

**CITY OF MASCOUTAH  
CITY COUNCIL MINUTES  
#3 WEST MAIN STREET  
MASCOUTAH, IL 62258-2030**

**APRIL 2, 2018**

The minutes of the regular meeting of the City Council of the City of Mascoutah.

**PRAYER AND PLEDGE OF ALLEGIANCE**

City prayer was delivered by City Clerk Kari Haas. The Council remained standing and recited the Pledge of Allegiance.

**CALL TO ORDER**

Mayor Gerald Daugherty called the meeting to order at 7:00 p.m.

**ROLL CALL**

*Present:* Mayor Gerald Daugherty, Council members Paul Schorr, John Weyant, Pat McMahan and Michael Baker.

*Absent:* None.

*Other Staff Present:* City Manager Cody Hawkins, City Clerk Kari Haas, City Attorney Al Paulson, Assistant City Manager Mike Bolt, City Engineer Tom Quirk, Police Chief Scott Waldrup, EMS Supervisor Jeremy Gottschammer, Finance Coordinator Lynn Weidenbenner, and Public Works Coordinator Jesse Carlton.

*Establishment of a Quorum:* A quorum of City Council members was present.

**AMEND AGENDA**

None.

**MINUTES**

The minutes of the March 19, 2018 regular City Council meeting were presented and approved as corrected. The minutes of the March 19, 2018 Executive Session meeting were presented and approved as presented. The minutes of the March 20, 2018 Special City Council meeting were presented and approved as presented.

*Motion passed.* Passed by unanimous yes voice vote.

**PUBLIC COMMENTS**

Don Schomaker, owner of Eddies Travel Center / Huddle House – Distributed to Council paperwork regarding a feasibility study; economic growth is not necessarily bringing new business to town. Distributed an article identifying Speedway as a \$19 billion company which will hurt his business that he is operating as a mom and pop store. Stated that the addition of this convenience store / fueling station will eventually force him to close.

## REPORTS AND COMMUNICATIONS

### *Mayor*

Mayor presented proclamation to Carla Boswell and Will Welsh of Senior Companions proclaiming April 3, 2018 as National Service Recognition Day.

Attended the following meetings and functions: Meeting at MidAmerica Airport regarding Enterprise Zones, SLM Water Commission meeting, SWIL Council of Mayors meeting, Military Affairs Committee meeting in Shiloh, Arbor Day celebration with tree planting by Boy Scouts, Mayor's Legislative Committee meeting in Collinsville, Planning Commission meeting, Zoning Board of Appeals meeting, hosted SAFB wing commander here at City Hall, Leu Civic Center Elvis fundraiser.

### *City Council*

Schorr – Attended the following meetings and functions: Arbor Day celebration with tree planning by Boy Scouts, Food Pantry / Concerned Christians meeting.

Weyant – Attended the following meetings and functions: Special City Council meeting, MIA meeting, Police trivia night.

McMahan – Attended the following meetings and functions: MIA meeting, Police trivia night.

Baker – Nothing to report.

*City Manager* – Nothing to report.

*City Attorney* – Nothing to report.

*City Clerk* – Nothing to report.

## SWEARING IN

Police Officer Anthony Weck was sworn into office as Sergeant by City Clerk Kari Haas.

## COUNCIL BUSINESS

### **BUDGET FY18/19 – ADOPTION OF ORDINANCE (SECOND READING)**

City Manager presented report for Council consideration of approval and adoption of the City's FY18/19 Budget.

Weyant moved, seconded by McMahan, to approve and adopt Ordinance No. 18-04, thereby establishing the City's FY18/19 Budget.

***Motion passed.*** AYE's – Schorr, Weyant, McMahan, Baker, Daugherty. NAY's – none.

**ST. CLAIR COUNTY MIDAMERICA ENTERPRISE ZONE –  
INTERGOVERNMENTAL AGREEMENT AMENDMENT AND AN ORDINANCE  
TO ADD TERRITORY**

City Manager presented report for Council consideration of approval to amend St. Clair County MidAmerica Enterprise Zone Intergovernmental Agreement and approval of an Ordinance to add territory.

Councilman Weyant asked about the Speedway location and if that is in the Enterprise Zone. City Manager stated that it is not, but as the project moves along the City will pursue that if it is requested by Speedway. Councilman Weyant asked about including the Speedway development now. City Manager stated that the timing is not right yet and the project is not far enough into the process yet. Councilman Weyant asked if Speedway has asked for development incentives. City Manager stated that Speedway has and the City is waiting for them to return the application packet.

McMahan moved, seconded by Baker, to waive the first reading of the ordinance.

***Motion passed.*** AYE's – Weyant, McMahan, Baker, Daugherty. NAY's – Schorr.

McMahan moved, seconded by Schorr, to amend the St. Clair County MidAmerica Enterprise Zone Intergovernmental Agreement and approve Ordinance No. 18-05, an Ordinance amending Ordinance No. 14-09 to add territory to St. Clair County MidAmerica Enterprise Zone and authorize the appropriate City Officials to execute the appropriate documents.

***Motion passed.*** AYE's – Schorr, Weyant, McMahan, Baker, Daugherty. NAY's – none.

**CODE CHANGE – BALL FIELD USE AND REGULATIONS (FIRST READING)**

City Manager presented report for Council consideration of approval of revisions to Chapter 31 – Recreation and Parks, Article VIII – Ball Field Use Rules and Regulations of the City Code by adoption of ordinance.

Mayor asked about the City running the concession stand. City Manager stated that part-time employees will be hired to run the concession stand. Mayor asked how many hours this would be. City Manager stated that it depends but could be up to 4 hours per night depending on scheduling of games.

Councilman Baker asked if it was looked into subbing the work out. City Manager stated that it was not since the City runs the concession stand at the pool and also does the ball field maintenance.

Councilman Schorr asked about organizations being responsible for bringing their own food and drink items and how is the City going to keep their inventory from being used. City Manager stated that City will have their product stored and locked when it is being rented.

Councilman Schorr asked about the food truck setting up on the park property and if the City is receiving anything from that. City Manager stated that the food truck does have a business license and there is nothing in the Code preventing them from being on City property. City Attorney stated that additional regulations can be put in place if the Council desires regarding food trucks. Councilman Baker asked if the City is receiving sales tax from the food truck. City Clerk stated that the City should be and will double check to make sure.

Councilman Weyant asked about no alcoholic drinks to be sold and if the City is going to control this. City Manager stated that yes the City will be controlling this.

Councilman Baker asked the expectations and if the City is going to break even. City Manager stated that based on our experience with the pool, the City will break even and make some money off of this; it will not be an expense for the City.

Councilman McMahan commented on the fees being a little high and can see these organizations deciding not to use the stand and just bring their own equipment to set up.

Councilman Baker asked about a deposit required for cleaning. City Manager stated that there is a deposit required for use of equipment to cover cleaning.

First reading. No action required.

**PC 18-02 – REZONING OF 602 W MAIN ST, PARCEL #10-31-0-134-009, FROM GENERAL COMMERCIAL (GC) TO OFFICE (O)**

City Manager presented report for Council consideration of approval of a rezoning application for 602 W. Main St., Parcel #10-31-0-134-009 from General Commercial (GC) to Office (O).

Councilman Schorr asked if there are any other areas along Main Street in this area that are zoned office. City Manager explained that the majority of the lots along Main Street to the east and west of this lot are zoned Office with a few General Commercial mixed in.

Councilman Schorr asked to have a printout of what is allowed in General Commercial and Office zoning districts.

First reading. No action required.

**PC 18-03 – SPEEDWAY SITE PLAN AND ARCHITECTURAL REVIEW**

City Manager presented report for Council consideration of approval of a site plan and architectural review for a convenience store and fueling station project at IL Route 4 and Perrin Road.

Eric Carter, Weihe Engineers, and Michael Bergman, Speedway LLC, provided a presentation on the project.

Councilman Weyant asked about overnight parking. Michael Bergman answered that there is not to be any overnight parking and Speedway does not encourage it; there are no shower stalls or a restaurant so there shouldn't be any need for overnight parking on their site.

Councilman Weyant asked about the stormwater runoff. City Manager stated there an onsite underground stormwater storage facility is being proposed but is pending approval from IDOT.

Councilman Weyant asked about water pressure issues. City Manager stated that TWM has studied the issues and the water tower and the issue must be internal because everything with the tower is checking out fine.

Councilman Schorr asked about the alleged electrical problems referenced. City Manager stated that the Electric Department has put voltage monitors on the transformers for weeks at a time and have had no fluctuations; it appears at this time that the voltage issues at Eddies Travel Center are not on the City's side of the electric system, it has to be something internal.

McMahan moved, seconded by Schorr, to approve the Speedway Site Plan and Architectural Review for the proposed convenience store and fueling station at IL Route 4 and Perrin Road, subject to the findings and conditions of approval.

*Conditions of Approval:*

1. The Stormwater Technical Report including stormwater management design and stormwater detention design, along with the Site Plans including Grading Plan and Pipe and Utility Plan, must be approved by the City of Mascoutah, St. Clair County, and the Illinois Department of Transportation. Revisions may be required by these reviewing agencies. Construction shall not begin until a building permit is issued by the City of Mascoutah.
2. The Traffic Impact Study and Site Plans, including access to Perrin Road and IL Route 4, must be approved by the City of Mascoutah, St. Clair County, and Illinois Department of Transportation. Roadway improvements may be required by these reviewing agencies to achieve optimal traffic flow, circulation, and access. Construction shall not begin until a building permit is issued by the City of Mascoutah.
3. Federal Aviation Administration (FAA Form 7460-1) will be required due to the location of the site in proximity to MidAmerica Airport and Scott Air Force Base, development height (particularly sign height), and/or the height of the construction equipment (crane).
4. Site and Building Plans must be approved by the City of Mascoutah. Construction shall not begin until a building permit is issued by the City of Mascoutah.

***Motion passed.*** AYE's – Schorr, Weyant, McMahan, Baker, Daugherty. NAY's – none.

## **COUNCIL – MISCELLANEOUS ITEMS**

Mayor commented on the electric easement documents and the AIMA document that the property owners requested; have issues with some of the items in the document; need to review the AIMA document and remove the items that the City cannot agree to. City Attorney agreed that the AIMA document needs to be reviewed and edited; stated that him and the City Manager are trying to set up individual meetings with the property owners within the next week or two. City Attorney stated that he will be meeting with Troy Fodor from IMEA on Thursday.

## **CITY MANAGER – MISCELLANEOUS ITEMS**

None.

## **PUBLIC COMMENTS**

Rick Johnson – Asked about the work being done on the ditch by Dan's Auto Body. City Manager stated that the City is working with Mascoutah Surface Water Protection District on looking to regrade that ditch to help with drainage issues on August and Stonemill

## **ADJOURNMENT TO EXECUTIVE SESSION**

Weyant moved, seconded by Schorr, to adjourn to Executive Session to discuss Personnel – Section (2)(c)(1) – City Manager Annual Evaluation at 8:21 p.m.

*Motion passed.* AYE's – Schorr, Weyant, McMahan, Baker, Daugherty. NAY's – none.

## **RETURN TO REGULAR SESSION**

Schorr moved, seconded by McMahan, to return to Regular Session at 9:27 p.m.

*Motion passed.* Motion passed by unanimous yes voice vote.

## **MISCELLANEOUS OR FINAL ACTIONS**

None.

## **ADJOURNMENT**

McMahan moved, seconded by Baker, to **adjourn at 9:28 p.m.**

*Motion passed.* Motion passed by unanimous yes voice vote.

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Kari D. Haas, City Clerk