



City of Troy

City Council Meeting

Tuesday, February 21, 2023 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 Tim Flint, Elizabeth Hellrung, Nathan Henderson, Sam Italiano, Tony Manley, and Troy Turner. **Absent:** Aldermen Dan Dawson and Debbie Knoll.

Other City Officials Present: City Administrator Jay Keeven, Treasurer Kelly Huelsmann, Clerk Kim Thomas, Assistant Chief of Police Chris Wasser, Public Works Director Rob Hancock, Building and Zoning Administrative Coordinator Linda Taake, City Attorney Fred Keck, and City Engineer Tom Cissell.

C. Reading and Approval of Minutes

Motion: To approve the city council minutes from the February 6, 2023, city council meeting.

Moved by Turner. **Second by** Hellrung. Approved by voice vote with Alderman Flint abstaining.

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

E. Citizen Participation - none

F. Mayor's Comments

Mike Niermann resigned from the Planning Commission. Mayor Nonn is in the process of finding a replacement.

G. City Administrator and City Attorney Comments

1. City Administrator's Comments

Mr. Keeven briefed the following:

- He spoke with one of the partners in the dispensary. They still do not have an approved sign logo.
- Work on next year's budget is progressing. The Administrative Committee met tonight to discuss salaries, and will meet next month for further discussion. The Finance Committee will have two meetings next month to finalize Tourism Grant funding and continue discussion on the FY2023-2024 budget.

2. City Attorney's Comments

Mr. Keck said Mr. Keeven and he will be completing the Carrington Farms land donation this Friday with Cade Osborn. He also said that Bob Radosevich's pension disability hearing is scheduled for next Monday.

H. Consent Agenda for January 2023

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

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

I. Administrative and Community Services Committee Report

1. *Results of the Administrative & Community Services Committee Meeting – February 21, 2023*

The committee was briefed earlier this evening by Mr. Keeven on proposed changes to the Personnel Policy Handbook and on an employee survey he developed. The committee approved both the handbook and the survey as written. They then went into closed session to discuss salaries for specific employees. No action was taken by the committee after exiting closed session.

2. *Results of the Planning Commission Meeting – February 9, 2023*

The commission met and did a run through on their March 9th meeting, which will have many agenda items. There will also be five public hearings prior to the March 9th meeting: 2 special use permits, 1 rezoning from R-1 to R-2, and 2 PDRs (planned development residential).

3. *Planning Commission Meeting – February 23, 2023 @ 7:30pm*

The purpose of this workshop is to complete the C-1 class zoning amendment. They will probably need to schedule a workshop with the Administrative Committee after this workshop.

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

The planning commission has talked about outdoor dining and drinking. There currently isn't anything in the City Code that regulates outdoor drinking without a special-use permit or special event license. Mrs. Taake is researching and will provide the Planning Commission and the Administrative Committee with some suggestions and ideas on how to address the issue.

J. Finance and Economic Development Committee Report

1. *Approval of Bills for the Month of January/February 2023 (Aged Obligation Report)*

Computer-run checks for February in the amount of \$517,991.05, manual checks for January in the amount of \$537,247.46, and payroll expenses for January in the amount of \$349,796.18. Alderman Henderson informed the council that the manual checks amount is higher than normal because of an escrow account which was set up for Pfund Construction for the work on the old bank building.

Motion: To approve the Aged Obligation Report as presented, and pay the bills totaling \$1,405,034.69.

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

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

2. *City Treasurer's End of Year Report - none*

K. Law Enforcement and Emergency Services Committee Report

1. *Chief of Police Report*

Assistant Chief Wasser briefed the city council on the following:

- The License Plate Readers (LPRs) are up and running on Formosa Road.
- BodyCams are also up and running. Alderman Italiano asked about the problem with the bodycam batteries not holding a charge. Asst. Chief Wasser said that was a software issue and has been resolved.

L. Public Works Committee Report

1. *City Engineer Report*

Mr. Cissell informed the council that there are a lot of new developments in the early planning stages:

- Bella Rose – old RP Lumber site at Washington and W Center Streets (60-unit multi-family/apartments)
- Villas (Osborn Development) at the northwest corner of Formosa and Bouse Roads (18 duplexes/36 units)
- Waterford Villas at the southwest corner of Formosa and Bouse Roads (24 single-family villas)
- RLP Development wants to develop 6-8 homes on the property at Country Lane and Troy O'Fallon Road

Mr. Cissell briefed the following projects:

Bouse Road Reconstruction – The STP grant request was submitted to East-West Gateway on February 9th.
Left Turn Lane at Country Lane on Troy O'Fallon Road – Working with RLP Development on necessary easements for this project.

Wynona Trail – The city received the \$100K ACT grant for this project and he is moving forward with the design. There is also a \$200+K MEPRD grant for this project. Total cost of the project is about \$500K.

Market Street Sidewalks/Hickory to Dewey Street – They are currently surveying Market Street. He had a meeting with Ameren and the lighting consultants last week. The sidewalks will be put around the new restaurant in June or July. Lead-time for the selected street lights is 20 weeks, so installation should be sometime this autumn.

2. Director of Public Works Report

Mr. Hancock briefed the following projects/events:

Lions Drive – There was a bid opening today. The low bid on the project was Groundworks Contracting (Breese, IL) at \$206,820, which is below the engineer's estimate. He is checking Groundworks' references because they have not done a job for the city before.

Clay Street Utilities – The last manhole was installed today. Water main installation will begin next week.

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 2023-08 - An Ordinance Authorizing the Execution of a Water Service and Pre-Annexation Agreement (4 Parklane Drive)*

Motion: To approve Ordinance 2023-08 as presented.

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

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

2. *Ordinance 2023-09 - An Ordinance Authorizing the Execution of a Water Service and Pre-Annexation Agreement (125 Oakland Drive)*

Motion: To approve Ordinance 2023-09 as presented.

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

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

3. *Ordinance 2023-10 - An Ordinance Authorizing the Execution of a Water Service and Pre-Annexation Agreement (2040 Grandview Drive, St. Jacob)*

Motion: To approve Ordinance 2023-10 as presented.

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

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

4. *Ordinance 2023-11 - An Ordinance Annexing and Zoning Certain Territory To and In the City of Troy, Madison County, Illinois (305 Arrowhead Drive)*

Motion: To approve Ordinance 2023-11 as presented.

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

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

5. *Ordinance 2023-12 - An Ordinance Annexing and Zoning Certain Territory To and In the City of Troy, Madison County, Illinois (505 Arrowhead Drive)*

Motion: To approve Ordinance 2023-12 as presented.

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

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

6. *Ordinance 2023-13 - An Ordinance Annexing and Zoning Certain Territory To and In the City of Troy, Madison County, Illinois (507 Bliss Lane)*

Motion: To approve Ordinance 2023-13 as presented.

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

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

7. Ordinance 2023-14 - An Ordinance Annexing and Zoning Certain Territory To and In the City of Troy, Madison County, Illinois (2401 Staunton Road)

Motion: To approve Ordinance 2023-14 as presented.

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

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

8. Resolution 2023-16 - A Resolution of the City of Troy, Illinois, Approving the Final Plat for Homes At Liberty Place, Phase 3 (Residential Lots 209-249)

Motion: To approve Resolution 2023-16 as presented.

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

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

O. Closed Session - none

P. Adjournment

Moved by Italiano. **Second by** Hellrung. Approved by voice vote of the aldermen.

Meeting adjourned at 6:58pm.


Kimberly Thomas, City Clerk

Date Approved 3/6/2023