance 2021-20 as presented.

**Moved by** Turner. **Second by** Henderson. **Vote:** Motion passed (Aye = 8; Nay = 0)

**Aye:** Dawson, Flint, Hellrung, Henderson, Italiano, Knoll, Manley, and Turner.

**O. Closed Session (as needed) – none**

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

*Adjournment of the Meeting*

**Moved by** Hellrung. **Second by** Turner. Unanimously approved by voice vote.

**Meeting adjourned** at 8:16 pm.

*Minutes approved at 9.7.2021 City Council Meeting.*

Kimberly Thomas *(signed)*

**Kimberly Thomas**

**City Clerk**