



Monday, March 25, 2019

City of Troy

Special City Council Meeting

The Meeting is held in the Training Room, City Municipal Building, 116 East Market Street, Troy, Illinois 62294 at 6:00pm.

**A. Call to Order**

The meeting was held in the Training Room of the City Municipal Building, 116 East Market Street, Troy, Illinois, 62294 and was called to order by Mayor Allen Adomite at 6:00 p.m.

**B. Roll Call in Alphabetical Order**

**Present:** Aldermen Nathan Henderson, Sam Italiano, Dan Jackson, Bonnie Levo, Doug Partney, Matthew Thompson, and Troy Turner. **Absent:** Jeffrey Zarzecki. **Other Officials Present:** Mayor Allen Adomite, City Treasurer David Roady, City Administrator Jeff Soland, and Deputy Clerk Heather Klueter.

**C. Agenda Items**

**1. Discussion of the 2019-2020 Annual Budget**

Mayor Adomite began by explaining one purpose of this meeting is to offer an opportunity to ask any questions about the budget before the final vote on April 1<sup>st</sup> 2019.

*[The Finance & Economic Development Subcommittee will meet during a recess of this meeting to allow their recommendation process concerning the budget to be completed.]*

Jeff Soland outlined a series to amendments to the proposed balanced budget:

- A \$20,000 increase (to \$1,770,000.00) in Sales Tax Revenue, Spring Valley Anticipated Proceeds at \$600,000, Building and Zoning expenses dropped \$6,000 (to \$12,000), Legal Services Estimate at \$85,000, and Other Professional Services Including Engineering at \$65,000. These changes contribute to the balanced General Fund Expense Budget, including operating and capital expenditures, totaling \$6,528,935.00.
- The Police Fund increased in Anticipated Revenue Transfer from the General Fund to \$3,333,835.00. This reflected a decrease to \$0.00 for Education Reimbursement.
- Street Fund increased in Anticipated Revenue Transfer from General Fund to \$698,000.00. This reflected \$145,000.00 in requested Street Maintenance Funds, \$771,500.00 in Capital Outlay, \$698,000.00 in Operating Costs/Expenses for a total of \$1,469,500.00.
- Capital Improvement Projects – STREET- Included \$600,000 Requested Expenses for Spring Valley Road Reconstruction and an estimated \$160,000.00 for Fair Oaks Drainage Project/ Phase II. This category now totals \$771,500.00.
- New Metering System line item adds \$800,000.00 to the Water Design Construction Expense Fund now totaling \$2,410,000.00. (Remaining Balance allows Cost to be shared with the Water Reserve Fund.
- Water Reserve Fund also showed a Requested \$50,000.00 for Upgrade of Small Water Mains bringing the category total to Expenses of \$900,000.00.
- Sewer Fund Expense showed a requested Expense Budget of \$27,000 for Retirement funds for the Sewer Department. A decrease was shown in Requested Expense Budget for Capital Outlay Sewer at \$556,000.00 bringing the total to \$1,528,200.00.
- Water O/M Fund Revenue Budget totals \$2,018,500.00 with the transfer from the Water Fund. Expense Budget now totals a requested \$2,018,500.00 with a \$50,000 Portion of retirement Contribution.
- Capital Improvement Sewer Project changes were a requested \$160,000.00 for the sewer line improvements (to be done with W. Clay Street Re-construction) bringing the Total Capital Outlay Sewer 2019/2020 to a total of \$556,000.00.

Alderman Thompson sought clarification that \$160,000 was our engineer's estimate to fix the Fair Oaks drainage problem. He was followed by Regina Hendrickson disagreeing with the estimate. She pointed out that it was two years old, and much more erosion has happened since then. She said now work to be done would include the addition of more dirt and possibly removal of trees. City Administrator Soland responded that dirt from

Taylor Lake was saved for purposes such as this. Alderman Bonnie Levo spoke for some citizens who thought the retention pond has not worked.

CA Soland said that in the future, if the estimate should change, the Council would then revisit this issue. In an effort to remain transparent, the Mayor added that we could not be certain of the price until bids were made.

Treasurer Roady asked if we have enough money set back in our budget to pay 2-3 retirements if they should occur at the same time. CA Soland responded that he only knows of one person to be retiring in the near future. We budget in categories where we expect retirement.

Jackson thanked Aldermen Turner, Partney, Henderson, the Mayor and CA Soland for helping find money in the budget and for all of their work.

## **2. Discussion of Potential Dedicated Revenue Sources for Future Drainage Projects**

Mayor Adomite started the discussion stating that the City has utilized the surplus in the budget to fix some problems. There is no dedicated revenue to fixing drainage issues. He mentioned possibly starting a committee of citizens to represent those with drainage issues (and possibly other environmental issues) and come up with ideas on how to create revenue to solve them.

CA Soland says that the City does well with the money it has to use, and that streets are in good shape. The Mayor added that we do not owe a duty to fix drainage issues. These drainage issues are from the surface area of 15 acres of Meadowbrook and 15 acres of Fair Oaks.

The Mayor cited the drainage issue cases: Doyle vs Village of Tinley Park, and Nichols vs. City of Chicago Heights. In both cases the appellate court affirms ruling that decision making bodies are entitled to discretionary immunity from drainage complaint suits.

## **3. Support for Completion of Fair Oaks Phase Two**

- Alderman Thompson stated that he does not agree with the entire taxing district paying for private drainage issues. He will vote for this, but no more. He stated that the citizens have been promised a solution, and it would be disingenuous of us to make a new policy forcing them to solve this without us. He also asked if we are now requiring developers to retain or detain storm water. The Mayor responded that currently we were, but it has not been that way in the past, hence the drainage problems in older subdivisions.
- Alderman Jackson says that he will vote in favor of it because we should not expect the residents of Troy to solve this type of problem on their own. The role of government is to help these people. He will entertain the forming of a committee to address this, but does not know yet if he can support that.
- Alderman Turner stated that an issue is the maintenance of detention/retention ponds once the developer leaves. We would need to find a funding source even for those in the future.
- Alderman Italiano said that he would vote for this but no more.
- Alderman Bonnie Levo said that she is not against a committee, but is not sure she is for it because it is hard to please people you try to help.
- Alderman Partney says that new subdivisions are still going to fall under old codes and streets/drainage are going to continue to be an issue.
- Alderman Henderson does not believe in this. He says that we cannot make every piece of property in Troy perfect. There is always going to be something they cannot fix.

Mr. Jim Decarli asked to insure that the pipe in his subdivision is clear. He stated that it was last checked 2 years ago, and that a rough estimate of checking it again would be \$5000.

Emily Sauget stated that she thinks the retention pond is working because the water levels stay consistent and she only sees rapids during heavy rain. She thinks it was engineered well.

**Motion:** To Support the Completion of Fair Oaks Phase Two as presented

**Moved by** Thompson; **Seconded by** Jackson. **Vote:** Motion passed (summary: Aye=7, Absent=1).

**Aye:** Henderson, Italiano, Jackson, Levo, Partney, Thompson, and Turner. **Absent:** Zarzecki

[Recess council meeting at 7:02 Committee Meeting]

SUBCOMMITTEE MEETING

**Finance and Economic Development Committee**

1. Meeting was called to Order by Alderman Jackson at 7:02 pm  
**In Attendance:** Jackson, Henderson, Levo, Turner; **Also in Attendance:** Mayor Adomite, CA Soland, Treasurer Roady, and Police Chief Parsons, Aldermen Thompson, Italiano, and Partney,
2. **2019-20 Proposed Budget**  
In the Council Meeting portion of the meeting, City Administrator Soland presented the final draft proposal of FY 2019-20 budget. Several changes have been made to the budget in order to include Fairoaks Phase 2.  
**Motion:** To recommend the FY 2019-20 as presented.  
**Moved by:** Turner; **Seconded by:** Henderson. All Ayes. Motion adopted.
3. **Adjournment**  
**Motion:** To adjourn  
**Moved by:** Turner, **Seconded by:** Levo. All Ayes. The Meeting was adjourned at 7:05.

**Motion:** To enter the Closed Session at 7:05 p.m.

**Moved by** Levo; **Seconded by** Italiano. **Vote:** Motion passed (summary: Aye=7, Absent=1). **Aye:** Henderson, Italiano, Jackson, Levo, Partney, Thompson, and Turner. **Absent:** Zarzecki

[Closed session started at 7:15 after the training room cleared out.]

**4. Closed Session - 5 ILCS 120/2 (c)3 - Selection of a Person to Fill a Public Office**

**Motion:** To Adjourn the Closed Session at 7:37 p.m.

**Moved by** Jackson; **Seconded by** Turner. **Vote:** Motion carried (summary: Aye=7, Absent=1). **Aye:** Henderson, Italiano, Jackson, Levo, Partney, Thompson, and Turner. **Absent:** Zarzecki

**4. Approval of Professional Services Contract with Councilman Hunsaker for \$7,200.00 in TIF Funds**

Mayor Adomite spoke about the initial TIF funds to Councilman Hunsaker for the conceptual design of the splash pad. This amount would be \$7,200.00 of the \$1.2 Million project. The initial contract was distributed for review. It included topics such as legal position (law and venue), payment upon completion, pay scales of other work involved, location possibilities, and other general items. If the vote should pass and work starts soon, he projects completion by May 1<sup>st</sup>, 2020. This would allow public a full season of use. Alderman Thompson requested a week to review information and the Council plans on addressing this contract again at the April 1, 2019 City Council Meeting.

**D. Adjournment**

**1. Adjournment of the Meeting**

**Motion:** To Adjourn Meeting at 7:41 p.m.

**Moved by** Jackson; **Seconded by** Levo. **Vote:** Motion passed (summary: Aye=7, Absent=1). **Aye:** Henderson, Italiano, Jackson, Levo, Partney, Thompson, and Turner. **Absent:** Zarzecki



Heather Klueter  
Deputy Clerk