

**CITY OF TROY**  
**Regular City Council Meeting**  
**August 4, 2008**

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, Davis, Evans, Italiano, Lanahan, Metcalf, McTaggart, Clerk Mitchell; Absent: Treasurer Roady, Alderman Brannon

**OTHER OFFICIALS PRESENT:** Administrator Soland, Attorney Wigginton, Chief Rizzi, Jr. Director of Public Works Secrest, Code Administrator Frey.

**READING AND APPROVAL OF MINUTES:** Minutes from the July 27, 2008 regular City Council meeting: Alderman Evans had a correction on page one it should say compliance instead of complaint. Alderman Italiano moved, seconded by Alderman Lanahan to approve the regular City Council meeting Minutes as corrected and written. Roll call vote was taken: Aldermen Adomite yea, Davis yea, Evans abstained, Italiano yea, Lanahan yea, McTaggart yea, Metcalf yea, 6 yeas, 1 abstention, 0 nays, motion carried.

**COMMUNICATIONS:** Clerk Mitchell has nothing at this time.

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

Review of Route 162 Construction: Mayor Caraker commented he is very unhappy and frustrated with the way things are going with the construction on Route 162. Not with the City but with the contractor. After meeting with IDOT on various occasions and so has the Director of Public Works Secrest. Effective this week they are going to start working 7 days a week 10 hours a day until the job is finished. All the over-time involved here, will be paid for by the "Illinois Department of Transportation" and has been approved by Mary Lamie P.E. who is the Deputy Director of Highways. Ms. Lamie has signed the paperwork accordingly and sent it to Springfield. Right now we are in a critical heat wave so this may not start tomorrow. We are looking for completing this project by early winter "weather permitting", having said that with a forecast that us pilots for aviation receive has shown that November is going to be the wettest month of the year. We are going to be tearing up both sides of Route 162 at the same time and that is how it has to be, to get it done. Mayor Caraker commented that someone is going to get hurt out here if something doesn't get moving. They are changing a lot of things pouring the asphalt first then curbs and gutters. Then after the north side is completed they will go from Washington St. to the Truck Stops in hope that it is completed by early winter. This is a huge step forward to get it done; this project is in excess of two years behind schedule. This is directly related to the utilities like Ameren, Southwestern Bell, and the Cable Company, they work when they want to work. Some of them claim they did not have it budgeted.

Mayor Caraker commented this project should never been bid or started until these underground utility companies were funded because they will not start until the contractor starts. You all have seen the mess we had. And everyday the utility companies did not work the general contractor received another full day of extension.

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

**ADMINISTRATIVE SERVICES:** *Alderman Evans*

Status of Committee Meeting for Bidding Procedures: Alderman Evans commented they had an Administrative Services Committee meeting tonight and discussed and reviewed the bidding procedures for the city. Alderman Evans commented we have made some recommendations and modifications to put together. Attorney Wigginton will also have some language cleaned up. We had Attorney Wigginton and Administrator Soland to help put this together, we should have a draft at the next council meeting and if it is approved we can have Attorney Wigginton put it in Ordinance form.

**BUILDING AND ZONING COMMITTEE:** *Alderman Adomite*

Six months Review of Rental Inspections Program: Alderman Adomite commented in your packet you will find a memorandum of the six month review of Rental Inspection Ordinance. From January 1<sup>st</sup> to June 30<sup>th</sup>, 2008 the city's Building and Zoning Department inspected 179 rental properties, collected \$4,475, and conducted a total of 274 inspections. Alderman Adomite commented that the Ordinance called for a registration between January 1<sup>st</sup> and March 1<sup>st</sup> for free registration period as of July 31<sup>st</sup> we have 835 of the 870 properties register. The delinquent property owners have been notified several times via US mail, the enforcement of the registration of this portion of the Ordinance will take place at tenant changes as water is transferred until owner reaches compliance by paying \$150.00 registration fine, having the unit inspected, paying the \$25.00 rental inspection fee and receiving an occupancy permit.

One concern expressed during the creation of the Ordinance was inspection turnaround times, or the delay between paying the inspection fee and getting inspectors to the premises. Alderman Adomite is pleased to report that the city's three inspectors (Administrator of Building and Zoning Keith Frey, Inspector Dave Fults, and Community Service Officer Scott Lawson) have done an outstanding job in making sure the delay is minimal. During the first six months of the program, 51% of the first inspections occurred within the first day of application and 65% were inspected within two days. In terms of the inspections themselves, the inspections have achieved its goal of identifying potential problems that could impact health, safety and welfare of tenants and neighbors. Out of the 179 properties inspected, 51% had minor health and safety problems, 4% had major health and safety problems, including one property that the city has condemned.

Some of the problems found were lack of smoke detectors, electrical outlets and fixtures, missing windows and storm doors, missing globes around lights those are to name a few. They also asked if they would label the electrical circuit breaker to help tenants safely identify potential outages. They have also asked to provide the tenants with two trash cans for waste disposal. Alderman Adomite commented with the 179 of approximately 870 properties (21%) inspected in the first six months, the Building and Zoning Department estimates the complete review of all rental units by January 1, 2010, should proceed smoothly.

Alderman Adomite wanted to thank Building and Zoning Department Inspectors for a great job and their Secretary Linda Taake for keeping good files and helping him put this together.

Alderman Davis asked if we are going to move this to a private sector.

Mayor Caraker commented he is not sure because when you sell or buy a house you have the Loan Agency or whomever have inspection done. Administrator of Building & Zoning Frey commented he would like to commend all his employees Dave Fults, Scott Lawson, and Linda Taake for doing a great job.

Alderman Adomite commented he wanted to thank everyone for their support on this because, statistic shows this is working well.

Alderman Adomite also wanted to mention in your packets is a guide book for tenants and property owners so they understand their responsibilities.

**ECONOMIC DEVELOPMENT COMMITTEE:** *Alderman Brannon*

Mayor Caraker mentioned that the Fall Fest will be held at the Tri-Township Park this year and will be Saturday September 6<sup>th</sup> from 9:00 a.m. to 2:00 p.m. Mayor Caraker commented we will also be having Torches across America that weekend.

**FINANCE COMMITTEE:** *Alderman Lanahan*

Treasurer's Report for June 2008: Alderman Lanahan presented the Treasurer's Report for June 2008. Alderman Lanahan moved, seconded by Alderman Adomite to accept the Treasurer's report as presented. Roll call vote was taken: Aldermen Adomite, Davis, Evans, Italiano, Lanahan, McTaggart, Metcalf yeas, 7 yeas, 0 nays, motion carries.

Alderman Lanahan asked if we could do something about the holes in front of the Corner Store on the corner. Director of Public Works Secrest commented they can put a cold patch on it for now because we have to dig it back up to shut down the old water line.

**LAND USE COMMITTEE:** *Alderman Metcalf*

Review of Economic Development Resources Task Force Meeting: Alderman Metcalf commented they had their first meeting of Phase II, and they broke the group into smaller groups. Then we voted on a couple of ideas for consulting firms to take back, and try to put together, of what it will take to get to these ideas. We are anxious to see what they come back with. Alderman Metcalf mentioned that the Planning Commission is also in need of one more commissioner.

**LAW ENFORCEMENT & EMERGENCY SERVICES:** *Alderman McTaggart*

Chief Rizzi, Jr.: Chief Rizzi, Jr. commented that he has received a special Police Badge that was in use in the 1940's donated by Mr. Barsch. This was the same gentleman that donated the gun. He found this in his belongings from his Grandfather.

Chief Rizzi, Jr. commented they have ordered the replacement car and should be receiving it in about two weeks.

Alderwomen McTaggart commented she has given the Mayor her letter of resignation for her position as Alderman Ward I, effective August 12, 2008. Mrs. McTaggart commented they have sold their house and she is moving out of the district, and eventually to the Lake of the Ozarks to retire. She stated it has been a very rewarding experience and she truly will miss everybody. Mayor Caraker commented he was surprised and he really is going to miss her. You have really given us some good insight. Mayor Caraker commented that he needs to check the Illinois State Statutes and see if we have to appoint another alderman or wait till election.

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**PUBLIC WORKS COMMITTEE:** *Alderman Italiano*

Director of Public Works: Mr. Secrest commented the last couple of weeks we have been preparing streets to oil and we oiled on July 29<sup>th</sup>, and 30<sup>th</sup>, we are done for the month of August but, we will have another day in September to oil we will let you know the date. The water crew has spent a lot of time on Staunton Road and is now reading meters. Mayor Caraker asked how Bob O. is doing. Director of Public Works Secrest stated that Bob O. had surgery on a separated bicep and rotator cuff. He will be out for about two months. Mayor Caraker also thanked Director of Public works Secrest for Ward III and catching up the mowing on East Mary Drive.

**LEGISLATIVE COMMITTEE:** *Alderman Davis*

Alderman Davis asked at what capacity is our Sewer treatment Plant at and how long before it is full. DPW Secrest commented it depends on what construction how fast the construction. It is running about one million gallons now. Alderman Davis asked if we had a population increase of 4 hundred to one thousand where would we be at. DPW Secrest commented that would be a rough question because it depends on how many people are in each home and a lot of other things. It could be as early as five years or as long as ten years before we are filled up. Mayor Caraker commented that it is determined by hydraulic gallons per day and organic and we know we are at about 51 percent right now. We are not in danger overloading at this time.

Alderman Evans commented that they have a street light out on Watt Street. Administrator Soland commented that Ameren had a long standing price in Missouri. If you needed fiber glass or glass or wood and they charge between \$3,500 and \$6,000 per light. Now Ameren has adopted that policy here and our upfront fee to the city \$3,500 to \$6,000 for one street light therefore, we will have to evaluate each one that is turned in now. Then we will have a monthly charge to run the lights. With Illinois Power we would just give them the location and they would go replace it but all that has changed with Ameren IP.

Alderman Adomite moved, seconded by Alderman Davis to adjourn, all aldermen present yeas, 7 yeas, 0 nays, motion carries, meeting adjourned at 8:15 p.m.

Tammy J Mitchell, RMC, CMC  
City Clerk