

**1CITY OF MASCOUTAH  
CITY COUNCIL MINUTES  
#3 WEST MAIN STREET  
MASCOUTAH, IL 62258-2030**

**JUNE 16, 2014**

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 Paul Schorr, John Weyant, and Pat McMahan.

*Absent:* Council member Ben Grodeon.

*Other Staff Present:* City Manager Cody Hawkins, City Clerk Kari Haas, City Attorney Al Paulson, Fire Chief Joe Zinck, Police Chief Bruce Fleshren, City Engineer Ron Yeager, 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 2, 2014 regular City Council meeting were presented and stood as presented.

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

**PUBLIC COMMENTS**

Jason Holtman, resident, Crown Pointe subdivision – Spoke regarding receipt of property tax bill and special service area tax on that bill. Would like the City to review the tax and the fact that it was not disclosed to them at time of closing when they purchased their homes. Would like the City to either eliminate the tax or share it throughout the entire community. Will be bringing a petition to the Council at the next meeting.

Joe Lawson, resident – Stated that he is currently renting through Bail-Co and found out that they have been running electric illegally through his apartment and forcing him to pay for

that electric. Stated that he has spoken with Bail-Co and they are going to continue to make him pay for this electric and will not resolve the problem. Mayor recommended he contact the City Manager's office to report his problem.

## **DEPARTMENT REPORTS**

*Fire Chief Joe Zinck* – May 2014 report was provided.

*Public Safety Director Bruce Fleshren* – May 2014 report was provided.

Police Chief presented Kathy Kelsheimer with a retirement shadow box recognizing her 22 years of service.

City Clerk Kari Haas swore in Officer Matt Steinkamp as Sergeant.

*Finance Coordinator Lynn Weidenbenner* – absent – Monthly financials provided.

*City Engineer/Director of Public Works Ron Yeager* – Status report on public projects and monthly building permits report provided. Councilman Weyant asked about the 2013 Roads Program and when the punch list items would be completed. City Engineer stated that the punch list items should be completed by the end of the week and final pay request processed by the end of the month.

## **REPORTS AND COMMUNICATIONS**

### *Mayor*

Attended the following meetings and functions: Chamber meeting, Habitat for Humanity meeting, 4<sup>th</sup> of July planning meeting, change of command at Scott AFB, picnic at Leu Civic Center and light box parade.

### *City Council*

Schorr – Attended the following meetings and functions: Ice Cream for Mascoutah, Sgt. Kelsheimer's retirement luncheon.

Weyant – Attended the following meetings and functions: Sgt. Kelsheimer's retirement luncheon.

McMahan – Attended the following meetings and functions: Worked at Habitat for Humanity house, Parks and Recreation Commission meeting, working at park setting up for Rodeo.

*City Manager* – Nothing to report.

*City Attorney* – Nothing to report.

*City Clerk* – Nothing to report.

## **COUNCIL BUSINESS**

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

The May 2014 Fund Balance Report and Claims & Salaries Report were provided under the omnibus consideration.

Councilman Weyant asked what SILEC stood for. City Attorney stated that it stands for Southern Illinois Law Enforcement Commission and is for law enforcement training.

Councilman Weyant asked about the long distance bills. City Manager stated that it is for all of the land lines within the City buildings.

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

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

### **CODE CHANGE – RECREATION AND PARKS CODE**

City Manager presented report for Council consideration of approval of revisions to Chapter 31 – Recreation and Parks of the City Code by adoption of ordinance.

Schorr moved, seconded by Weyant, to approve and adopt Ordinance No. 14-07, thereby modifying Chapter 31 – Recreation and Parks.

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

### **PREVAILING WAGE ORDINANCE**

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

Weyant moved, seconded by McMahan, to approve and adopt Ordinance No. 14-08, thereby reaffirming and establishing the legal prevailing rate of wages for the City of Mascoutah.

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

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

City Manager presented report for Council consideration of approval of request from the Mascoutah Improvement Association to close streets for the annual Homecoming Parade.

McMahan moved, seconded by Schorr, to approve and adopt Resolution No. 14-15-05 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 6:15 p.m. on August 2<sup>nd</sup> and from 4:45 p.m. to 6:15 p.m. on August 3<sup>rd</sup> for the annual Mascoutah Homecoming Parade.

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

**DEVELOPMENT AGREEMENT – DOUGLAS AVENUE APARTMENTS,  
AMENDED BY CITY COUNCIL ON MARCH 3, 2014**

City Manager presented report for Council consideration of approval to extend terms of the amended Development Agreement for Douglas Avenue Apartments between the City of Mascoutah and M.T.S. Development, approved by City Council on March 3, 2014.

Councilman Schorr asked if it was extended what action does the developer have to take to comply. City Manager stated that the developer would have to pull the building permits.

Matt Stukenberg stated that he has the building permits and check ready to be submitted to the City tonight and would ask for a 2 week extension from the June 3, 2014 deadline.

Councilman Schorr stated that if an extension was provided then an exact date needs to be stated in the motion. City Attorney recommended if Council grants the extension to provide a couple more days to account for any issues that could occur after submittal so would recommend extending the agreement until Friday.

Schorr moved, seconded by Weyant, to amend the Development Agreement approved March 3, 2014 between the City of Mascoutah and M.T.S. Development (Matt Stukenberg) granting the developer 16 days or until close of business on Friday, June 20, 2014 to commence permitting and construction of Douglas Avenue Apartments.

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

**REQUEST FOR ECONOMIC DEVELOPMENT INCENTIVES FROM MIKE  
BAKER / BAKCO PROPERTIES FOR PENDING SALE / REDEVELOPMENT OF  
PROPERTY AT 101 E. MAIN / 104 N. MARKET STREETS**

City Manager presented report for Council consideration of approval to induce economic development incentives for Mike Baker / BAKCO Properties for pending sale and redevelopment of the property at 101 E. Main / 104 N. Market Streets.

Councilman Schorr stated that he is opposed to this because costs like this are directly related to selling the property and should come out of the profits derived from selling the property and also using TIF funds like this would open a whole new area of requests for TIF funds reimbursement that this TIF was not designed for.

Councilman Weyant asked about the 15%. City Manager stated that within the incentives packet, the policy of the City is to only reimburse 15% of the total project cost unless there is good reason to do so. Councilman Weyant stated that he sees no problem with

approving it since it is a TIF eligible expense but would recommend only reimbursing 15%.

Mayor stated that he agrees that it would open a whole new area of requests for TIF funds and stated that the incentives are for redevelopment so he is opposed to it.

Council discussed the incentives and whether or not to approve this request. City Manager stated that it is a policy decision; this type of expense is an allowable expense under the TIF law but Council needs to decide if it is an allowable incentive expense under the City's Economic Development Incentives Program. City Manager stated that in the program, typically the 15% reimbursement of the project cost is provided to the developer, to the person who will be making the investment to increase the value of the property.

Weyant moved, seconded by McMahan, to approve a TIF 2B expenditure in the amount of 15% of the \$4,300.00 to Mike Baker / BAKCO Properties for Phase 2 Environmental Testing at 101 E. Main / 104 N. Market Streets upon the sale and closing of the property to Bill Millikin / Millikins, LLC.

***Motion failed.*** AYE's – Weyant, McMahan. NAY's – Schorr, Daugherty. ABSENT – Grodeon.

City Attorney stated that approval would need a majority vote. City Attorney stated that Council could make a motion at the next meeting to reconsider.

#### **COUNCIL – MISCELLANEOUS ITEMS**

Councilman Schorr asked about the property near Tom's Supermarket where a pool was installed and the dirt that is piled on the right-of-way. City Manager stated that they were granted temporary approval and the City used some of that dirt to backfill on Park Drive and the rest of the dirt needs to be hauled away so he will contact the property owner.

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

City Manager provided information to Council regarding the asphalt zipper that was purchased by the City years ago and is highly underutilized. City Manager stated that he would like to sell the piece of equipment either by broker or bidding. Council was in agreement to sell the equipment and purchase something that will be better utilized.

#### **PUBLIC COMMENTS**

None.

#### **MISCELLANEOUS OR FINAL ACTIONS**

None.

## **ADJOURNMENT**

McMahan moved, seconded by Schorr, to **adjourn at 7:55 p.m.**

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

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Kari D. Haas, City Clerk