

Finance & Economic Development Committee Meeting

Monday, August 12, 2019

Council Chambers, Troy Municipal Building, 116 East Market Street, Troy, Illinois, 62294.

A. Agenda Items

1. Call to Order

The meeting convened at 7:03 p.m. with Alderman Nathan Henderson starting the topics from the Agenda.

Committee Members Present: Nathan Henderson (Chair), Bonnie Levo (Vice Chair), Tony Manley, and Sam Italiano. **Other Officials Present:** Mayor Allen Adomite, City Administrator Jeff Soland, Alderman Dan Dawson, Elizabeth Hellrung, and Doug Partney.

2. Discussion & Recommendation of Bids for Fair Oaks Drainage - Phase II

The Committee discussed options due to bids being over the amount budgeted for this project.

The lowest Bid was \$190,000 + alt bid = \$209,000

Option 1: locate \$160,000 within the already balanced budget.

Option 2: bring final total down by cutting things from project.

Option 3: move forward with project as presented in bid.

City Engineer Tom Cissell determined that the natural flow of water combined with partial drainage from the subdivisions of Meadowbrooke and Fair Oaks has resulted in this problem. A small creek over 20 years ago has eroded into a 8' deep x 10'-12' wide drainage issue (at the largest point).

Phase I included the retention pond which has drastically helped. Phase II Base Bid includes a 10" drainage pipe at the bottom of a 6' ditch to carry low flow nuisance water from small storms. That pipe will be covered with 1-2' of dirt behind 8 lots. Storm water from larger rains will be carried through a big swale on top.

Alternate Bid along with this bid is for an area where water runs between 2 homes and stands in their yards. A 100' long concrete swale is planned to lead to the storm sewer.

Residents present were not willing to forego the \$18,000 charge to seed the easements of their own lots arguing that no request for a contribution was asked of Taylor Lake homeowners affected by their subdivision's drainage problem.

By not allowing Troy access to his easement, one resident's decision resulted in the alternative-\$30,000 dollar wall construction to avoid his fence that has since fallen or near falling. This resident, Mr. Warren stated that he was not concerned about the fence, but the ground loss if he let the Troy use it.

It was discussed that residents will be responsible for mowing/watering and maintaining the easement at project completion. It was further stated that if a structure is put in the easement that has been negotiated with Troy, Troy has the right to remove it.

There was a large discussion as to where the responsibility of this issue lies, the Subdivision or the City. Henderson said he does not think Troy has a legal obligation to fix this issue, but he is supporting it because the previous council agreed to help.

He made a motion to approve the low bid provided that the money is found in the budget. Seconded by Manley motion passed

The mayor will put the low bid on the agenda for Monday night's City Council Meeting.

3. Discussion of Potential Unbudgeted TIF Purchase of Property for Troy Historical Society

Mayor Adomite explained that he would like to present an idea. The Historical Society may now have an opportunity to obtain the Methodist Church on Main St. for \$50,000 to use as museum space. He would like the Council's opinions at this time.

Bonnie Levo (Vice Chair) said she heard that it would take more than \$50,000 to repair it.

Nathan Henderson (Chair) would like to see the plan to fix the building in that case.

The Mayor said that it would be possible to grant TIF money to the Historical Society, but is not a proponent of the City owning it.

4. Review of Changes to the Enterprise Zone Map

Mayor Adomite explained some hearings have been scheduled for late August to make some changes to the Enterprise Zone. The City is requesting adjustments to existing boundaries on the Enterprise Zone Map.

The process starts with the Enterprise Zone Board (7 members) meeting. From there the Council would take further action by approving an ordinance.

5. Discussion of Cannabis Statute and Potential Local Zoning Regulations and Taxation

Mayor Adomite wanted to open a discussion regarding the legal implementation of private marijuana usage as will be allowed by the state January 1st, 2020.

Troy may need to act to reduce or ban public consumption. We may need to ban or limit the number of dispensaries allowed in Troy. The City may only do what the state legislature allows us to do. Legality and opinions on marijuana use are changing. Use will be inevitable. From a taxation standpoint, there is an opportunity for Troy to potentially receive 3% of the anticipated 5-10 million in sales of marijuana if dispensed from within the City.

Troy cannot restrict the legal consumption within residents' houses. The choice will be deciding where the tax benefit funnels to – our municipality or another one. We could possibly bring in revenue from surrounding towns such as Maryville, Glen Carbon, and Edwardsville.

Discussion on this topic will continue to a later date.

6. Adjournment

Motion: To Adjourn the Meeting at 8:45 p.m. **Moved by** Henderson; **Seconded by** Italiano.

Vote: Motion carried.