



City of Troy

City Council Meeting

Monday, March 20, 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 6:37pm 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, Tim Flint, Elizabeth Hellrung, Nathan Henderson, Sam Italiano, Debbie Knoll, Tony Manley, and Troy Turner. **Absent:** None.

Other City Officials Present: City Administrator Jay Keeven, Treasurer Kelly Huelsmann, Clerk Kim Thomas, Chief of Police Brent Shownes, 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 March 6, 2023, city council meeting.

Moved by Italiano. Second by Henderson. Approved by voice vote.

D. Communications – to be provided by the City Clerk

Early voting for the 2023 Consolidated Election began today and will run through Friday, March 31st. Election Day is Tuesday, April 4th.

There will be a closed session at the end of the April 17th council meeting for semi-annual review of closed session minutes.

E. Citizen Participation

Sydney Atwood spoke to the council concerning the proposed Belle Rose Manor Development at West Center Street. Her residence shares a property line with the planned apartment complex. She is not opposed to the development but is concerned because the plans show the removal of the trees behind her home. These trees provide much needed shade for her backyard, a nice view, and are also home to several types of wildlife. She is also concerned about the number of units and parking spaces proposed in the plan. This many new residences will increase traffic on the narrow roads. Lack of sufficient parking will cause Border and Washington streets to be blocked by overflow vehicles. In addition, she is concerned that drainage issues would increase because the units which are to be built behind her residence would be located in a low spot, near a creek bed.

Greg Cushing spoke in favor of the Belle Rose Development. He sees a lot of older communities going up in Troy and he is excited to see something for younger couples with families as well. He owns commercial properties in the area and is planning additional commercial development in the future.

F. Mayor's Comments

Mayor Nonn recommended Danielle Bogue for appointment to the Planning Commission to fill a vacancy.

Motion: To accept the Mayor's appointment to the Planning Commission.

Moved by Italiano. Second by Turner. Vote: Motion passed. (Aye = 8; Nay = 0)

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

G. City Administrator and City Attorney Comments

1. City Administrator Comments

Mr. Keeven briefed that city revenues are still strong. Revenue this year, at 11 months into the fiscal year, are higher than they were after 12 months last year.

Budget discussions earlier tonight went well and will be finalized at the next meeting of the Finance & Economic Development Committee.

2. City Attorney's Comments

Mr. Keck said Mr. Keeven and he attended Bob Radosevich's pension disability hearing. The board unanimously voted in favor of awarding the pension/disability. He does not have the hearing officer's final award yet. The results of the award will be handled in budget discussions.

H. Consent Agenda for February 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 Turner. **Second by** Knoll. **Vote:** Motion passed. (Aye = 8; Nay = 0)

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

I. Administrative and Community Services Committee Report

1. Results of the Four Planning Commission Public Hearings – March 9, 2023

- 105 S. Border Street Special Use Permit – Approved with a stipulation that a sidewalk be installed on the east side of the property. The stipulation is included in the ordinance.

- 2466 Formosa Road Rezoning – The commission approved rezoning to R-2 Residential.

- Belle Rose Manor Development at 120 W. Center Street – Approved with stipulations that the developer work on traffic concerns. The developer was also requested to remove one of the units because of the density of the complex. There will be 11 buildings instead of 12; 49 total units. In order to approve this, the council will need to waive the minimum 5-acre requirement because the tract is only 3.45 acres.

- The fourth public hearing was tabled.

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

Due to the hearings, the Planning Commission meeting only consisted of previous meeting minutes approval.

3. Planning Commission Workshop – March 23, 2023

The commission will be reviewing the final ordinance amendment for C-1 zoning. They will also be looking at a FEMA ordinance. This is mandatory in order to be eligible for the FEMA insurance program. Mr. Cissell added that the city is not eligible for disaster relief funds if a FEMA ordinance is not passed.

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

J. Finance and Economic Development Committee Report

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

Computer-run checks for March in the amount of \$377,026.14, manual checks for February in the amount of \$120,484.46, and payroll expenses for February in the amount of \$400,189.54.

Motion: To approve the Aged Obligation Report as presented, and pay the bills totaling \$897,700.14.

Moved by Henderson. **Second by** Manley. **Vote:** Motion passed. (Aye = 8; Nay = 0)

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

2. Results of the Finance & Economic Development Committee Meeting – March 20, 2023

The committee met earlier this evening for continued discussion on next year's budget. They will meet one more time before the April 3rd City Council meeting.

3. City Treasurer Report

Treasurer Huelsmann thanked Mr. Keeven for his work on the budget. The earlier the budget is approved, the earlier she is able to complete her annual report.

K. Law Enforcement and Emergency Services Committee Report

Chief of Police Report

Chief Shownes briefed the city council on the following:

- Detective Justin Christ was called out on the Child Death Investigation Task Force to the Highland Police Department. The investigation concerns the death of a three-month old baby. The father of the child has been charged with murder.
- On a happier note: At the Special Olympics Polar Plunge in February in Carlyle, the Troy PD raised the most money in Southwestern Illinois.

L. Public Works Committee Report

1. City Engineer Report

Orchard Court/PASER Project – Street maintenance project is out for bids right now. Bid opening is March 30th. Bid tab should be available at the next council meeting.

Five-Year Street Program – He is working on updates. He will present to the Public Works Committee at a future meeting.

Downtown Plans – He met with Ameren and Charter/Spectrum about burying all cables. He still needs to meet with AT&T.

Serenade Park – Work was due to start this week, but weather has delayed it.

2. Bid Tab for Contracted Mowing

Only one bid was received, from D&D Lawn Care. Mr. Hancock believes this is because other potential bidders can't bid below D&D, who also had the city contract the last couple of years. According to Mr. Hancock, they do very good work and are responsive to issues. Their bid is \$41,129.37. They have asked for a three-year contract: \$41,129.37 for the upcoming year and \$42,322.18 for the two following years. Mr. Hancock asked the council to approve a three-year contract.

Motion: To approve the low bidder, D&D Lawn Care, for FY2024 in the amount of \$41,129.37, FY2025 in the amount of \$42,322.18, and FY2026 in the amount of \$42,322.18, for a total of \$125,773.73.

Moved by Dawson. **Second by** Turner. **Vote:** Motion passed. (Aye = 8; Nay = 0)

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

3. Director of Public Works Report

Mr. Hancock briefed the following projects/events:

Meter Replacement is going well. Around 400 meters have been replaced so far. There have only been a few customer questions or complaints.

Clay Street Utilities – New water main pressure and sample tests passed. The IEPA has given approval to put the main in service.

Timber Ridge Road Culvert Replacement – This road is not within city limits. Jarvis Township has been working several years to replacing the steel culvert with a concrete culvert. The city has a water main in conflict. The contract has already been bid. To keep the Jarvis project moving, he talked with Juno regarding relocation design and permitting. Juno agreed, since they have already been involved in this project, to do the design and engineering for \$1,000. The cost to relocate the water main will be \$26K total, which will be split between the city and Jarvis Township.

Tool Truck – Ordered in September 2021. Arrived on Friday.

Illinois EPA Inspection of Water System – Occurred Wednesday, March 15th. Inspection went well. He is waiting on the report.

Random OSHA Audit on Water Plant – Also occurred Wednesday, March 15th. They looked at administration and engineering. The city was found to be not in compliance on policies, procedures, hazard communications, and other areas. The department is not out of compliance in training, but is out of compliance on policy. The city will have 30 days to comply once the official report from OSHA is received. He spoke with IML Risk Management. They have provided a lot of the needed policy.

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 2023-15 - Ordinance Concerning Chapter 154 of the Troy Municipal Zoning Code for the Purpose of Granting a Special Use on a Specific Parcel (i.e., Four-Family Apartment Building at 105 S. Border Street)

Alderwoman Hellrung stated that this is an improvement over the building currently at the location. Mr. Cissell has reviewed the plans and is satisfied.

Motion: To approve Ordinance 2023-15 as presented.

Moved by Italiano. Second by Dawson. Vote: Motion passed. (Aye = 8; Nay = 0)

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

2. Ordinance 2023-16 - An Ordinance Approving an Amendment to the Official Zoning Map Changing the Zoning Designation of Real Estate Owned by Clarence and Eleanor Jane Adhart from R-1 Single-Family Residential to R-2 Two-Family Residential (9+ acres of a vacant 20+ acre tract at 2466 Formosa Road)

Mr. Cissell informed the council that this is the parcel on Formosa south of the planned storage facility. He is glad to see this parcel being planned for residential instead of commercial.

Motion: To approve Ordinance 2023-16 as presented.

Moved by Manley. Second by Hellrung. Vote: Motion passed. (Aye = 8; Nay = 0)

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

3. Ordinance 2023-17 - An Ordinance Approving an Amendment to the Official Zoning Map Changing the Zoning Designation of Real Estate Owned by Belle Rose Manor LLC from C-2 General Commercial to PD-R Planned Development-Residential (i.e., Belle Rose Manor, a multi-family development on West Center Street)

Mr. Cissell explained that the 5-acre rule, which came into question on this property, exists to prevent "spot zoning". He said it makes sense in this instance. The parcel can be smaller as long as the development plan fits in with the surrounding area. The apartment complex will have two strategically placed detention ponds.

Christy MacMorran, who resides and has a business in Troy, said she is concerned this development will be marketed to families, but there is no green space, no playground, no amenities to occupy the children who reside there. She is also concerned about increased traffic due to an increase in residences. Additionally, she is concerned about the loss of trees, saying she doesn't understand why we can't build without removing the trees.

Motion: To approve Ordinance 2023-17 as presented.

Moved by Italiano. Second by Hellrung. Vote: Motion passed. (Aye = 6; Nay = 2)

Aye: Dawson, Hellrung, Henderson, Italiano, Knoll, Manley. **Nay:** Flint, Turner.

4. Resolution 2023-19 - A Resolution Regarding the Acceptance of the 2023 Official Zoning Map

Mrs. Taake pointed out that, since the council agreed to begin water service pre-annexation agreements, the city annexed 7 properties and pre-annexed 34 properties in 2022. She displayed the revised zoning map.

Motion: To approve Resolution 2023-19 as presented.

Moved by Italiano. Second by Turner. Vote: Motion passed. (Aye = 8; Nay = 0)

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

5. Resolution 2023-20 - A Resolution of the City of Troy, Illinois, Adopting a Preliminary Development Plan for a Planned Development-Residential (PD-R) Known as Belle Rose Manor

Motion: To approve Resolution 2023-20 as presented.

Moved by Italiano. Second by Hellrung. Vote: Motion passed. (Aye = 6; Nay = 2)

Aye: Dawson, Hellrung, Henderson, Italiano, Knoll, Manley. **Nay:** Flint, Turner.

O. Closed Session - The scheduled closed session was postponed until the next council meeting.

P. Adjournment

Moved by Italiano. Second by Dawson. Approved by voice vote of the aldermen.

Meeting adjourned at 7:26pm.

Kimberly Thomas

Kimberly Thomas, City Clerk

Date Approved 4/3/2023