

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

**SEPTEMBER 6, 2016**

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

**PUBLIC HEARING**

Mayor Gerald Daugherty called the public hearing to order at 6:30 p.m.

*Present:*

Mayor Gerald Daugherty and Council members Ben Grodeon, Paul Schorr, John Weyant and Pat McMahan.

*Absent:*

None.

*Other Staff Present:*

City Manager Cody Hawkins, City Clerk Kari Haas, City Attorney Al Paulson, Police Chief Bruce Fleshren, City Engineer Ron Yeager, and City Engineer Tom Quirk.

Mayor Gerald Daugherty stated that this public hearing is to consider and review the proposed Mascoutah TIF III Redevelopment Plan. Mayor provided an overview of the public hearing public comment rules.

City Manager introduced Keith Moran from Moran Economic Development who is the consultant on the development of the proposed TIF III. Keith Moran provided an overview of the proposed Mascoutah TIF III Redevelopment Plan. Keith Moran explained the potential benefits and economic impact that could occur with the creation of a TIF in the proposed area.

Public Comments:

Jason Holtman – Voiced concerns over the TIF notification, voiced complaints over the SSA tax that he is under. Stated that he doesn't understand why the whole town doesn't get notified if this is such a great opportunity. Asked where does the \$8.1 million referenced in this TIF comes from. Asked what happens if these businesses go under or go bankrupt, who is responsible. Suggested a second survey of this area.

David Rudy – Stated that he thinks that businesses who come to town does not need to be funded or given incentives and should stand alone. Stated that he knocked on 50-60 doors, majority was against TIFs, two or three said they were for and the others did not know enough about them and didn't want to voice their opinions.

Marian Albers – Voiced concerns over the proposed TIF. Stated that TIFs are great for cities

but devastating to public libraries. Spoke about only receiving \$8 from a residence within the TIF but receives \$80 from a residence outside the TIF but still has to provide library services to those residences where little to no tax money is being received. Stated that she has not received the intergovernmental agreement that was promised and thinks that should be done before the TIF is passed.

Terry Johnson – Stated that he represents two properties within this proposed TIF. Stated that in his experience that when there is a TIF in place, it can be used as an economic development tool for the City to be able to put streets and infrastructure within a parcel to help spur development. Stated that when the TIF is used as an economic development tool there is an application process that each developer has to go through and funds aren't just dispersed because it was asked for, there is a process.

Jim Giardina – Stated that he is the owner of MarKa Nursing Home and Silver Creek Assisted Living. Spoke regarding a competitor to his business wanting to come in and use TIF funds. Stated that he did his development on his own and did not receive any incentives or breaks. Stated that he is in business to provide care and allowing a business to come in and use TIF and it's going to be his competitors. Stated that he has been here for 30 years and has never received anything from the City. Stated that he is against the TIF.

Charles Jefferson – Asked why TIFs are 23 years long, why does it have to be that long. Asked if there is going to be tax diversion, other taxing entities such as the library and emergency services are going to lose money on the TIF.

Keith Moran stated that by state statute, TIFs can be no longer than 23 years, and that is set by ordinance. Keith Moran stated that a City would have the option to set it for a shorter time but with not being able to predict what would happen in the future, it is not prudent to have the TIF end earlier.

James Saffel – Spoke regarding a financial statement published by the City but it had no information about the TIF. Stated that citizens have no idea how much money is being spent in the TIF. Voiced additional comments and concerns over the TIF and property taxes.

Keith Moran provided answers to some of the questions raised from residents. Keith Moran explained that the TIF is a redistribution of the future tax dollar. Keith Moran explained that engineering studies were done who certified that the area is a blight area by definition provided in the TIF Act. Keith Moran explained that with regards to the \$8.1 million, that is an estimate of tax money that could be derived from new development as a result of the creation of the TIF to help fund future infrastructure improvements; if no new development occurs as a result of this TIF, there are no new tax monies generated, therefore the City would be in the same spot it is now and nothing will happen. Keith Moran stated that the City followed the TIF Act with regards to notification. Keith Moran explained that a pre-eligibility study process was done; this TIF plan has been a 12-18 month process that has led to this point. Keith Moran stated that intergovernmental agreements will be forthcoming prior to the adoption of the TIF. Keith Moran explained that there will be an application process for this TIF district and it is a very extensive application process to evaluate potential

projects. Keith Moran stated that the EAV of the property located in this proposed TIF area is only 1% of the City's total EAV.

Mayor stated that he admires Mr. Saffel's passion and persistence on this TIF.

Mayor commented on how he knows some residents like Mascoutah the way it is and don't want to see it grow; the City has a 20-year comprehensive plan; vision of the City is to keep the "old" Mascoutah and downtown community south of Fuesser Road; targeting the areas north of Fuesser Road to get retail business in the community to derive more sales tax revenue so that we don't have to rely so heavily on property taxes to provide services.

Jason Holtman – Asked if there are retail opportunities already available south of Fuesser Road and why would they move a few hundred street down the road. Commented on the Council members having a disservice to the residents for rolling their eyes, looking down, laughing while a resident is talking. Asked again what happens when it goes wrong, when the infrastructure is put in and things go wrong. Keith Moran stated that if nothing happens in the TIF, then there is no investment to make those improvements. Jason Holtman commented on the guidelines for notification and asked again why not tell everyone.

Terry Johnson – Stated that his tax bill on the 18 acres north of Fuesser Road he owns is \$360; if that property is developed and multiple businesses are placed on that property, the tax bill should be over \$66,000. Stated that he did not know about this TIF until two months ago so has not been lobbying for it. Provided an explanation of how it helps spur development.

Councilman Schorr – Asked about the intergovernmental agreements and if those are going to be negotiated before we vote on the TIF. Keith Moran stated that yes those will be done prior to voting. Keith Moran explained that the next step in the process is to have two readings of an Ordinance that could occur as early as two weeks from yesterday which can be put it off until the intergovernmental agreements are completed.

Christina Dawson – Commented on the traffic issues on Route 4 and Fuesser and asked if there was a plan for the future for stop lights and reduced speed limits or additional stop signs. Mayor stated that it is a state highway and we have petitioned to the state multiple times for reduced speed limits but are told by IDOT that the traffic doesn't warrant it.

Council Discussion:

None.

There being no further questions or comments from the Council, Mayor Gerald Daugherty closed the public hearing at 7:39 p.m.

## **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 7:45 p.m.

## **ROLL CALL**

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

*Absent:* None.

*Other Staff Present:* City Manager Cody Hawkins, City Clerk Kari Haas, City Attorney Al Paulson, Police Chief Bruce Fleshren, City Engineer Ron Yeager, and City Engineer Tom Quirk.

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

## **AMEND AGENDA**

None.

## **MINUTES**

The minutes of the August 15, 2016 regular City Council meeting were presented. Councilman Schorr noted two corrections. The minutes were approved as amended.

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

## **PUBLIC COMMENTS**

None.

## **REPORTS AND COMMUNICATIONS**

*Mayor*

Mayor presented proclamation to the Knights of Columbus proclaiming September 16-17, 2016 as "Helping Citizens with Developmental Disabilities Days".

Attended the following meetings and functions: IML Executive Board meeting, SLM Water Commission meeting, Chamber meeting.

*City Council*

Grodeon – Attended the following meetings and functions: Worked bingo at the Holy Childhood picnic.

Schorr – Nothing to report. Was out of town on family business for the past two weeks.

Weyant – Attended the following meetings and functions: SWIL Council of Mayors meeting, meeting with individual regarding TIF.

McMahan – Nothing to report.

*City Manager* – Nothing to report.

*City Attorney* – Nothing to report.

*City Clerk* – Nothing to report.

## **COUNCIL BUSINESS**

### **BID AWARD – EAST SOUTH STREET RECONSTRUCTION**

City Manager presented report for Council consideration of approval and authorization of bids for furnishing and applying oil and chip sealing on various street identified for the 2016 MFT Oil & Chip Program.

Councilman Grodeon asked about the contractual period of performance. City Engineer stated that there is a substantial completion date of November 18<sup>th</sup>, completion by November 30<sup>th</sup>. Councilman Grodeon asked if there are any LD's. City Engineer stated that there are not.

Councilman Schorr asked about KRB being used for sidewalks and if there had any road experience. City Engineer stated that they do have general construction experience so they feel comfortable with the bid award.

Schorr moved, seconded by McMahan, to approve the low bid of \$151,704.50 to KRB Excavation Inc. of Trenton, IL for furnishing all labor, materials and equipment for the East South Street Reconstruction Project and authorize appropriate officials to execute the necessary documents.

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

### **BID AWARD – 2016 MFT OIL & CHIP PROGRAM**

City Manager presented report for Council consideration of approval and authorization of bids for furnishing all labor, materials and equipment for the East South Street Reconstruction Project.

Mayor asked if we were going to run into a time crunch with the weather. City Engineer stated that they do not anticipate any weather issues. City Engineer stated that they should start work during the first week in October and be completed in 4 days.

Weyant moved, seconded by Grodeon, to approve the only bid of \$28,226.31 for oil to JTC Petroleum Company of Maryville, IL and the only bid of \$16,725.00 for slag chips to Beelman Logistics, LLC of East St. Louis, IL for the 2016 MFT Oil and Chip Program and authorize appropriate officials to execute the necessary documents.

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

#### **STREET CLOSING – HERO RUN**

City Manager presented report for Council consideration of approval of resolution to close portions of Main Street and Sixth Street for the annual Hero Run as requested by Brent Bergheger Chrysler.

Grodeon moved, seconded by Schorr, to approve and adopt Resolution No. 16-17-12, to authorize the closing of Main Street from Market Street to Sixth Street and Sixth Street from Main Street to Church Street, from 8:00 a.m. to 10:00 a.m. on October 1, 2016 for the annual Hero Run.

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

#### **CODE CHANGE – STOP INTERSECTIONS (SECOND READING)**

City Manager presented report for Council consideration of approval of an Ordinance to amend Schedule A – Stop Intersections.

Schorr moved, seconded by Weyant, to approve and adopt Ordinance No. 16-18, amending Chapter 24, Schedule “A” – Stop Intersections.

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

#### **CODE CHANGE – NO PARKING, POPLAR STREET (FIRST READING)**

City Manager presented report for Council consideration of approval of an Ordinance to amend Schedule E – No Parking Streets to add no parking on sections of West Poplar Street.

Mayor asked why a yellow line was placed down the middle of the road when there is going to be parking on one side and are going to have to cross the line when there is parking. City Engineer stated that the line is a skipped yellow line and drivers can cross a skipped yellow line.

No action required. First reading.

#### **VACATION OF DRAINAGE EASEMENT – STONEMILL ESTATES (FIRST READING)**

City Manager presented report for Council consideration of approval for vacation of a portion of an existing drainage easement at Stonemill Estates by adoption of ordinance.

Councilman Schorr asked if this was a request from a homeowner. City Engineer stated that there was a request from a homeowner and after reviewing the easement, staff

determined that a 30' easement was no longer needed so decided to vacate a portion of the easement for all lots along that line.

Councilman Grodeon asked about fences being located within the easement. City Manager stated that it is on the fence permit that if we have to remove a portion of a fence for utility work within an easement, the City is not responsible for any costs to repair the fence. City Manager stated that keeping the 10' easement will provide more than enough work area for utility repair.

No action required. First reading.

### **RESOLUTION ACCEPTING DEDICATION OF LAND FOR PUBLIC RIGHT-OF-WAY ON SOUTH 10<sup>TH</sup> STREET**

City Manager presented report for Council consideration of approval of resolution accepting dedication of land for public right-of-way associated with the South 10<sup>th</sup> Street Reconstruction Project.

McMahan moved, seconded by Weyant, to approve and adopt Resolution No. 16-17-13, Resolution Accepting Dedication of Land for Public Right-of-Way associated with the South 10<sup>th</sup> Street Reconstruction Project.

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

### **COUNCIL – MISCELLANEOUS ITEMS**

Councilman Grodeon asked for an update on the aerial spraying. City Attorney stated that he hasn't had a chance to look into it but will before the next meeting.

Mayor commented on the upcoming IML Conference.

### **CITY MANAGER – MISCELLANEOUS ITEMS**

None.

### **PUBLIC COMMENTS**

Dave Rudy – Commented on the parking on South 10<sup>th</sup> Street by the park and commented on the width of the roadway being extremely tight when there is parking all long there. Mayor stated that a parking lot will be placed behind the ball fields on the north side. Dave Rudy asked about the rules on how much green space is required between the roadway and the sidewalk. City Engineer stated that the curbing type and amount of right-of-way needed determines how much green space is placed between the roadway and the sidewalk.

Matt Stukenberg – Asked if there are any plans to finish South 10<sup>th</sup> Street between the newly improved area by the park south to Main Street. Mayor stated that staff will be looking into it and will review the road improvements program.

**ADJOURNMENT TO EXECUTIVE SESSION**

Weyant moved, seconded by Grodeon, to adjourn to Executive Session to discuss Investments – Section 2(c)(7) at 8:14 p.m.

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

**RETURN TO REGULAR SESSION**

Schorr moved, seconded by McMahan, to return to Regular Session at 8:37 p.m.

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

**MISCELLANEOUS OR FINAL ACTIONS**

None.

**ADJOURNMENT**

McMahan moved, seconded by Schorr, to **adjourn at 8:39 p.m.**

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

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Kari D. Haas, City Clerk