

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

JULY 6, 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 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 Lisa Koerkenmeier and City Engineer Ron Yeager.

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

AMEND AGENDA

None.

MINUTES

The minutes of the June 15, 2015 regular City Council meeting were presented and stood as presented.

Motion passed. Passed by unanimous yes voice vote.

PUBLIC COMMENTS

None.

REPORTS AND COMMUNICATIONS

Mayor

Attended the following meetings and functions: US Conference of Mayors in San Francisco, SWIL Council of Mayors meeting, IML Nominating Committee meeting in Bloomington, July 4th celebration, reading program at the library.

City Council

Grodeon – Attended the following meetings and functions: Vacation Bible School, announced the birth of his son Peter Benjamin who was born on June 30th, July 4th celebration.

Schorr – Attended the following meetings and functions: Planning Commission meeting, landscaping clean up at the Senior Center, reading program at the library, visited museums in Springfield, cleaned up the planters at the 4-way by City Hall and Haas Park, July 4th celebration, helped out at the community garden.

Weyant – Attended the following meetings and functions: MIA meeting, Bergheger golf tournament, July 4th celebration.

McMahan – Attended the following meetings and functions: MIA meeting, Bergheger golf tournament, July 4th celebration.

City Manager – July 4th celebration.

City Attorney – Nothing to report.

City Clerk – July 4th celebration.

COUNCIL BUSINESS

PC15-06 – REZONING OF 8.99 ACRES LOCATED WEST OF ILLINOIS ROUTE 4 AND NORTH OF FUESSER ROAD FROM GENERAL COMMERCIAL (GC) TO LIGHT INDUSTRIAL (LI) (FIRST READING)

City Manager presented report for Council consideration of approval of a rezoning application for 8.99 acres located west of Illinois State Route 4 and north of Fuesser Road from GC, General Commercial, to LI, Light Industrial, by adoption of ordinance.

Councilman Weyant asked if Mr. Friederich is going to be the person buying the property and what is going to be put on the property. City Manager stated that Mr. Friederich does have a contract on the whole property and does plan to move his current business to this location and leave the front half of the property zoned commercial since that is the best market for that property.

Councilman Schorr asked about the business and the storage of vehicles and the possibility of the property looking like a junk yard. Assistant City Manager stated that the business being placed on the property pushes the limits of what is allowed under General Commercial and Light Industrial is a better fit for this type of business. Assistant City Manager stated that there protection under both zoning districts and under the Development Code with regards to storage of materials and derelict vehicles.

Councilman Weyant asked about the property on the east side of Route 4 and if that property still belonged to the County. City Manager stated that there is some property on the east side that is within the County boundaries and not annexed in the City but this property is on the west side of Route 4 and is within the city limits.

Councilman Grodeon commented on the Comprehensive Plan and this area being General Commercial and commented on the frontage property remaining General Commercial and that the Light Industrial portion does about other properties with the same zoning classification so it would not be spot zoning. City Manager stated that the business is better suited under Light Industrial and is pushing the limits on the General Commercial zoning district regulations. Councilman Grodeon asked if there will be a buffer between the two. Assistant City Manager stated that there will be requirement for a buffer and that will be seen at site plan review.

First reading. No action required.

TIF REDEVELOPMENT AGREEMENT WITH MILLIKINS LLC FOR REDEVELOPMENT OF PROPERTY AT 101 EAST MAIN AND 4 NORTH MARKET STREETS

City Manager presented report for Council consideration of approval of a TIF Redevelopment Agreement with Bill Millikin LLC for redevelopment of property at 101 East Main Street and 4 North Market Street.

Mayor asked how the beginning date of March 1, 2016 was determined. Assistant City Manager stated that was the mutually agreed upon date that Mr. Millikin estimated for the project to be completed.

Councilman Schorr commented on the \$30,000 incentive from the TIF 2B fund and asked if a new project came along would the City be able to afford more future incentives. City Manager stated that if another project came along it would generate more property tax revenues which would offset any additional future incentives so future projects could still be done.

Councilman Grodeon commented on the TIF incentive and voiced concerns over the annual payments being more than the projected increase in property taxes which would leave a deficit of \$7,400 per year until 2023. City Manager explained that the incentive program includes a requirement to take into effect the spin off that redeveloping the project can do to other properties in the area. City Manager stated that it is hard to quantify what that spin off will be but in his opinion there will be enough spinoff to help fund this incentive over the next 8 years.

Councilman Schorr asked if the internet sales are going to be taxable. City Manager stated that is a state issue and those sales will be taxable if the law would pass at the state level.

Weyant moved, seconded by Schorr, to approve the TIF Redevelopment Agreement with Bill Millikins, representing Millikins LLC, for the redevelopment of property at 101 East Main Street and 4 North Market Street.

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

ST. CLAIR COUNTY PARKS GRANT APPLICATION – CYCLE 22

City Manager presented report for Council consideration of approval by resolution to proceed with a grant application to the St. Clair County Parks Grant Commission for playground improvements to Maple Park.

Schorr moved, seconded by Grodeon, to approve Resolution No. 15-16-04, authorizing the City to apply to the St. Clair County Parks Grant Commission for a grant in the amount of \$30,000.00 and authorize appropriate City officials to execute the required documents.

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

PUMP HOUSE GENERATOR – INSTALLATION

City Manager presented report for Council consideration of approval and authorization of bids for furnishing all labor, equipment and materials to install an emergency backup generator for the Pump House located on North Railway Street.

McMahan moved, seconded by Weyant, to approve the low bid of \$17,700.00 to K & F Electric, Inc. of Belleville, IL for furnishing all labor, equipment and materials for the Pump House generator Installation Project and authorize appropriate officials to execute necessary documents.

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

COUNCIL – MISCELLANEOUS ITEMS

Mayor commented on some drainage problems on Widgeon which is occurring because of the lack of a drainage system being put in by the builder. Mayor stated that him and the City Manager have been in contact with the developer who is to be installing the drainage system soon and they will be staying on top of it. Mayor stated that this is something that will be required to be done before the building permit freeze will be lifted. Councilman Schorr commented on the building permit freeze in place at that subdivision and wanted to be assured that the 8 houses being built right now were issued building permits prior to the freeze. City Manager explained that the two of the houses were issued to the developer prior to the freeze. City Manager explained that the remainder of the houses were those that the lots were purchased prior to the freeze and are being built by different developers. Councilman Schorr stated that he does not believe any type of deal should be made to have the past debts paid. City Manager and City Attorney stated that the City will be withholding installing permanent electric service and issuing occupancy permits on the two building permits issued to the developer.

Councilman Schorr commented on the recent flooding and commented on complaints he has received from the residents as to why the Street Department do not clean out the storm drains when they are driving around town. Councilman Schorr asked if the only time anything gets fixed is when there is a work order. City Manager stated that when residents see the street

crews driving around they are usually heading to a work site. City Manager stated that the street crews have done a pretty good job at keeping up with the work especially in the last two years and have been working on drainage ditches around town. City Manager stated that the Street Department is the City's go to department of various issues so they do get pulled in many different directions. City Manager stated that we are normally proactive when we know a storm event is coming but cannot always get to all the problem areas.

Councilman Schorr asked about the no parking on Harnett Street and if there are going to be any more signs put up. Councilman Schorr stated that there are only 3 signs on the east side and there are no signs on either directions of Harnett on the portions of the street closest to the schools. City Manager stated that they will look at it and put up more signs.

Councilman Schorr commented on Brickyard and that the weeds are looking better.

Councilman Schorr commented on July 4th and asked if the fireworks could start at 9 p.m. to maybe help with the rogue fireworks since it is plenty dark at 8:30 p.m. and asked if that is something that can be discussed at next year's committee meetings.

Councilman Weyant asked about a pipe sticking out of the ground at the corner of 10th Street and Harnett Street. City Engineer stated that it is for a sprinkler system and is on the punch list to be done by the contractor.

Councilman Weyant asked about talking with the school and having a designated route for kids to walk. City Manager stated that they could talk to the school district and request one but can't guarantee it will happen. Councilman Grodeon stated that he believes there is going to be far more issues with traffic with everyone taking their kids to school than with having kids walking.

Councilman Grodeon asked about regulations for drones because there has been one hanging around his subdivision taking pictures and/or videos and wanted to know what we could do about that. Councilman Grodeon voiced concerns over privacy and also over it flying in the APZ since it goes really high in the sky. City Manager stated that we will have to look into the laws regulating drones.

CITY MANAGER – MISCELLANEOUS ITEMS

City Manager provided information to Council regarding a request from Northbrooke Commons (Douglas Apartments) to be placed into the Enterprise Zone. City Manager stated that with the changes at the state and at the DCEO office it could take up to 12 months or longer to get approval from the state after the ordinances are submitted from the affected entities. Mayor stated that he is all in favor for helping someone out when they can. Mayor asked if the enterprise zone can be retroactive. City Manager stated that it would take effect from the date it is approved and would only affect the final two buildings. Councilman Schorr commented on the costs involved in extending the enterprise zone and how it does cost the City and the state in potential sales tax revenues. Councilman Schorr stated that he does not support extending it for a stand-alone multi-family project and stated that the City is not at fault for the remaining buildings being required to be built under the new codes.

Councilman Grodeon stated that he would not want to incentivize a stand-alone multi-family project and would want to use resources to request an enterprise zone boundary change for a project that creates sales tax. Councilman McMahan stated that he agreed with Councilman Grodeon's comments and would not want to incentivize a multi-family project. Councilman Schorr and Councilman Weyant were also in agreement to not request a boundary change for this project.

City Manager provided information to the Council regarding some maintenance and repair needed at the Leu Civic Center. City Manager stated that the board is asking the City to pay for the sewer lateral repair needed which will be in excess of \$15,000. City Manager stated that he wanted to know the Council's thoughts on putting more money into an aging building. Mayor, Councilman Schorr, Councilman Grodeon and Councilman McMahan were in agreement and not in favor of putting any more money into the aging building. Councilman Grodeon commented on how the City needs to live within the budget. Councilman Schorr did voice concerns over it getting done to help protect the welfare of the residents using the building and would entertain helping with some of the costs if they cannot get it done on their own. Councilman Schorr did point out that other organizations within City buildings do for the most part take care of their own maintenance and repairs. Councilman Weyant stated that he believes the building should be maintained if the City is going to continue to own the building and should pay for any maintenance and repair expenses.

City Manager provided information to Council regarding a request from a few residents to expand their backyards which abut the park farmland and wanted to know Council's thoughts on selling any of the park ground. Council was not in favor of selling any park ground.

PUBLIC COMMENTS

Matt Stukenberg – commented on the last rain event and how he had sewer backup at his property and stated that he knows the City is working to improve the sewer and storm drainage system but would ask that it be expedited and would rather pay increased taxes or whatever needed to help pay for it than to have to keep cleaning sewage out of his basement. Commented on the enterprise zone request for Northbrooke Commons and stated that with the new code requirements they cannot construct the additional buildings; the business model does not support doing it at this time.

MISCELLANEOUS OR FINAL ACTIONS

None.

ADJOURNMENT

McMahan moved, seconded by Schorr, to **adjourn at 8:25 p.m.**

Motion passed. Motion passed by unanimous yes voice vote.

Kari D. Haas, City Clerk