



## **City of Troy**

### **City Council Meeting**

**Monday, October 17, 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**

**Council Members Present:** Mayor David Nonn; Aldermen Dan Dawson, Tim Flint, Elizabeth Hellrung, Nathan Henderson, Debbie Knoll, Tony Manley, and Troy Turner. **Absent:** Sam Italiano.

**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, City Attorney Fred Keck, and City Engineer Tom Cissell

#### **C. Reading and Approval of Minutes**

**Motion:** To approve the city council minutes from October 3, 2022.

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

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

Early voting began on September 29<sup>th</sup>. The only voting location currently open is the County Administration Building, 1<sup>st</sup> Floor Lobby, in Edwardsville. Early voting begins at multiple polling locations on Monday, October 24<sup>th</sup>, including the Troy Municipal Building.

Due to voting, which is held in the Council Chambers, our meeting on Monday, November 7<sup>th</sup> will be held in the City Training Room.

Reminder that the city clerk's office has petition packets for those who wish to run for an elected office in the April 2023 municipal elections.

#### **E. Citizen Participation - none**

#### **F. Mayor's Comments - none**

##### *1. American Rescue Plan Act (ARPA) Presentation - Madison County*

Stacey Pace, Madison County Board Member for District #2, addressed the council and informed them that, over the summer, county administrator Dave Tanzyus and she, met with Troy City Administrator, Jay Keeven, Jarvis Township Supervisor Andrea May, and many other city and township officials and employees to discuss infrastructure issues that might qualify for ARPA funding. Last month, The Madison County Board passed the second round of ARPA funding which included a resolution for the City of Troy, as well as Jarvis Township. The County Board apportioned funds for the city of Troy for two stormwater projects totaling \$235K. Jarvis Township will receive \$250K for four stormwater projects. Mrs. Pace has also been working with Mr. Keeven, Mr. Adam Walden (the county engineer), and Mr. Tanzyus to see if there were any ARPA funds that could be applied to the Troy Road/State Route 162 Roundabout project. After research, it was determined that this project did not qualify for ARPA

funding, however, she received notification today that Troy has been provided two grants totaling \$600K for the roundabout project. These projects will still need to go before the Madison County Transportation Committee and the County Board for approval. All projects combined will bring a total of \$1.085M to our community to complete seven separate high-priority projects. Mrs. Pace thanked Jay Keeven, Dave Tanzyus, and Adam Walden for working with her to find solutions for these issues. She will continue to look for other opportunities to assist in the safety and well-being of all Troy residents.

#### *2. Traveling Vietnam Wall*

The Vietnam Traveling Wall will be arriving in Troy on Wednesday, October 19<sup>th</sup> and will be open to the public at the Truck Centers Training Center, northwest of the Route 162/I55 intersection, October 20-23. This event is sponsored by Truck Centers, Inc.

*3. Trunk or Treat* – Saturday, October 29, 2022, from 1:00pm to 4:00pm 1pm -4pm Waterman's Floral Shop on Boarder Street Border Street

*4. Chamber's Got Talent* is scheduled for Friday, October 28<sup>th</sup> at the Gateway Convention Center in Collinsville.

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

*1. City Administrator's Comments – none*

*2. City Attorney's Comments – none*

### **H. Consent Agenda for September 2022**

*1. Treasurer Reports*

*2. Building & Zoning Report*

*3. Business Registrations*

*4. Police Report*

*5. Water Plant & Wastewater Treatment Plant Report*

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

**Moved by** Manley. **Second by** Henderson. **Vote:** Motion passed by unanimous voice vote.

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

*1. Results of the Planning Commission Public Hearing & Meeting – October 13, 2022*

The Planning Commission met last Thursday night. There was a public hearing for the Stone Briar Manor stormwater detention pond variance, followed by the regularly scheduled meeting of the commission.

The planning commission will be moving their next meeting to the first Thursday, which is November 3<sup>rd</sup>.

*Building and Zoning Administrative Coordinator's Report –*

On November 15<sup>th</sup> at 1:00pm, there will be a Zoning Hearing Officer for a variance for Nuway. They want to do a gravel parking and loading area instead of the required pavement.

### **J. Finance and Economic Development Committee Report**

*1. Approval of Bills for the Month of September/October 2022 (Aged Obligation Report)*

Computer-run checks in the amount of \$655,395.19, manual checks for September in the amount of \$223,051.45, and payroll expenses for September in the amount of \$514,271.03.

**Motion:** To approve the Aged Obligation Report as presented, and pay the bills totaling \$1,392,717.67.

**Moved by** Henderson. **Second by** Turner. **Vote:** Motion passed (Aye = 7; Nay = 0)

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

*2. Results of the Finance & Economic Development Committee Meeting, October 4, 2022*

The Finance Committee met on October 4<sup>th</sup> to discuss potential economic incentives for a new business wanting to move into the city. They came up with a package which will be voted on later in the meeting.

*3. Results of the Finance & Economic Development Committee Meeting, October 17, 2022*

The committee met prior to tonight's council meeting to discuss a bill received from IDOT. The bill was for reimbursement of expenditures for a project from March of 2015 in the amount of \$375K. This amount was not in the current fiscal year budget, so the budget will need to be amended to account for this bill and pay IDOT. The bill was originally programmed to be paid from Motor Fuels Tax (MFT) funds and there is enough money in MFT to cover the cost, so other projects will not be impacted.

#### *4. City Treasurer Report - none*

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

*Chief of Police Report* – Assistant Chief of Police Chris Wasser reported the following:

Body Cams – Will be received by November 3<sup>rd</sup>.

New LPRs – Should be up and running by Thanksgiving.

Traveling Vietnam Wall – TPD will be meeting the convoy in Pierron on Wednesday morning and will escort the wall east on State Route 40 to the Truck Centers Training Center. Opening ceremony will be at 5pm on Wednesday evening.

Halloween – Hours for trick-or-treating are 6:00pm to 9:00pm.

Veterans Parade – Sunday, November 13<sup>th</sup>. The parade route is from the Police Department to the Veterans Memorial in Tri-Township Park.

Crime – There was an armed carjacking in St. Louis last week. The carjacker was apprehended in Troy at R. P. Lumber.

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

#### *1. City Engineer Report*

Mr. Cissell briefed the following project:

Carrington Farms and Villas – Resubmittal of the Carrington Farms preliminary plans was received and reviewed. The revised plans are acceptable, so the project can move forward. He will work with Fred on the donation agreement which will be presented to the city council at a later date.

Old Troy Road & IL-162 Roundabout/Spring Valley Road Phase 3 – With Stacey Pace's good news provided earlier in the meeting, the roundabout may finally have funding. The Finance Committee had previously recommended that the city hold on Spring Valley Road Phase 3 until we determined whether the roundabout could be funded. He suggested the Finance Committee set up a meeting to readdress this issue.

Zenk Road Culvert and Creek Restoration/Bargraves Detention Pond – Due to Stacey Pace's good news, they have the survey scheduled for the pond.

Street Maintenance 5-Year Plan/Reconstruction of Lion's Drive – He is working on the plans to redo the concrete street.

TIF Projects/Formosa Road – They have come to an agreement with DCEO on the \$300K grant. They will begin design. Construction is scheduled for next summer.

#### *2. Bid Tab – Clay Street Sewer Phase 2*

Haier Plumbing & Heating Inc. came in with the low bid of \$616,972.00. This project was budgeted for \$640K (\$240K for water and \$400K for sewer). Mr. Cissell stated that, while the city budgeted \$640K total, but the work is itemized under two separate projects. Haier's bid is under budget for sewer but is over budget for water, so the vote for the water project will require a super-majority vote of the aldermen. Mr. Cissell also informed the council that they will not be paving the water trench because the work will be in December, at the earliest. The cost to blacktop over the water trench is estimated to cost \$44K. The road reconstruction will bid in January and start in April. Because of this, they will lay and maintain rock for the four month period between the projects to save money.

**Motion:** To approve the low bid from Haier Plumbing & Heating of \$281,657.00 for the water portion of the project. (This vote requires a super-majority of the aldermen to pass.)

**Moved by** Dawson. **Second by** Flint. **Vote:** Motion passed (Aye = 7; Nay = 0)

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

**Motion:** To approve the low bid from Haier Plumbing & Heating of \$335,315.00 for the sewer portion of the project.

**Moved by** Dawson. **Second by** Turner. **Vote:** Motion passed (Aye = 7; Nay = 0)

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

### 3. *Director of Public Works Report*

Mr. Hancock briefed the following projects/events:

Creekside/Avalon Street Storm Sewer Project – is nearing completion. It should be finished in 1-2 days.

Mr. Hancock commended the street crew for the project. This was a large project to be handled in-house and they did a fantastic job.

Emergency Purchases – The Public Works department requires two backwash pumps for the wastewater plant. The current pumps are out. The cost is \$17K for both. Also, one of the high-service motors (300hp) at the water plant needs repair or replacement. Cost is \$21K to repair or \$35K to replace.

Typically when a repair is more than 50% of the cost to repair, the department purchases a replacement.

Mr. Keeven said funds are available for these purchases.

**Motion:** To approve the emergency purchase of two backwash pumps for the wastewater plant at a cost of \$17k.

**Moved by** Dawson. **Second by** Henderson. **Vote:** Motion passed (Aye = 7; Nay = 0)

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

**Motion:** To approve the emergency purchase of one high-service motor at the water plant at a cost of \$35K.

**Moved by** Dawson. **Second by** Hellrung. **Vote:** Motion passed (Aye = 7; Nay = 0)

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

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

### **N. New Business - none**

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

*(Note: The first five items were heard in public hearings held earlier in the evening.)*

1. *Ordinance 2022-48 - Ordinance Authorizing the Execution of a Water Service and Pre-Annexation Agreement (501 Coventry Road)*

**Motion:** To approve Ordinance 2022-48 as presented.

**Moved by** Turner. **Second by** Henderson. **Vote:** Motion passed (Aye = 7; Nay = 0)

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

2. *Ordinance 2022-49 - Ordinance Authorizing the Execution of a Water Service and Pre-Annexation Agreement (1226 Troy O'Fallon Road)*

**Motion:** To approve Ordinance 2022-49 as presented.

**Moved by** Turner. **Second by** Dawson. **Vote:** Motion passed (Aye = 7; Nay = 0)

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

3. *Ordinance 2022-50 - Ordinance Authorizing the Execution of a Water Service and Pre-Annexation Agreement (1317 Bridlespur Lane)*

**Motion:** To approve Ordinance 2022-50 as presented.

**Moved by** Turner. **Second by** Hellrung. **Vote:** Motion passed (Aye = 7; Nay = 0)

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

4. *Ordinance 2022-51 - Ordinance Authorizing the Execution of a Water Service and Pre-Annexation Agreement (2307 Timber Ridge Road)*

**Motion:** To approve Ordinance 2022-51 as presented.

**Moved by** Turner. **Second by** Henderson. **Vote:** Motion passed (Aye = 7; Nay = 0)

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

*5. Ordinance 2022-52 - Ordinance Authorizing the Execution of a Water Service and Pre-Annexation Agreement (8552 Country Lane)*

**Motion:** To approve Ordinance 2022-52 as presented.

**Moved by** Manley. **Second by** Hellrung. **Vote:** Motion passed (Aye = 7; Nay = 0)

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

*6. Ordinance 2022-53 - An Ordinance Annexing and Zoning Certain Territory To and In the City of Troy, Madison County, Illinois (411 Arrowhead Drive)*

**Motion:** To approve Ordinance 2022-53 as presented.

**Moved by** Turner. **Second by** Henderson. **Vote:** Motion passed (Aye = 7; Nay = 0)

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

*7. Ordinance 2022-54 - An Ordinance Annexing and Zoning Certain Territory To and In the City of Troy, Madison County, Illinois (601 East Center Street)*

**Motion:** To approve Ordinance 2022-54 as presented.

**Moved by** Turner. **Second by** Hellrung. **Vote:** Motion passed (Aye = 7; Nay = 0)

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

*8. Ordinance 2022-55 - An Ordinance Annexing and Zoning Certain Territory To and In the City of Troy, Madison County, Illinois (1001 Antler Drive)*

**Motion:** To approve Ordinance 2022-55 as presented.

**Moved by** Turner. **Second by** Manley. **Vote:** Motion passed (Aye = 7; Nay = 0)

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

*9. Resolution 2022-38 - A Resolution of the City of Troy, Illinois, Authorizing the Mayor to Execute a Joint Funding Agreement with the Illinois Department of Transportation (IDOT) for Phases 2 & 3 of the Clay Street Reconstruction Project*

Mr. Keeven stated that this is the resolution for the actual funding of the roadway project. The resolution is required for IDOT, who will fund the project with partial reimbursement from the city. The city has \$591K from MFT funds which will be appropriated for this. The resolution lists both MFT and General Funds as the funding sources in case MFT funds are insufficient at the time the bill is received from IDOT. Madison County is also funding a portion (\$243,123) of the project.

**Motion:** To approve Resolution 2022-38 as presented.

**Moved by** Turner. **Second by** Henderson. **Vote:** Motion passed (Aye = 7; Nay = 0)

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

*10. Resolution 2022-39 - Resolution Concerning Review of Closed Session Minutes Held by the City Council of the City of Troy, Illinois, for the Period Ending September 30, 2022*

**Motion:** To approve Resolution 2022-39 as presented.

**Moved by** Manley. **Second by** Turner. **Vote:** Motion passed (Aye = 6; Nay = 0)

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

*11. Resolution 2022-40 - A Resolution Authorizing a 2022/2023 Budget Adjustment to MFT to Account for a Non-Budgeted Final Bill from IDOT for an Agreement Executed on 3/25/2015 to Improve South Main Street*

Mr. Keeven informed the council that the city received a bill last week from IDOT. It was a close-out bill for South Main Street work in the amount of \$375,681.32. This is from a project agreement dated March 25, 2015. The city had made two prior payments during 2016 and, apparently, the final bill was not carried over from budget year to budget year. The city does owe this money to IDOT. It was originally appropriated out of MFT funds. The city does have the funds in the MFT account to cover this and to cover the expense of the expense for Clay Street work. He recommends the city pay this bill from

MFT funds, as a budget adjustment to MFT which would require a super-majority vote of the aldermen. We do have the appropriations in our original appropriations ordinance.

**Motion:** To approve Resolution 2022-40 as presented.

**Moved by** Henderson. **Second by** Hellrung. **Vote:** Motion passed (Aye = 7; Nay = 0)

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

*12. Resolution 2022-41 - A Resolution Authorizing the Mayor to Execute a Business District Redevelopment Agreement with Developer Gayle Frey*

Per Mr. Keck, this is the city's standard business district redevelopment agreement. The city is also providing two economic incentives: offering reimbursement of the 1% business district sales tax and the city's portion of their property tax for the extent of the existing business district period, which is ten years. Those provisions are both in the agreement. This agreement is recommended unanimously by the Finance Committee.

**Motion:** To approve Resolution 2022-41 as presented.

**Moved by** Turner. **Second by** Henderson. **Vote:** Motion passed (Aye = 7; Nay = 0)

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

*13. Resolution 2022-42 - A Resolution of the City Council Regarding the Granting of a Variation to Chapter 156 Stormwater Drainage and Detention, Soil Erosion and Sediment Control of the Code of Ordinances (Stonebriar Manors Phase 2)*

Mr. Cissell said this was a preliminary plat approved in 2006. Since 2006, the code has changed concerning detention ponds in subdivisions. Due to the space originally reserved under the older code for the detention pond, a variance is required. Osborn Properties worked with the city to make adjustments and lost about a ½ acre of lot space to bring the pond as close to code as possible. Alderwoman Hellrung stated this was an unusual situation due to the small lot sizes. There was not additional land the developer owned that could be used to enlarge the pond.

**Motion:** To approve Resolution 2022-42 as presented.

**Moved by** Hellrung. **Second by** Knoll. **Vote:** Motion passed (Aye = 7; Nay = 0)


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

**O. Closed Session - none**

**P. Adjournment**

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

**Meeting adjourned** at 7:22pm.

  
Kimberly Thomas, City Clerk

**Date Approved** 11/07/2022