

CITY OF TROY
Regular City Council Meeting
Tuesday February 16, 2010

The meeting was held in the Council Chambers at 116 E. Market Street, Troy, Illinois. Mayor Tom Caraker, Sr. called the meeting to order at 7:30 p.m. immediately following the Pledge of Allegiance.

ROLL CALL: Present; Mayor Tom Caraker, Sr.; Aldermen Adomite, Brannon, Davis, Evans, Hendrickson, Metcalf; Clerk Mitchell; Treasurer Roady; Absent: Aldermen Italiano, Lanahan

OTHER OFFICIALS PRESENT: Administrator Soland, Attorney Wigginton, Chief Rizzi, Code Administrator Frey; Absent: Director of Public Works Secrest (training).

READING AND APPROVAL OF MINUTES: Minutes from February 1, 2010 regular City Council Meeting: Alderman Adomite moved, seconded by Alderman Brannon to approve the regular City Council meeting Minutes as written. Roll call vote was taken: Aldermen Adomite yea, Brannon yea, Davis yea, Evans abstained, Hendrickson yea, Metcalf yea, 5 yeas, 1 abstention 0 nays, motion carries.

COMMUNICATIONS: Clerk Mitchell has nothing at this time.

MAYOR'S/ADMINISTRATOR'S COMMENTS/CITY ATTORNEY'S COMMENTS:

Mayor Caraker announced the bridge on Route 162 was hit by a diesel truck tonight and we are waiting for I.D.O.T. to come and inspect the damage. Chief of Police Rizzi commented I.D.O.T. just got there and decided to leave the bridge open and inspect it further tomorrow. Mayor Caraker stated on Thursday at 8:45 a.m. he will be attending a Finance Committee meeting at the Capital to discuss the Star Bond.

Mayor Caraker commented the Illinois Municipal League and ITIA are opposed to this Star Bond along with about 23 other Mayors. We have received a 60 day moratorium for the impact study along with the negative impact study. The Department of Revenue has written a 15 page report on the impact of the entire state. Also, Senator Haynes has dropped out and there is only one sponsor left on this Bill.

Year End Report of Building and Zoning Department: Code Administrator Frey commented they have put together a Year End Report for 2009 in his department to show the council what they do and the extra that they do in his department. Code Official Frey explained some of the highlights on this document. Code Official Frey commented total estimated value for commercial was \$3,304,525.31, commercial and new construction together is \$13,911,844.19, and limited use permits were \$3,500.00. Permits issued for residential was up from 2008 with a value of \$10,607,318.88. We issued 350 Rental Inspections permits and fees collected were \$8,750.00, sign permits issued \$700.00, code inspection fees \$425.00. We also did 1552 locates, 97 times checked for leaks, helped the water department and read 1088 meters, and inspections totalling 1286. Over all we are up 20.61% since 2008, so 2009 we a pretty good year. Animal calls were up 30% over 2008. Code official Fry wanted to thank his staff; Dave, Scott, and Linda for a great job they are doing.

PEOPLE REQUESTING TO BE ON THE AGENDA: No one requested to be on the Agenda.

ADMINISTRATIVE SERVICES: *Alderman Adomite* has nothing at this time.

BUILDING AND ZONING COMMITTEE: *Alderman Davis*

Building Inspector's Report for January 2010: Alderman Davis presented the Building Inspector's Report for January 2010; the Estimated Value is \$232,855.35, Fees Collected was \$1,100.00, and Building Permits Retired are \$534,393.83. Alderman Davis moved, seconded by Alderman Evans to approve the Building Inspector's Report for January 2010 as presented. Roll call vote was taken: Aldermen Adomite, Brannon, Davis, Evans, Hendrickson, Metcalf yeas, 6 yeas, 0 nays, motion carries.

ECONOMIC DEVELOPMENT COMMITTEE: *Alderman Brannon*

Business Registrations for January 2010: Alderman Brannon presented the Business Registrations Report for January 2010; there were two Commercial Enterprises, A to Z Family Dentistry at 120 W. Market St., and Steve Schmitt Pre-owned Center, Inc. d/b/a/ Secure Auto Credit at 439 Edwardsville Road. One sign permit issued at Troy Bakery and one Code Inspection at Secure Auto Credit. Alderman Brannon commented in you packets we received the notice for the Tourism meeting and thanks to Clerk Mitchell we have a bunch of applicants. We will hold a meeting on Saturday February 20, 2010 to discuss with the applicants the Tourism Request. We have had one meeting already with the committee to see where we stand as far as how much is in the account and what is needed. There was one discussion on Beautification for the City this is new news and we will look into this further.

FINANCE COMMITTEE: *Alderman Lanahan*

Treasurer's Report for January 2010: Alderman Adomite moved, seconded by Alderman Davis to accept the Treasurer's Report for January 2010 as presented. Roll call vote was taken: Aldermen Adomite, Brannon, Davis, Evans, Hendrickson, Metcalf yeas, 6 yeas, 0 nays, motion carries.

Sales Tax Report from Illinois Department of Revenue for November 2009/February 2010:

Alderman Adomite commented the Sales Tax from the Illinois Department of Revenue for November 2009/February 2010 is \$73,968.53.

Bills to be Approved and Paid: Alderman Adomite moved, seconded by Alderman Metcalf to approve the Aged Obligation Report Summary; Total Computer Checks were \$196,377.19, Total manual Checks were \$22,262.39 and the Grand Total is \$218,639.58. Roll call vote was taken: Aldermen Adomite, Brannon, Davis, Evans, Hendrickson, Metcalf yeas, 6 yeas, 0 nays, motion carries.

LAND USE COMITTEE: *Alderman Evans*

Report on Planning Commission Meeting: Alderman Evans commented on February 11, 2010 there was a Planning Commission Hearing regarding rezoning of property on 216 Hazel Street. There is an ordinance under Legislative to rezone. Alderman Evans commented the PC went into their regular meeting following the public hearing. The Planning Commission is focusing on the neighborhood commercial zoning and they are trying to get a handle on that because the other things stem from that classification. This is their main focus for now and the next meeting is March 11, 2010.

LAW ENFORCEMENT & EMERGENCY SERVICES: *Alderman Hendrickson*

Police Report for January 2010: Alderwomen Hendrickson moved, seconded by Alderman Brannon to approve the Police Report for January 2010 submitted by Chief Rizzi in the amount of \$8,711.29 in collected fines. Roll call vote was taken: Aldermen Adomite, Brannon, Davis, Evans Hendrickson, Metcalf yeas, 6 yeas, 0 nays, motion carries.

Alderwoman Hendrickson commented she met with Larry Ringering today and hopefully we should have the cities emergency preparedness plan by April.

Chief Rizzi has nothing at this time. Mayor Caraker commented we do have agreements with Maryville Protection and even Collinsville Protection for something on the other side of the bridge therefore; we will have very serious coordination. Chief Rizzi will get this coordinated.

Alderman Adomite asked about the snow routes when it goes into effect. Administrator Soland commented ten days after the last sign goes up.

Alderwomen Hendrickson commented that we have 59 students signed up for the CERT program so we have a really good response.

PUBLIC WORKS COMMITTEE: *Alderman Italiano*

Water & Sewer Report for January 2010: Alderman Evans moved, seconded by Alderman Adomite to approve the Water & Waste Water report for January 2010 as presented. Roll call vote was taken: Aldermen Adomite, Brannon, Davis, Evans, Hendrickson, Metcalf yeas, 6 yeas, 0 nays, motion carries.

Discussion of Water & Sewer Tap-on Fees: Administrator Soland commented this is something we have discussed in committee meetings with the sewer issue with multi family. We have compared our rates with some other municipalities. Multi family sewer use is not feasible to us. We have answered the questions that the council had we reviewed the rates of other communities and answered Alderman Davis questions of the out of town rates concerning duplexes. There is no one that offers those rates for any one out of town (multi family). Everything would raise a bit because right now it cost us more to provide a tap-on fee. It currently cost us about \$2600.00 and we only charge \$1500.00. It was the late nineties when this was revised so we felt it was time to look into this. We have proposed an annual increase in tap-on fees of \$150.00 each May 1st to insure no large increases at one time. The \$150.00 is a modest increase do to insurance etc. Mayor Caraker mentioned to the council to go through this and we will have an ordinance on this for the March 1st meeting. Once this is past it will take 60 days to come into effect. In that time we will get the word out to developers and will be in the papers.

Time for Director of Public Works: DPW Secrest is at training classes.

Acceptance of the City of Troy Drainage Guidelines: Mayor Caraker commented the purpose of this policy is to identify the responsibilities and limitations of the City of Troy, and to provide guidelines to the Administrative Staff, and Building and Zoning Department concerning routine drainage system maintenance. This is not a policy this is just a Guideline, there are many different drainage maintenance. Like roadway related drainage maintenance, non-roadway related drainage maintenance, city funded and non- city funded, and miscellaneous drainage issues. What brought this about is that we had no Guidelines, and this is not forcible contract, no resolution and no ordinance these are simply Guidelines.

Alderman Evans moved, seconded by Alderman Brannon to accept the City of Troy Drainage Guidelines. Roll call vote was taken: Aldermen Adomite, Brannon, Davis, Evans, Hendrickson, Metcalf yeas, 6 yeas, 0 nays, motion carries.

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LEGISLATIVE COMMITTEE: *Alderman Metcalf*

Ordinance to Approve the Economic Incentive Agreement (Steve Schmitt Inc.): Alderman Metcalf commented he was not an alderman the first time this incentive was approved but, he does not feel this should be approved this time. Alderman Evans commented he doesn't like that Steve Schmitt opened under a different name, and the fact that he wants a 50% rebate for 36 months. Alderman Evans commented he was here the first time and this was a vacant lot at that time, but this time it is all established. Alderman Metcalf moved, seconded by Alderman Brannon to pass **Ordinance 2010-06** approving an Economic Incentive Agreement between the City of Troy and Steve Schmitt, Inc. Roll call vote was taken: Aldermen Adomite nay, Brannon nay, Davis nay, Evans nay, Hendrickson yea, Metcalf nay, 1 yea, 5 nays, motion failed.

Resolution to Accept/Reject the Recommendation of the Planning Commission: Alderman Metcalf moved, seconded by Alderman Evans to adopt **Resolution 2010-01** to accept the Planning Commission Recommendation to Rezone 216 Hazel Street. Roll call vote was taken: Aldermen Adomite, Brannon, Davis, Evans, Hendrickson, Metcalf yeas, 6 yeas, 0 nays, motion carries.

Ordinance to Vacate Utility Easement: Alderman Metcalf moved, seconded by Alderman Adomite to pass **Ordinance 2010-08** an Ordinance to Vacate a Utility Easement on property owned by Troy Acquisitions LLC in the City of Troy. Roll call vote was taken: Aldermen Adomite, Brannon, Davis, Evans, Hendrickson, Metcalf yeas, 6 yeas, 0 nays, motion carries.

Ordinance to Establish Utility Easement: Alderman Metcalf moved seconded by Alderman Davis to pass **Ordinance 2010-09** an Ordinance Establishing a Utility Easement on property owned by Troy Acquisition LLC in the City of Troy. Roll call vote was taken: Aldermen Adomite, Brannon, Davis, Evans, Hendrickson, Metcalf yeas, 6 yeas, 0 nays, motion carries.

Alderman Adomite moved, seconded by Alderman Davis to adjourn, roll call vote was taken: Aldermen Adomite, Brannon, Davis, Evans, Hendrickson, Metcalf yeas, 6 yeas, 0 nays, motion carries, meeting adjourned at 8:15 p.m.

Tammy J Mitchell, RMC, CMC
City Clerk