



## City of Troy

### City Council Meeting

Tuesday, September 7, 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, Tony Manley and Troy Turner. **Absent:** Debbie Knoll. **Other Officials Present:** Mayor David Nonn, Treasurer Kelly Huelsmann, City Administrator Jay Keeven, City Engineer Tom Cissell, City Attorney Fred Keck, 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

*Approval of the August 16, 2021, City Council Meeting Minutes*

**Moved by** Italiano. **Second by** Henderson. Unanimously approved by voice vote of the aldermen.

#### D. Communications – to be provided by the City Clerk

#### E. Citizen Participation

Mr. Ross Kranz, a Troy resident living on Zenk Road, spoke to the council and asked for their assistance concerning semi-trucks on Zenk, coming from Liebler Road. The trucks get on Liebler, believing it has interstate access, and they have nowhere to turn around. There have been two recent accidents on Zenk Road: one semi broke a telephone pole while trying to turn around; another backed into a business, causing damage. Public Works Director Hancock stated that this has been a problem for several years. Signage was added on Liebler Road stating no semis are permitted. Mayor Nonn and he will take another look at the issue.

#### F. Mayor's Comments

##### 1. Results of the Business District V Public Hearing, September 7, 2021 at 6:30pm

The hearing was held earlier in the evening. No members of the public spoke and council members had no further discussion on the district. City Attorney Keck said he would work with Jay Keevan and Keith Moran to prepare an ordinance for the aldermen to approve/disapprove at the next council meeting.

##### 2. Acceptance of the Resignation of David Roady from the Trustee Police Pension Fund Board

**Motion:** To accept the resignation of David Roady from the Trustee Police Pension Fund Board, effective August 20, 2021.

**Moved by:** Hellrung. **Second by:** Henderson. Unanimously approved by voice vote of the aldermen.

##### 3. Appointment of Treasurer Kelly Huelsmann to the Trustee Police Pension Fund Board

**Motion:** To approve the appointment of Treasurer Kelly Huelsmann to the Trustee Police Pension Fund Board, effective immediately.

**Moved by:** Hellrung. **Second by:** Henderson. Unanimously approved by voice vote of the aldermen.

4. *Special City Council Meeting, Monday, October 4, 2021, at 7:00pm – Semi-Annual Review of Closed Session Minutes*

Mayor Nonn announced this upcoming special closed city council meeting to the aldermen.

5. *Upcoming Community Events – announced by Mayor Nonn*

- September 11, 2021 – 12<sup>th</sup> Annual Bradley Smith 5K Run/Walk and Harvest Fest

- September 17/18, 2021- Troy City-Wide Garage Sale

**G. City Administrator and City Attorney Comments**

1. *City Administrator's Comments*

TIF District: City Administrator Keeven informed the council that our current large TIF district will close out at the end of this year. He is interested in looking at a new TIF district, covering just downtown Troy, so that we can revitalize this area.

Discovery Zone/Enterprise Zone: He wants to talk with Walt Williams of Madison County Economic Development on Troy's Discovery Zone (where there is a sales tax exemption on building materials used to improve and/or renovate real property for qualified commercial, industrial or manufacturing projects). He would also like to look at adjusting our Discovery Zone plan to include the downtown area.

2. *City Attorney's Comments*

Mr. Keck said he would have items to discuss in the Ordinance and Resolution portion of the meeting. He also informed the council that there is a closed session at the end of tonight's meeting.

**H. Consent Agenda – none**

**I. Administrative and Community Services Committee Report**

1. *Approval of Hire – Chris Coyne as Troy Community Service Officer*

**Motion**: To approve the hire of Chris Coyne as Troy Community Service Officer at \$25.68 per hour

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

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

**Vote**: Motion Passed. Ayes – 7; Nays – 0; Absent – 1

2. *Administrative and Community Services Committee Meeting, September 9, 2021 at 6:30pm*

The committee will be looking at an ordinance for golf cart usage on city streets.

3. *Planning Commission Meeting, September 9, 2021 at 7:30pm*

The commission will be completing their discussion on off-street parking section of the code of ordinances. They are hoping to be ready for committee review in November.

4. *Building and Zoning Administrative Coordinator's Report*

Per Linda Taake, she has been approached by two applicants for special use permits. One wants to locate a marijuana dispensary in Troy; the other individual wants to locate a coffee shop in a temporary building in front of Plummer Strip Mall. Those will both need to be heard by special use public hearings in front of the planning commission, at their October meeting. The date of the Planning Commission's October meeting will probably need to be changed due to scheduling issues.

In the ordinance and resolution section of the agenda, there is a resolution to approve a three-lot subdivision. This subdivision is not within city limits. Madison County has already reviewed and approved it. City Engineer Cissell has also looked at it. It is a 9.5 acre tract. It is being divided into three lots: two will be approximately two acres each; the third lot will be the remainder of the tract.

**J. Finance and Economic Development Committee Report - No report.**

1. *City Treasurer Report – No report.*

## **K. Law Enforcement and Emergency Services Committee Report**

### *1. Chief of Police Report*

The newest lateral transfer officers graduated from the FGO Program and are on duty. Chief Shownes will now be looking at transferring one patrol officer to Investigations. The department also has a new German short-haired pointer. He will be going to training in a few weeks. This dog will be able to do item/person locates, drug sniffing and tracking.

## **L. Public Works Committee Report**

### *1. Bid Tab Sheet: Class 5 Chassis with Enclosed Utility Body*

Budgeted Amount: \$70,000. Actual Cost: \$64,580. Low Bidder: Tri-Ford

**Motion:** To approve the purchase of a Class 5 Chassis with enclosed body

**Moved by:** Turner. **Second by:** Italiano.

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

**Vote:** Motion Passed. Ayes – 7; Nays – 0; Absent – 1

### *2. Bid Tab Sheet: Class 5 Chassis with Dump Bed*

Budgeted Amount: \$90,000. Actual Cost: \$66,410 (with trade-in). Low Bidder: Victory Lane Ford/Litchfield

**Motion:** To approve the purchase of a Class 5 Chassis with a dump bed

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

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

**Vote:** Motion Passed. Ayes – 7; Nays – 0; Absent – 1

### *3. Bid Tab Sheet: Fluid-Applied Roof Restoration*

Budgeted Amount: \$127,500. Actual Cost: \$29,367 – labor only (State bidding was used to purchase the materials – direct from the vendor.) Bidder: Shay Roofing, Inc. The roof restoration is for the city's sewer facilities: tertiary filter, press building, blower building and terminal lift station.

**Motion:** To approve fluid-applied roof restoration for sewer facilities

**Moved by:** Dawson. **Second by:** Hellrung.

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

**Vote:** Motion Passed. Ayes – 7; Nays – 0; Absent – 1

### *4. Bid Tab Sheet: SrA Bradley Smith Resurfacing*

Budgeted Amount: \$500,000. Actual Cost: \$254,633.50. Low Bidder: Rooter's Asphalt

**Motion:** To approve bid for SrA Bradley Smith Boulevard resurfacing with 10% contingency (\$280,096.85)

**Moved by:** Dawson. **Second by:** Henderson.

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

**Vote:** Motion Passed. Ayes – 7; Nays – 0; Absent – 1

### *5. Crack Sealing Notice – September 13-22, 2021*

The city will conduct crack and joint sealing on multiple streets beginning the week of September 13, 2021. Streets include Riggins Road, Main Street, Clay Street, Wickliffe, Mary Drive, Bridgehampton, Hook Pond Way, Cedar Point Park, Herrick Park Drive, Mill Hill Lane, Nottingham Drive, Canterbury Road, O'Hara Drive, Buckeye Drive, Cherry Lane, and Cedar Lane. Drivers should avoid driving over fresh material until the lanes have reopened. There is no parking on the above streets September 13-22, 2021.

### *6. Serenade Area on SrA Bradley Smith Boulevard (TIF Project)*

City Engineer Cissell briefed the council on the proposal and updated plans for the Serenade area on SrA Bradley Smith Boulevard. The area will include a 16-spot parking lot, creek-scape play area for children, picnic area with pavilion, trees, etc. He would like to hire a professional landscape architect to review and enhance the existing plan and asked the council if they would approve. He suggested Planning Design Studio LLC (PDS) for the detailed plans. Their estimate for design is \$52,100. They would bid the project out in two phases. Phase 1 is the creek. Phase 2 is the landscaping, etc. MEPRD will cover 40% of the construction cost, up to \$300,000. They will also cover 40% of the PDS design contract.

**Motion:** To approve the hire of PDS for Serenade Area Design for an amount not to exceed \$52,100.

**Moved by:** Henderson. **Second by:** Turner.

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

**Vote:** Motion Passed. Ayes – 7; Nays – 0; Absent – 1

#### 7. *City Engineer Report*

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

Schmalz Road Subdivision: Final plat was approved by Madison County.

Old Troy Road & IL-162 Roundabout: Lochmueller Group has completed the plans. They will email the plans to him and Public Works Director Hancock tomorrow for review. Once the city review is complete, Lochmueller will forward the plans to IDOT.

Zenk Road Culvert: He completed the permit and submitted it to US Army Corps of Engineers two weeks ago to fill the culvert with rock. The USACE approval process takes 45-60 days.

Water & Sewer Projects: He is working watermain extension plans with Public Works Director Hancock on Dale Drive and Riggins Road.

#### 8. *Public Works Director Report*

Public Works Director Hancock provided the following information to the city council members:

Bidding will be open on the tertiary filter tomorrow. Bids will be back September 22<sup>nd</sup>.

There is an Illinois State law concerning the employ of Illinois residents on public works projects. Any time the state unemployment rate is above 5%, 90% of the employees working on a public works project must be Illinois residents. This limits our bidding group because there are only a few demolition companies that take down water towers. This demolition involves the ground storage tank/water tower on Troy Road by IL-159. He received notification from IDOT today that the supplemental engineering agreement for Phase 1 and 2 of Clay Street was approved for the use of MFT funds in the amount of \$47,441, which should complete the engineering for the project.

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

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

1. *Ordinance 2021-21 - An Ordinance of the City of Troy, Illinois, Amending Title III, Chapter 37, Finances and Purchasing; Fee Schedule, Sections 45, 46, and 47 (General Provisions, Purchasing and Bidding and Contract Procedures) of the Codified Ordinances*

**Motion:** To approve Ordinance 2021-21 as presented.

**Moved by:** Italiano. **Second by:** Henderson.

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

**Vote:** Motion Passed. Ayes – 7; Nays – 0; Absent – 1

2. *Ordinance 2021-22 - An Ordinance Amending Certain Sections of Title V, Public Works, Chapter 51, Utilities Generally, and Chapter 52, Water of the Code of Ordinances of the City of Troy*

Per Linda Taake, this changes the code of ordinances as follows: New water customers, whose residences are not located within city limits, will be required to sign a pre-annexation agreement. Then a public hearing will be held to approve the pre-annexation. Once their property is contiguous to Troy city limits, they will automatically be annexed.

**Motion:** To approve Ordinance 2021-22 as presented.

**Moved by:** Turner. **Second by:** Hellrung.

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

**Vote:** Motion Passed. Ayes – 7; Nays – 0; Absent – 1

3. *Resolution 2021-18 - Resolution of the City Council to Approve a Final Plat - Coleman's Subdivision*

Per Mr. Cissell, this is a minor subdivision plat. This plat is within 1.5 miles of the city limits, so the city has to review and approve. The property is being divided into two 2.5-acre lots and one 4+ acre lot. The future residents will need to sign pre-annexation agreements for city water.

**Motion:** To approve Resolution 2021-18 as presented.

**Moved by:** Italiano. **Second by:** Turner.

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

**Vote:** Motion Passed. Ayes – 7; Nays – 0; Absent – 1

*4. Resolution 2021-19 - Authorization to Execute an Agreement for Electric Construction Spray Aeration System Work with JF Electric, Incorporated*

Per Mr. Hancock the city has been talking for years about spray aeration at the water plant to remove carbon dioxide from our water. The resolutions that follow (2021-19, 2021-20, and 2021-21) provide this. JF Electric will do the electrical work and DN Tanks will do the tank modification. The electrical work will be done by JF Electric because they are the electricians most familiar with latest updates to the plant. This project is sole-source with DN Tanks because the tank is two years old and should be modified by the company who built it. The IXOM Spray Aeration has been piloted and proven to remove carbon dioxide.

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

**Moved by:** Turner. **Second by:** Italiano.

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

**Vote:** Motion Passed. Ayes – 7; Nays – 0; Absent – 1

*5. Resolution 2021-20 - Authorization to Execute an Agreement for Dome Modifications for Spray Aeration System with DN Tanks of Illinois, LLC*

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

**Moved by:** Henderson. **Second by:** Turner.

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

**Vote:** Motion Passed. Ayes – 7; Nays – 0; Absent – 1

*6. Resolution 2021-21 - Authorization to Execute an Agreement for Spray Aeration System with New Clearwell Work with IXOM Watercare, Inc.*

**Motion:** To approve Resolution 2021-21 as presented.

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

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

**Vote:** Motion Passed. Ayes – 7; Nays – 0; Absent – 1

**O. Closed Session (as needed)**

*Closed Session – IAW 5 ILCS 120/2(c)5, Purchase Lease of Real Property for the Use of the Public Body*

**Motion:** To enter into closed session in accordance with 5 ILCS 120/2(c)5, Purchase Lease of Real Property for the Use of the Public Body

**Moved by:** Turner. **Second by:** Henderson.

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

The council entered closed session at 8:32pm and left closed session at 8:51pm.

**P. Adjournment**

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

**Meeting adjourned** at 8:52 pm.

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Kimberly Thomas  
City Clerk