

Mascoutah City Council

November 7, 2016

REGULAR MEETING AGENDA

City Council Meeting - 7:00 pm

1. PRAYER & PLEDGE OF ALLEGIANCE
2. CALL TO ORDER
3. ROLL CALL
4. AMEND AGENDA – consideration of items to be added/ deleted to /from the meeting agenda. *No action can be taken on added items, but may be discussed only. Exceptions – emergency items as authorized by law.*
5. MINUTES, October 17, 2016 City Council Meeting (Page 1 to Page 10)
MINUTES, October 17, 2016 Executive Session Meeting (Confidential, see City Clerk)
6. PUBLIC COMMENTS (3 minutes) – opportunity for the public to comment.
7. REPORTS AND COMMUNICATIONS
 - A. Mayor
 - B. City Council
 - C. City Manager
 - D. City Attorney
 - E. City Clerk
8. COUNCIL BUSINESS
 - A. Council Items for Action:
 1. Ordinance Amending the Mascoutah Tax Increment Financing I Redevelopment Project Area, Removing Certain Parcels from said Project Area (Page 7 to Page 13)
Description: Council approval and adoption of an ordinance amending the Mascoutah TIF I Redevelopment Project Area, removing certain parcels from said project area.

Recommendation: First reading.
 2. Ordinance Approving the Mascoutah Tax Increment Financing III Redevelopment Plan and Redevelopment Project (Page 14 to Page 29)
Description: Council approval and adoption of an ordinance approving the Mascoutah Tax Increment Financing III Redevelopment Plan and Redevelopment Project.

Recommendation: First reading.

3. Ordinance Designating the Mascoutah Tax Increment Financing III Redevelopment Project Area (Page 30 to Page 35)

Description: Council approval and adoption of an ordinance designating the Mascoutah Tax Increment Financing III Redevelopment Project Area.

Recommendation: First reading.

4. Ordinance Adopting Tax Increment Financing (Page 36 to Page 41)

Description: Council approval and adoption of an ordinance adopting Tax Increment Financing.

Recommendation: First reading.

5. Code Change – Stop Intersections (Page 42 to Page 45)

Description: Council approval and adoption of an Ordinance to amend Schedule A – Stop Intersections.

Recommendation: First reading.

6. PC16-09 Alley Vacation, East Corrington St (between lots 416 & 417)

(Page 46 to Page 57)

Description: Council approval of an ordinance to vacate an approx. 8 feet portion of an alley (approx. 16' wide total) in the 600 block of N. Independence Street to N. John Street, off of East Corrington St.

Recommendation: First Reading.

7. PC16-11 Conditional Use Permit – 100 S Jefferson-Firearms Sales-James Reed (Page 58 to Page 62)

Description: Council approval of a conditional use permit for 100 S. Jefferson for James Reed, to allow Firearms Sales for a Single Family Residential RS-8 location.

Recommendation: Council Approval.

8. IDOT Resolution – South 10th Street Reconstruction

(Page 63 to Page 64)

Description: Adoption of Supplemental Resolution for Improvement by Municipality Under the Illinois Highway Code for the reconstruction of South 10th Street from Main Street to the Brickyard Development.

Recommendation: Council Approval and Adoption of Resolution.

B. Council Miscellaneous Items

- 2017 Meeting Schedule

(Page 65 to Page 66)

C. City Manager

9. PUBLIC COMMENTS (3 MINUTES)

10. ADJOURNMENT TO EXECUTIVE SESSION

- A. Personnel – Section 2(c)(1)
- B. Litigation – Section 2(c)(11)

11. MISCELLANEOUS OR FINAL ACTIONS

12. ADJOURNMENT

POSTED 11/4/16 at 5:00 PM

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

OCTOBER 17, 2016

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 7:06 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 Tom Quirk, Police Chief Bruce Fleshren, Finance Coordinator Lynn Weidenbenner and Fire Chief Joe Zinck.

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

AMEND AGENDA

None.

MINUTES

The minutes of the October 3, 2016 regular City Council meeting were presented and approved as presented.

Motion passed. Passed by unanimous yes voice vote.

PUBLIC COMMENTS

None.

DEPARTMENT REPORTS

Fire Chief Joe Zinck – September 2016 report was provided.

Police Chief Bruce Fleshren – September 2016 report was provided.

Finance Coordinator Lynn Weidenbenner – Monthly financials provided.

City Engineer/Director of Public Works Tom Quirk – Status report on public projects and monthly building permits report provided. Councilman Schorr asked about Poplar Street reconstruction and when the soil and seeding work is going to be completed. City Engineer stated the punch list has been provided to the contractor but does not know when it will be completed.

REPORTS AND COMMUNICATIONS

Mayor

Attended the following meetings and functions: Chamber meeting, event at VFW honoring employee from Mascoutah Hardware, Trinity Services Oktoberfest fundraiser, Lions Club meeting, retirement luncheon for Roger Klingel, Fall Fest / Chili cook-off.

City Council

Grodeon – Attended the following meetings and functions: Fall Fest / Chili cook-off.

Schorr – Attended the following meetings and functions: Chamber meeting, worked on memorial planting at Senior Center, retirement luncheon for Roger Klingel, Fall Fest / Chili cook-off.

Weyant – Attended the following meetings and functions: Fall Fest / Chili cook-off.

McMahan – Attended the following meetings and functions: Fall Fest / Chili cook-off.

City Manager – Nothing to report.

City Attorney – Nothing to report.

City Clerk – Nothing to report.

COUNCIL BUSINESS

CONSENT CALENDAR (OMNIBUS)

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

Councilman Grodeon asked about the Phase 2 Electric engineering bills being paid and the notes regarding the loan draw down. City Manager stated that we will be drawing down on the loan amount until the \$7 million is reached and will use reserves from the Electric Fund afterwards. City Manager explained that the City saves more money with the interest rate on our bank accounts being much better than what it would be to pay the interest on the loan.

Councilman Schorr asked about the engineering work on the berm trail with Horner & Shifrin. City Engineer stated that this bill was for the 2nd phase of the engineering work on the Berm Trail Phase 1 Project.

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

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

PC 16-08 – REZONING OF 515 W. CHURCH STREET FROM RS-5, SINGLE-FAMILY RESIDENTIAL (RS-5), TO GENERAL COMMERCIAL (GC) (SECOND READING)

City Manager report for Council consideration of approval of an ordinance for the rezoning application for 515 W. Church Street from RS-5, Single-Family Residential, to GC, General Commercial.

Councilman Grodeon asked if any feedback was received from residents. City Manager stated that no further feedback has been received from neighboring properties.

Weyant moved, seconded by Schorr, to approve and adopt Ordinance No. 16-21, approving the rezoning request of 515 W. church Street from RS-5, Single-Family Residential, to GC, General Commercial, subject to the Findings for Approval.

FINDINGS: The Mascoutah City Council, pursuant to the applicant's initiated Zone Change for the tract of land described, and after considering the effect of the requested use on the health, safety, morals and general welfare of the residents in the City, specifically finds:

1. The proposed zone change of the site is appropriate, in terms of land patterns in the entire City and the City's Zoning Code requirements.
2. The proposed zone change is compatible with surrounding commercial and residential uses nearby property.
3. The rezoning application is consistent with good general planning.
4. The proposed zone change does encourage land use compatibility with adjacent uses.
5. The proposed zone change is deemed desirable to promote the general welfare of the City.

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

PC 16-10 – FINAL PLAT FOR LEGACY PLACE (SECOND READING)

City Manager report for Council consideration of approval of an ordinance approving the Final Plat for Legacy Place, a three (3) lot development consisting of one (1) RS-8 single-family lot and two (2) general commercial lots located west of Route 4 and north of Prairie View Estates.

Schorr moved, seconded by Weyant, to approve and adopt Ordinance No. 16-22, approving the Final Plat for Legacy Place, subject to the Findings for Approval.

FINDINGS: The Mascoutah City Council, pursuant to the final plat review process, and after considering the effect of the request to approve the final plat on the health, safety, morals and general welfare of the residents in the City, specifically finds:

1. The proposed final plat meets all the requirements of the Unified Land Development Code and other applicable City ordinances, and state and federal laws and statutes.
2. Adequate provisions have been made for a sufficient water supply system and public sewage system.
3. The proposed subdivision will not result in the scattered subdivision of land that leaves undeveloped parcels of land lacking infrastructure between developed parcels.
4. The subdivider has taken every effort to mitigate the impact of the proposed subdivision on public health, safety, and welfare.

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

BID WAIVER & APPROVAL – “WELCOME TO MASCOUTAH” SIGNS

City Manager report for Council consideration of approval to waive the competitive bidding requirements for the “Welcome to Mascoutah” signs purchase and approve the purchase with ProSigns Advertising and Design Company.

Councilman Schorr asked if we had all the easements. City Manager stated that we have all the easements except for the one on the east side. City Manager explained that this sign will be moved further east so it will be more visible away from the commercial frontage.

Councilman Schorr asked about landscaping. City Manager stated that there will be some landscaping around the new signs but it will be something that does not have to be maintained.

Councilman Grodeon stated that he does not agree with waiving the competitive bidding requirements; does not know whether this is a good price or not; could have done an RFI from different companies to help derive an RFP that the committee could review. City Manager stated that the committee did look at different designs from different companies but did not have pricing information when comparing the designs and deciding which one to move forward with. Councilman Weyant pointed out that the City's actual cost will only be \$17,300.00 with the Chamber's donation.

McMahan moved, seconded by Weyant, to waive the competitive bidding requirements for the “Welcome to Mascoutah” sign purchase and approve the purchase with ProSigns Advertising and Design Company of Belleville, IL in the amount of \$27,300.00.

Motion passed. AYE's – Schorr, Weyant, McMahan, Daugherty. NAY's – Grodeon.

ESPENSCHIED CHAPEL BUILDING ADDITION – RESOLUTION

City Manager report for Council consideration of approval of a resolution for the building addition at the Espenschied Chapel.

Councilman Schorr asked if this will make the City responsible from removing additional trees as was requested by the Chapel Committee. City Manager stated that we are going to have to remove some trees but they are within the area of the parking lot and will not need to contract out for removal of those few trees.

McMahan moved, seconded by Grodeon, to approve and adopt Resolution No. 16-17-15, a Resolution Approving the Espenschied Chapel Building Addition.

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

COUNCIL – MISCELLANEOUS ITEMS

Mayor stated that the prayer breakfast is in the morning at 9:30 a.m. Mayor stated that after the prayer breakfast, there will be an Arbor Day presentation over at the pool.

Councilman Schorr asked about the North 10th Street ditch and about the water still holding in the retention pond. City Manager stated that the pumps were turned off and will turn them back on if needed. City Manager stated that we still need to excavate part of the ditch to fix the water retention and will be doing that when we rent a larger excavator for a house demolition.

Council discussed the trip reports from the annual IML Conference in Chicago.

CITY MANAGER – MISCELLANEOUS ITEMS

City Manager provided information to Council regarding a request from a developer to possibly locate an Alzheimer's facility in Mascoutah and would be looking at incentives so wanted to make Council aware of the possibility of this development.

PUBLIC COMMENTS

None.

ADJOURNMENT TO EXECUTIVE SESSION

Schorr moved, seconded by Grodeon, to adjourn to Executive Session to discuss Litigation – Section 2(c)(11) at 7:55 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 8:17 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 8:19 p.m.**

Motion passed. Motion passed by unanimous yes voice vote.


Kari D. Haas, City Clerk

**CITY OF MASCOUTAH
Staff Report**

TO: Honorable Mayor & Council

FROM: Cody Hawkins – City Manager

SUBJECT: **Ordinance Amending the Mascoutah Tax Increment Financing I
Redevelopment Project Area, Removing Certain Parcels from said
Project Area (First Reading)**

MEETING DATE: November 7, 2016

REQUESTED ACTION:

Council approval and adoption of an Ordinance amending the Mascoutah TIF I Redevelopment Project Area, removing certain parcels from said project area.

BACKGROUND & STAFF COMMENTS:

Moran Economic Development has provided an executive summary of the TIF district approval process which is attached.

As part of the TIF 3 approval process, properties need to be removed from the TIF 1 project area in order to be included in the TIF 3 project area. The properties are identified in the attached ordinance and boundary map.

RECOMMENDATION:

The City Manager recommends that the Council approve and adopt the Ordinance.

SUGGESTED MOTION:

I move that the Council approve and adopt Ordinance No. 16-___, An Ordinance Amending the Mascoutah Tax Increment Financing I Redevelopment Project Area, Removing Certain Parcels from said Project Area.

Prepared By: 
Kari D. Haas
City Clerk

Approved By: _____
Cody Hawkins
City Manager

Attachment: A – TIF District Adoption Executive Summary
B – Ordinance
C – Boundary Map

TIF DISTRICT ADOPTION EXECUTIVE SUMMARY

The City has hired Moran Economic Development to conduct the required eligibility study and draft the "Mascoutah TIF III Redevelopment Plan and Project". The purpose of this study and plan were to consider the feasibility of establishing of a new TIF district in Mascoutah. Upon determination that this area met the eligibility requirements for a new TIF district, the process was started to formally approve and establish this new TIF District. Per the Tax Increment Allocation Redevelopment Act, Illinois Compiled Statutes, Chapter 65, Section 5/11-74.4-1 et. seq. (the "TIF Act"), as amended. The following required procedural steps have been completed:

A Joint Review Board (JRB) was convened on August 9, 2016 to consider the "Mascoutah TIF III Redevelopment Plan and Project". The JRB, having reviewed the Redevelopment Plan and Project and the Redevelopment Project Area to be adopted by the City of Mascoutah, St. Clair County, Illinois, recommended approval of the Mascoutah TIF III Redevelopment Plan and Redevelopment Project Area on the basis that they satisfy (i) the plan requirements, (ii) the eligibility criteria defined in Section 11-74.3 of the Tax Increment Allocation Redevelopment Act, and (iii) the objectives of the Act.

A public hearing in front of the City Council, to consider the "Mascoutah TIF III Redevelopment Plan and Project", was convened and closed on September 6, 2016.

The required waiting period of no less than 14 days and no longer than 90 days to approve the TIF District has been observed.

In order to remove properties from TIF I for inclusion in TIF III, an ordinance is required to be passed:

- ORDINANCE AMENDING THE MASCOUTAH TAX INCREMENT FINANCING I REDEVELOPMENT PROJECT AREA, REMOVING CERTAIN PARCELS FROM SAID PROJECT AREA (1ST Reading)

At this point, all necessary statutory requirements of the TIF Act have been fulfilled, and Staff has placed the necessary ordinances on the City Council agenda to approve the "Mascoutah TIF III Redevelopment Plan and Project" and designate the area for tax increment redevelopment financing. Those ordinances are as follows:

- ORDINANCE APPROVING THE MASCOUTAH TAX INCREMENT FINANCING REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT (1st)
- ORDINANCE DESIGNATING THE MASCOUTAH TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA (2nd)
- ORDINANCE ADOPTING TAX INCREMENT FINANCING (3rd)

The first ordinance is to approve and adopt the TIF Plan and Project, the second to designate the TIF District Boundary Area, and the third to adopt Tax Increment Financing for those properties in the Project Area.

Attachment A

ORDINANCE NO. 16-___

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

WHEREAS, the City of Mascoutah, Illinois (the “City”), pursuant to the Tax Increment Allocation Redevelopment Act, as amended (the “Act”) (65 ILCS 5/11-74.4-1, *et seq.*), on February 19, 1996 adopted Ordinance No. 994 aka 96-110 designating the City of Mascoutah Tax Increment Financing I Redevelopment Project Area (the “Area”); and,

WHEREAS, the City desires to amend the boundaries of the Area by removing properties which are identified by the parcel numbers as listed on Exhibit A and legally described on Exhibit B, which exhibits are attached and made a part of this Ordinance; and

WHEREAS, pursuant to Section 11-74.4-5(c) of the TIF Act:

“Changes which do not (1) add additional parcels of property to the proposed redevelopment project area, (2) substantially affect the general land uses proposed in the redevelopment plan, (3) substantially change the nature of or extend the life of the redevelopment project, (4) the total estimated Redevelopment Project Costs will not be increased or (5) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, to a total of more than 10, may be made without further hearing, provided that the municipality shall give notice of any such changes by mail to each affected taxing district and registrant on the interested parties registry, provided for under Section 11-74.4-4.2, and by publication in a newspaper of general circulation within the affected taxing district.”; and;

WHEREAS, the Mascoutah Tax Increment Financing I Redevelopment Project Area hereafter amended includes only those contiguous parcels of real property and improvements thereon that will substantially benefit the City.

NOW, THEREFORE, BE IT ORDAINED, BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MASCOUTAH, ILLINOIS, as follows:

SECTION 1. The foregoing preambles are adopted as if restated.

SECTION 2. The Mascoutah Tax Increment Financing I Redevelopment Project Area is hereby amended by deleting therefrom those parcels of real property as listed on Exhibit A and legally described on Exhibit B.

SECTION 3. The date of completion of the redevelopment project is not extended beyond original date, being that which is permitted by law.

Attachment B

SECTION 4. Pursuant to the TIF Act, the changes made to the Mascoutah Tax Increment Financing I Redevelopment Project Area evidenced by this Ordinance shall be mailed to registered interested parties and taxing districts, and shall be published in a newspaper of general circulation, not later than ten (10) days following the passage of this Ordinance.

SECTION 5. This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

PASSED by the Mayor and the City Council of the City of Mascoutah, County of St. Clair, State of Illinois, upon motion by Councilman _____, seconded by Councilman _____, adopted on the following roll call vote on the 21st day of November, 2016, and deposited and filed in the Office of the City Clerk in said City on that date.

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
Benjamin Grodeon	___	___	___
Paul Schorr	___	___	___
John Weyant	___	___	___
Pat McMahan	___	___	___
Gerald Daugherty	___	___	___

APPROVED by the Mayor of the City of Mascoutah, Illinois, this 21st day of November, 2016.

ATTEST:

Mayor

City Clerk
(SEAL)

EXHIBIT A
Parcel Identification Number List

10-17.0-300-001
10-17.0-300-001
10-17.0-300-001
10-20.0-100-012
10-20.0-100-013
10-20.0-100-010
10-20.0-100-011
10-20.0-100-007
10-20.0-200-001
10-20.0-200-001
10-20.0-200-001
10-20.0-100-014

EXHIBIT B
Legal Description

Part of the South Half of Section 17, part of Northeast Quarter of Sections 19 and part of the North Half of Section 20, all in Township 1 North, Range 6 West of the Third Principal Meridian, St. Clair County, Illinois and being more particularly described as follows:

Beginning at the northwest corner of said South Half of Section 17; thence east on the north line of said south Half to the Northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 17; thence south on the east line of said Northwest Quarter of the Southeast Quarter of Section 17, to the north line of Lot 6 of said Southeast Quarter of Section 17; thence east on said north line of Lot 6 to the westerly right of way line of Machine Shop Road; thence southerly and southwesterly on said westerly right of way line of Machine Shop Road to the west line of Richter Estates, reference being had to the plat thereof in the St. Clair County Recorder's Office in Plat Book 72 on page 61; thence southerly on said west line of Richter Estates and the southerly extension thereof to the southeast corner of Lot 2 of the Original Subdivision of said Section 20; thence westerly on the south line of said Lot 2 of the Original Subdivision of Section 20 to the northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 20; thence southerly on the east line of said Southwest Quarter of the Northeast Quarter of Section 20 to the southeast corner of the North Half of the Southwest Quarter of said Northeast Quarter of Section 20; thence westerly on the south line of said North Half of the Southwest Quarter of the Northeast Quarter of Section 20 and the westerly extension thereof to the west right of way line of Illinois State Route 4 (aka N. Jefferson Street); thence north on said west right of way line to the south line of Netal Estates; reference being had to the plat thereof in the St. Clair County Recorder's Office in Plat Book 85 on page 11; thence westerly on said south line of Netal Estates to the southwest corner of Lot 2 of said Netal Estates; thence northerly on the west line of said Lot 2 of Netal Estates to the northerly right of way line of S.B.I. Route 161; thence easterly on said northerly right of way line of S.B.I. Route 161 to the west line of said Section 17; thence northerly on said west line of Section 17 to the Point of Beginning.

The above tract contains 405 acres more or less.

Excepting therefrom, any portion of the above described tract lying within public and railroad right of way.

THOUVENOT,
WADE &
MOERCHEN, INC.
ENGINEERS • SURVEYORS • PLANNERS



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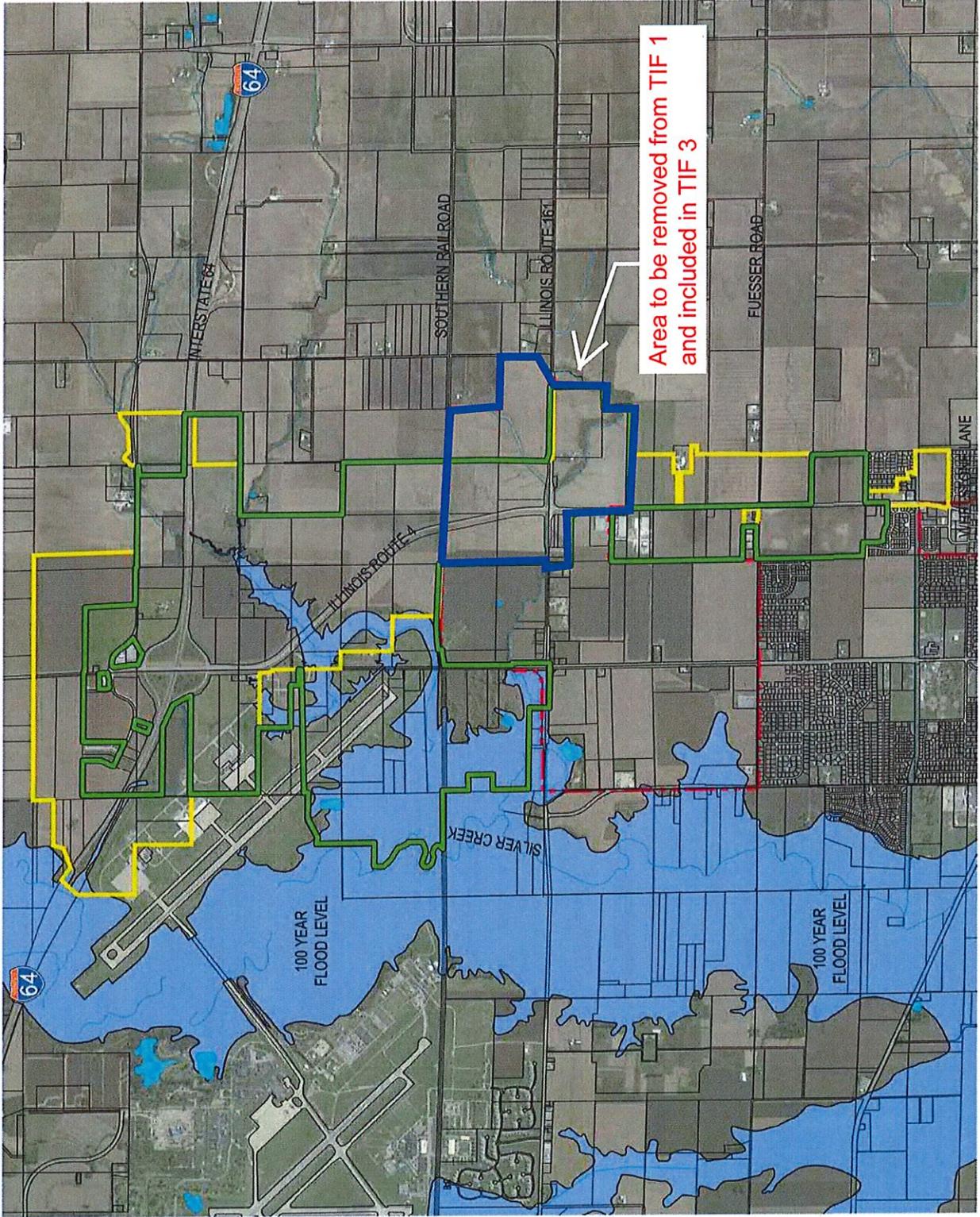
FLOOD LIMITS
MAP

PROPOSED TIF II
DISTRICT
CITY OF MASCOUTAH

EXHIBIT 5



SCALE: 1"=2500'
TIF III DISTRICT = 2,346 ACRES



Area to be removed from TIF 1
and included in TIF 3

- LEGEND
- 100 YEAR FLOOD LEVEL
 - TIF III DISTRICT
 - TIF I DISTRICT
 - REVISED TIF III DISTRICT

100 YEAR FLOOD LIMITS

Attachment C

**CITY OF MASCOUTAH
Staff Report**

TO: Honorable Mayor & Council
FROM: Cody Hawkins – City Manager
SUBJECT: **Ordinance Approving the Mascoutah Tax Increment Financing III
Redevelopment Plan and Redevelopment Project (First Reading)**

MEETING DATE: November 7, 2016

REQUESTED ACTION:

Council approval and adoption of an Ordinance approving the Mascoutah Tax Increment Financing III Redevelopment Plan and Redevelopment Project.

BACKGROUND & STAFF COMMENTS:

Over the past several months, City staff has been reviewing and evaluating the effectiveness of establishing a new TIF District in portions of the commercially zoned land which has been very slow to develop. Staff, with the assistance of the Economic Development Commission, are recommending to the Council the establishment of a TIF 3 Redevelopment Area and Redevelopment Plan. In accordance with the Illinois Tax Increment Allocation Redevelopment Act, a Joint Review Board meeting was held on August 9, 2016 and a public hearing was held on September 6, 2016, for the proposed TIF 3 Redevelopment Plan. Additionally, owners of property within the TIF 3 District, and owners of property 750' feet from the TIF 3 District boundary, were notified of the public hearing.

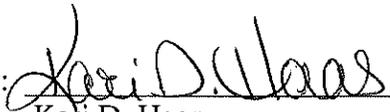
There are three ordinances to be approved by the Council in order to adopt a new TIF. The first ordinance is adopting the redevelopment plan and redevelopment project which was presented to Council at the public hearing.

RECOMMENDATION:

The City Manager recommends that the Council approve and adopt the Ordinance.

SUGGESTED MOTION:

I move that the Council approve and adopt Ordinance No. 16-___, An Ordinance Approving the Mascoutah Tax Increment Financing III Redevelopment Plan and Redevelopment Project.

Prepared By: 
Kari D. Haas
City Clerk

Approved By: _____
Cody Hawkins
City Manager

Attachment: A – JRB Meeting Minutes, 8-9-2016
B – Ordinance

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

**TIF JOINT REVIEW BOARD MEETING MINUTES
AUGUST 9, 2016**

Call to Order:

Mayor Gerald Daugherty called the Joint Review Board meeting to order at 10:00 a.m.

Introduction of Representatives (Taxing Districts):

Mayor Gerald Daugherty representing City of Mascoutah

Debra Moll representing Mascoutah Township

Misty Wuebbels, attorney representing the Mascoutah Surface Water Protection District

Larry Muenchau representing the Mascoutah Surface Water Protection District

Bob Moll representing the Mascoutah Surface Water Protection District

Jim Gehrs, attorney representing SWIC District #522

Marian Albers representing the Mascoutah Public Library

Dr. Craig Fiegel representing the Mascoutah School District #19

Frank Williams representing the Mascoutah School District #19

Ken McQuiston, Citizen at Large

Also Present:

City Manager Cody Hawkins, City Clerk Kari Haas, Councilman Paul Schorr, and Keith Moran and Jared Kanallakan from Moran Economic Development.

Selection of Public Member at Large:

Motion passed by unanimous yes voice vote to nominate Ken McQuiston as Public Member at Large.

Selection of Chairperson:

Ken McQuiston moved, seconded by Jim Gehrs, to nominate Mayor Gerald Daugherty as Chairperson.

Motion passed by unanimous yes voice vote.

Selection of Recorder:

Marian Albers moved, seconded by Cody Hawkins, to nominate City Clerk Kari Haas as Recorder.

Motion passed by unanimous yes voice vote.

Review of Joint Review Board Procedures & Duties:

Keith Moran reviewed the procedures and duties for the Joint Review Board.

Attachment A

TIF III Redevelopment Plan:

Keith Moran provided an overview of the Mascoutah TIF III Redevelopment Plan & Project as follows:

A. Summary of Factors

It is found that the developed portion of the Area contains conditions that would qualify it as a Conservation Area; the number of buildings that are 35 years or older exceeds the statutory threshold of 50%, with 22 of the 33 structures (67%) being at least 35 years old; and the Area contains at least six qualifying factors present to a qualifying degree. The factors which cause the Area to qualify are present to a meaningful extent and are distributed throughout the Area. The following is a summary of those factors:

Obsolescence – 38% of the taxable parcels are found to be economically obsolete, with those parcels resulting in nearly \$100,000 in lost EAV since 2010.

Deterioration – 95% of the parcels and 73% of the buildings exhibit deteriorated conditions in some form.

Inadequate Utilities – 76% of the parcels exhibit inadequate utilities in some form.

Deleterious Land Use or Layout – 67% of the parcels exhibit conditions representative of deleterious land use or layout.

Lack of Community Planning – 76% of the developed portion of the Area exhibits this factor.

Stagnant or Declining EAV Growth Rates – the developed properties in the Area have had lower annual growth rates than the balance of the City for three of the last five years.

It is found that the undeveloped portion of the Area contains conditions that would qualify it as a Blighted Area. It exhibits an incidence of two qualifying factors, which are present to a meaningful extent and are distributed throughout the Area. The following summarizes those factors:

Obsolete Platting – 53% of the undeveloped parcels exhibited some form of obsolete platting.

Deterioration of Adjacent Parcels – 59% of the undeveloped parcels are adjacent to parcels exhibiting conditions of deteriorated site improvements.

Additionally, there are stand-alone factors in vacant portions of the Area.

The Area is Subject to Chronic Flooding – A study from the engineering firm Thouvenot, Wade & Moerchen, Inc., attached as Appendix C, details the flooding and storm water drainage issues found in the Area.

All of the qualifying factors are presented in Table B.

TABLE B - QUALIFICATION FACTORS MATRICES

TOTAL PARCELS IN TIF DISTRICT 96

Developed Land	
Number of Parcels	21
Number of Structures	33
Buildings Over 35 Years of Age	22 67%
Dilapidation	1 3%
Obsolescence*	5 38%
<i>Structure Deterioration</i>	24 73%
<i>Surface Deterioration</i>	20 95%
Total Deterioration	20 95%
Structures Below Minimum Code	Not Determined
Illegal Use of Structures	Not Determined
Excessive Vacancies	0 0%
Lack of Ventilation, Light, or Sanitary Facilities	0 0%
Inadequate Utilities	16 76%
Excessive Land Coverage	0 0%
Deleterious Land Use or Layout	14 67%
Lack of Community Planning	16 76%
EPA Remediation Costs	Not Determined
Low EAV Growth for 3 of the Last 5 Years	YES
Total # of Factors Existing	7
Factors Existing to a Qualifying Extent	6
50% or More of Area has 3 or More Factors Plus Age	YES

**Economic Obsolescence of Taxable Parcels*

Undeveloped Land	
Number of Vacant Parcels	75
Obsolete Platting	YES
Diversity of Ownership	NO
Tax Delinquent	NO
Deterioration in Adjacent Areas	YES
EPA Remediation Costs	NO
Low EAV Growth for 3 of the Last 5 Years	NO
2 of the 6 Preceding Factors	YES

Stand Alone Factors	
Unused Quarries, Mines, or Strip Mine Ponds	NO
Unused Rail Yards, Rail Tracks, or Railroad Rights-of-Way	NO
Area, Prior to its Designation, is Subject to Chronic Flooding	YES

Illegal Disposal Site	NO
Between 50-100 Acres Undeveloped for Designated Purpose	NO
Qualified as Blighted Improved Area	NO
1 of the 6 Preceding Factors	YES

B. Conclusion

The developed portion of the Area is impacted by seven blighting factors, plus age. Six of those factors are reasonably distributed and present to a meaningful extent. As such, the developed portion of the Area is found to exceed the threshold required to be a considered “conservation area”.

The undeveloped portion of the Area is impacted by two of six blighting factors. Those factors are reasonably distributed and are present to a meaningful extent. Additionally, the undeveloped area is impacted by one of six stand-alone factors. As such, the undeveloped portion of the Area is found meet the threshold required to be considered a “blighted area”.

It is, therefore, found that the Redevelopment Project Area contains conditions that qualify it as a “combination area,” and that these parcels will continue to exhibit conditions that will worsen without a program of intervention to induce private and public investment in the area. The conditions that exist are detrimental to the Area as a whole, to the long term interests of the City, and to the other taxing districts. This tax increment program should serve to reduce or eliminate the factors which cause the Area to qualify under the TIF Act.

Therefore, after a thorough review of the factors present, the conclusion of this report is that the Proposed Area qualifies for tax increment financing. The City Council should review this analysis and, if satisfied, proceed with the recognition of these findings, the adoption of the Redevelopment Plan, and the establishment of the Mascoutah TIF III Redevelopment Area.

The above study determined that the Area qualifies for tax increment financing as a combination of both a “blighted area” and “conservation area.” In addition to this determination, the Act requires that additional criteria be met before adopting a Redevelopment Plan. These additional findings follow.

A. The Redevelopment Area Exceeds the Statutory Minimum Size

The Area proposed for tax increment financing encompasses 96 parcels of developed and undeveloped property, rights-of-way, and City and County property totaling approximately 2,365 acres. The City, therefore, meets this requirement, as the Area contains more than the required 1 ½-acre minimum as defined in the Act. The full description of the Area is written in Appendix A – Legal Description.

B. The Redevelopment Project Area is Contiguous

The Mascoutah TIF III Redevelopment Area is contiguous and contained within a single perimeter boundary. Therefore, the City meets this requirement. The Area as is fully described in the attached Legal Description – Appendix A.

C. All Properties Included will Substantially Benefit

The City believes that the implementation of tax increment financing will substantially benefit all properties included in the Redevelopment Project Area.

D. The Area, on the Whole, is not Subject to Growth

The Area has generated little growth in real property taxes and there has been insignificant private investment in the Area, as a whole, to enhance the tax base of the City or of the other affected taxing districts. The balance of the City (those parcels outside of the Area) has had higher annual growth rates than the Area for four of the past six years. Additionally, the balance of the City has outperformed the Area by over 20% in terms of total EAV growth since 2010. The blighting conditions present in the Area, in particular the flooding issues detailed in Appendix C, severely limit growth. These parcels cannot reasonably be anticipated to further redevelop without the adoption of tax increment financing. Therefore this requirement is met.

E. The TIF Plan and Project Conform with the City's Community Plan

The City has determined that this Redevelopment Plan is consistent with the goals and objectives of the comprehensive plan. All future development in the Redevelopment Project Area will conform to applicable codes and ordinances as may be in effect at that time.

F. The Redevelopment Plan Meets the Statutory Timeframe

The estimated date for the completion of the Redevelopment Plan shall be no later than twenty-three (23) years from the adoption of the Redevelopment Project Area by the City. If available and deemed appropriate by the City, obligations incurred to finance improvements in the Area will be repaid by incremental revenues, which may be supplemented with funds from other sources such as local taxes, State or Federal loans or grants.

G. The Area Would not be Developed But For Tax Increment Financing

The City finds that the Area has not currently, nor would reasonably be, developed without the use of tax increment revenues. The City pledges that such incremental revenues will be obligated for the development and revitalization of the Redevelopment Area as provided in the Act. The positions of those expressed in the private sector indicate that the activities outlined for the Area cannot be expected to occur "but for" assistance from tax increment financing.

H. The Assessment of Financial Impacts on Taxing Districts is Outlined

The City of Mascoutah will find that the financial impact or increased demand for facilities or services resulting from the implementation of the Redevelopment Project on local taxing districts is minimal. Potential negative impact upon local taxing districts due to the proposed area is expected to be minimal since this Plan does not include high-service uses, and due to the fact that the Area is not now creating significant incremental revenue compared to the City. New Developments would,

potentially, create jobs and sales tax and would contribute to the local economy in ways far beyond simple incremental increases.

Review of Draft Ordinances:

Keith Moran provided the three draft ordinances for the Mascoutah TIF III Redevelopment Plan and Project for review that will need to be approved and adopted by the City Council in the near future titled as follows:

- Ordinance Approving the Mascoutah Tax Increment Financing III Redevelopment Plan and Redevelopment Project
- Ordinance Designating the Mascoutah Tax Increment Financing III Redevelopment Project Area
- Ordinance Adopting Tax Increment Financing

Questions / Comments from Taxing Districts:

Ken McQuiston asked about Route 4 being a two-lane road and if planning would be needed to increase the width of the road to a four-lane road in the future. Mayor stated that it would have to be coordinated with IDOT since it is a state highway but would be contingent on what actually develops in the area.

Marian Albers asked about the amount being generated in the current TIF 2B and the differences of the amount of taxes being paid by a resident to the library of those who are not within a TIF and those who are within a TIF being much less. Marian Albers asked about getting pro-rata surplus from the current TIFs and the new proposed TIF III. Keith Moran explained that the intent of this new TIF is to generate commercial development, not residential. Keith Moran stated that if residential is developed, the City has agreed to include a provision that each taxing district will receive their pro-rata share at 100% of the residential increment, as if the TIF was not in place. Keith Moran explained that this will be in writing through an inter-governmental agreement with each taxing district and will be incorporated into the plan.

Frank Williams asked how many acres would be residential. City Manager stated that it will probably be at most 100 acres; the areas along Route 4 that could possibly be residential would include commercial along the Route 4 frontage and have residential behind the commercial. City Manager stated that any residential whether it be single-family or multi-family would be rebated 100% back to the taxing districts.

Bob Moll asked which direction the water would flow as the land is developed. Keith Moran stated that he would have to speak with TWM who prepared the study. Jared Kanallakan stated that he believed there were different scenarios provided by TWM on where and how the water would flow and would depend on what the City decided.

Consideration of Recommendation to City Council:

Mayor Gerald Daugherty moved, seconded by Ken McQuiston, that the Joint Review Board, having reviewed the Redevelopment Plan and Project and the Redevelopment Project Area to be adopted by the City of Mascoutah, St. Clair County, Illinois, hereby recommends approval of the Mascoutah TIF III Redevelopment Plan and Redevelopment Project Area on the basis that they

satisfy (i) the plan requirements, (ii) the eligibility criteria defined in Section 11-74.3 of the Tax Increment Allocation Redevelopment Act, and (iii) the objectives of the Act.

ROLL CALL VOTE:

- YES –City of Mascoutah
- NO –Mascoutah Public Library
- YES –Mascoutah Township
- YES –Mascoutah School District #19
- ABSENT – St. Clair County
- YES –SWIC District #522
- YES – Ken McQuiston, Citizen at Large

Review of Timetable & Next Steps:

Keith Moran provided an overview of the timetable and next steps. Keith Moran stated that the Public Hearing to be held relative to the Redevelopment Plan and Redevelopment Project and a designation of a Redevelopment Project Area will occur on September 6th, 2016 at 6:30 p.m.

Public Comments:

None.

Adjournment:

Marian Albers moved, seconded by Jim Gehrs, to adjourn the Joint Review Board Meeting at 10:53 a.m.

Kari D. Haas, City Clerk

Tax Increment Financing is permitted by the Illinois Tax Increment Allocation Redevelopment Act (the “Act” or the “TIF Act”), which is found at 65 ILCS 5/11-74.4-1 et. seq. The Act sets forth the requirements and procedures for establishing the Area and the Plan. Additionally, this portion of the Act has provisions for amending a redevelopment plan and project. The items underlined are reasons for the amendment.

Changes which require Joint Review Board & Public Hearing

(c) After a municipality has by ordinance approved a redevelopment plan and designated a redevelopment project area, the plan may be amended and additional properties may be added to the redevelopment project area only as herein provided. Amendments which (1) add additional parcels of property to the proposed redevelopment project area, (2) substantially affect the general land uses proposed in the redevelopment plan, (3) substantially change the nature of the redevelopment project, (4) increase the total estimated redevelopment project costs set out in the redevelopment plan by more than 5% after adjustment for inflation from the date the plan was adopted, (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan, or (6) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, to a total of more than 10, shall be made only after the municipality gives notice, convenes a joint review board, and conducts a public hearing pursuant to the procedures set forth in this Section and in Section 11-74.4-6 of this Act.

ORDINANCE 16-___

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

WHEREAS, the City of Mascoutah, Illinois desires to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74,4-1 et. seq., as amended, hereinafter referred to as the “Act” for the proposed Mascoutah TIF III Redevelopment Plan and Redevelopment Project within the municipal boundaries of the City of Mascoutah and within the Redevelopment Project Area as described in Section 1(a) of this ordinance, which constitutes in the aggregate more than 1 1/2 acres.

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the City Council caused a Public Hearing to be held relative to the Redevelopment Plan and Redevelopment Project and a designation of a Redevelopment Project Area on September 6th, 2016, at Mascoutah City Hall; and

WHEREAS, due notice with respect to such hearing was given pursuant to Section 11-74.4-5 and 6 of the Act, said notice having been given to taxing districts and to the State of Illinois by certified mail on and around July 18th, 2016 and by publication on August 6th, 2016 and August 7th, 2016 and by certified mail to taxpayers on August 7th, 2016; and

WHEREAS, at the Public Hearing, any interested person or affected taxing district was permitted to file with the City Clerk written objections and was heard orally in respect to any issues embodied in the notice of said Public Hearing, and the City heard and determined all protests and objections at the Public Hearing; and

WHEREAS, the Public Hearing was adjourned on September 6th, 2016; and,

WHEREAS, notice of the availability of the Report and the Plan, including how to obtain this information, was provided by mail on and around July 19th, 2016 to all residential addresses that, after a good faith effort, the City determined are located outside the boundaries of the proposed Redevelopment Project Area which are within 750 feet of the boundaries of the Proposed Area; and

WHEREAS, the City has established and given public notice of an “interested parties registry” for the Proposed Area in compliance with the requirements of the Act; and,

WHEREAS, the City has given such notice to all persons and organizations who have registered for information with such registry, all in the manner and at the times as provided in the Act; and

WHEREAS, the City has heretofore convened a Joint Review Board as required by and in all respects in compliance with the provisions of the Act; and,

WHEREAS, the Joint Review Board has met at the time and as required by the TIF Act and has reviewed the public record, planning documents and a form of proposed ordinance approving the Plan and Project; and

WHEREAS, the Joint Review Board has approved by a majority vote an advisory, non-binding recommendation that the City proceed to implement the Redevelopment Plan and Project and to designate the Proposed Area as a redevelopment project area under the Act; and,

WHEREAS, the City held a Joint Review Board Hearing on August 9th, 2016 at Mascoutah City Hall; and

WHEREAS, at the Joint Review Board Hearing, any interested person or affected taxing district was permitted to file with the City Clerk written objections and was heard orally in respect to any issues embodied in the notice of said hearing, and the City heard and determined all protests and objections at the hearing; and

WHEREAS, the Joint Review Board Hearing was adjourned on August 9th, 2016; and,

WHEREAS, the Redevelopment Plan and Project set forth the factors constituting the need for conservation in the proposed redevelopment area, and the City Council has reviewed testimony concerning such need presented at the Joint Review Board Hearing and has reviewed other studies and is generally informed of the conditions in the proposed Mascoutah TIF III Redevelopment Area as said terms “conservation” and “blighted” are used in the Act; and

WHEREAS, the City Council has reviewed the conditions pertaining to lack of private investment in the proposed Mascoutah TIF III Redevelopment Area to determine whether private development would take place in the proposed Area as a whole without the adoption of the proposed Mascoutah TIF III Redevelopment Plan; and

WHEREAS, the City Council has reviewed the conditions pertaining to real property in the proposed Mascoutah TIF III Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Redevelopment Project Area are substantially benefited by the proposed redevelopment project improvements; and

WHEREAS, the City Council has reviewed its proposed Mascoutah TIF III Redevelopment Plan and Project Area and the Plan for the development of the City as a whole to determine whether the proposed Mascoutah TIF III Redevelopment Plan and Project conforms to the community plans of the City:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MASCOUTAH, ILLINOIS, that:

1. The City Council of Mascoutah hereby makes the following findings:
 - a. The area constituting the proposed Mascoutah TIF III Redevelopment Project Area in the City of Mascoutah, Illinois is described in **Exhibit A**.
 - b. There exist conditions which cause the area to be designated as a Redevelopment Project Area be classified as a combination “Conservation Area” and “Blighted Area” as defined in Section 11-74.4-3 (b) of the Act.
 - c. The proposed Mascoutah TIF III Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Mascoutah TIF III Redevelopment Plan.
 - d. The Mascoutah TIF III Redevelopment Plan and Redevelopment Project Area conform to the plan for the development of the City as a whole.
 - e. The parcels of real property in the proposed Mascoutah TIF III Redevelopment Project Area are contiguous and only those contiguous parcels of real property and improvements thereon which will be substantially benefited by the proposed redevelopment project improvement are included in the Mascoutah TIF III Redevelopment Project Area.
 - f. The estimated date for final completion of the Mascoutah TIF III Redevelopment Plan is twenty-three (23) years from the effective date of this ordinance.
 - g. The estimated date for retirement of obligations incurred to finance the Mascoutah TIF III Redevelopment Plan costs shall be not later than twenty-three (23) years from the effective date of this ordinance.
2. The Mascoutah TIF III Redevelopment Plan and Redevelopment Project Area which was the subject matter of the public hearing held September 6th, 2016, is hereby adopted and approved. A copy of the Mascoutah TIF III Redevelopment Plan and Project Area marked **Exhibit B** is attached to and made a part of this ordinance.
3. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

4. This ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

PASSED by the Mayor and the City Council of the City of Mascoutah, County of St. Clair, State of Illinois, upon motion by Councilman _____, seconded by Councilman _____, adopted on the following roll call vote on the 21st day of November, 2016, and deposited and filed in the Office of the City Clerk in said City on that date.

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
Benjamin Grodeon	_____	_____	_____
Paul Schorr	_____	_____	_____
John Weyant	_____	_____	_____
Pat McMahan	_____	_____	_____
Gerald Daugherty	_____	_____	_____

APPROVED by the Mayor of the City of Mascoutah, Illinois, this 21st day of November, 2016.

ATTEST:

Mayor

City Clerk
(SEAL)

Recorded in the Municipality's Records on November 21st, 2016.

Exhibit A
LEGAL DESCRIPTION

Lot 12 of the Southeast Quarter of Section 12, Lots 1, 6, 8, 9, 10 and 11 of the Northeast Quarter of Section 13, all in Township 1 North, Range 7 West of the Third Principal Meridian, St. Clair County, IL.

Also,

Part of the South Half of Section 6, part of Sections 7 and 8, part of the West Half of Section 17, and part of Sections 18, 20 and 29, all in Township 1 North, Range 6 West of the Third Principal Meridian, St. Clair County, Illinois and being more particularly described as follows:

Beginning at the northeast corner of The Plaza Phase 1, reference being had to the plat thereof in the St. Clair County Recorder's Office in Document A02085026; thence easterly on the easterly extension of the north line of said The Plaza Phase 1 to the east right of way line of Illinois State Route 4; thence southerly on said east right of way line to the northerly line of PIN 10-06.0-400-017; thence easterly on said northerly line of PIN 10-06.0-400-017 to the west line of Lot 17 of the Southeast Quarter of said Section 6; thence southerly on said west line of Lot 17 to the north right of way line of Perrin Road; thence easterly on said north right of way line of Perrin Road to the east line of said Section 6; thence southerly on said east line of Section 6 to the northwest corner of said Section 8; thence easterly on the north line of said Section 8 to the northeast corner of PIN 10-08.0-100-006; thence southerly on the east line of said PIN 10-08.0-100-006 to the northerly right of way line of F.A.I. Route 64; thence easterly on said northerly right of way line of F.A.I. Route 64 to the east line of the West Half of the East Half of said Section 8; thence southerly on said east line of the West Half of the East Half of Section 8 to the south line of the North Half of said Section 8; thence westerly on said south line of the North Half of said Section 8 to the northeast corner of the Plat of Lots 7A, 7B, 8 and 9 of said Section 8; thence southerly on the east line of said Plat of Lots 7A, 7B, 8 and 9, and the Original Subdivision of said Section 8, to the north line of said Section 17; thence east on the north line of said Section 17 to the easterly right of way line of Christ Road; thence southerly on said east right of way line of Christ Road to the northerly right of way line of S.B.I. Route 161; thence easterly on said northerly right of way line of S.B.I. Route 161 to the west line of Richter Estates, reference being had to the plat thereof in the St. Clair County Recorder's Office in Plat Book 72 on page 61; thence southerly on said west line of Richter Estates and the southerly extension thereof to the southeast corner of Lot 2 of the Original Subdivision of said Section 20; thence westerly on the south line of said Lot 2 of the Original Subdivision of Section 20 to the northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 20; thence southerly on the east line of said Southeast Quarter of the Northeast Quarter of Section 20 to the southeast corner of the North Half of the Southwest Quarter of said Northeast Quarter of Section 20; thence westerly on the south line of said North Half of the Southwest Quarter of the Northeast Quarter of Section 20 and the westerly extension thereof to the east right of way line of said Illinois State Route 4 (aka N. Jefferson Street); thence Southerly on said east right of way line of Illinois State Route 4 (aka N. Jefferson Street) to the north line of the Plat of Lots 1 through 4 of said Section 29; thence easterly on the north line of said Plat of Lots 1 through 4 of said Section 29 to the east line of said Plat of Lots 1 through 4 of Section 29; thence southerly on said east line of Plat of Lots 1

through 4 of Section 29 to the north line of Crown Pointe Phase 1, reference being had to the plat thereof in the St. Clair County Recorder's Office in Document Number A02186128; thence westerly on the north line of Crown Pointe Phase 1 and the westerly extension thereof to the westerly right of way line of said Illinois State Route 4 (aka N. Jefferson Street); thence southerly on said westerly right of way line of Illinois State Route 4 (aka N. Jefferson Street) to the north line of Prairie View Estates Phase 1, reference being had to the plat thereof in the St. Clair County Recorder's Office in Document Number A02008629; thence westerly on the north lines of said Prairie View Estates Phase 1 to the easterly line of Prairie View Estates Phase 2, reference being had to the plat thereof in the St. Clair County Recorder's Office in Document Number A02023219; thence northerly on said east line of Prairie View Estates Phase 2 to the north line of said Prairie View Estates Phase 2; thence westerly on said northerly line of Prairie View Estates Phase 2 to the west line of said Section 29; thence northerly on the west line of said Section 29 and the northerly extension thereof to the north right of way line of Fuesser Road; thence easterly on said north right of way line of Fuesser Road to the east line of Kappert's Subdivision; reference being had to the plat thereof in the St. Clair County Recorder's Office in Document Number A01736969; thence northerly on said east line of Kappert's Subdivision to the north line of said Kappert's Subdivision; thence westerly on said north line of Kappert's Subdivision and the westerly extension thereof to the east line of Lot 17 of the Southeast Quarter of said Section 19; thence northerly on said east line of Lot 17 and the northerly extension thereof to the northerly right of way line of Air World Centre Way; thence easterly on said northerly right of way line of Air World Centre Way to the westerly right of way line of said Illinois State Route 4 (aka N. Jefferson Street); thence northerly on said Illinois State Route 4 (aka N. Jefferson Street) to the south line of Netal Estates; reference being had to the plat thereof in the St. Clair County Recorder's Office in Plat Book 85 on page 11; thence westerly on said south line of Netal Estates to the southwest corner of Lot 2 of said Netal Estates; thence northerly on the west line of said Lot 2 of Netal Estates to the northerly right of way line of said S.B.I. Route 161; thence easterly on said northerly right of way line of said S.B.I. Route 161 to the east line of said Section 18; thence northerly on said east line of Section 18 to the northerly right of way line of the Norfolk Southern Railroad; thence westerly on said northerly right of way line of the Norfolk Southern Railroad to the west right of way line of North 6th Street; thence southerly on said west right of way line of North 6th Street to the northerly right of way line of said S.B.I. Route 161; thence westerly on said northerly right of way line of S.B.I. Route 161 to the west line of Lot 10 of the Original Subdivision of said Section 18; thence northerly on said west line of Lot 10 of the Original Subdivision of Section 18 to the south line of Lot 19 of the Original Subdivision of said Section 18; thence westerly on said south line of Lot 19 and Lot 16 of the Original Subdivision of said Section 18 to the west line of Section 18; thence northerly on the west lines of said Sections 18, 7, and 6 to the south line of Lot 13 of the Original Subdivision of said Section 6; thence easterly on the said south line of Lot 13 of the Original Subdivision of said Section 6 to the Point of Beginning.

Except PINs:

10-06.0-101-002

10-06.0-301-008

10-06.0-303-002

10-06.0-400-021

10-07.0-100-004
10-07.0-200-023
10-07.0-300-010
10-07.0-300-011
10-18.0-300-004

The above tract contains 2,364 acres more or less.

Also,

Excepting therefrom, any portion of the above described tract lying within public and railroad right of way.

Exhibit B
REDEVELOPMENT PLAN & PROJECT

**CITY OF MASCOUTAH
Staff Report**

TO: Honorable Mayor & Council
FROM: Cody Hawkins – City Manager
SUBJECT: **Ordinance Designating the Mascoutah Tax Increment Financing III
Redevelopment Project Area (First Reading)**

MEETING DATE: November 7, 2016

REQUESTED ACTION:

Council approval and adoption of an Ordinance designating the Mascoutah Tax Increment Financing III Redevelopment Project Area.

BACKGROUND & STAFF COMMENTS:

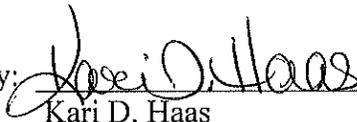
There are three ordinances to be approved by the Council in order to adopt a new TIF. The second ordinance designates the TIF 3 boundary area.

RECOMMENDATION:

The City Manager recommends that the Council approve and adopt the Ordinance.

SUGGESTED MOTION:

I move that the Council approve and adopt Ordinance No. 16-____, An Ordinance Designating the Mascoutah Tax Increment Financing III Redevelopment Project Area.

Prepared By: 
Kari D. Haas
City Clerk

Approved By: _____
Cody Hawkins
City Manager

Attachment: A – Ordinance

ORDINANCE NO. 16-___

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

WHEREAS, the City Council has heretofore, in Ordinance No. 16-___, adopted and approved the Mascoutah TIF III Redevelopment Plan and Mascoutah TIF III Redevelopment Project Area with respect to which a public hearing was held on September 6th, 2016, and it is now necessary and desirable to designate the area as referred to in said plan as the Mascoutah TIF III Redevelopment Project Area (see attached **Exhibit A**);

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MASCOUTAH, ILLINOIS, that the attached described area is hereby designated as the Mascoutah TIF III Redevelopment Project Area pursuant to Section 11-74.4.4 of the Real Property Tax Increment Allocation Redevelopment Act, P.A. 79-1525:

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

This Ordinance shall be in full force and effect from and after its approval, passage, and publication as required by law.

PASSED by the Mayor and the City Council of the City of Mascoutah, County of St. Clair, State of Illinois, upon motion by Councilman _____, seconded by Councilman _____, adopted on the following roll call vote on the 21st day of November, 2016, and deposited and filed in the Office of the City Clerk in said City on that date.

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
Benjamin Grodeon	___	___	___
Paul Schorr	___	___	___
John Weyant	___	___	___
Pat McMahan	___	___	___
Gerald Daugherty	___	___	___

APPROVED by the Mayor of the City of Mascoutah, Illinois, this 21st day of November, 2016.

ATTEST:

Mayor

City Clerk
(SEAL)

Recorded in the Municipality's Records on November 21st, 2016.

Exhibit A
LEGAL DESCRIPTION

Lot 12 of the Southeast Quarter of Section 12, Lots 1, 6, 8, 9, 10 and 11 of the Northeast Quarter of Section 13, all in Township 1 North, Range 7 West of the Third Principal Meridian, St. Clair County, IL.

Also,

Part of the South Half of Section 6, part of Sections 7 and 8, part of the West Half of Section 17, and part of Sections 18, 20 and 29, all in Township 1 North, Range 6 West of the Third Principal Meridian, St. Clair County, Illinois and being more particularly described as follows:

Beginning at the northeast corner of The Plaza Phase 1, reference being had to the plat thereof in the St. Clair County Recorder's Office in Document A02085026; thence easterly on the easterly extension of the north line of said The Plaza Phase 1 to the east right of way line of Illinois State Route 4; thence southerly on said east right of way line to the northerly line of PIN 10-06.0-400-017; thence easterly on said northerly line of PIN 10-06.0-400-017 to the west line of Lot 17 of the Southeast Quarter of said Section 6; thence southerly on said west line of Lot 17 to the north right of way line of Perrin Road; thence easterly on said north right of way line of Perrin Road to the east line of said Section 6; thence southerly on said east line of Section 6 to the northwest corner of said Section 8; thence easterly on the north line of said Section 8 to the northeast corner of PIN 10-08.0-100-006; thence southerly on the east line of said PIN 10-08.0-100-006 to the northerly right of way line of F.A.I. Route 64; thence easterly on said northerly right of way line of F.A.I. Route 64 to the east line of the West Half of the East Half of said Section 8; thence southerly on said east line of the West Half of the East Half of Section 8 to the south line of the North Half of said Section 8; thence westerly on said south line of the North Half of said Section 8 to the northeast corner of the Plat of Lots 7A, 7B, 8 and 9 of said Section 8; thence southerly on the east line of said Plat of Lots 7A, 7B, 8 and 9, and the Original Subdivision of said Section 8, to the north line of said Section 17; thence east on the north line of said Section 17 to the easterly right of way line of Christ Road; thence southerly on said east right of way line of Christ Road to the northerly right of way line of S.B.I. Route 161; thence easterly on said northerly right of way line of S.B.I. Route 161 to the west line of Richter Estates, reference being had to the plat thereof in the St. Clair County Recorder's Office in Plat Book 72 on page 61; thence southerly on said west line of Richter Estates and the southerly extension thereof to the southeast corner of Lot 2 of the Original Subdivision of said Section 20; thence westerly on the south line of said Lot 2 of the Original Subdivision of Section 20 to the northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 20; thence southerly on the east line of said Southeast Quarter of the Northeast Quarter of Section 20 to the southeast corner of the North Half of the Southwest Quarter of said Northeast Quarter of Section 20; thence westerly on the south line of said North Half of the Southwest Quarter of the Northeast Quarter of Section 20 and the westerly extension thereof to the east right of way line of said Illinois State Route 4 (aka N. Jefferson Street); thence Southerly on said east right of way line of Illinois State Route 4 (aka N. Jefferson Street) to the north line of the Plat of Lots 1 through 4 of said Section 29; thence easterly on the north line of said Plat of Lots 1 through 4 of said Section 29 to the east line of said Plat of Lots 1 through 4 of Section 29; thence southerly on said east line of Plat of Lots 1 through 4 of Section 29 to the north line of Crown Pointe Phase 1, reference being had to the plat

thereof in the St. Clair County Recorder's Office in Document Number A02186128; thence westerly on the north line of Crown Pointe Phase 1 and the westerly extension thereof to the westerly right of way line of said Illinois State Route 4 (aka N. Jefferson Street); thence southerly on said westerly right of way line of Illinois State Route 4 (aka N. Jefferson Street) to the north line of Prairie View Estates Phase 1, reference being had to the plat thereof in the St. Clair County Recorder's Office in Document Number A02008629; thence westerly on the north lines of said Prairie View Estates Phase 1 to the easterly line of Prairie View Estates Phase 2, reference being had to the plat thereof in the St. Clair County Recorder's Office in Document Number A02023219; thence northerly on said east line of Prairie View Estates Phase 2 to the north line of said Prairie View Estates Phase 2; thence westerly on said northerly line of Prairie View Estates Phase 2 to the west line of said Section 29; thence northerly on the west line of said Section 29 and the northerly extension thereof to the north right of way line of Fuesser Road; thence easterly on said north right of way line of Fuesser Road to the east line of Kappert's Subdivision; reference being had to the plat thereof in the St. Clair County Recorder's Office in Document Number A01736969; thence northerly on said east line of Kappert's Subdivision to the north line of said Kappert's Subdivision; thence westerly on said north line of Kappert's Subdivision and the westerly extension thereof to the east line of Lot 17 of the Southeast Quarter of said Section 19; thence northerly on said east line of Lot 17 and the northerly extension thereof to the northerly right of way line of Air World Centre Way; thence easterly on said northerly right of way line of Air World Centre Way to the westerly right of way line of said Illinois State Route 4 (aka N. Jefferson Street); thence northerly on said Illinois State Route 4 (aka N. Jefferson Street) to the south line of Netal Estates; reference being had to the plat thereof in the St. Clair County Recorder's Office in Plat Book 85 on page 11; thence westerly on said south line of Netal Estates to the southwest corner of Lot 2 of said Netal Estates; thence northerly on the west line of said Lot 2 of Netal Estates to the northerly right of way line of said S.B.I. Route 161; thence easterly on said northerly right of way line of said S.B.I. Route 161 to the east line of said Section 18; thence northerly on said east line of Section 18 to the northerly right of way line of the Norfolk Southern Railroad; thence westerly on said northerly right of way line of the Norfolk Southern Railroad to the west right of way line of North 6th Street; thence southerly on said west right of way line of North 6th Street to the northerly right of way line of said S.B.I. Route 161; thence westerly on said northerly right of way line of S.B.I. Route 161 to the west line of Lot 10 of the Original Subdivision of said Section 18; thence northerly on said west line of Lot 10 of the Original Subdivision of Section 18 to the south line of Lot 19 of the Original Subdivision of said Section 18; thence westerly on said south line of Lot 19 and Lot 16 of the Original Subdivision of said Section 18 to the west line of Section 18; thence northerly on the west lines of said Sections 18, 7, and 6 to the south line of Lot 13 of the Original Subdivision of said Section 6; thence easterly on the said south line of Lot 13 of the Original Subdivision of said Section 6 to the Point of Beginning.

Except PINs:

10-06.0-101-002
10-06.0-301-008
10-06.0-303-002
10-06.0-400-021
10-07.0-100-004
10-07.0-200-023

10-07.0-300-010
10-07.0-300-011
10-18.0-300-004

The above tract contains 2,364 acres more or less.

Also,

Excepting therefrom, any portion of the above described tract lying within public and railroad right of way.

**CITY OF MASCOUTAH
Staff Report**

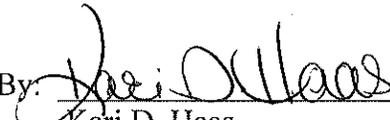
TO: Honorable Mayor & Council
FROM: Cody Hawkins – City Manager
SUBJECT: **Ordinance Adopting Tax Increment Financing (First Reading)**
MEETING DATE: November 7, 2016

REQUESTED ACTION:
Council approval and adoption of an Ordinance adopting Tax Increment Financing.

BACKGROUND & STAFF COMMENTS:
There are three ordinances to be approved by the Council in order to adopt a new TIF. The third ordinance is adopting tax increment financing for the designated area.

RECOMMENDATION:
The City Manager recommends that the Council approve and adopt the Ordinance.

SUGGESTED MOTION:
I move that the Council approve and adopt Ordinance No. 16-___, An Ordinance Adopting Tax Increment Financing.

Prepared By: 
Kari D. Haas
City Clerk

Approved By: _____
Cody Hawkins
City Manager

Attachment: A – Ordinance

ORDINANCE NO. 16-___

ORDINANCE ADOPTING TAX INCREMENT FINANCING

WHEREAS, the City of Mascoutah, Illinois desires to adopt tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended, hereinafter referred to as the “Act”.

WHEREAS, the City of Mascoutah has adopted a Redevelopment Plan, and designated a Redevelopment Project Area pursuant to the provisions of the Act, and has otherwise complied with all other conditions precedent required by the Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MASCOUTAH, ILLINOIS, that:

1. Tax increment financing is hereby adopted with respect to the Mascoutah TIF III Redevelopment Plan approved and adopted pursuant to Ordinance No. 16-___ in the City Mascoutah with respect to Mascoutah TIF III Redevelopment Project Area, attached as **Exhibit A**, which Mascoutah TIF III Project Area was designated pursuant to Ordinance No. 16-___.
2. Pursuant to the Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Mascoutah TIF III Redevelopment Project Area by taxing districts and the rates determined in the manner provided in Section 11-74.4-9(b) of the Act each year after the effective date of this Ordinance until the Mascoutah TIF III Redevelopment Plan costs and obligations issued in respect thereto have been paid shall be divided as follows:
 - a. That portion of taxes levied upon each taxable lot, block, tract or parcel of real property that is attributable to the lower of the existing equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the Mascoutah TIF III Redevelopment Project Area shall be allocated to and when collected shall be paid by the St. Clair County Collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment financing.
 - b. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract or parcel of real property in the Mascoutah TIF III Redevelopment Project Area over and above the initial equalized assessed value of each property in the Mascoutah TIF III Redevelopment Project Area shall be allocated to and when collected shall be paid to the City Treasurer who shall deposit said funds in a special fund called the “Special Tax Allocation Fund for the Mascoutah TIF III Redevelopment Project Area” of the City for the purpose of paying the Mascoutah TIF III Redevelopment Plan costs and

Attachment A

obligations incurred in the payment thereof, pursuant to such appropriations which may be subsequently made.

3. Upon adoption of this Ordinance, the City Clerk shall file a certified copy of this Ordinance with the County Clerk of St. Clair County, Illinois, and pursuant to the TIF Act shall obtain a certificate from such County Clerk as to the total initial equalized assessed value ("EAV") of all taxable property in the Mascoutah TIF III Redevelopment Project Area. In providing this certification, the County Clerk shall use the levy year 2015 in determining such total initial EAV.
4. All ordinances and parts of ordinances in conflict herewith are hereby repealed.
5. This Ordinance shall be in full force and effect from and after its approval, passage, and publication as required by law.

PASSED by the Mayor and the City Council of the City of Mascoutah, County of St. Clair, State of Illinois, upon motion by Councilman _____, seconded by Councilman _____, adopted on the following roll call vote on the 21st day of November, 2016, and deposited and filed in the Office of the City Clerk in said City on that date.

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
Benjamin Grodeon	___	___	___
Paul Schorr	___	___	___
John Weyant	___	___	___
Pat McMahan	___	___	___
Gerald Daugherty	___	___	___

APPROVED by the Mayor of the City of Mascoutah, Illinois, this 21st day of November, 2016.

ATTEST:

Mayor

City Clerk
(SEAL)

Recorded in the Municipality's Records on November 21st, 2016.

Exhibit A
MASCOUTAH TIF LEGAL DESCRIPTION

Lot 12 of the Southeast Quarter of Section 12, Lots 1, 6, 8, 9, 10 and 11 of the Northeast Quarter of Section 13, all in Township 1 North, Range 7 West of the Third Principal Meridian, St. Clair County, IL.

Also,

Part of the South Half of Section 6, part of Sections 7 and 8, part of the West Half of Section 17, and part of Sections 18, 20 and 29, all in Township 1 North, Range 6 West of the Third Principal Meridian, St. Clair County, Illinois and being more particularly described as follows:

Beginning at the northeast corner of The Plaza Phase 1, reference being had to the plat thereof in the St. Clair County Recorder's Office in Document A02085026; thence easterly on the easterly extension of the north line of said The Plaza Phase 1 to the east right of way line of Illinois State Route 4; thence southerly on said east right of way line to the northerly line of PIN 10-06.0-400-017; thence easterly on said northerly line of PIN 10-06.0-400-017 to the west line of Lot 17 of the Southeast Quarter of said Section 6; thence southerly on said west line of Lot 17 to the north right of way line of Perrin Road; thence easterly on said north right of way line of Perrin Road to the east line of said Section 6; thence southerly on said east line of Section 6 to the northwest corner of said Section 8; thence easterly on the north line of said Section 8 to the northeast corner of PIN 10-08.0-100-006; thence southerly on the east line of said PIN 10-08.0-100-006 to the northerly right of way line of F.A.I. Route 64; thence easterly on said northerly right of way line of F.A.I. Route 64 to the east line of the West Half of the East Half of said Section 8; thence southerly on said east line of the West Half of the East Half of Section 8 to the south line of the North Half of said Section 8; thence westerly on said south line of the North Half of said Section 8 to the northeast corner of the Plat of Lots 7A, 7B, 8 and 9 of said Section 8; thence southerly on the east line of said Plat of Lots 7A, 7B, 8 and 9, and the Original Subdivision of said Section 8, to the north line of said Section 17; thence east on the north line of said Section 17 to the easterly right of way line of Christ Road; thence southerly on said east right of way line of Christ Road to the northerly right of way line of S.B.I. Route 161; thence easterly on said northerly right of way line of S.B.I. Route 161 to the west line of Richter Estates, reference being had to the plat thereof in the St. Clair County Recorder's Office in Plat Book 72 on page 61; thence southerly on said west line of Richter Estates and the southerly extension thereof to the southeast corner of Lot 2 of the Original Subdivision of said Section 20; thence westerly on the south line of said Lot 2 of the Original Subdivision of Section 20 to the northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 20; thence southerly on the east line of said Southeast Quarter of the Northeast Quarter of Section 20 to the southeast corner of the North Half of the Southwest Quarter of said Northeast Quarter of Section 20; thence westerly on the south line of said North Half of the Southwest Quarter of the Northeast Quarter of Section 20 and the westerly extension thereof to the east right of way line of said Illinois State Route 4 (aka N. Jefferson Street); thence Southerly on said east right of way line of Illinois State Route 4 (aka N. Jefferson Street) to the north line of the Plat of Lots 1 through 4 of said Section 29; thence easterly on the north line of said Plat of Lots 1 through 4 of said Section 29 to the east line of said Plat of Lots 1 through 4 of Section 29; thence southerly on said east line of Plat of Lots 1 through 4 of Section 29 to the north line of Crown Pointe Phase 1, reference being had to the plat

thereof in the St. Clair County Recorder's Office in Document Number A02186128; thence westerly on the north line of Crown Pointe Phase 1 and the westerly extension thereof to the westerly right of way line of said Illinois State Route 4 (aka N. Jefferson Street); thence southerly on said westerly right of way line of Illinois State Route 4 (aka N. Jefferson Street) to the north line of Prairie View Estates Phase 1, reference being had to the plat thereof in the St. Clair County Recorder's Office in Document Number A02008629; thence westerly on the north lines of said Prairie View Estates Phase 1 to the easterly line of Prairie View Estates Phase 2, reference being had to the plat thereof in the St. Clair County Recorder's Office in Document Number A02023219; thence northerly on said east line of Prairie View Estates Phase 2 to the north line of said Prairie View Estates Phase 2; thence westerly on said northerly line of Prairie View Estates Phase 2 to the west line of said Section 29; thence northerly on the west line of said Section 29 and the northerly extension thereof to the north right of way line of Fuesser Road; thence easterly on said north right of way line of Fuesser Road to the east line of Kappert's Subdivision; reference being had to the plat thereof in the St. Clair County Recorder's Office in Document Number A01736969; thence northerly on said east line of Kappert's Subdivision to the north line of said Kappert's Subdivision; thence westerly on said north line of Kappert's Subdivision and the westerly extension thereof to the east line of Lot 17 of the Southeast Quarter of said Section 19; thence northerly on said east line of Lot 17 and the northerly extension thereof to the northerly right of way line of Air World Centre Way; thence easterly on said northerly right of way line of Air World Centre Way to the westerly right of way line of said Illinois State Route 4 (aka N. Jefferson Street); thence northerly on said Illinois State Route 4 (aka N. Jefferson Street) to the south line of Netal Estates; reference being had to the plat thereof in the St. Clair County Recorder's Office in Plat Book 85 on page 11; thence westerly on said south line of Netal Estates to the southwest corner of Lot 2 of said Netal Estates; thence northerly on the west line of said Lot 2 of Netal Estates to the northerly right of way line of said S.B.I. Route 161; thence easterly on said northerly right of way line of said S.B.I. Route 161 to the east line of said Section 18; thence northerly on said east line of Section 18 to the northerly right of way line of the Norfolk Southern Railroad; thence westerly on said northerly right of way line of the Norfolk Southern Railroad to the west right of way line of North 6th Street; thence southerly on said west right of way line of North 6th Street to the northerly right of way line of said S.B.I. Route 161; thence westerly on said northerly right of way line of S.B.I. Route 161 to the west line of Lot 10 of the Original Subdivision of said Section 18; thence northerly on said west line of Lot 10 of the Original Subdivision of Section 18 to the south line of Lot 19 of the Original Subdivision of said Section 18; thence westerly on said south line of Lot 19 and Lot 16 of the Original Subdivision of said Section 18 to the west line of Section 18; thence northerly on the west lines of said Sections 18, 7, and 6 to the south line of Lot 13 of the Original Subdivision of said Section 6; thence easterly on the said south line of Lot 13 of the Original Subdivision of said Section 6 to the Point of Beginning.

Except PINs:

10-06.0-101-002
10-06.0-301-008
10-06.0-303-002
10-06.0-400-021
10-07.0-100-004
10-07.0-200-023

10-07.0-300-010
10-07.0-300-011
10-18.0-300-004

The above tract contains 2,364 acres more or less.

Also,

Excepting therefrom, any portion of the above described tract lying within public and railroad right of way.

**CITY OF MASCOUTAH
Staff Report**

TO: Honorable Mayor & City Council
FROM: Cody Hawkins – City Manager
SUBJECT: Code Change – Stop Intersections (First Reading)

MEETING DATE: November 7, 2016

REQUESTED ACTION:

Council approval and adoption of an Ordinance to amend Schedule A – Stop Intersections.

BACKGROUND & STAFF COMMENTS:

Below is a recommendation from staff for a stop intersections as a result of construction starting at Indian Prairie Estates, Phase 3.

I. ONE-WAY AND TWO-WAY STOPS

Through Streets

Kankakee Trail

Quapaw Court

Stop Streets - Direction

Winnebago Way (Both)

Kankakee Trail (North Bd)

Below is a recommendation from staff for a four-way stop intersection at South Tenth Street and West South Street. This four-way stop will go in effect after the roadway improvements to South Tenth Street are completed. This stop will aid in slowing down traffic near MarKa Nursing Home’s parking lot (similar to the stop intersection placed near Terrace on the Park).

III. FOUR-WAY STOP INTERSECTIONS

S. Tenth St.

and

W. South St.

Staff has included the below four-way stop intersection for Council to discuss.

III. FOUR-WAY STOP INTERSECTIONS

N. Sixth St.

and

Harnett St.

The Street Department will receive a work order to place stop signs at these locations after passage of the attached Ordinance.

RECOMMENDATION:

Council approval and adoption of ordinance amending Schedule “A” – Stop Intersections.

SUGGESTED MOTION:

I move that the Council approve and adopt Ordinance No. 16-____, amending Chapter 24, Schedule “A” – Stop Intersections.

Prepared By: Kari D. Haas
Kari D. Haas, City Clerk

Approved By: _____
Cody Hawkins, City Manager

Attachments: A – Ordinance

ORDINANCE NO. 16-__

AN ORDINANCE AMENDING CHAPTER 24, SCHEDULE "A" – STOP INTERSECTIONS OF THE CITY OF MASCOUTAH CODE OF ORDINANCES

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MASCOUTAH, IN ST. CLAIR COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: That CHAPTER 24, ARTICLE IV – ILLINOIS VEHICLE CODE (Schedule "A" – Stop Intersections) be amended to add the following:

SCHEDULE "A" – STOP INTERSECTIONS

I. ONE-WAY AND TWO-WAY STOPS

<i>Through Streets</i>	<i>Stop Streets - Direction</i>
Kankakee Trail	Winnebago Way (Both)
Quapaw Court	Kankakee Trail (North Bd)

III. FOUR-WAY STOP INTERSECTIONS

S. Tenth St	and	W. South St
N. Sixth St	and	Harnett St

SECTION 2: That the Ordinance shall be in full force and effect from after its passage and approval as provided by law.

PASSED by the Mayor and the City Council of the City of Mascoutah, County of St. Clair, State of Illinois, upon motion by Councilman _____, seconded by Councilman _____, adopted on the following roll call vote on the 21st day of November, 2016, and deposited and filed in the Office of the City Clerk in said City on that date.

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
Benjamin Grodeon	___	___	___
Paul Schorr	___	___	___
John Weyant	___	___	___
Pat McMahan	___	___	___
Gerald Daugherty	___	___	___

Attachment A

APPROVED by the Mayor of the City of Mascoutah, Illinois, this 21st day of November, 2016.

ATTEST:

Mayor

City Clerk
(SEAL)

Permit Number PC 16-09
Approved by: [Signature]

Issued On 9-12, 2016

City of Mascoutah
ALLEY/ STREET VACATION APPLICATION

Application is hereby made this 10th day of September, 2016, for vacation of the following alley/ street:

Valroy Binsbacher, Executor of the Frank E. Armstutz Estate
Name of Party requesting vacation

Alley/ Street located at:

East Corrington St (between lots 416 & 417)

(A)

in accordance with the drawings and specifications presented herewith.

X Valroy Binsbacher EXEC.
Signature of Applicant

Applicant is: Property Owner [] Lessee [] Agent of owner or lessee*

* Note: If applicant is an Agent, the property owner must sign the following statement.

The undersigned property owner authorizes Applicant to make this application for the premises stated above and further states that he/ she is familiar with the appropriate portions of the Ordinances of the City of Mascoutah as they may apply to the proposed property changes. Further, the undersigned agrees to assume all costs related to application review of this project, including but not limited to City engineering, legal costs, and/or required studies deemed necessary during th review process.

Property Owner

Property Information

Property Owner: Frank E. Armstutz Estate, Valroy Binsbacher, Exec.
Address: 1000 N. Independence St.
Lessee: _____

Valroy Binsbacher, Executor
Name Frank E. Armstutz Estate #112
Account No. PO Box 179 70-2536/810
Mascoutah, IL 62258 BRANCH 1
Date 9/16/16
Pay to the Order of City of Mascoutah \$ 150.00
One hundred fifty & 00/100 Dollars
Citizens Community Bank
Freeburg, Illinois 62243
Mascoutah, Illinois 62258
New Athens, Illinois 62264
MP Valroy Binsbacher
EXEC.

150.00

Version 9/6/06



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Attachment B

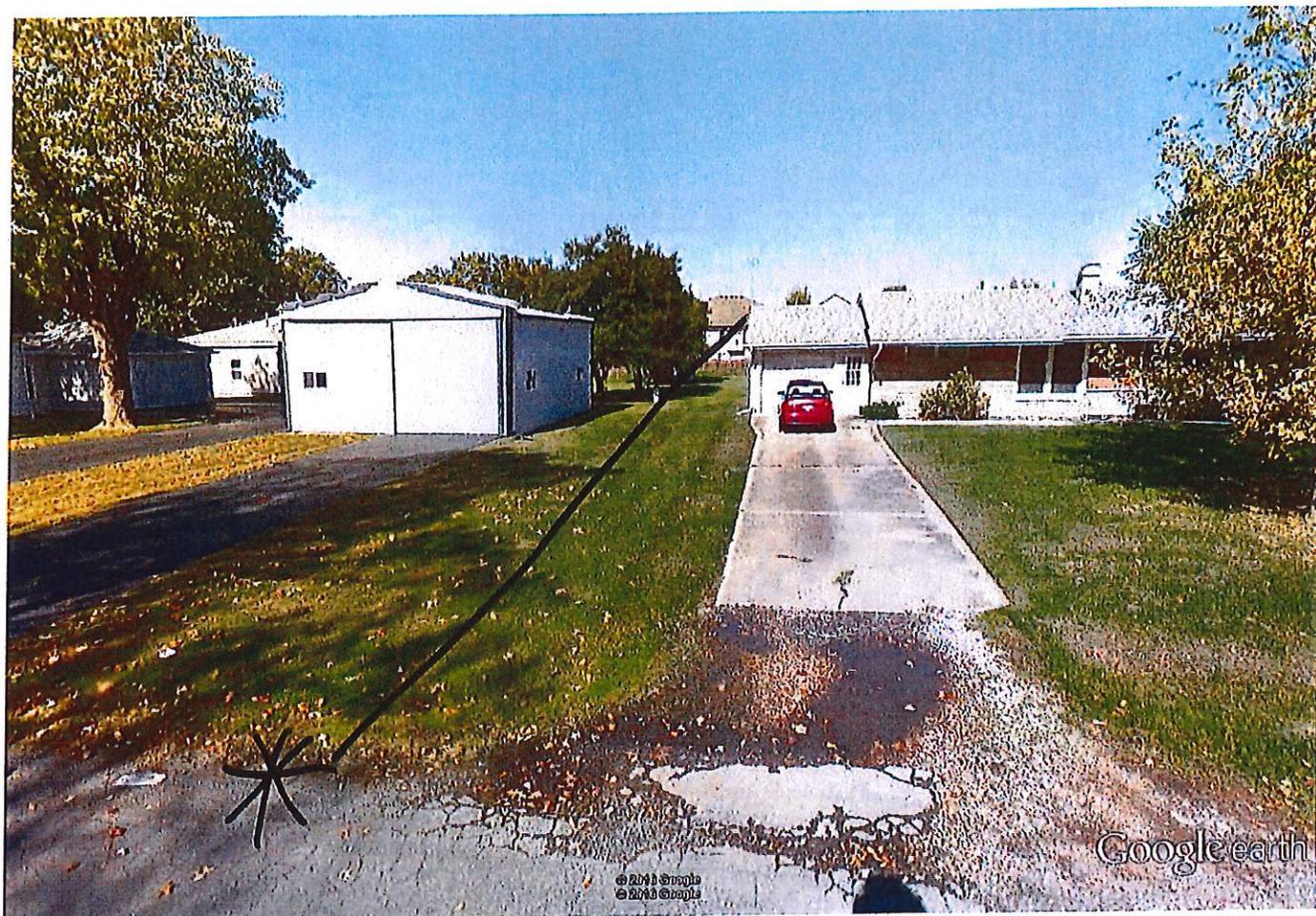
C

LEGAL DESCRIPTION
TRACT "1"

THE WEST HALF OF AN ALLEY IN "FIKE'S 2ND. ADDITION TO THE TOWN OF MASCOUTAH", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE ST. CLAIR COUNTY, ILLINOIS RECORDER'S OFFICE IN DEEDS "N-2" ON PAGE 40 ; MORE PARTICULARLY DESCRIBED AS FOLLOWS :

BEGINNING AT A MAG NAIL MARKING THE SOUTHEAST CORNER OF LOT 416 OF SAID FIKE'S 2ND. ADDITION (ALSO BEING ON THE WEST LINE OF SAID ALLEY) ; THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 30 MINUTES 08 SECONDS EAST ALONG SAID WEST LINE OF AN ALLEY FOR A DISTANCE OF 75.00 FEET TO AN IRON PIN MARKING THE NORTHEAST CORNER OF THE SOUTH 25 FEET OF LOT 421 OF SAID FIKE'S 2ND ADDITION ; THENCE SOUTH 89 DEGREES 08 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 7.72 FEET TO AN IRON PIN ON THE CENTERLINE OF SAID ALLEY ; THENCE SOUTH 00 DEGREES 30 MINUTES 08 SECONDS WEST ALONG SAID CENTERLINE OF AN ALLEY FOR A DISTANCE OF 75.00 FEET TO AN IRON PIN ON THE NORTH LINE OF EAST CORRINGTON STREET - 50 FOOT WIDE ; THENCE NORTH 89 DEGREES 08 MINUTES 43 SECONDS WEST ALONG SAID NORTH LINE OF CORRINGTON STREET FOR A DISTANCE OF 7.72 FEET TO THE POINT OF BEGINNING ; CONTAINING 579 SQUARE FEET MORE OR LESS .

SUBJECT TO ANY EASEMENTS , RESTRICTIONS , OR CONDITIONS OF RECORD .



Google earth



①

**CITY OF MASCOUTAH
3 WEST MAIN ST.
MASCOUTAH, IL 62258
618-566-2964 EXT. 122**

NOTICE OF PUBLIC HEARING

The City of Mascoutah Planning Commission will conduct a Public Hearing on **Wednesday, October 19th**, at **7:00 PM** in the City Council Chambers at City Hall, #3 West Main Street, Mascoutah, IL 62258.

The purpose of this hearing is to consider an alley vacation of 600 N Independence between Lots 416 and 417, off East Corrington Street.

Anyone interested in this hearing may appear and be heard for or against. The regular meeting of the Planning Commission shall follow this hearing wherein the Commission shall make a recommendation on this request.

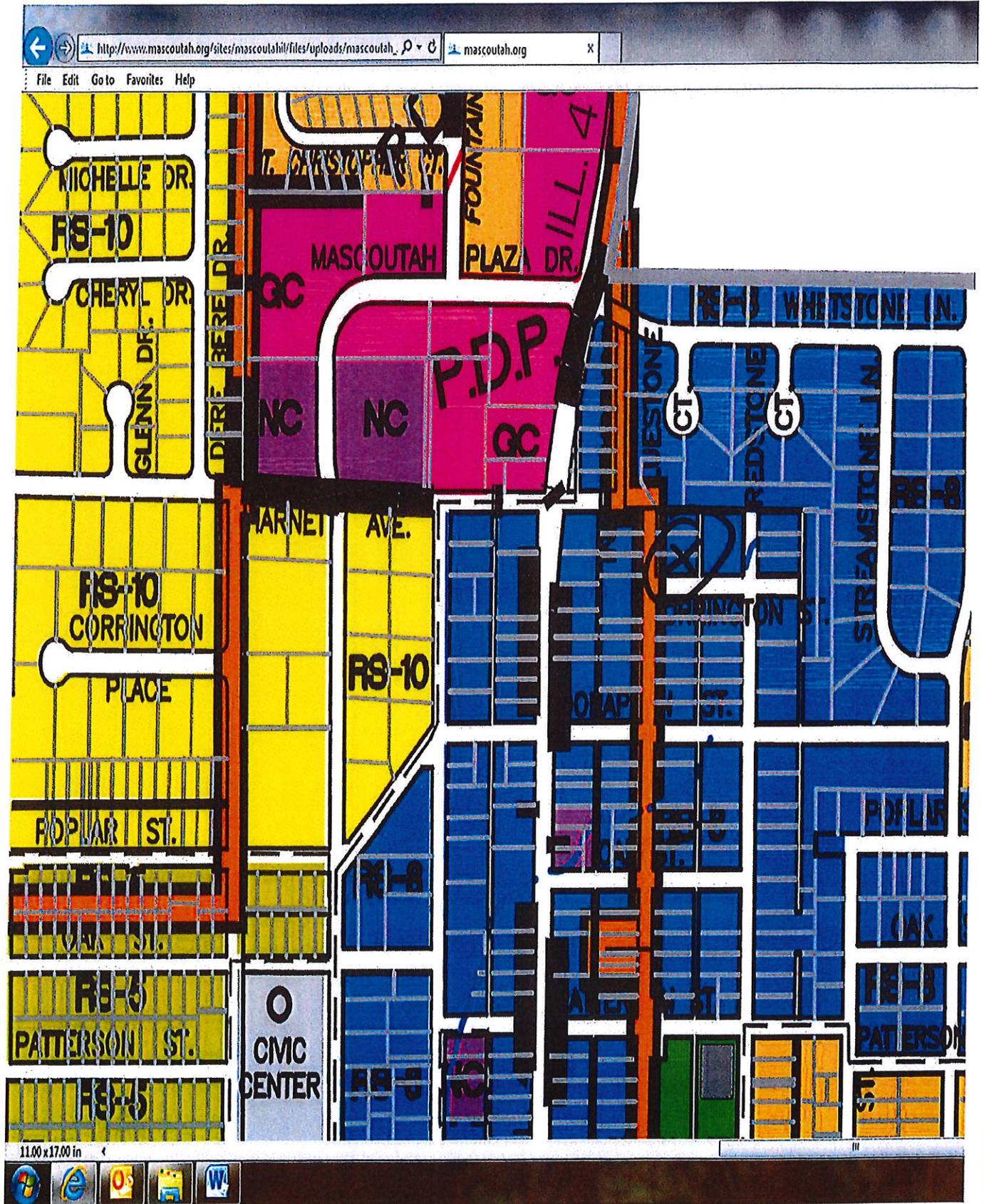
Questions or requests for further details can be directed to the City Manager's Office, City Hall, 618-566-2964, ext. 108. Comments in writing may be forwarded to the City Manager's Office, 3 West Main St., Mascoutah, IL 62258.

Posting Date: **October 5th, 2016**

(E)

MASCOUTAH PLANNING COMMISSION
Ken Zacharski, Chairman

F



ORDINANCE NO. 16-___

**AN ORDINANCE VACATING A PORTION OF AN ALLEYWAY AT EAST
CORRINGTON STREET BETWEEN LOTS 416 & 417**

WHEREAS, a plat has been recorded in the Office of the Recorder of Deeds of St. Clair County, Illinois, a copy of which is attached to this Ordinance, marked "Exhibit A" and incorporated herein; and

WHEREAS, the City of Mascoutah now desires to vacate a portion of an alleyway in manner and form as provided by the Statutes of the State of Illinois.

WHEREAS, the 7.72 foot right-of-way, which runs north and south for 75 feet on East Corrington Street between Lots 416 and 417, is to be vacated with the following Conditions of Approval.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MASCOUTAH, IN ST. CLAIR COUNTY, ILLINOIS, THAT MASCOUTAH DOES HEREBY VACATE THAT PORTION OF THE PLAT AS SHOWN IN "EXHIBIT A" AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SECTION 1: TO VALROY BINSBACHER, EXECUTOR OF THE FRANK E. ARMSTUTZ ESTATE -

The west half of an alley in "Fike's 2nd Addition to the Town of Mascoutah", reference being had to the plat thereof recorded in the St. Clair County, Illinois Recorder's Office in Deeds "N-2" on Page 40; more particularly described as follows:

Beginning at a mag nail marking the southeast corner of Lot 416 of said Fike's 2nd Addition (also being on the west line of said alley); thence on an assumed bearing of north 00 degrees 30 minutes 08 seconds east along said west line of an alley for a distance of 75.00 feet to an iron pin marking the northeast corner of the south 25 feet of Lot 421 of said Fike's 2nd Addition; thence south 89 degrees 08 minutes 43 seconds east for a distance of 7.72 feet to an iron pin on the centerline of said alley; thence south 00 degrees 30 minutes 08 seconds west along said centerline of an alley for a distance of 75.00 feet to an iron pin on the north line of East Corrington Street – 50 foot wide; thence north 89 degrees 08 minutes 43 seconds west along said north line of Corrington Street for a distance of 7.72 feet to the point of beginning; containing 579 square feet more or less. Subject to any easements, restrictions, or conditions of record.

Attachment G

SECTION 2: That the 7.72 foot x 75 foot right-of-way, as described above, be vacated with the following Conditions of Approval:

- 1) A utility easement is retained for the entire 7.72 foot x 75 foot area.
- 2) The property owners are responsible for all costs associated with this alley vacation.

SECTION 3: That this Ordinance shall be in full force and effect from and after its passage and approval according to law.

PASSED by the Mayor and the City Council of the City of Mascoutah, County of St. Clair, State of Illinois, upon motion by Councilman _____, seconded by Councilman _____, adopted on the following roll call vote on the 21st day of November, 2016, and deposited and filed in the office of the City Clerk in said City on that date.

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
Benjamin Grodeon	___	___	___
Paul Schorr	___	___	___
John Weyant	___	___	___
Pat McMahan	___	___	___
Gerald Daugherty	___	___	___

APPROVED by the Mayor of the City of Mascoutah, Illinois, this 21st day of November, 2016.

Mayor

ATTEST:

City Clerk
(SEAL)

**CITY OF MASCOUTAH
PLANNING COMMISSION
#3 WEST MAIN STREET
MASCOUTAH, IL 62258-2030**

OCTOBER 19, 2016

The minutes of the Regular Meeting of the Planning Commission of the City of Mascoutah.

PUBLIC HEARING – 7:00PM

PC 16-09 –Alley Vacation, East Corrington Street (between lots 416 & 417)

City Manager Cody Hawkins presented report explaining that the applicant would like to vacate an approx. 8 feet portion of an alley (approx. 16' wide total) in the 600 block of N. Independence Street to N. John Street, off of East Corrington St. (b/t lots 416 & 417).

Kevin Dawson was present and represented the applicant, Valroy Binsbacher, Executor of the Frank E. Armstutz Estate. The alley is directly behind (east) of the property owners residence.(Lot 416).

Mr. Dawson explained that Mr. Armstutz recently passed away who was the owner of this property, and Valroy Binsbacher is the Executor of his estate. The other portion of the alley would be adjacent to Lot 417. This “alleyway” is a grassy patch of land.

The City will maintain this same 7.72 X 75' area as an utility easement.

The Executor is basically trying to extend the property line an extra 8 feet wide to the East. A new legal description and new drawings of the property lines will be done.

There was no further discussion.

PUBLIC HEARING ADJOURNED at 7:05 PM

PUBLIC HEARING – 7:06PM

PC 16-11 – Condition Use Permit – 100 S Jefferson – Firearms Sales – James Reed.

City Manager Cody Hawkins presented report and explained that the applicant would like a conditional use permit for 100 S. Jefferson for James Reed, to allow Firearms Sales from a Single Family Residential RS-8 location.

Mr. James A Reed, Owner of 100 S Jefferson was present and asked the Commission for permission to sell Firearms out of his Single Family RS-8 residence.

Cody stated that there would be no variation required for the structure or lot. The business will be low traffic. Per the ATF Agent Investigator, firearms are to be unloaded in a locked case when leaving the property. His Application for Federal Firearms License has been approved.

Mr. Reed explained that he would like to subsidize and increase Retirement income, and keep himself busy. He told the commission that he has 45 years of firearms experience and plans on operating Noon-4pm on Saturdays. A few years from now, once he retires, those hours could change, and he will notify us ASAP of any changes.

In the past, the City has allowed and approved requests like this for firearms sales.
There was no further discussion.

PUBLIC HEARING ADJOURNED at 7:21 PM

CALL TO ORDER at 7:18PM

Chairman Ken Zacharski called the meeting to order.

PRESENT

Commission members Charles Lee, Jack Klopmeier, Glenn Shelley, Rich Thompson, Bruce Jung, Jim Connor and Chairman Ken Zacharski were present.

ABSENT – None

ALSO PRESENT

Administrative Assistant Melissa Schanz, Building Commissioner Danny Schrempp, Assistant City Manager Mike Bolt, Councilman Schorr, Kevin Dawson & Mr. Reed.

ESTABLISHMENT OF A QUORUM

A quorum of Planning Commission members was present.

GENERAL PUBLIC COMMENT

None

AMEND AGENDA

There was no need to amend Agenda.

MINUTES

Lee moved, seconded by Jung, to approve the minutes of the September 21, 2016 Planning Commission Meeting.

THE MOTION BY ROLL CALL

Charles Lee aye, Jack Klopmeier aye, Glenn Shelley aye, Rich Thompson aye. Bruce Jung aye, Jim Connor aye and Chairman Ken Zacharski aye
7-ayes, 0-nays

PC 16-09 –Alley Vacation, East Corrington Street (between lots 416 & 417).

Discussion was held during the Public Hearing Process. Please see Public Hearing section of these minutes for details.

MOTION:

Klopmeier moved, seconded by Lee that the Planning Commission recommend approval of the alley vacation.

THE MOTION BY ROLL CALL

Charles Lee aye, Jack Klopmeier aye, Glenn Shelley aye, Rich Thompson aye, Bruce Jung aye, Jim Connor aye and Chairman Ken Zacharski aye
7-ayes, 0-nays

PC 16-11 – Conditional Use Permit – 100 S Jefferson – Firearms Sales – James Reed.

Discussion was held during the Public Hearing Process. Please see Public Hearing section of these minutes for details.

MOTION:

Jung moved, seconded by Thompson that the Planning Commission recommend approval of the Conditional Use Permit.

THE MOTION BY ROLL CALL

Charles Lee aye, Jack Klopmeier aye, Glenn Shelley aye, Rich Thompson aye, Bruce Jung aye, Jim Connor aye and Chairman Ken Zacharski aye
7-ayes, 0-nays

MISCELLANEOUS – None

ADJOURNMENT

Lee moved, seconded by Jung, to adjourn at 7:24 p.m. All were in favor.

DRAFT

Permit Number _____

Issued On _____, 20____

Approved by: _____

City of Mascoutah CONDITIONAL USE APPLICATION

Application is hereby made this 4th day of October, 2016, for Conditional Use approval for:

James A. Reed

Name of Business Establishment _____

Located at:

100 S. Jefferson Mascoutah IL 62258

in accordance with the drawings and specifications presented herewith.

James A. Reed
Signature of Applicant

Applicant is: Property Owner [] Lessee [] Agent of owner or lessee*

* Note: If applicant is an Agent, the following statement must be signed by the property owner or Lessee.

The undersigned property owner authorizes Applicant to make this application for the premises stated above and further states that he/ she is familiar with the appropriate portions of the Ordinances of the City of Mascoutah as they may apply to the proposed property changes.

James A. Reed
Property Owner

Property Information

Property Owner: James A. Reed
Address: 100 S. Jefferson
Lessee: _____
Address: _____
Contractor: _____
Contractor Contact: _____

Application Checklist (Attachments)

Proof of Ownership
 Site Plan

Legal

CITY OF MASCOUTAH
3 W MAIN STREET
MASCOUTAH IL 62258-2030 (618) 566-2964

Receipt No: 1.374503 Oct 4, 2016

REED, JAMES

Previous Balance: _____
Licenses & Fees: .00
100 S JEFFERSON: 200.00
100-43350-0000
PLAN RVW FEES/MAPS/ZONING/MISC

Total: 200.00

Check
Check No: 1004: 200.00
Payor:
REED, JAMES
Total Applied: 200.00

Change Tendered: .00

(A)

10/04/2016 04:51PM

59

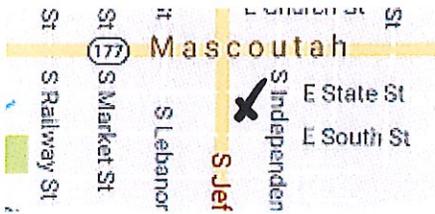
Google Maps 119 IL-4



Image capture: Oct 2013 © 2016 Google

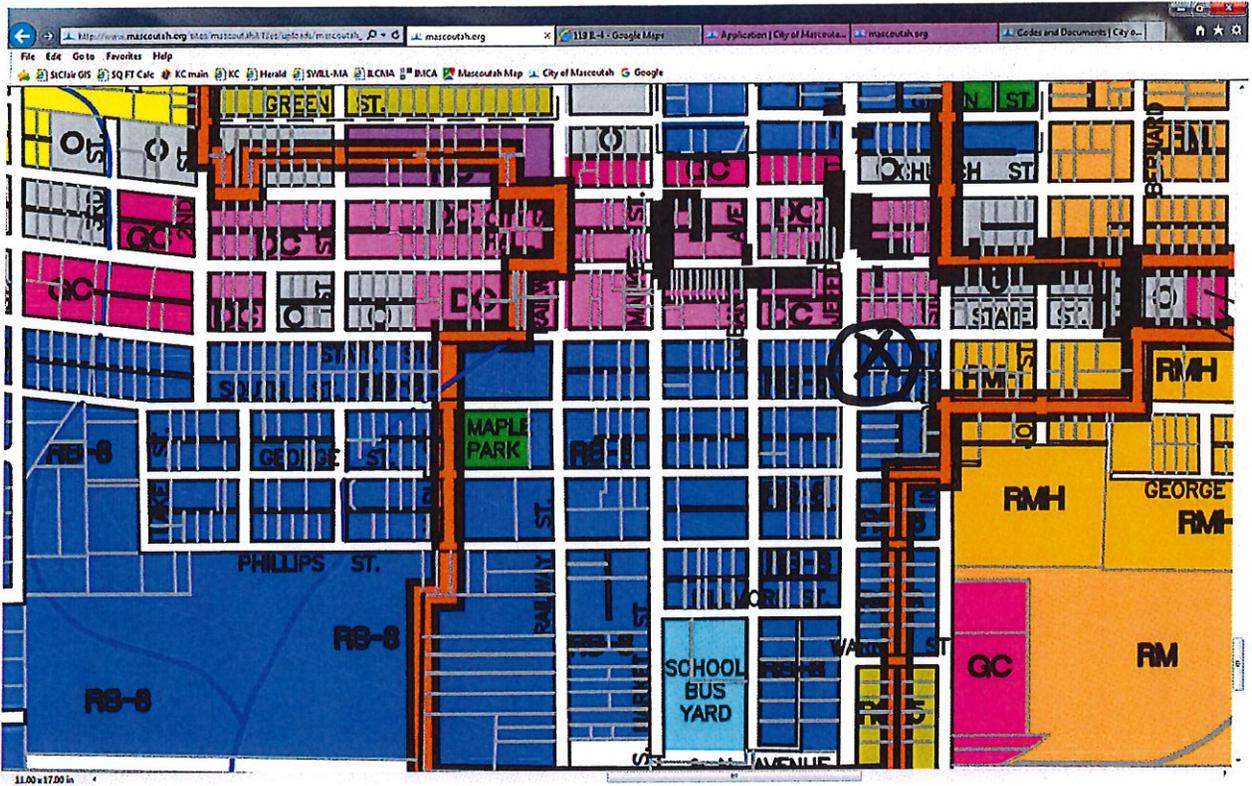
Mascoutah, Illinois

Street View - Oct 2013



B

60



(c)

ATF Investigator Kim Flosser

312-846-8967 desk

618-791-9997 work cell

“Application for Federal Firearms License Approved”

James Reed cell 618-977-5817

Types of guns = “Primarily Handguns”, or “personal defense”

“License will not cover fully automatic.”

**Stock, small stock, large stock? = “No, it will be order/deliver,
order/deliver.....I will not maintain inventory”**

(D)

CITY OF MASCOUTAH

Staff Report

TO: Honorable Mayor & Council
FROM: Cody Hawkins, City Manager
SUBJECT: **IDOT Resolution – South 10th Street Reconstruction**
MEETING DATE: November 7, 2016

REQUESTED ACTION:

Adoption of Supplemental Resolution for Improvement by Municipality Under the Illinois Highway Code for the reconstruction of South 10th Street from Main Street to the Brickyard Development.

BACKGROUND & STAFF COMMENTS:

This is an action required by the City Council for the reconstruction of South 10th Street from Main Street to the Brickyard Development. The attached supplemental resolution allows for additional MFT funds in the amount of \$116,672.55 to be allocated for construction of this project in order to match the bid price of \$454,672.55 submitted by DMS Contracting, Inc.

FUNDING:

There are sufficient funds in the City's current MFT fund balance to cover this added expense.

RECOMMENDATION:

City Manager recommends that the Council approve and adopt this resolution.

SUGGESTED MOTION:

I move that the Council approve and adopt IDOT Resolution No. 16-17-____, a Supplemental Resolution for Improvement by Municipality under the Illinois Highway Code for the South 10th Street Reconstruction.

Prepared By: 
Ron Yeager
City Engineer

Approved By: _____
Cody Hawkins
City Manager

Attachments: A – Resolution



BE IT RESOLVED, by the Mayor and City Council of the City of Mascoutah, Illinois that the following described street(s) be improved under the Illinois Highway Code:

Table with 4 columns: Name of Thoroughfare, Route, From, To. Row 1: South 10th Street, N/A, Main Street, 900 feet south of Main St. (Brickyard Development)

BE IT FURTHER RESOLVED,

1. That the proposed improvement shall consist of Concrete curbs, sidewalk, storm sewers, aggregate base, HMA pavement, seeding, etc.

and shall be constructed 30' face to face of curb wide and be designated as Section 15-00027-00-PV

2. That there is hereby appropriated the (additional Yes No) sum of one hundred sixteen thousand six hundred seventy two dollars and fifty-five cents Dollars (\$116,672.55) for the improvement of said section from the municipality's allotment of Motor Fuel Tax funds.

3. That work shall be done by Contract; and, Specify Contract or Day Labor

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit two certified copies of this resolution to the district office of the Department of Transportation.

Approved
Date
Department of Transportation
Regional Engineer

I, Kari D. Haas Clerk in and for the City of Mascoutah, County of St. Clair, hereby certify the foregoing to be a true, perfect and complete copy of a resolution adopted by the Council at a meeting on November 7, 2016. IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 7th day of November, 2016 (SEAL) City, Town, or Village Clerk

**CITY OF MASCOUTAH
2017 MEETING SCHEDULE**

CITY HALL HOLIDAYS:

- New Year's Day – Monday, January 2
- Martin Luther King, Jr. Day – Monday, January 16
- President's Day – Monday, February 20
- Good Friday – Friday, April 14
- Memorial Day – Monday, May 29
- Independence Day – Tuesday, July 4
- Labor Day – Monday, September 4
- Thanksgiving Day – Thursday, November 23
- Day after Thanksgiving – Friday, November 24
- Christmas Day – Monday, December 25

CITY COUNCIL MEETINGS: Council Chambers, 7 p.m. (1st & 3rd Mondays, unless noted)

- Monday, January 3
- Tuesday, January 17
- Monday, February 6
- Tuesday, February 21
- Monday, March 6
- Monday, March 20
- Monday, April 3
- Monday, April 17
- Monday, May 1
- Monday, May 15
- Monday, June 5
- Monday, June 19
- Monday, July 3
- Monday, July 17
- Monday, August 7
- Monday, August 21
- Tuesday, September 5
- Monday, September 18
- Monday, October 2
- Monday, October 16
- Monday, November 6
- Monday, November 20
- Monday, December 4
- Monday, December 18

LIBRARY BOARD: Library, 7:30 p.m. (3rd Tuesdays)

- Tuesday, January 17
- Tuesday, March 21
- Tuesday, May 16
- Tuesday, August 15
- Tuesday, September 19
- Tuesday, November 21

PARKS & RECREATION COMM: Downstairs Conference Room, 7 p.m. (2nd Wednesdays)

- Wednesday, January 11
- Wednesday, March 8
- Wednesday, May 10
- Wednesday, June 14
- Wednesday, July 12
- Wednesday, August 9
- Wednesday, October 11
- Wednesday, November 8

**CITY OF MASCOUTAH
2016 MEETING SCHEDULE**

PLANNING COMMISSION: Council Chambers, 7 p.m. (3rd Wednesdays)

- Wednesday, January 18
- Wednesday, February 15
- Wednesday, March 15
- Wednesday, April 19
- Wednesday, May 17
- Wednesday, June 21
- Wednesday, July 19
- Wednesday, August 16
- Wednesday, September 20
- Wednesday, October 18
- Wednesday, November 15
- Wednesday, December 20

OTHER CITY COMMISSIONS' MEETINGS: (meet at City Hall)

- Cemetery Board of Managers – meet as needed
- Economic Development Commission – meet as needed
- Finance Commission – meet as needed
- Fire & Police Commissioners Board – meet as needed
- Police Pension Board – meet as needed
- Zoning Board of Appeals – meet as needed (4th Wednesdays)