



City of Troy

City Council Meeting

Monday, August 1, 2022 at 6:30pm

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 6:30pm and led the council and other attendees in the Pledge of Allegiance.

B. Roll Call in Alphabetical Order

Present: Mayor David Nonn; Aldermen Dan Dawson, Tim Flint, Elizabeth Hellrung, Nathan Henderson, Sam Italiano, Debbie Knoll, Tony Manley, and Troy Turner. **Absent:** None

Other City Officials Present: City Administrator Jay Keeven, Clerk Kim Thomas, Assistant Chief of Police Chris Wasser, Public Works Director Rob Hancock, Building and Zoning Administrative Coordinator Linda Taake, Deputy Clerk Andrea Lambert, and City Attorney Fred Keck

Other Officials: Stacey Pace/Madison County Board, District #2

C. Reading and Approval of Minutes

Motion: To approve the following minutes as presented:

1. July 18, 2022 City Council Minutes
2. Public Hearing for Pre-Annexation of 4 Sequoia Drive
3. Public Hearing for Pre-Annexation of 29 Sequoia Drive
4. Public Hearing for Pre-Annexation of 70 Lake Shore Drive
5. Public Hearing for Pre-Annexation of 8572 Country Lane
6. Public Hearing for Pre-Annexation of 9003 and 9007 Blue Haven Drive

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

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

E. Citizen Participation - none

F. Mayor's Comments

The leaf burning survey (online) currently has about 600 responses. The city will leave the survey up for another few weeks. The goal is 1000 survey responses.

G. City Administrator and City Attorney Comments

1. *City Administrator's Comments - none*
2. *City Attorney's Comments*

Mr. Keck and Mr. Keeven will be attending a hearing tomorrow (at the Madison County Courthouse) for an issue involving city-owned property.

H. Consent Agenda - NA

I. Administrative and Community Services Committee Report

1. Leaf Burn Survey

Alderman Hellrung informed the committee that there is a maximum of 1000 surveys allowed on the app the city is using to collect survey responses. She said that if, at the end of the two weeks, we have not reached 1000 responses, the city could attempt to survey again. She is also working to pull together the different burn ordinances she has obtained from other municipalities.

2. Planning Commission Meeting and 2 Public Hearings, Thursday, August 11, 2022

The Planning Commission will hold their monthly meeting at 7:30pm on Thursday, August 11, 2022. Two public hearings will be held prior to the meeting. The first hearing will concern the requested rezoning of Troy Town Centre, which includes an area northeast of the intersection of Edwardsville Road and Bradley Smith Boulevard. The area is currently zoned R-1. Osborn Development LLC has requested rezoning to C-1 and R-1A. The second hearing involves a variance for the Stonebriar Manors subdivision. They want to increase the depth of their detention pond to six feet. The city ordinance requires a maximum of four feet. City Engineer Cissell is reviewing this issue.

3. Building and Zoning Administrative Coordinator's Report

Mrs. Taake said she will be talking to the Zoning Officer to set up a hearing. A Troy resident wants to erect a garage/shed: 1040 square foot in area and 18 feet tall. The city ordinance. The city ordinance sets a maximum size of 800 square feet and a maximum height of 15 feet. As soon as the hearing is scheduled, she will inform the city council.

J. Finance and Economic Development Committee Report - none

1. City Treasurer Report - none

K. Law Enforcement and Emergency Services Committee Report

Chief of Police Report

Assistant Police Chief Chris Wasser informed the council that their fundraiser for Special Olympics, a kickball tournament at Tri-Township Park, was a big success. It sold out. In addition, the Troy Police Department won the tournament.

The body cameras for patrol officers, approved for purchase by the city council at their last meeting, originally had a 5-month lead-time for receipt. That lead-time has decreased to 12 weeks.

L. Public Works Committee Report

1. City Engineer Report

Mr. Cissell was unable to attend the meeting. Mr. Keeven briefed the following projects:

Dispensary Site at old Joe's Pizza – Construction work is in progress. Mr. Cissell reviewed their site plan and reminded them of the requirements to: (1) install a fence between their building and Cracker Barrel, (2) restripe the parking lot, and (3) work out an agreement for the maintenance of the roadway in front of Taco Bell and Fire-n-Smoke, which leads to the dispensary

Stonebriar Manors Phase II – Mrs. Taake spoke about this earlier. Army Corps of Engineers approved the plan to extend the depth of the detention pond, so requested modifications will be coming to the Planning Commission this month.

Troy Town Centre – Osborn Development is asking to rezone the west side of the property as C-1 and the east side of the property as R-1A. The city's long-term plan was for the entire area to be zoned as commercial, but the east side of the property abuts a residential area. The ordinance on tonight's agenda is to annex the properties, contingent upon the requested rezoning.

East Clay Street – from North Main Street to Dewey Street - Work will begin on the project this fall. The water plans are done and specs are being prepared. Bidding should begin in September for the water and sewer. Road plan bidding will probably be in November.

Formosa Road Resurfacing – This project is scheduled to go to the Public Works Committee. The city is trying to determine if a whole reconstruction of the road or just a resurfacing project will be done. The length of road covered by the project is about .6 miles, between Hwy 162 and the Truck Centers facility. The \$300K DCEO Grant will go toward work on Formosa Road.

\$100K Build Illinois DCEO Grant – Mr. Cissell is working on grant reimbursement forms to secure the funds to defer costs (already expended) on the Spring Valley Road traffic signal.

Serenade Park – Mr. Keeven and Mr. Cissell are working to decrease the cost of the project by \$210K as follows (to bring the cost under the approved budget): \$50K decrease for the water pumping system and \$50K on the installation by not doing a recycling system, \$30K on the pavilion because a pump room won't be necessary, \$30K by doing the sewer and water work in-house, and \$50K by eliminating some of the landscaping around the lake. Keller Construction appears to be interested in helping us to complete this project within budget.

2. Bid Tab – Riggin Road Water Main Extension

Four bids were received for this project. The budgeted amount is \$100,000. The lowest bid, from Haier Plumbing & Heating, Inc., is \$66,455.00. Upon Notice to Proceed, Haier says they can complete the project in 45 days. Mr. Hancock said this is a good bid and recommends the city council approve.

Motion: To accept the lowest bid, from Haier Plumbing & Heating, Inc., in the amount of \$66,455.00.

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

Aye: Dawson, Flint, Hellrung, Henderson, Italiano, Knoll, Manley, Turner. **Nay:** none.

3. Bid Tab – Crack Seal/Crack Routing

Three bids were received for this project. The budgeted amount is \$70,000 (in the MFT account). The lowest bid, from HSC Pavement Maintenance, is \$65,000.00. According to Mr. Hancock, HSC is the company the city has used for the last several years and they do a good job. This bid tab is for information purposes only. The funds have already been allocated in the MFT account and the information has been sent to IDOT who approves expenditure of MFT funds.

4. Bid Tab – Class 8 Chassis Cab with Dump Bed

Two bids were received for this purchase, which replaces a 20-year-old dump truck. The budgeted amount is \$120,000. The lowest bid, from Rush Truck Centers, is \$134,918.63. Mr. Hancock recommends the city council approve the bid from Truck Centers, at \$139,708.00, because it is a better deal. The delivery time is 285 days (9.5 months) as opposed to the 450 day (15 months) delivery for Rush Truck Centers. In addition, the Truck Center warranty is better and by purchasing from them, the city is supporting a company and workers from the local community. This bid is \$19,708.00 over the budgeted amount and will require a 2/3 vote of the council to pass. Public Works has come in under-budget on many other projects, so the funds are available to make up the difference on this.

Mr. Keeven stated that, since the delivery is scheduled for 9 months from now, we will be in the next fiscal year. The only reason the purchase would impact our current budget is if Truck Centers delivers the truck earlier than expected. If that occurs, the city will have sufficient funds for the purchase.

Motion: To accept the bid from Truck Centers Inc. in the amount of \$139,708.00.

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

Aye: Dawson, Flint, Hellrung, Henderson, Italiano, Knoll, Manley, Turner. **Nay:** none.

5. Director of Public Works Report

Mr. Hancock briefed the following projects/events:

Street Oiling and Chipping – Street crews oil and chipping in Ward 2 and is 50% complete. 20 of the 40 scheduled streets are done. There was one “hiccup” on Hazel Street when someone drove through the oil before the chipping was done. The vehicle got oil all over it and also damaged two driveways. Public Works applied solvent and pressure washed the driveways. The owner of the first driveway was satisfied; the owner of the second driveway was not at home, so Mr. Hancock is not sure.

Rain – The city got a lot of rain last week. In the first 48-hour period, Troy only received 4.5 inches, but on Thursday, we got almost 4 inches in 40 minutes. There was street flooding, but no sewer issues. Most flooding was south of Hwy 162. The Blackjack and Mill Creek areas were heavily damaged. Public Works went into bypass at the terminal lift station but didn't have to pump anywhere else in town.

Sewer Plan Upgrade/Expansion – Mr. Hancock had a meeting with TWM last week. They showed him the plans for the Northern Interceptor and a few corrections were made. They also showed him plans for the layout of the sewer plant. They don't have a lot of the sewer plant plans completed yet because they are having issues with the vendors for materials and the AGS system. Because of this, TWM is asking for a four month extension. The city was originally scheduled to go out for bids in October, December, and early 2023 for different portions of the project. Mr. Hancock recommends we grant the extension because this is an important project and we don't want to rush it. His concern is that, if the city accepts the extension, how does it affect the SRF loan? The current loan rate is 1.24%. On June 30th, that number is going to go up because interest rates are going up everywhere. Vicki (TWM) assured Mr. Hancock that they could have that information to the EPA by December 2022 or January 2023. He doesn't know how long it will take for the EPA to approve the application and design, but once the application is submitted, the interest rate is locked in.

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

N. New Business - none

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

1. Ordinance 2022-29 - Ordinance Annexing Certain Territory Owned by Osborn Development LLC, To and In the City of Troy, Madison County, Illinois, Conditioned on Changing the Zoning Designations of that Territory from R-1 Single-Family Residential to R-1A Single Family Residential and C-1 Neighborhood Commercial

This annexation ordinance is required for the Planning Commission to consider Osborn Development's request for rezoning because the city is not authorized to rezone territory outside city limits. If approved, the Planning Commission will discuss the rezoning request at a hearing on August 11, 2022. The annexation is dependent upon the rezoning. Per Mr. Keck, a simple majority vote of the City Council will be needed to act in accordance with the recommendation of the Planning Commission. A super-majority (6 of the 8 aldermen) will be required to vote against the Planning Commission recommendation. If the rezoning is not approved by the City Council, the annexation of the property is voided. The rezoning ordinance will be on the City Council agenda on August 15, 2022. Alderman Turner expressed concerns about the rezoning because the property is located in the Enterprise Zone.

Motion: To approve Ordinance 2022-29 as presented.

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

Aye: Dawson, Flint, Hellrung, Henderson, Italiano, Knoll, Manley, Turner. **Nay:** none.

O. Closed Session - none

P. Adjournment

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

Meeting adjourned at 7:10 pm.

SIGNED

Kimberly Thomas, City Clerk

Date Approved 8/15/2022