



City of Troy

City Council Meeting

Tuesday, February 6, 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 Dan Dawson, Elizabeth Hellrung, Nathan Henderson, Sam Italiano, Debbie Knoll, Tony Manley, and Troy Turner. **Absent:** Tim Flint

Other City Officials Present: Chief of Police Brent Shownes, Public Works Director Rob Hancock, Building and Zoning Administrative Coordinator Linda Taake, Assistant City Administrator Michele Colligan, City Attorney Fred Keck, and City Engineer Tom Cissell, Clerk Kim Thomas, Deputy Clerk Heather Klueter.

C. Reading and Approval of Minutes

Motion: To approve the minutes from the following meetings/hearings:

1. City Council Meeting - January 17, 2023
2. Public Hearing 1 for Pre-Annexation (20 Doug Drive, St. Jacob) - January 17, 2023
3. Public Hearing 2 for Pre-Annexation (93 Red Coach Lane) - January 17, 2023
4. Public Hearing 3 for Pre-Annexation (245 S Wilson Heights Road, Collinsville) - January 17, 2023
5. Public Hearing 4 for Pre-Annexation (8426 Steelecrest Lane) - January 17, 2023
6. Public Hearing 5 for Pre-Annexation (8806 Country Lane) - January 17, 2023

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

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

E. Citizen Participation - none

F. Mayor's Comments

Mayor Nonn informed the council of a special guest tonight: Gavin Woolverton, an 8th grader at Triad Middle School, who has earned cross-country All-American honors. The mayor invited Bob Hull, Gavin's coach to summarize Gavin's success.

Coach Hull said that this is his first year to coach at Triad Middle School, and it couldn't have been a better year to do so. It's very rare to have an athlete of Gavin's caliber, and it's special that he's being recognized by the city. This year, Gavin led the team to a 7th place finish at State. Gavin has been an all-state runner all three years of middle school. He served as one of the team captains and the team's most-valuable runner. He set the Triad Middle school record for the 3,000-meter run on the campus. He won at multiple meets, including the Mascoutah invitational (with over 20 teams present). He qualified for State by winning the Regional Championship Meet at Mascoutah. He won the State Meet in Du Quoin, Illinois, running the tough, hilly, 3,000-meter course in 10.22, his personal best. In November 2022, he qualified for the National Meet in Indiana, where he finished 9th nationally among all 13-year-old runners, earning him All-American honors.

Gavin introduced his family and friends to the council. Mayor Nonn told him the city is very proud of him. In addition to the plaque and proclamation from the city given to him tonight for his success, a sign will be placed in the city (at Highway 162 and Cheshire Road), recognizing his achievements.

G. City Administrator and City Attorney Comments

1. *City Administrator's Comments - none*
2. *City Attorney's Comments*

Mr. Keck said he will hold his comments for the Ordinances & Resolutions portion of the meeting.

H. Consent Agenda - NA

I. Administrative and Community Services Committee Report – Alderwoman Hellrung

1. *Results of the Planning Commission Meeting - January 26, 2023*

At this meeting, the commission continued their discussion on C-1 zoning.

2. *Planning Commission Meeting - February 9, 2023 at 7:30pm*

The commission will be finishing their C-1 zoning discussion. They want to workshop with the council after all recommendations are complete. Mrs. Taake said they hope to have a code amendment ready for city council approval sometime in March. In addition, there will be a presentation regarding a proposed development on SrA Bradley Smith Drive. There will be two planning commission meetings per month going forward so the commission can get needed items accomplished.

Alderwoman Hellrung thanked the planning commission for their commitment and for their agreement to the two-per-month meeting schedule.

3. *Administrative & Community Services Committee Meeting - February 21, 2023 @ 5:30pm*

The committee will address some issues identified by the city administrator.

4. *Building and Zoning Administrative Coordinator's Report - none*

J. Finance and Economic Development Committee Report – Alderman Henderson

1. *Finance & Economic Development Committee Meetings Scheduled for March 6 and March 20, 2023*

These meetings are to continue the budgeting process and review requests for tourism funding.

2. *City Treasurer Report - none*

K. Law Enforcement and Emergency Services Committee Report – Alderman Italiano

1. *Results of Law Enforcement Committee Meeting - February 6, 2023*

The committee discussed many items at the meeting earlier tonight. All aldermen were present.

2. *Chief of Police Report*

Chief of Police Brent Shownes reported the following:

- He sent out a press release in reference to Kathleen Kinkel, 77, who was a long-time Troy resident. She was found deceased on January 31st, at 8:19am, in an open area near SrA Bradley Smith Drive. An autopsy was conducted by the Madison County Coroner's Office. Final cause of death report will be issued pending further toxicological and microscopic testing.

- Officer Brent Beltz was awarded the Medal of Valor from the Southern Illinois Police Chiefs Association (SIPCA) and the Southwestern Illinois Law Enforcement Commission (SILEC) for his actions on May 22, 2021, stopping an active shooter at the TA Truck Center.

L. Public Works Committee Report – Alderman Dawson

1. *Results of Public Works Committee Meeting - February 6, 2023*

The committee discussed the Bohnenstiehl property annexation, tax abatement, and easements. There are resolutions concerning these items later in the council meeting. The committee recommends approval. They also chose street lights for downtown, on Market Street, and approved waiving of bids for engineering of the street light installation.

2. City Engineer's Report

Mr. Cissell briefed the following projects:

Bouse and Formosa Road Property – A developer is interested in purchasing the other half of the 20-acre lot at the corner of Bouse Road and Formosa Road to build villas. This is the land directly south of the proposed boat and RV storage area, discussed at the January 17th council meeting. The villa development will be discussed at a future meeting of the planning commission.

The Forum – This is a proposed 5-acre development on SrA Bradley Smith Drive, a 60-unit senior living center. The proposal will meet the planning commission on February 9th.

Bouse Road STP Grant (Chamberlin Drive to Formosa Road) – The grant application is completed for this work. A resolution is on tonight's agenda for support and commitment of local funds to accompany the grant request.

East Clay Street (North Main to Dewey Street) – Bids for this project opened on January 20th. The bids came in at \$1.75M. The city estimate was \$1.3M. He will reengineer the project to bring the cost down. The project will then rebid on April 20th.

Street Maintenance/Lions Drive – Reconstruction project is out for bid. Bid opening is February 21st.

Serenade Park – Construction will begin February 27th.

Downtown Street Lights – The Public Works Committee selected street lighting to be used. There is a proposal on tonight's agenda to select an electrical engineer to design the lighting plan.

3. Public Works Schedule and Report

4. Director of Public Works Report

Mr. Hancock briefed the following projects/events:

Bid Openings – There are two bid openings on March 10th for materials for oil/chip/crack sealing.

Incident at the Public Works Building: Over the weekend, a tractor-trailer hit the building while attempting to turn around. They have the incident on camera and filed a police report today. They were able to identify the trucking company and the trailer number. He has already called the contractor for a price to repair the damage. The damage looks minor, but the location hit was where the internet enters the facility. It ripped the box off the building and damaged the siding.

Clay Street – Haier is about 25% complete on the sewer line replacement. Today there was a 4-hour delay in work due to a live water main hit. The main, believed to be abandoned, was unmarked. A boil order was placed on a portion of Clay Street until the line was back in service.

New Pfund Building – Pfund is preparing for the water service tap at 100 E Market Street. There are some issues, but they are working on them.

Stonebriar Phase 2 – Sewer line construction is underway. Madison County Stormwater will be coming out for inspection on Wednesday, February 8th.

Wastewater Plant – He attended a progress meeting with TWM for the plant upgrade. TWM will have plans completed and submitted to the EPA by March. It takes EPA about 90 days for review. TWM intends to bid the project in June.

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. Resolution 2023-06 - A Resolution of the City of Troy, Illinois, Approving Property Tax Abatement for Pete's Market

Mr. Keck informed the council that, while he was completing Resolution 2023-08, for the Bohnenstiehl property, Mr. Keeven contacted him, due to issues with the Madison County Assessor on two previous tax abatement resolutions approved by the city council (for Pete's Market and Creative Blow Mold Tooling). Because the city referred to the Discovery Enterprise Zone in the resolutions, they were put aside and not processed. Because of this, Resolutions 2020-06 and 2023-07 have been revised. In both

documents, the previous resolutions (2020-20 and 2023-02) are rescinded/revoked. In addition, the language within the resolutions, preapproved by the Madison County, was changed so that the assessor would process them.

Motion: To approve Resolution 2023-06 as presented.

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

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

2. Resolution 2023-07 - A Resolution of the City of Troy, Illinois, Approving Property Tax Abatement for Creative Blow Mold Tooling

Motion: To approve Resolution 2023-07 as presented.

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

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

3. Resolution 2023-08 - A Resolution of the City of Troy, Illinois, Approving Property Tax Abatement (Bohnenstiehl Property)

This is a new tax abatement resolution in the approved Madison County format. This resolution and the two following it are all connected. As a part of the annexation of property, the city is agreeing to abate the property taxes just on the 350-foot section (for easements) for the next ten years.

Motion: To approve Resolution 2023-08 as presented.

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

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

4. Resolution 2023-09 - A Resolution Authorizing the Mayor to Execute a Deed of Easement & Right of Way for Utilities, Ingress and Egress (Bohnenstiehl Property)

This is a 30-foot wide easement for the north interceptor sewer lines and access.

Motion: To approve Resolution 2023-09 as presented.

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

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

5. Resolution 2023-10 - A Resolution Authorizing the Mayor to Execute a Memorandum of Understanding (Bohnenstiehl Property)

This memorandum outlines the 350-foot easement, annexation, and property tax abatement issues for the Bohnenstiehl properties. Also included in the agreement are one water tap and one sewer tap. These taps are attached to the land, not to the owner, so they are available to future owners if the property is sold.

Motion: To approve Resolution 2023-10 as presented.

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

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

6. Resolution 2023-11 - A Resolution Authorizing the Mayor to Execute a Development Agreement with Osborn Development, LLC

Per Mr. Keck, Resolutions 2023-11, 2023-12, and 2023-11 are all related to the Carrington Farms development. When the ordinance for the preliminary plat was approved, there were contingencies in the package deal whereby Osborn Development LLC would deed property to the city for bike paths.

Motion: To approve Resolution 2023-11 as presented.

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

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

7. Resolution 2023-12 - A Resolution Authorizing the Mayor to Execute a Donation Agreement with Osborn Development, LLC (Formosa Road Right of Way Parcel Number 1 of 2)

Motion: To approve Resolution 2023-12 as presented.

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

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

8. *Resolution 2023-13 - A Resolution Authorizing the Mayor to Execute a Donation Agreement with Osborn Development, LLC (Formosa Road Right of Way Parcel Number 2 of 2)*

Motion: To approve Resolution 2023-13 as presented.

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

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

9. *Resolution 2023-14 - A Resolution of Support and Commitment of Local Funds (STP-S Grant Application for Improvements to Bouse Road)*

This resolution of support states that the city council understands that a local match will be required for this roadway improvement project. This is a \$1M grant with \$300K in matching funds from the city. The project will extend Bouse Road from the Homes of Liberty entrance to Tramore. The sidewalk will also be extended and widened to accommodate bicycles.

Motion: To approve Resolution 2023-14 as presented.

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

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

10. *Resolution 2023-15 - A Resolution of the City of Troy, Illinois, Authorizing the Mayor to Execute an Agreement for Engineering with RTM Engineering Consultants for Ornamental Lighting and Burying Utilities on Market Street from Main Street to Hickory Street*

Because the council is waiving bids, a super-majority is required to pass this resolution.

Motion: To approve Resolution 2023-15 as presented.

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

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

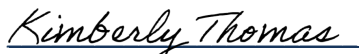
O. Closed Session - none

Mayor Nonn reminded all that the next council meeting will be on Tuesday, February 21st due to the President's Day holiday.

P. Adjournment

Moved by Italiano. **Second by** Hellrung. Unanimously approved by voice vote.

Meeting adjourned at 7:15pm.


Kimberly Thomas, City Clerk

Date Approved 2/21/2023