



City of Troy

City Council Meeting

Monday, January 5, 2026

Location: Council Chambers, City Municipal Building, 116 East Market Street, Troy, Illinois 62294

Call to Order and Pledge of Allegiance

Mayor David Nonn called the City Council meeting to order at 6:30pm and led the aldermen and others present in the Pledge of Allegiance.

Roll Call in Alphabetical Order

Council Members Present: Mayor David Nonn; Aldermen Dan Dawson, Tim Flint, Elizabeth Hellrung, Nathan Henderson, Sam Italiano, Debbie Knoll, Heather Stirling, and Troy Turner

Absent: none

Other City Officials Present: City Administrator Jay Keeven, City Clerk Kim Thomas, City Treasurer Kelly Huelsmann, Chief of Police Chris Wasser, Public Works Director Rob Hancock, Building and Zoning Director Ann Byrd, Mayor’s Assistant/Deputy Clerk Heather Klueter, City Engineer Tom Cissell, City Attorney Fred Keck

Reading and Approval of Minutes

Motion: To approve the minutes from the city council meeting held on December 15, 2025, as presented. [Note: The minutes were amended after council approval to correct the misspelling of a speaker’s name.]

Moved by Turner. **Second by** Dawson. Approved by voice vote.

Communications – to be provided by the City Clerk - none

Citizen Participation

Mr. Derrick Ramert (Troy Residents for Responsible Growth) asked the council to keep his group informed if they receive any potential data center proposals.

Mayor's Comments - none

Southwestern Electric Co-Op Presentation

Erin Jurke, Manager of Business Development for Southwestern Electric, informed the council that SW Electric is a not-for-profit utility company. Any time they collect more than is needed to operate, refunds are given. She presented a capital credit check to the city.

City Administrator and City Attorney Comments

City Administrator Comments

- There is an ordinance and two resolutions on the agenda tonight for real estate purchase, a budget adjustment, and a lease agreement for property in the Downtown TIF (107 North Main Street).
- Mr. Cissell is not in attendance so he will be providing the engineer’s report tonight.

City Attorney’s Comments - none

Consent Agenda – NA

Administrative and Community Services Committee Report

Planning Commission

The next planning commission meeting is scheduled for Thursday, January 8, 2026, at 6:30pm. There will be a presentation from a company who works with data centers and assists with site preparation. Ameren and Southwestern Electric representatives have been invited to participate in the discussion. Mrs. Byrd encouraged council members to attend.

Building and Zoning Director Report

Mrs. Byrd discussed future projects for her department, including: Hampton Glen Villas, a couple of site plan proposals, and some ordinance updates to the Code.

Finance and Economic Development Committee Report – none

City Treasurer Report – none

Law Enforcement & Emergency Services Committee Report

Chief of Police Report

Chief Wasser reported the following:

- He is working on the police department's end-of-year report which he will present at the next meeting.
- New Year's Eve was relatively uneventful.

Public Works Committee Report

City Engineer Report

Mr. Keeven briefed the following:

Olde Farm Road Resurfacing – Stutz Construction (contractor) finished removing/replacing the v-gutter. They will pave next spring.

Troy O'Fallon Road Sidewalk Extension Phase 1 – 60-70 percent of Fairoaks residents responded to a survey on the mid-block crossing on Troy-O'Fallon Road, north of Meadowbrooke and Fairoaks Drive. The majority of respondents (73 percent) are in favor of the crossing. Madison County approved the location. The county is also considering lowering the speed limit on Troy-O'Fallon Road. The city will be applying for a second grant which will extend the sidewalk up to US40 and install a signal at Country Lane. This will be presented at the next city council meeting.

Zenk Road Reconstruction/Resurfacing - Phase 2 – A grant application was submitted to Madison County (under the Community Development Block Grant Program) on December 29, 2025. Mr. Cissell is optimistic that the city will receive the requested funds, which would cover most or all of the cost.

Public Works Director Report

Mr. Hancock discussed the Washington Street water main upgrade, which will install a larger water main under South Washington (from the new Belle Rose development to South Main Street). He submitted the necessary application and received approval on the permit. The work will be accomplished in-house.

Reports of Special Committees (as needed) – none

Unfinished/New Business - none

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

1. *Ordinance 2026-01, An Ordinance Authorizing the Purchase of Property by the City of Troy, Illinois (107 North Main Street)*

Motion: To approve Ordinance 2026-01 as presented.

Moved by Turner. **Second by** Stirling.

Discussion: Mr. Keck informed the council that a 2/3 vote is required to pass this ordinance.

Vote: Motion passed. (Aye = 8; Nay = 0)

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

2. *Resolution 2026-01, A Resolution Authorizing a 2025/2026 Budget Adjustment to Account for the Purchase of Real Estate for the Improvement of Downtown Troy*

Motion: To approve Resolution 2025-32 as presented.

Moved by Dawson. **Second by** Flint.

Discussion: Mr. Keck informed the council that a 2/3 vote is required to pass this resolution.

Vote: Motion passed. (Aye = 8; Nay = 0)

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

3. *Resolution 2026-02, A Resolution Authorizing the Mayor to Execute and the City to enter into a Lease Agreement for 107 North Main Street*

Motion: To approve Resolution 2025-33 as presented.

Moved by Knoll. **Second by** Dawson.

Discussion: Mr. Keck informed the council that a 3/4 vote is required to pass this resolution.

Vote: Motion passed. (Aye = 8; Nay = 0)

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

Adjournment

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

Meeting adjourned at 6:44pm.

 -- signed --

Kimberly Thomas, City Clerk

Date Approved: 1/20/2026