

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

**NOVEMBER 21, 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, Assistant City Manager Mike Bolt, City Clerk Kari Haas, 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 property tax increase for Mascoutah Special Service Area 1.

City Manager provided an overview of the proposed property tax increase for Mascoutah Special Service Area 1. City Manager explained that the property taxes for residents within the Special Service Area are not increasing; the rate for the Special Service Area is remaining at 0.375%. The amount of property taxes owed within the Special Service Area will only increase if the EAV increases or if the rate increases for another taxing district.

Council Discussion:

Councilman Schorr commented on the homes that do not pay any property taxes but still have to provide services.

Councilman Grodeon asked how many years the SSA is in place. City Clerk stated that it was for 23 years and was started in 2009. City Manager stated that the developer is responsible for the loan and the costs associated that are not collected by the SSA tax.

Public Comments:

None.

There being no further questions or comments from the Council, Mayor Gerald Daugherty closed the public hearing at 6:37 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 7:00 p.m.

## **ROLL CALL**

*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, Assistant City Manager Mike Bolt, City Engineer Ron Yeager, City Engineer Tom Quirk, Police Chief Bruce Fleshren, Finance Coordinator Lynn Weidenbenner and Assistant Fire Chief Rob Stookey.

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

## **AMEND AGENDA**

None.

## **MINUTES**

The minutes of the November 7, 2016 regular City Council meeting were presented and approved as presented. The minutes of the November 7, 2016 Executive Session meeting were presented and approved as presented.

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

## **PUBLIC COMMENTS**

None.

## **DEPARTMENT REPORTS**

*Assistant Fire Chief Rob Stookey* – October 2016 report was provided.

*Police Chief Bruce Fleshren* – October 2016 report was provided.

*Finance Coordinator Lynn Weidenbenner* – Monthly financials provided. Councilman Grodeon asked about the loan draw down balance sheet for the Electric Phase II Project. Finance Coordinator stated that right now it is an internal balance for that project.

*City Engineer/Director of Public Works Tom Quirk* – Status report on public projects and monthly building permits report provided. Mayor asked if the South Street project was finished. City Engineer stated that South Street was paved and finished last week. Councilman Schorr asked about Poplar Street being finished. City Engineer stated that the

seeding is completed and now are waiting for the final pay request. Mayor asked about estimated completion for South 10<sup>th</sup> Street. City Engineer stated that it is on track to be completed by the end of the year. City Engineer stated that they will begin paving next week. Mayor asked how much longer the road will be closed. City Engineer stated that after it is paved it should open the following week.

## **REPORTS AND COMMUNICATIONS**

### *Mayor*

Attended the following meetings and functions: Finance Committee meeting, annual East-West Gateway awards program, St. Clair County Gifts from the Heart program in Belleville, Historical Society 40<sup>th</sup> Anniversary dinner, ground breaking for the Espenschied Chapel building addition, annual holiday message with Charter Communications, SLM Water Commission meeting.

### *City Council*

Grodeon – Attended the following meetings and functions: Participated in the High School Wrestling 5K fundraiser.

Schorr – Attended the following meetings and functions: Finance Committee meeting, ground breaking for the Espenschied Chapel building addition, School Board meeting, Espenschied Chapel fundraiser concert.

Weyant – Attended the following meetings and functions: Ground breaking for the Espenschied Chapel building addition.

McMahan – Attended the following meetings and functions: Ground breaking for the Espenschied Chapel building addition, worked with MIA to install an informational cabinet at the dog park.

*City Manager* – Nothing to report.

*City Attorney* – Nothing to report.

*City Clerk* – Nothing to report.

## **COUNCIL BUSINESS**

### **CONSENT CALENDAR (OMNIBUS)**

The October 2016 Fund Balance Report and Claims & Salaries Report were provided under the omnibus consideration.

Councilman Schorr asked about the expense for the North County Road sidewalk. City Manager stated that expense was for the whole project and a bill will be sent to the school district for their portion.

McMahan moved, seconded by Weyant, to accept all items under Omnibus consideration.

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

**ORDINANCE AMENDING THE MASCOUTAH TAX INCREMENT FINANCING I REDEVELOPMENT PROJECT AREA, REMOVING CERTAIN PARCELS FROM SAID PROJECT AREA**

City Manager report for Council consideration of approval and adoption of an ordinance amending the Mascoutah TIF I Redevelopment Project Area, removing certain parcels from said project area.

Councilman Grodeon asked if the additional verification was done for the parcels and the legal description. City Manager stated that the City Engineer and TWM reviewed them for accuracy.

Schorr moved, seconded by Weyant, to approve and adopt Ordinance No. 16-23, an Ordinance Amending the Mascoutah Tax Increment Financing I Redevelopment Project Area, Removing Certain Parcels from said Project Area.

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

**ORDINANCE APPROVING THE MASCOUTAH TAX INCREMENT FINANCING III REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT**

City Manager report for Council consideration of approval and adoption of an ordinance approving the Mascoutah Tax Increment Financing III Redevelopment Plan and Redevelopment Project.

Councilman Grodeon recommending placing an additional noncommittal policy statement in the redevelopment plan with regards to if there is an increase in the sales tax base then there could be the potential for an offset to property taxes. City Manager will work with Keith Moran and the City Attorney to put together new language to be placed into the plan.

Grodeon moved, seconded by Schorr, to approve and adopt Ordinance No. 16-24, an Ordinance Approving the Mascoutah Tax Increment Financing III Redevelopment Plan and Redevelopment Project, as amended.

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

**ORDINANCE DESIGNATING THE MASCOUTAH TAX INCREMENT FINANCING III REDEVELOPMENT PROJECT AREA**

City Manager report for Council consideration of approval and adoption of an ordinance designating the Mascoutah Tax Increment Financing III Redevelopment Project Area.

McMahan moved, seconded by Weyant, to approve and adopt Ordinance No. 16-25, an Ordinance Designating the Mascoutah Tax Increment Financing III Redevelopment Project Area.

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

#### **ORDINANCE ADOPTING TAX INCREMENT FINANCING**

City Manager report for Council consideration of approval and adoption of an ordinance adopting Tax Increment Financing.

Councilman Schorr asked if this would affect any of the property taxes paid in 2017. City Manager stated that it will go into effect with the 2017 tax year that will be paid in 2018.

Weyant moved, seconded by McMahan, to approve and adopt Ordinance No. 16-26, and Ordinance Adopting Tax Increment Financing.

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

#### **TIF REDEVELOPMENT AGREEMENT WITH MASCOUTAH DEVELOPMENT LLC (LEGACY PLACE)**

City Manager report for Council consideration of approval and adoption of a resolution accepting a TIF Redevelopment Agreement with Mascoutah Development LLC.

Councilman Grodeon asked what the options are if agreement cannot be found on the intergovernmental agreements and where that would leave this agreement. City Attorney stated that if the intergovernmental agreements are not agreed to and finalized then this agreement can be undone.

Councilman Grodeon asked about the administration fee. City Manager explained that it could be up to 10% of the annual payment but will not exceed \$500.00 annually and will be deducted from the reimbursement payment annually in order to capture administrative costs with monitoring the TIF and bookkeeping for the reimbursement payment.

Councilman Weyant asked about the projected estimates increasing and if the payment will increase. City Manager stated that there is a maximum in the agreement so if the developer wanted to increase it because of increased costs, it would have to come back before Council for approval.

Schorr moved, seconded by Weyant, to approve and adopt Resolution No. 16-17-17, approving the TIF Redevelopment Agreement with Mascoutah Development LLC for the redevelopment of property located north and east of Prairie View Estates (Legacy Place).

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

### **RESOLUTION APPROVING INTERGOVERNMENTAL AGREEMENTS RELATING TO TIF #3**

City Manager report for Council consideration of approval and adoption of a resolution approving the Intergovernmental Agreements between the City of Mascoutah and City of Mascoutah Library, Mascoutah Road, Mascoutah Surface Water, Mascoutah Township, Mascoutah School District Unit #19, St. Clair County and SWIC District #522 relating to the Mascoutah Tax Increment Financing Redevelopment Plan and Project #3.

Councilman Schorr commended staff for getting these intergovernmental agreements together for approval at the same time as the TIF 3 approval ordinances.

Councilman Weyant asked if County property is considered commercial. City Manager stated that when the County property develops and if it develops commercially then property taxes will be generated off of that property.

Grodeon moved, seconded by McMahan, to approve and adopt Resolution No. 16-17-18, Resolution Approving the Intergovernmental Agreements between the City of Mascoutah and City of Mascoutah Library, Mascoutah Road, Mascoutah Surface Water, Mascoutah Township, Mascoutah School District Unit #19, St. Clair County and SWIC District #522 relating to the Mascoutah Tax Increment Financing Redevelopment Plan and Project #3.

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

### **CODE CHANGE – STOP INTERSECTIONS**

City Manager report for Council consideration of approval and adoption of an ordinance to amend Schedule A – Stop Intersections.

#### **I. ONE-WAY AND TWO-WAY STOPS**

*Through Streets*

Kankakee Trail

Quapaw Court

*Stop Streets - Direction*

Winnebago Way (Both)

Kankakee Trail (North Bd)

#### **III. FOUR-WAY STOP INTERSECTIONS**

S. Tenth St

and

W. South St

Weyant moved, seconded by Schorr, to approve and adopt Ordinance No. 16-27, amending Chapter 24, Schedule “A” – Stop Intersections.

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

**PC 16-09 – ALLEY VACATION, EAST CORRINGTON ST (BETWEEN LOTS 416 & 417)**

City Manager report for Council consideration of approval and adoption of an ordinance to vacate an approximate 8 feet portion of an alley (approximately 16' wide total) in the 600 block of North Independence Street to North John Street, off of East Corrington Street.

McMahan moved, seconded by Grodeon, to approve and adopt Ordinance No. 16-28, approving the alley vacation in the 600 block of North Independence Street to North John Street, off of East Corrington Street (between lots 416 & 417).

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

**BRICKYARD LIFT STATION CONSTRUCTION**

City Manager report for Council consideration of approval to purchase new pumps, control panel, valves, discharge piping, and other miscellaneous materials to complete the Brickyard Lift Station.

Councilman Grodeon asked if the vendor had been contacted for an engineering change option to address the obsolete parts. City Manager stated that the vendor was contacted about that and was also asked about the parts being manufactured; was told that reverse engineering would be extremely costly. City Manager stated that the fact that these parts are used and if there is a problem there would be an issue with getting replacement parts again. City Manager stated that going with the Flygt system, the parts would be interchangeable since all the other lift stations now have the Flygt system.

Councilman Grodeon asked if these costs are recouped through the permit fee and tap fees. City Manager stated that the lift stations costs are recouped through those and also through the sewer surcharge fees.

Schorr moved, seconded by McMahan, to approve the purchase of materials for the Brickyard Lift Station in the estimated amount of \$35,922.75.

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

**2016 PROPERTY TAX LEVY**

City Manager report for Council consideration of approval and adoption of the 2016 Property Tax Levy Ordinance.

Councilman Schorr voiced concerns in the General Fund with not having much of an increase in the tax levy and having to dip into reserves. City Manager stated that property taxes are not the only funding source for General Fund so there should be no issues.

Councilman Schorr commented on the EAV that has been lost due to the Disabled Veterans' Homestead Exemption that was passed by the State and if there is anything that could be done to have the State help with the decreased revenues. City Manager stated that the issue has been approached by the IML but unfortunately it doesn't affect many communities throughout the State so does not foresee it getting reversed by the State.

Councilman Grodeon asked about the 4.99% increase and voiced concerns over the EAV increase being very low. City Clerk explained how the calculations are done for the tax levy. City Clerk explained that if we did not project the 4.99% increase the City could possibly lose some funds from the increased EAV if for some reason it was to increase more than projected. City Clerk stated that the levy amounts will be adjusted during budget time to reflect the small increase in EAV.

First reading. No action required.

**PC 16-12 – HOLY CHILDHOOD, EAST GREEN STREET VACATION BETWEEN NORTH JOHN AND NORTH INDEPENDENCE STREETS**

City Manager report for Council consideration of approval and adoption of an ordinance to vacate East Green Street between North John Street and North Independence Street.

Mayor stated that he believes this is a great idea for their convenience and safety.

Councilman Schorr commented on the parking for the teachers as referenced in the Planning Commission meeting minutes. City Manager stated that the request came during the Planning Commission meeting from a resident who lives on John Street where the teachers currently park who had asked if they could park on Green Street. Councilman Schorr voiced concerns over vacating the street and then having cars driving on that portion of the street and parking. City Manager stated that he will discuss this with the school but doesn't believe anything has been decided on as of yet for changing the parking and having parking on Green Street.

Councilman Weyant asked about vacating only a portion of the street. City Manager stated that the whole street is going to be vacated, but the school is going to block off a portion of it to allow for entrance to their parking lot and to allow for handicapped parking and drop off.

First reading. No action required.

**PC 16-13 – 910 WEST SOUTH STREET ALLEY VACATION**

City Manager report for Council consideration of approval and adoption of an ordinance to vacate an alley located at 910 West South Street.

Councilman Schorr commented on only vacating a portion of the alley instead of the whole alley. City Manager stated that it is hard to get all property owners to agree because it will increase their property taxes so not everyone always wants that.



Councilman Weyant asked about the legal work and filing fees and if those are paid by the requester. City Manager stated that any fees incurred by the City are recouped by the requester.

First reading. No action required.

**COUNCIL – MISCELLANEOUS ITEMS**

None.

**CITY MANAGER – MISCELLANEOUS ITEMS**

None.

**PUBLIC COMMENTS**

None.

**MISCELLANEOUS OR FINAL ACTIONS**

None.

**ADJOURNMENT**

McMahan moved, seconded by Grodeon, to **adjourn at 7:57 p.m.**

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

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Kari D. Haas, City Clerk