



**City of Troy
City Council Meeting**

Monday, May 15, 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 6:33pm 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 (via telephone) and Troy Turner.

Absent: none.

Other City Officials Present: City Administrator Jay Keeven, Treasurer Kelly Huelsmann, Clerk Kim Thomas, Interim 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 May 1, 2023 city council meeting.

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

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

E. Citizen Participation - none

F. Mayor's Comments

Mayor Nonn presented his FY23-24 appointment recommendations to the city council:

Mayor Pro-Tem:	Nathan Henderson	City Engineer:	Tom Cissell
City Administrator:	Jay Keeven	ESDA Coordinator:	Chris Wasser
City Attorney:	Fred Keck	Assistant ESDA Coordinator:	Tony Luther
Associate City Attorney:	Carol Sparks	FOIA Officer:	Andrea Lambert
Deputy City Treasurer:	Michele Colligan	Assistant FOIA Officer:	Michelle Schneider
Public Works Director:	Rob Hancock	Liquor Commissioner Assistant:	Linda Taake
Interim Chief of Police:	Chris Wasser	Zoning Officer:	Luke Behme

Board of Police Commissioners: Tom Canavit (Chair), Donald Clark, Ryan Metcalf

Historic Preservation Commission: Allen Adomite (Chair), Dan Jackson (Vice Chair), Bonnie Levo, Ruth Schmitt, Gloria Mannz

Planning Commission: Aaron Adams, Danielle Bogue, Liz Compton, Rich Curtis, Chuck Lawrenz, Rachel Lybaarger, Matt Reiter, Jami Stone, Larry Talbert

Police Pension Board Trustees: Ryan Meier, Dan Lipe, Kelly Huelsmann, Heather Stirling, Kevin Woodring

FY21-23 committee assignments will remain the same for FY23-25. They are as follows:

Administrative & Community Services Committee: Elizabeth Hellrung (Chair, Debbie Knoll (Vice Chair), Sam Italiano, Dan Dawson

Finance & Economic Development Committee: Nathan Henderson (Chair), Elizabeth Hellrung (Vice Chair), Tony Manley, Debie Knoll

Law Enforcement Committee: Sam Italiano (Chair), Tony Manley (Vice Chair), Tim Flint, Troy Turner

Public Works Committee: Dan Dawson (Chair), Troy Turner (Vice Chair), Tim Flint, Nathan Henderson

Motion: To approve the appointments as presented.

Moved by Turner. **Second by** Italiano/Hellrung. **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

TIF Redevelopment Agreement for Rose Med Spa/101 E Market Street – There is a resolution on tonight's agenda for this agreement, which met the Finance Committee on May 1st. The committee agreed to reimburse 15% of redevelopment costs or \$30K, whichever is lower. The owners have agreed to this.

Annexations: The city is completing annexations, working its way toward Triad High School. There is an ordinance on tonight's agenda to annex land adjacent to CPO Investments, which is adjacent to Stonebriar Manor. CPO Investments and Stonebriar Manor are already under pre-annexation agreements. Mr. Gary Cole, who owns property between IL-162 and US-40, has agreed to sign an annexation request once Stonebriar Manor is annexed. This will place the high school adjacent to city limits. Plans are to annex the school during the second city council meeting in July or the first council meeting in August to incorporate Triad High School into the city prior to the start of the school year.

2. City Attorney's Comments -none

H. Consent Agenda for April 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 Italiano. **Second by** Turner. **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 Planning Commission Public Hearing and Meeting – May 11, 2023

The meeting and public hearing were cancelled and rescheduled for Thursday, June 8, 2023.

2. Planning Commission Public Hearing and Meeting – Thursday, June 8, 2023

There will be a public hearing for Waterford Villas. Then the new zoning class, C-5, will be discussed.

3. Building and Zoning Administrative Coordinator's Report

The commission needs to workshop with the city council to finish the C-1 zoning ordinance amendment.

J. Finance and Economic Development Committee Report

1. Approval of Bills for the Month of April/May 2023 (Aged Obligation Report)

Computer-run checks for April (processed in May) in the amount of \$950,803.50.

Motion: To approve the Aged Obligation Report as presented, and pay the bills totaling \$950,803.50.

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

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

2. Approval of Bills for the Month of May 2023 (Aged Obligation Report)

Computer-run checks for April in the amount of \$377,774.44, manual checks for April in the amount of \$117,692.78, and payroll expenses (three payrolls) for April in the amount of \$344,289.

Motion: To approve the Aged Obligation Report as presented, and pay the bills totaling \$839,756.22.

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

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

3. City Treasurer Report – none

K. Law Enforcement and Emergency Services Committee Report

1. Chief of Police Report

Interim Chief of Police, Chris Wasser, briefed the following:

- Applicant testing for new hires was completed last week to compile a list. The department typically gets 40-50 applicants. There were only ten this time. Seven of the ten passed the test. Interviews will be conducted the first part of June. TPD is still accepting applications for lateral transfer until June 1st.
- Officer Tony Luther completed SRO (School Resource Officer) training and is now certified to work in the schools, beginning in August.
- PSAP: Effective June 1, 2023, the Troy Police Department will no longer receive 911 calls. The calls will be received by the 911 telecommunicators in the Edwardsville Police Department. There will be little or no impact for Troy residents. The City of Troy will continue to maintain its own communications center, providing services for residents 24/7.
- Cop on Top is this Friday. Chief Wasser invited all to come out for the fundraising event.

L. Public Works Committee Report

1. Results of the Public Works Committee Meeting – May 15, 2023

The committee was briefed by Mr. Cissell on the Five-Year Street Plan for the city.

2. City Engineer Report

Mr. Cissell briefed the following:

United Technical Building – This is a new machine shop facility proposed at the corner of Formosa Road and Commercial Drive. The issues with the dock configuration have been resolved. As soon as official site plans are received, ground breaking will be scheduled.

Construction Projects – There are four projects currently under construction: Lions Drive, Orchard Court, Serenade Park, and Clay Street. These were all discussed in the Public Works Committee meeting.

Serenade Park - Concrete has been poured for the restroom building and the pump house. They have also dug the hole for the simulated creek. The walls of the building will go up in about four weeks.

3. Director of Public Works Report

Mr. Hancock briefed the following projects/events:

Meeting with TWM – There is a meeting scheduled for Wednesday at 1:00pm to discuss the northern interceptor and the wastewater plant. The plans are complete and the permits have been submitted. The northern interceptor permit is approved.

Water Main Relocation at Timber Ridge Road – Jarvis Township is installing a new concrete box culvert. The city has a water main that is in the way. The work permit has been approved by the IEPA and Troy Public Works is working with the township to get the water main relocated

Cemetery Clean-Up – On April 29th, the Troy Genealogical Society, working with the VFW, cleaned veteran headstones in the cemetery. Rachel Korte, who organized the project, is now working with Atlas Preservation. Atlas is a company that specializes in monument preservation and restoration. They travel in the continental United States talk with organizations about repairing and cleaning headstones. They will be visiting the Troy cemetery on July 13th as one of their stops. They will provide training on repair and cleaning. Mr. Hancock plans to send some of his employees to the training. He has also developed a limited liability waiver, approved by Mr. Keck, for all who participate in the cemetery project.

OSHA Audit on Water Plant – Mayor Nonn received an email regarding the recent OSHA Audit. The email, from OSHA, gave high praise to Mr. Hancock and his department for their efforts.

Mill Pond – Alderman Italiano thanked Mr. Hancock for coming out to his ward earlier today. There is a problem with flooding at the end of Henderson and Watts Streets. Some of the land is private property; some of it is an easement. There is a lot of overgrowth which Public Works can only clear on the easement portion of the land.

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 2023-22 - An Ordinance Annexing and Zoning Certain Territory To and In the City of Troy, Madison County, Illinois (Namely 95 West Lake Drive Owned by Cynthia Strunk)*

Motion: To approve Ordinance 2023-22 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 2023-23 - An Ordinance Annexing and Zoning Certain Territory To and In the City of Troy, Madison County, Illinois (Namely 204 Arrowhead Drive Owned by Eric R. Smith and Lauren V. Smith)*

Motion: To approve Ordinance 2023-23 as presented.

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

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

3. *Ordinance 2023-24 - An Ordinance Annexing and Zoning Certain Territory To and In the City of Troy, Madison County, Illinois (Namely 711 Cheshire Road Owned by Michael T. Morrisette and Mary Kate R. Morrisette)*

Motion: To approve Ordinance 2023-24 as presented.

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

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

4. *Ordinance 2023-25 - An Ordinance Annexing and Zoning Certain Territory To and In the City of Troy, Madison County, Illinois (Namely, the southerly 350 feet of a vacant tract with PID 09-1-22-10-00-000-006, owned by the Jeanne L. Bohensiehl Living Trust)*

Motion: To approve Ordinance 2023-25 as presented.

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

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

5. *Resolution 2023-25 - A Resolution Authorizing the Execution of a Tax Increment Financing (TIF) Redevelopment Agreement with Eric and India Johnson, Prescribing the Form and Details of said Agreement and Authorizing other related Actions in Connection with Redevelopment of Certain Property within the Troy Downtown TIF District*

Mr. Keck clarified that, under the TIF, the developer will receive up to \$30K or 50% of the total redevelopment cost, whichever is less. They will receive half upon issuance of the building permit and the remainder when work is complete and receipts are submitted.

Motion: To approve Resolution 2023-25 as presented.

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

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

6. *Resolution 2023-26 - A Resolution of the City of Troy Authorizing the Mayor to Execute an Agreement with FGM Architects for Professional Services Concerning the Preparation of a Planning Study Regarding the City's Police and General Administrative Facilities*

Alderman Italiano asked if the agreement is for a cost of up to \$35K. Mayor Nonn confirmed this.

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

Motion: To approve Resolution 2023-26 as presented.

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


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

O. Closed Session - none

P. Adjournment

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

Meeting adjourned at 7:05pm.


Kimberly Thomas, City Clerk

Date Approved 6/5/2023