

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

**JUNE 15, 2015**

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 Deputy City Clerk Melissa Schanz. 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, Deputy City Clerk Melissa Schanz, City Attorney Al Paulson, City Engineer Ron Yeager, Police Detective Jared Lambert, Deputy Fire Chief Larry Wesselman, Finance Coordinator Lynn Weidenbenner, and Assistant City Manager Lisa Koerkenmeier.

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

**AMEND AGENDA**

None.

**MINUTES**

The minutes of the June 1, 2015 regular City Council meeting were presented and stood as presented.

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

**PUBLIC COMMENTS**

None.

**DEPARTMENT REPORTS**

*Deputy Fire Chief Larry Wesselman* – May 2015 report was provided.

*Police Detective Jared Lambert* – May 2015 report was provided.

*Finance Coordinator Lynn Weidenbenner* – Monthly financials provided.

*City Engineer/Director of Public Works Ron Yeager* – Status report on public projects and monthly building permits report provided. Mayor asked about the South 10<sup>th</sup> Street improvements and if the City's part is being done at the same time as the developer. City Engineer stated that we are going to try to coordinate but the City's portion is going to be started at the end of the summer. City Engineer stated that the City's part is from Main Street to the entrance of the new development. Councilman Schorr asked about Harnett Street and what the close out items are and if included the area of Dere Bere where it ponds at Harnett Street. City Engineer stated that they could try to do an overlay in that area but it may make it worse so they will monitor it. Councilman Grodeon stated that he had a question from a resident regarding Fuesser Road and how long the road will be closed when they move to the second phase. City Engineer stated that it should be closed for about 6 weeks from the time they start but still have to provide access to the four residents who live right there. City Engineer stated that the remaining part will last through July and August. Mayor asked if they could still be working on the storm drain work on the east side. City Engineer stated that they could do storm drain work in conjunction with the paving work. Council voiced concerns with the completion date and maybe it should be reevaluated before we start telling residents it is going to be done by the end of August and then it doesn't happen again.

## **REPORTS AND COMMUNICATIONS**

### *Mayor*

Attended the following meetings and functions: Chamber meeting, ground breaking for St. Elizabeth's Hospital, meeting at Scott AFB regarding partnerships, July 4<sup>th</sup> planning meeting, presented a Certificate of Appreciation to a Senior Center volunteer, IML Executive Committee meeting.

### *City Council*

Grodeon – Attended the following meetings and functions: Log Cabin tour, Race for a Cure in St. Louis.

Schorr – Attended the following meetings and functions: Rotary presentation on how to grow grass.

Weyant – Attended the following meetings and functions: Lions Golf Tournament.

McMahan – Attended the following meetings and functions: Chamber meeting, Lions Golf Tournament, spread mulch in Scheve Park playground.

*City Manager* – Nothing to report.

*City Attorney* – Nothing to report.

*City Clerk* – Nothing to report.

## **COUNCIL BUSINESS**

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

The May 2015 Fund Balance Report and Claims & Salaries Report were provided under the omnibus consideration.

Councilman Schorr asked about the purchases from Lawnscape Outdoor Services. City Manager stated that this was for some road projects and water line issues where we had disturbed some yards so we brought in a landscape company to do the lawn seeding on those projects.

Councilman Schorr asked about the purchases for Platinum Plus and being the same from the previous month and wanted to make sure we weren't double paying. Finance Coordinator stated that the check from April was voided and reissued in May for the correct amount so that is why it is listed two months in a row with the same descriptions.

Councilman Weyant questioned the roof repairs by Jim Taylor Inc. and the Gary's Tire Center and Lowes purchases and voiced concerns about buying in town. City Manager explained that we find the best price and buy local when we can but is not always possible.

Councilman Grodeon asked about upgrading our phone system to internet lines to reduce cost. City Manager stated that it is in the budget to work on this year.

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

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

### **BUSINESS DISTRICT REDEVELOPMENT AGREEMENT WITH MBR IL, LLC FOR DEVELOPMENT OF PROPERTY AT 9785 HAYDEN DRIVE**

City Manager presented report for Council consideration of approval of a Business District Redevelopment Agreement with Mark Ratterman, MBR IL, LLC for development of property at 9785 Hayden Drive.

Councilman McMahan asked staff and Council to look at 5.2 City's Determination of Payment of Eligible Redevelopment Project Costs and stated that his thoughts are that it is a conflict. City Attorney stated that it is based on the 1% business district sales tax and only on what their business generates. Assistant City Manager explained how smooth this process should work and how the reimbursement process will work. Council requested to have that paragraph clarified.

Weyant moved, seconded by Grodeon, to approve the Business District Development Agreement with Mark Ratterman, representing MBR IL LLC for the development of property at 9785 Hayden Drive, as amended.

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

**ISSUANCE OF SALES TAX REVENUE BONDS (HUDDLE HOUSE PROJECT) SERIES 2015A AND TAXABLE BUSINESS DISTRICT REVENUE BONDS (HUDDLE HOUSE PROJECT) SERIES 2015B (SECOND READING)**

City Manager presented report for Council consideration of approval of an ordinance authorizing the issuance of Sales Tax Revenue Bonds (Huddle House project) Series 2015A and taxable Business District Revenue Bonds (Huddle House project) Series 2015B in accordance with the terms of the Development Agreement with DDS Properties LLC and SDS Stores, Inc. dba Eddies.

Council asked why it has taken 9 months to bring this second reading back. City Manager explained how it was delayed so that the city and bond counsel could get more accurate sales tax projections.

Councilman Grodeon was concerned about the City's name being on these documents. City Attorney explained that there is no liability for the City and it would not go towards the City's credit rating.

McMahan moved, seconded by Schorr, to approve and adopt Ordinance No. 15-12, authorizing the issuance of Sales Revenue Bonds (Huddle House project) Series 2015A and Taxable Business District Revenue Bonds (Huddle House project) Series 2015B and approve documents and actions in connection with the issuance of the bonds in accordance with the Development Agreement with DDS Properties LLC and SDS Stores Inc. dba Eddies.

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

**APPROVAL OF A BOND COMPLIANCE POLICY AND PROCEDURE**

City Manager presented report for Council consideration of approval of a resolution to approve a Bond Compliance Policy and Procedure. This policy and procedure would be executed for any existing bond and future bonds including the issuance of Sales Tax Revenue Bonds (Huddle House project) Series 2015A and taxable Business District Revenue Bonds (Huddle House project) Series 2015B.

Schorr moved, seconded by McMahan, to approve and adopt Resolution No. 15-16-02, approving a Bond Compliance Policy and Procedure.

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

**PREVAILING WAGE ORDINANCE (SECOND READING)**

City Manager presented report for Council consideration of approval of an ordinance adopting and affirming the City of Mascoutah St. Clair County Prevailing Wage.

Grodeon moved, seconded by Schorr, to approve and adopt Ordinance No. 15-13, thereby reaffirming and establishing the legal prevailing rate of wages for the City of Mascoutah.

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

#### **STREET CLOSINGS – HOMECOMING PARADE**

City Manager presented report for Council consideration of approval of request from Mascoutah Improvement Association for street closings for the annual Homecoming Parade.

Mayor questioned the street closing times and suggested that the ending time be changed from 6:15 p.m. to 7:00 p.m.

McMahan moved, seconded by Schorr, to approve and adopt Resolution No. 15-16-03 to authorize the closing of Main Street from Lebanon Street to Sixth Street and Sixth Street from Main Street to Park Drive, from 4:45 p.m. to 7:00 p.m. on August 1<sup>st</sup> and from 4:45 p.m. to 7:00 p.m. on August 2<sup>nd</sup> for the annual Mascoutah Homecoming Parade, as amended.

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

#### **BID AWARD – EXCAVATOR**

City Manager presented report for Council consideration of approval and authorization of bids for furnishing a compact excavator with accessories.

Mayor and Council questioned the process of how this bidding worked since it was not a detailed bid. City Manager explained that staff wanted more than one bid so we made the bid specs general. Street Department Foreman Marvin McLemore explained that all bids were reviewed and the machine that was chosen was the only one that could dig two different ways without additional accessories and could be worked on locally. City Manager stated that this piece of equipment is what they believe will best suit their needs because of the operation and functionality of the machine which is why they are recommending the purchase of the CAT.

Schorr moved, seconded by Grodeon, to approve the bid of \$69,199.14 to Fabik CAT of Fenton, MO for furnishing model CAT 305.5 E2 Compact Excavator with accessories and authorize appropriate officials to execute the necessary documents.

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

## **COUNCIL – MISCELLANEOUS ITEMS**

Councilman Schorr asked about the pool leak and if it has been fixed. City Manager stated that they had to get the pool operational and the company doing the repair work has been scheduled.

Councilman Schorr asked about Brickyard Subdivision and the property being in disrepair for over a year with construction equipment scattered and noxious weeds. City Manager stated that they will have the developer keep the property properly mowed. Assistant City Manager stated that she will look through the Code for any provisions to address the issues and timeframes.

Councilman Weyant commented on the new sign and stated that it looks nice but asked about removing the tree at the 4-way since it blocks the view. City Manager stated that they will discuss it and decide what to do about the tree.

Councilman Weyant stated that he received a phone call and email from Mr. Hulsey and asked if the issue has been taken care of. City Manager stated that he has not heard anything from Mr. Hulsey recently so will look into it.

## **CITY MANAGER – MISCELLANEOUS ITEMS**

None.

## **PUBLIC COMMENTS**

None.

## **MISCELLANEOUS OR FINAL ACTIONS**

None.

## **ADJOURNMENT**

McMahan moved, seconded by Schorr, to **adjourn at 8:21 p.m.**

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

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Kari D. Haas, City Clerk