

# Mascoutah City Council

March 6, 2017

## REGULAR MEETING AGENDA

### Budget Workshop – 6:00 pm

### 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, February 21, 2017 City Council Meeting (Page 1 to Page 5)
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. PC 17-01 – Rezoning of Parcel # 09240200008, 11.77 acres, from GI, General Industrial, to AG, Agricultural. (Second Reading)  
(Page 6 to Page 31)  
Description: Council approval of a rezoning application for 11.77 acres, Parcel # 09240200008, from General Industrial (GI) to Agricultural (AG).  
  
Recommendation: Council Approval and Adoption of Ordinance.
    2. Bid Award – Backhoe Loader (Page 32 to Page 32)  
Description: Council approval and authorization of bid for furnishing a backhoe loader with accessories.  
  
Recommendation: Council Approval.

- 3. Bid Award – SCBA Units and Face Pieces for the Mascoutah Fire Department** (Page 33 to Page 34)  
Description: Council approval and authorization of bid for purchasing Self Contained Breathing Apparatus Units and Face Pieces for the Mascoutah Fire Department.

Recommendation: Council Approval.

- 4. EDC 17-01, Business District Application for Barry Hayden Plaza 23 LLC** (Page 35 to Page 50)  
Description: Council approval of Business District Incentives for Plaza 23.

Recommendation: Council Approval.

**B. Council Miscellaneous Items**

**C. City Manager**

- Chapel Sidewalk
- Storage Container – Ace Hardware
- Lighted Stop and School Zone Signs

**9. PUBLIC COMMENTS (3 MINUTES)**

**10. ADJOURNMENT TO EXECUTIVE SESSION – NONE**

**11. MISCELLANEOUS OR FINAL ACTIONS**

**12. ADJOURNMENT**

***POSTED 3/3/17 at 5:00 PM***

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

**FEBRUARY 21, 2017**

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 Pro-tem Ben Grodeon called the meeting to order at 7:00 p.m.

**ROLL CALL**

*Present:* Council members Ben Grodeon, Paul Schorr, John Weyant, and Pat McMahan.

*Absent:* Mayor Gerald Daugherty.

*Other Staff Present:* City Manager Cody Hawkins, City Clerk Kari Haas, City Attorney Al Paulson, Assistant City Manager Mike Bolt, City Engineer Tom Quirk, Fire Chief Joe Zinck, and Police Chief Scott Waldrup.

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

**AMEND AGENDA**

None.

**MINUTES**

The minutes of the February 6, 2017 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* – December 2016 and January 2017 report was provided.

*Police Chief Scott Waldrup* – December 2016 and January 2017 report was provided. The Public Safety Department 2016 Annual Report was also provided. Councilman Grodeon asked about any unfunded mandates that might be coming down from the state regarding

gear or equipment changes. Police Chief stated that to his knowledge there isn't anything at this point that the state is mandating.

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

*City Engineer/Director of Public Works Tom Quirk* – Status report on public projects and monthly building permits report provided. Councilman Weyant asked about Greystone Manor and ownership with relation to the acceptance of the public improvements. City Manager stated that Ryan Florek is still the owner of that subdivision; the public improvements are not ready to be accepted yet. Councilman Schorr asked about the South 10<sup>th</sup> Street project and asked about the months when seeding can take place. City Engineer stated that he doesn't think it is time for seeding according to IDOT specifications but the parking lot for the apartments and the sidewalk still needs to be completed and then the contractor will be ready to begin seeding.

## **REPORTS AND COMMUNICATIONS**

*City Council*

Grodeon – Attended the following meetings and functions: Mascoutah running club.

Schorr – Attended the following meetings and functions: Chamber meeting, Touch the Heart volunteer breakfast at the Senior Center.

Weyant – Attended the following meetings and functions: MIA meeting.

McMahan – Attended the following meetings and functions: Chamber meeting, MIA meeting, helped place additional dirt in the dog park.

*City Manager* – Nothing to report.

*City Attorney* – Nothing to report.

*City Clerk* – Nothing to report.

## **COUNCIL BUSINESS**

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

The December 2016 and January 2017 Fund Balance Report and Claims & Salaries Report were provided under the omnibus consideration.

Councilman Schorr asked about the TIF #3 cash account. City Clerk explained that there were funds budgeted in General Fund for TIF #3 expenses; the funds were transferred from General Fund into a TIF #3 cash account to keep track of the expenses for the development of the area. City Clerk stated that once the area begins to generate property tax revenue, the funds transferred from General Fund will be paid back.

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

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

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

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

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

###### *Through Streets*

Daniel Drive

Daniel Drive

Daniel Drive

Daniel Drive

Mortar Street

S. Tenth Street

###### *Stop Streets - Direction*

Hod Court

Kiln Court

Mortar Street (Both)

Mason Street (Both)

Mason Street

Daniel Drive (Both)

Councilman Grodeon asked if the sign placement was discussed with the Police Chief. City Manager stated that they did discuss it and were in agreement on the locations.

Weyant moved, seconded by McMahan, to approve and adopt Ordinance No. 17-02, amending Chapter 24, Schedule “A” – Stop Intersections.

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

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

City Manager report for Council consideration of approval of an ordinance for revisions to Chapter 31 – Recreation and Parks of the City Code by adding Article VIII – Ball Field Use Rules and Regulations.

McMahan moved, seconded by Schorr, to approve and adopt Ordinance No. 17-03, thereby modifying Chapter 31 – Recreation and Parks, adding Article VIII – Ball Field Use Rules and Regulations.

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

#### **PC 17-01 – REZONING OF PARCEL NO. 09-24-0-200-008 FROM GI, GENERAL INDUSTRIAL, TO AG, AGRICULTURAL**

City Manager report for Council consideration of approval of request from Ryan Roehrig to rezone 11.77 acres located on the east side of North County Road just south of Route 161 and directly west of the Mascoutah Sportsman Club from GI, General Industrial, to AG, Agricultural.

Councilman Schorr asked about the intention of the applicant for development on the parcel. City Manager stated that the applicant is planning to build a residence and live there.

Councilman Schorr pointed out a discrepancy on the roll call vote from the Planning Commission meeting. Assistant City Manager stated that all commission members voted in favor of the zoning change and will correct the minutes to reflect that.

Councilman McMahan asked if there was any discussion about keeping the portion of the parcel along Route 161 zoned commercial. City Manager stated that with that parcel being right next to the lake he isn't sure how marketable it would be for commercial or if it could be developed commercial. City Manager stated that the parcel on the west side of County Road next to the gun club is remaining zoned General Industrial.

Councilman Weyant asked about any precedence for anything north of Fuesser Road being developed residential. City Manager stated that there is no precedence but there are some regulations regarding the size of the parcel in order to build a residence. City Manager stated that the City has rezoned parcels in the past from General Industrial to Agricultural in order to allow for the building of a residence.

Councilman Grodeon asked where the access point would be. City Manager stated that they will coordinate with Sportsman's Club to provide access from their access road because we don't want to put an access road on County Road. Councilman Grodeon commented on the access road to Sportsman's Club and doesn't recall the City vacating that road when the new road was built. City Manager stated that he will look into that. City Manager stated that the access point will be discussed and finalized when the plans for the house come in.

Councilman Grodeon asked for a copy of the zoning map to be included at the next meeting for second reading.

First reading. No action required.

## **COUNCIL – MISCELLANEOUS ITEMS**

Councilman Schorr asked about the next Finance Committee meeting. City Manager stated that the Finance Committee did meet on February 15<sup>th</sup> regarding the budget and that was finalized so there shouldn't be any need for another meeting in the near future or before budget approval.

Councilman Grodeon asked about the lime trails in the park and the plans for replacing them with asphalt. City Manager stated that they are looking to possibly do this project in this current budget year. City Manager stated that the City Engineer is working on the specifications to get the bid packet out in the next week or so.

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

City Manager stated that IML is assisting the City with discussing options with IDNR for the yard waste drop off site; IML was told by IDNR that there is a possible waiver that the City can apply for. City Manager stated that they are waiting for the forms from IDNR and will be pursuing that option if it is a possibility.

City Manager stated that Verizon has requested to be allowed to put micro-towers throughout the City which enables them to provide better service to their customers and wish to attach the towers to some of the City's current utility poles instead of erecting new poles. City Manager stated that we do currently charge a pole attachment fee for other utilities; Verizon is requesting attachment to six poles and offered \$200 per pole annually. City Manager stated that he and the attorney can negotiate with Verizon on the pole attachment fee and a flat fee for the required electricity. Council was in consensus to allow the City Manager and City Attorney to negotiate with Verizon on the fees. City Manager stated that they will bring the contract to Council once the fees and the terms are finalized.

### **PUBLIC COMMENTS**

Mike Maue – asked with regards to the request from Verizon, if that is a trend that is coming and if other companies are going to be requesting the same. City Manager stated that it is a trend and other cities are starting to see them and the City will probably see more of these requests from other cellular companies.

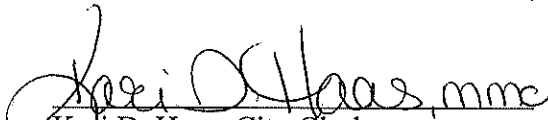
### **MISCELLANEOUS OR FINAL ACTIONS**

None.

### **ADJOURNMENT**

McMahan moved, seconded by Schorr, to **adjourn at 7:44 p.m.**

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

  
Kari D. Haas, City Clerk

**CITY OF MASCOUTAH**  
Mascoutah, Illinois

**TO:** Honorable Mayor and Council

**FROM:** Mike Bolt, Assistant City Manager

**SUBJECT:** **PC 17-01 - Rezoning of Parcel # 09240200008, 11.77 acres, from GI, General Industrial, to AG, Agricultural. (Second Reading)**

**MEETING DATE:** March 6<sup>th</sup>, 2017

**REQUESTED ACTION:**

Council Approval of a rezoning application for 11.77 acres, Parcel # 09240200008, from General Industrial (GI) to Agricultural (AG).

**BACKGROUND & STAFF COMMENTS:**

The applicant, Ryan Roehrig, owns the 11.77 acre property located on the east side of N. County Road just south of Rt. 161 and directly west of the Mascoutah Sportsman Club. The property is currently zoned GI, General Industrial, and does not allow for a single family residential home. AG, Agricultural, would allow for this. It is not in the APZ. He also owns the 25 acres to the Southwest, across the road from these 11.77 acres. Neither are in the flood zone.

The City's Zoning Code does not allow requests for use variances or exceptions. The only option the applicant may pursue is to request rezoning the property to a zoning district which allows residential. Therefore, the applicant is requesting to rezone the property from GI General Industrial to AG Agriculture.

**DISCUSSION POINTS / ISSUES:**

**Land Use and Zoning Requirements:** The subject property is General Industrial on the Land Use Map in the City's Comprehensive Plan. Land to the north, east and west of the subject property is zoned General Industrial as well. The applicant is fully aware of the existing Zoning surrounding his property, and is aware that future developments would be Industrial businesses.

**Utilities:** The subject property is served by municipal water, sanitary sewer, and electric services, and Ameren natural gas services. The present utilities would be adequate if the property was used for Agricultural use or Residential dwelling.

**Traffic Impact:** The use of the subject property for Agricultural purposes/Residential dwelling will likely not have an impact on traffic.

**Public Notice:** A request to rezone property requires a public hearing before the Planning Commission. The legal notice for the public hearing was published and notices were sent to



property owners within 250' of the subject property. As of the date of this report, staff has received zero calls or opposition.

**Zoning Amendment Review:** In accordance with Sections 34-15-4 and 34-15-7, any proposed rezoning/map amendment shall be reviewed by the Planning Commission and a public hearing held to review the application. An affirmative vote of two-thirds of the members of the City Council shall be required to approve any rezoning request.

**Planning Commission:** The Planning Commission recommended this rezoning at their meeting on February 15<sup>th</sup>, 2017.


**STAFF RECOMMENDATION:**

Staff recommends approval of the rezoning request for 11.77 acres, Parcel # 09240200008, from General Industrial (GI) to Agricultural (AG).


**SUGGESTED MOTION:**

I move that the City Council adopt Ordinance 17-\_\_\_ approving the rezoning request for 11.77 acres, Parcel # 09240200008, from General Industrial (GI) to Agricultural (AG), subject to the Findings attached.

Prepared By: \_\_\_\_\_

  
Mike Bolt  
Assistant City Manager

Approved By: \_\_\_\_\_

  
Cody Hawkins  
City Manager

**Attachments:**

- A-Application
- B-Public Notice
- C-Buffer Report
- D-Maps / Aerial
- E-County Info
- F-Proof of Ownership
- G-Planning Commission Minutes
- H-Ordinance
- I-City Zoning Map

Permit Number \_\_\_\_\_

Approved by: \_\_\_\_\_

Issued On Feb 2, 2017

**City of Mascoutah  
RE-ZONING APPLICATION**

Application is hereby made this 2nd day of Feb, 2017, for a site plan approval for:

\_\_\_\_\_  
Name of Business Establishment of Development

Located at:

Route 161 + County Road

11.76 acres

Parcel # 09240200008

in accordance with the drawings and specifications presented herewith.

Doree Roehrig for Ryan Roehrig  
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.

Doree Roehrig for Ryan Roehrig  
Property Owner

**Property Information**

Property Owner:

Ryan Roehrig

Address:

Route 161 + County Rd

10912 Bee Hollow Marissa

Lessee:

Address:

Contractor:

Contractor Contact:

☒

Proof of Ownership

☐

Site Plan Drawing

**Application Checklist (Attachments)**

☒

Application Fee

**(A)**

## **NOTICE OF PUBLIC HEARING TO WHOM IT MAY CONCERN**

The Planning Commission of the City of Mascoutah will conduct a Public Hearing on Wednesday, February 15, 2017 at 7:00 p.m. in the City Council Chambers at City Hall, #3 West Main Street, Mascoutah, IL 62258.

The purpose of the hearing is to consider a change of zoning on one (1) parcel of ground, approximately 12 acres, located on the east side of N. County Road just south of Rt. 161 and directly west of the Mascoutah Sportsman Club. The proposed zone change is from "GI, General Industrial" to "AG-Agricultural."

Anyone interested in this subject may appear and be heard for or against. Questions or requests for further details can be directed to the City Manager's Office, (618) 566-2964, ext. 121. Comments in writing may be forwarded to the City Manager's Office, #3 West Main St., Mascoutah, IL 62258.

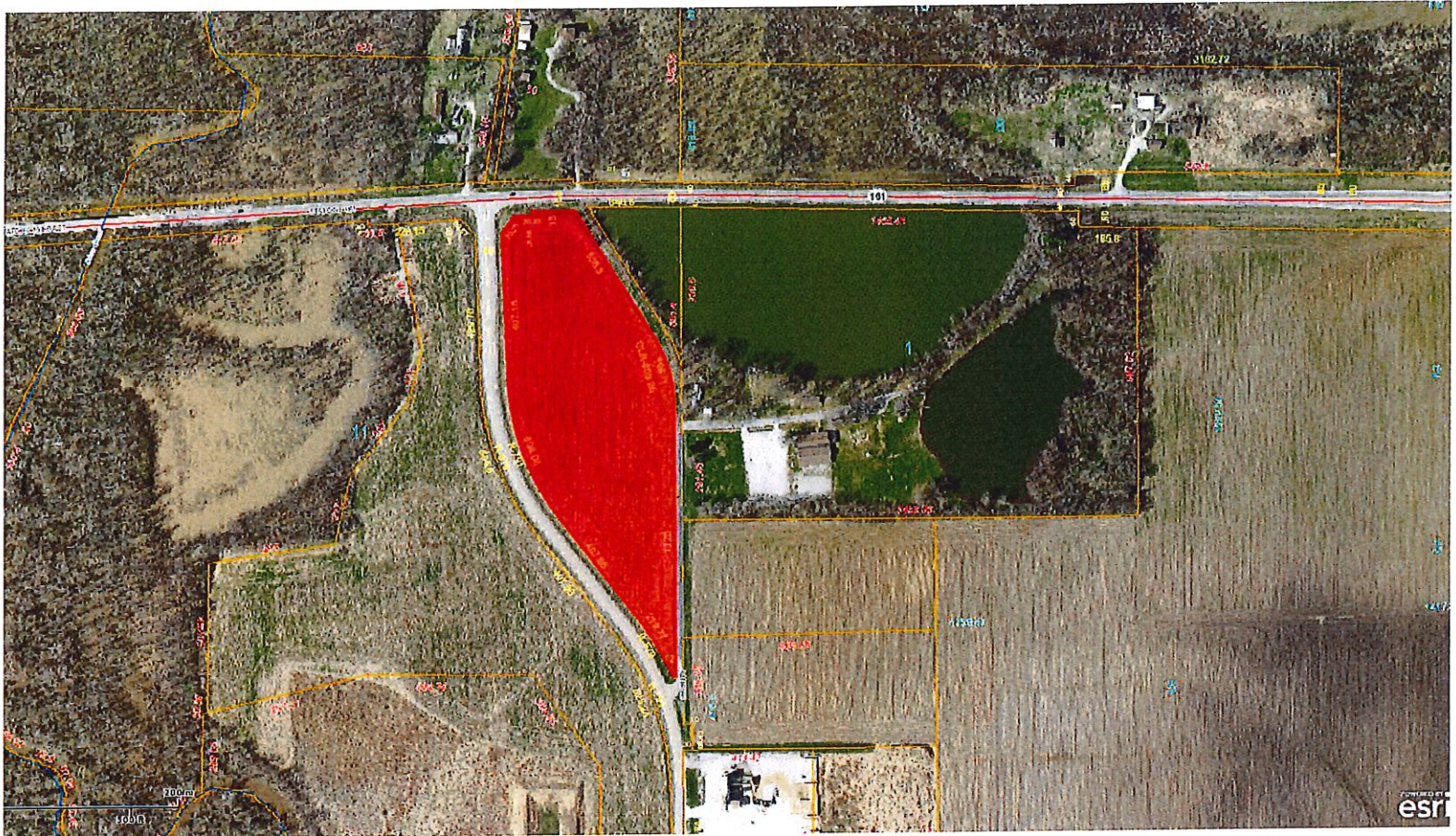
A regular meeting of the Planning Commission will follow this hearing for action on this request.

PLANNING COMMISSION  
Ken Zacharski, Chairman



PARCELID	OWNER	ADDRESS	CITYST	ZIPCODE
09-13.0-400-015	CHARLES REINIGER	8326 HERON COVE	FREEBURG, IL	62243
09-13.0-400-016	MARY & HUBER DEBORAH LAQUET	9545 STATE RTE 161	MASCOUTAH, IL	622583101
09-13.0-400-020	JOHN T & KATHY LAQUET	9557 STATE RTE 161	MASCOUTAH, IL	622583101
09-24.0-200-003	MASCOUTAH SPORTSMANS CLUB	1535 N COUNTY RD	MASCOUTAH, IL	62258
09-24.0-200-006	RYAN ROEHRIG	10912 BEE HOLLOW RD	MARISSA, IL	62257
09-24.0-200-008	RYAN ROEHRIG	10912 BEE HOLLOW RD	MARISSA, IL	62257
10-19.0-100-001	MASCOUTAH SPORTSMANS CLUB	1535 N COUNTY RD	MASCOUTAH, IL	62258
10-19.0-100-008	RED-E-MIX LLC	405 MAIN ST	HIGHLAND, IL	622491328
10-19.0-100-010	KRUSE FARM INC	PO BOX 133	MASCOUTAH, IL	622580133
10-19.0-100-012	KRUSE FARM INC	PO BOX 133	MASCOUTAH, IL	62258

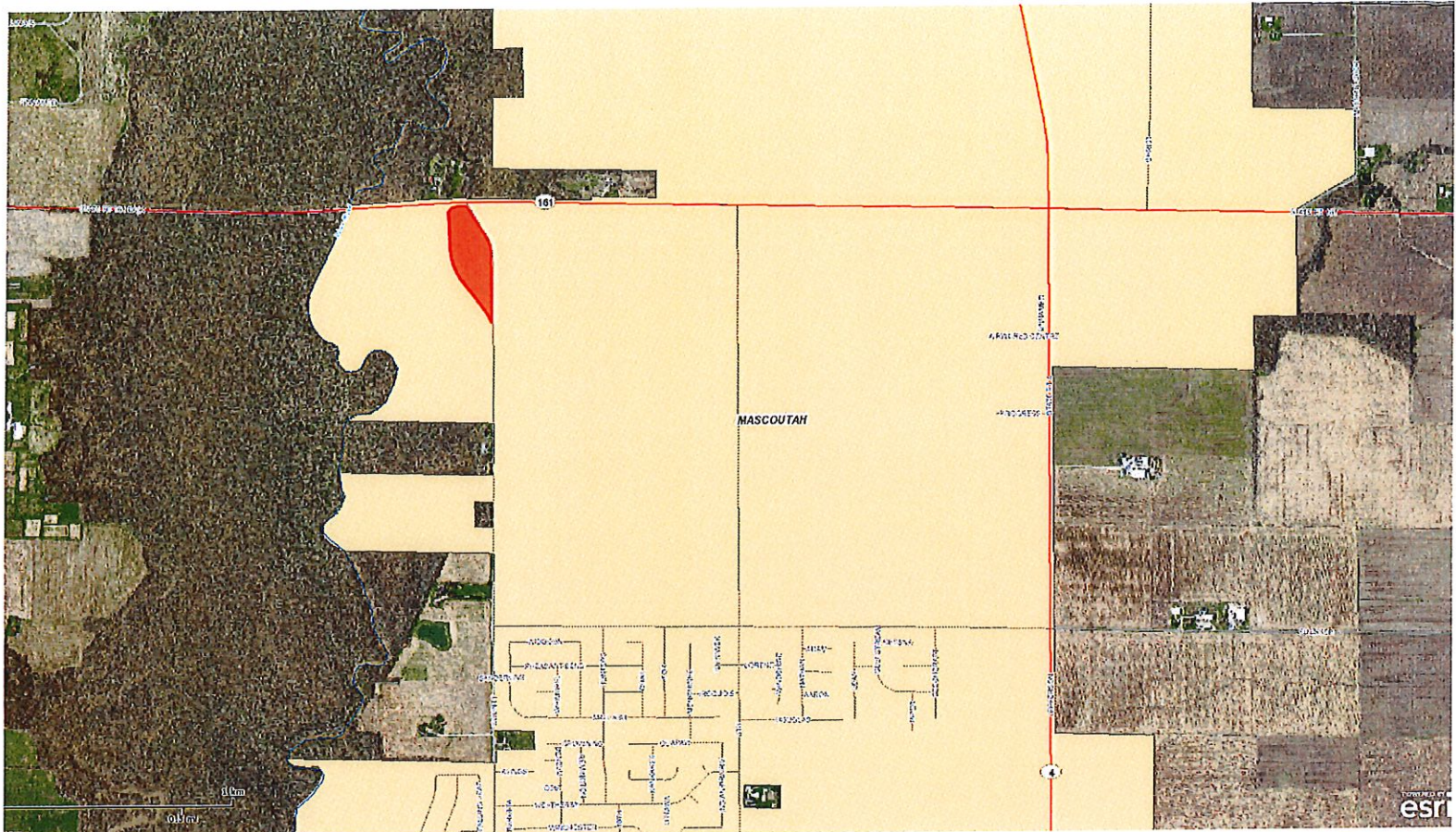




right 2011 Esri. All rights reserved. Wed Feb 1 2017 08:17:15 AM.

D





Copyright 2011 Esri. All rights reserved. Wed Feb 1 2017 08:17:43 AM.

D

Parcel Number: 09240200008  
Site Address: ILLINOIS RTE 161  
Site City Zip: MASCOUTAH, IL 62258  
Acreage: 11.76870409  
Subdivision: MASCOUTAH TWP SEC 24  
Municipal Place: CITY OF MASCOUTAH  
Township Name: MASCOUTAH  
Property Owner: RYAN ROEHRIG  
Owner Address: 10912 BEE HOLLOW RD  
Owner City St Zip: MARISSA, IL  
Assessed Certified Total Value: \$2,181.00  
Unit School District: MASCOUTAH UNIT  
Library District: CITY OF MASCOUTAH

(E)





Jennifer Gomric Minton - St. Clair County Assessor  
Charles Suarez - St. Clair County Collector

### Ownership / Addresses

**Parcel Number** 09-24.0-200-008  
**Parcel Year** 2016  
**Property Address** ILLINOIS RTE 161 MASCOUTAH, IL 62258  
**Property Owner** ROEHRIG , RYAN  
**Mailing Address** 10912 BEE HOLLOW RD MARISSA, IL 62257

Assessment Level	Land Value	Building Value	Total Value
Assessor Value	2181	0	2181

Date Sold	Sales Price	Doc Number
11-26-2013	266000.00	02395437

### Legal

**Township** MASCOUTAH  
**Legal Description Line 1** MASCOUTAH TWP SEC 24 PT LOTS 11 & 12 PT  
**Legal Description Line 2** NE DOC A02395437  
**Legal Description Line 3**  
**Legal Description Line 4**

Tax District	Tax Rate	Tax Amount
CITY OF MASCOUTAH	To Be Determined	To Be Determined
CITY OF MASCOUTAH LB	To Be Determined	To Be Determined
MASCOUTAH ROAD	To Be Determined	To Be Determined
MASCOUTAH TWP	To Be Determined	To Be Determined
MASCOUTAH UNIT #19	To Be Determined	To Be Determined
ST CLAIR CO OTHER	To Be Determined	To Be Determined
SWIC DIST #522	To Be Determined	To Be Determined

(E)





Jennifer Gomric Minton - St. Clair County Assessor  
Charles Suarez - St. Clair County Collector

### Ownership / Addresses

**Parcel Number** 09-24.0-200-008  
**Parcel Year** 2015  
**Property Address** ILLINOIS RTE 161 MASCOUTAH, IL 62258  
**Property Owner** ROEHRIG , RYAN  
**Mailing Address** 10912 BEE HOLLOW RD MARISSA, IL 62257

Assessment Level	Land Value	Building Value	Total Value
Market Equalized Assessed Value	5803	0	5803
Board of Review Equalized Assessed Value	1934	0	1934
Assessor Value	1934	0	1934

Date Sold	Sales Price	Doc Number
11-26-2013	266000.00	02395437

### Legal

**Township** MASCOUTAH  
**Legal Description Line 1** MASCOUTAH TWP SEC 24 PT LOTS 11 & 12 PT  
**Legal Description Line 2** NE DOC A02395437  
**Legal Description Line 3**  
**Legal Description Line 4**

Tax District	Tax Rate	Tax Amount
MASCOUTAH UNIT #19	4.9338	\$95.42
CITY OF MASCOUTAH	1.4201	\$27.46
ST CLAIR CO OTHER	0.9385	\$18.15
SWIC DIST #522	0.4727	\$9.14
MASCOUTAH ROAD	0.2944	\$5.69
CITY OF MASCOUTAH LB	0.2888	\$5.59

E

MASCOUTAH TWP

0.1372

\$2.65

**2015 Taxes - payable in 2016**

Board of Review Equalized Assessed Value	1934.00
Home Improvement Exemption Amount	0.00
Owner Occupied Exemption Amount	0.00
Senior Exemption Amount	0.00
Veteran / Fraternal Freeze Amount	0.00
Senior Assessment Freeze Amount	0.00
Fraternal Assessment Freeze Amount	0.00
Historical Assessment Freeze Amount	0.00
Disabled Persons Exemption Amount	0.00
Disabled Veterans Exemption Amount	0.00
Returning Veterans Exemption Amount	0.00
Net Taxable Value	1934.00
Tax Rate	8.485500
TCA Code	03019
Township Multiplier	1.0234
Total Tax Billed	\$164.12
Tax Status	TAXABLE
First Installment Paid	7/6/2016
First Payment Status	PAID
First Payment Payor	1470-ROEHRIG, RYAN
First Payment Tax Sale (y/n)	N
First Payment Total	\$82.06
Second Installment Paid Date	9/7/2016
Second Payment Status	PAID
Second Payment Payor	1470-ROEHRIG, RYAN
Second Payment Tax Sale (y/n)	N
Second Payment Total	\$82.06

**E**

2111091  
Return to:  
Community Title Shiloh, LLC  
1207 Thourvenot Lane, Suite 800  
Shiloh, IL 62289



\* A 0 2 2 8 6 7 2 4 3 \*

A02286724

MICHAEL T. COSTELLO  
RECORDER OF DEEDS  
ST. CLAIR COUNTY  
BELLEVILLE, IL

10/26/2011 02:18:52PM

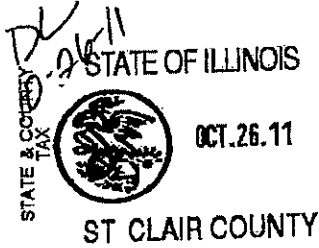
RHSP FEE: 10.00

STATE FEE: 36.00

COUNTY FEE: 18.00

TOTAL FEE: \$84.00

PAGES: 3



REAL ESTATE  
TRANSFER TAX  
# 0000037020  
00054.00  
FP 351003

THE ABOVE SPACE FOR RECORDER'S USE ONLY

F

## LIMITED LIABILITY COMPANY WARRANTY DEED

30- THIS INDENTURE WITNESSETH, That the  
Grantor

**TBHP, LLC, an Illinois limited liability company**

a limited liability company duly organized and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State where the following described real estate is located, for and in consideration of One Dollar and other good and valuable considerations, the receipt of which is hereby acknowledged, and pursuant to authority given by the Managers of said limited liability company, CONVEYS and WARRANTS to

Grantee:

Ryan Roehrig, married / RDR

whose address is. 10912 Bee Hollow Road, Marissa, IL 62257

the following described real estate commonly known as 95xx Illinois Route 161, Mascoutah, Illinois 62258

**See Exhibit A for Legal Description**

situated in the County of St Clair in the State of Illinois.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by the parties below on this 26th day of October, 2011.

TBHP, LLC, an Illinois limited liability company

By  
Manager

APPROVED MAPPING & PLATTING  
10.26.11  
SUBJECT TO ZONING REGULATIONS

3186

3  
17

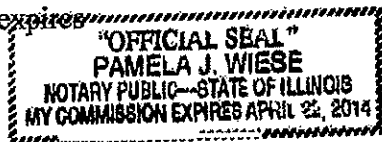
STATE OF ILLINOIS )  
 ) SS  
COUNTY OF MADISON )

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT *P. Adam Dill*

personally known to me to be the Member(s)/Manager(s) of the limited liability company who is the grantor, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument pursuant to authority, given by the Member(s)/Manager(s) of said limited liability company as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth

Given under my hand and Notarial Seal this 26th day of October, 2011.

My commission expires



*P. Adam Dill*  
Notary Public

THIS INSTRUMENT PREPARED BY

Mottaz Law Office  
2600 D State Street  
Alton, IL 62002

FUTURE TAX BILLS  
should be sent to:

*Rosanne Rachea*  
*10412 E. Madison Road*  
*Marengo, IL 60157*

PLEASE RETURN THIS DOCUMENT TO:

Re: Z111091

Community Title Shiloh, LLC  
1207 Thouvenot Lane, Suite 800  
Shiloh, IL 62269

## Exhibit A

### Wooded Parcel (Lot 1)

A tract of land being Part of Lots No 11, 12, and 13, in the Northeast Quarter of Section No 24, reference being had to the plat thereof recorded in Book of Plats "C" on Page 435 in the Recorder of Deed's Office of St Clair County, Illinois, and part of the East half of the Southeast Quarter of Section No 13, reference being had to the plat thereof recorded in Book of Plats "A" on Page 234 in said Recorder of Deed's Office, all in Township 1 North Range 7 West of the Third Principal Meridian, St Clair County, Illinois, and described as follows

Commencing at the Northeast corner of the Northeast Quarter of Section 24, from which a disk that marks the Northwest corner of said Northeast Quarter bears North 89 degrees 02 minutes 44 seconds West (bearing reference to Illinois State Plane Coordinates, West Zone) 5,247 78 feet (5247 84' record) and from which a Mag Nail that marks the Northwest corner of Section 19 in Township 1 North Range 6 West bears North 00 degrees 50 minutes 25 seconds West, 151 74 feet, thence North 89 degrees 02 minutes 44 seconds West, on the North line of said Section 24, a distance of 1,691 11 feet to a point on the South right of way line of State Bond Issue (100' w ) Route 161, thence on said South right of way line South 86 degrees 04 minutes 31 seconds West, 127 74 feet to a point on the Southeast line of a 100 foot wide Creek Realignment tract conveyed to the State of Illinois in Deed Book 797 on Page 44 in said Recorder of Deed's Office, said point being the Point of Beginning

From said Point of Beginning, thence on said South right of way line of State Bond Issue (width varies) Route 161 the following four (4) calls, 1) North 86 degrees 04 minutes 31 seconds East, 817 53 feet, 2) South 03 degrees 55 minutes 29 seconds East, 15 00 feet, 3) North 86 degrees 04 minutes 31 seconds East, 66 60 feet, 4) Easterly 27 33 feet on a curve to the right having a radius of 11,394 20 feet, the chord of which bears, North 86 degrees 08 minutes 38 seconds East, 27 33 feet, thence leaving said South right of way line, South 11 degrees 30 minutes 00 seconds East, 410 00 feet, thence South 14 degrees 00 minutes 00 seconds West, 172 00 feet, thence South 38 degrees 03 minutes 00 seconds West, 297 00 feet, thence South 12 degrees 34 minutes 00 seconds West, 217 00 feet, thence South 81 degrees 26 minutes 00 seconds West, 408 00 feet, thence South 00 degrees 08 minutes 00 seconds East, 462 85 feet, thence South 77 degrees 03 minutes 14 seconds West, 30 39 feet, thence South 00 degrees 25 minutes 50 seconds West, 289 68 feet to the centerline of Silver Creek, thence on said centerline of Silver Creek the following sixteen (16) calls, 1) South 50 degrees 29 minutes 55 seconds West, 73 37 feet, 2) South 28 degrees 27 minutes 40 seconds West, 154 44 feet, 3) South 45 degrees 51 minutes 07 seconds West, 69 04 feet, 4) South 78 degrees 52 minutes 44 seconds West, 87 99 feet, 5) North 74 degrees 31 minutes 57 seconds West, 95 45 feet, 6) North 45 degrees 40 minutes 49 seconds West, 87 04 feet, 7) North 14 degrees 32 minutes 42 seconds West, 78 90 feet, 8) North 11 degrees 46 minutes 37 seconds East, 104 02 feet, 9) North 10 degrees 14 minutes 59 seconds West, 47 61 feet, 10) North 54 degrees 04 minutes 42 seconds West, 69 91 feet, 11) North 71 degrees 32 minutes 29 seconds West, 120 05 feet, 12) North 41 degrees 22 minutes 09 seconds West, 190 50 feet, 13) North 23 degrees 16 minutes 06 seconds West, 199 19 feet, 14) North 02 degrees 18 minutes 08 seconds West, 146 44 feet, 15) North 08 degrees 40 minutes 14 seconds East, 158 31 feet, 16) North 23 degrees 47 minutes 39 seconds East, 160 40 feet to a point on the Southwest line of aforementioned 100 foot wide Creek Realignment tract, thence on said Southwest line South 66 degrees 25 minutes 04 seconds East, 50 00 feet to the most Southerly corner of said 100 foot wide Creek Realignment tract, thence on the Southeast line of said 100 foot wide Creek Realignment tract North 23 degrees 34 minutes 56 seconds East, 969 66 feet to the Point of Beginning

Said tract of land containing 40 879 acres, more or less, and being situated in St Clair County, Illinois

PPN# 09-24-0-200-004 (Part)

*J, N*

10/3  
Return to: 2131256  
Community Title Shiloh, LLC  
1207 Thouvenot Lane, Suite 800  
Shiloh, IL 62269



\* A 0 2 3 9 5 4 3 7 5 \*

A02395437

MICHAEL T. COSTELLO  
RECORDER OF DEEDS  
ST. CLAIR COUNTY  
BELLEVILLE, IL

11/27/2013 02:16:42PM

RHSP FEE: 9.00

STATE FEE: 266.00

COUNTY FEE: 133.00

TOTAL FEE: \$430.00

PAGES: 5

THE ABOVE SPACE FOR RECORDER'S USE ONLY

## LIMITED LIABILITY COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH, That the

Grantor:

\* **TBHP, LLC, an Illinois limited liability company**

a limited liability company duly organized and existing under and by virtue of the laws of the State of **Illinois**, and duly authorized to transact business in the State where the following described real estate is located, for and in consideration of One Dollar and other good and valuable considerations, the receipt of which is hereby acknowledged, and pursuant to authority given by the Member(s)/Manager(s) of said limited liability company, CONVEYS and WARRANTS to

Grantee:

**Ryan Roehrig, Married**

whose address is: **10912 Bee Hollow Road, Marissa, IL 62257**

the following described real estate commonly known as **Lake Road, Mascoutah, Illinois 62258**

**See Exhibit A for Legal Description**

situated in the County of **St Clair** in the State of Illinois.

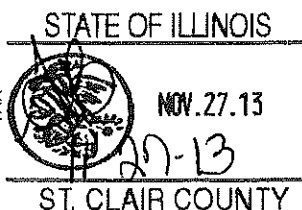
IN WITNESS WHEREOF, said Grantor has caused its name to be signed by the parties below on this

26<sup>th</sup> day of November, 20 13.

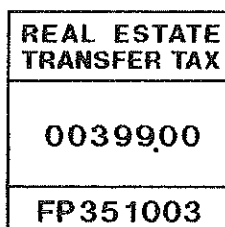
**TBHP, LLC, an Illinois limited liability company**

By:   
Manager

STATE & COUNTY  
TAX



# 0000045454



APPROVED MAPPING & PLATTING  
11-27-13  
SUBJECT TO ZONING REGULATIONS  
Director

5  
20

STATE OF ILLINOIS )  
COUNTY OF St Clair ) SS

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT R. Adam Hill, personally known to me to be the Manager of the limited liability company who is the grantor, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument pursuant to authority, given by the Members of said limited liability company as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 26<sup>th</sup> day of November, 2013.

My commission expires



Mark Cowgill  
Notary Public

THIS INSTRUMENT PREPARED BY	FUTURE TAX BILLS should be sent to:
Mottaz Law Office 2600 D. State Street Alton, IL 62002	Ryan Roehrig 10912 Bee Hollow Road Marissa, Illinois 62257

**PLEASE RETURN THIS DOCUMENT TO:**

**Re: Z131256**

**Community Title Shiloh, LLC  
1207 Thouvenot Lane, Suite 800  
Shiloh, IL 62269**

## Exhibit A

### Parcel 1:

Lots No. 11 and 12, part of the Northeast Quarter of Section No. 24 in Township 1 North Range 7 West of the Third Principal Meridian, reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois, in Book of Plats "C" on Page 435 and that part of the East half of the Southeast Quarter of Section No. 13 in Township 1 North Range 7 West of the Third Principal Meridian; reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois, in Book of Plats "A" on Page 234, lying East of Silver Creek and lying Southerly of State Bond Issue Route No. 161.

Excepting from the above described premises that part thereof conveyed by Deed for Right of Way for Public Road purposes, by Carl Ph. Schwalb and Eva L. Schwalb, his wife, to the County of St. Clair and State of Illinois, dated August 27, 1932 and recorded September 30, 1932 in Book 792 on Page 97, described as follows:

All that portion of the South half of the Southeast Quarter of Section 13, Township 1 North, Range 7 West of the Third Principal Meridian, lying East of Silver Creek and contained in the strip of land described as follow: Beginning in the West line of said tract and extending Easterly as a uniform strip of one hundred (100) feet, being fifty (50) feet on each side of a centerline for a highway known as State Bond Issue Route 161 as said centerline is now surveyed and staked out by the Department of Public Works and Buildings of the State of Illinois, to a point which is two hundred and ninety-eight and nine tenths (298.9) feet West measured along said centerline, from the East line of said Section 13, thence continuing as a strip of uniform width of eighty (80) feet, being forty (40) feet on each side of said centerline to the East line of said Section 13, and containing 3 and 79/100 acres, more or less.

Excepting further, that part thereof, described as follows: Beginning at the point where the tangent to the curve of the centerline of State Bond Issue Route No. 161 intersects the East line of said Section 13; thence South 01 minutes West, 346.6 feet to the point of intersection of said tangent with the centerline of the relocated Mascoutah Township Road; thence Southwardly along the said Township road center line, bearing South 32 degrees 26 minutes East, 555.3 feet to a point; thence Southwardly along said Township road center line, on a curve of radius 359.26 feet 199.0 feet to a point in the East line of said Section 24; thence Northwardly along the East line of Section 24, and the East line of Section 13, bearing North 0 degrees 36 minutes West, 651.4 feet to the point of beginning.

### Parcel 2:

Part of the North half of the Northeast Quarter of Section No. 24 in Township 1 North Range 7 West of the Third Principal Meridian, being all that part lying West of the old channel of Silver Creek and East of a certain tract conveyed to the County of St. Clair for channel change by deed recorded in the Recorder's Office of St Clair County, Illinois, in Book 797 on Page 44, said tract conveyed to said County being more particularly described in said deed as follows:

All that portion of Lot No. 13 in Section No. 24 contained in a strip of uniform width of 100 feet, being 50 feet on each side of a line described as follows:

Beginning at a point in the center line of highway known as State Bond Issue Route 161; thence 1849.9 feet Westerly, measured along said center line from the East line of said Section 24 to the true point of beginning; thence South 24 degrees 17 minutes West, 1000 feet. All being shown by plat recorded in the Recorder's Office of St. Clair County, Illinois, in Book of Plats "34" on pages 51 and 52.

### Excepting:

Part of the Lot No. 12 of the Northeast Quarter of Section 24, Township 1 North, Range 7 West of the Third Principal Meridian, St. Clair County, Illinois, more particularly described as follows, to wit:

Commencing at an iron pin marking the Southeast corner of Lot No. 12 of the Northeast Quarter of Section 24; thence N 89° 21'32" W, bearing reference to Illinois State Plane Coordinates, West Zone, along the South line of Lot No. 12 of the Northeast Quarter of Section 24, a distance of 18.24 feet to the Westerly Right-of-way line of Lake Road, said point being the point of beginning for the tract herein described; thence N 01° 29' 40" W, along the Easterly Right-of-way of



Lake Road, a distance of 291.54 feet; thence N 89° 17' 05" W, a distance of 250.54 feet; thence N 01° 29' 40" W, a distance of 699.80 feet; thence N 37° 25' 16" W, a distance of 364.65 feet; thence S 89° 34' 07" W, a distance of 534.74 feet; thence S 76° 30' 44" W, a distance of 537.51 feet; thence S 00° 06' 40" E, a distance of 289.68 feet, to the centerline of Silver Creek; thence along the centerline of Silver Creek, the following Courses and Distances: N 73° 13' 46" E, a distance of 93.13 feet; thence N 90° 00' 00" E, a distance of 48.12 feet; thence S 58° 27' 27" E, a distance of 116.25 feet; thence S 36° 19' 31" E, a distance of 86.01 feet; thence S 18° 11' 27" E, a distance of 99.74 feet; thence S 04° 16' 16" E, a distance of 95.02 feet; thence S 18° 44' 26" W, a distance of 194.63 feet; thence S 25° 02' 01" W, a distance of 98.70 feet; thence S 32° 33' 17" W, a distance of 102.56 feet; thence S 44° 17' 47" W, a distance of 83.30 feet; thence S 56° 00' 03" W, a distance of 71.97 feet; thence S 75° 23' 23" W, a distance of 70.91 feet; thence S 88° 53' 18" W, a distance of 153.66 feet; thence S 75° 17' 07" W, a distance of 59.55 feet; thence S 48° 23' 17" W, a distance of 39.54 feet; thence S 25° 43' 37" W, a distance of 32.33 feet, to the point of intersection of the centerline of Silver Creek with the South line of Lot No. 12; thence S 89° 21' 32" E, leaving the centerline of Silver Creek, along the South line of Lot No. 12, a distance of 1830.15 feet, to the Point of Beginning.

Excepting:

Part of the East Half of the Southeast Quarter of Section 13 and the East Half of the Northeast Quarter of Section 24, Township 1 North, Range 7 West of the Third Principal Meridian, County of St. Clair, State of Illinois, and being more particularly described as follows:

Commencing at northeast corner of the Northwest Quarter of Section 24; thence North 89 degrees 02 minutes 44 seconds West, on the north line of said Section 24, a distance of 572.02 feet to the Point of Beginning.

From said Point of Beginning; thence South 02 degrees 03 minutes 33 seconds East, 407.18 feet; thence 508.08 feet on a curve to the left having a radius of 791.00 feet, the chord of said curve bears South 20 degrees 27 minutes 37 seconds East, 499.39 feet; thence South 38 degrees 51 minutes 41 seconds East, 407.86 feet; thence 219.77 feet on a curve to the right having a radius of 879.00 feet, the chord of said curve bears South 31 degrees 41 minutes 55 seconds East, 219.20 feet; thence North 89 degrees 08 minutes 57 seconds East, 12.00 feet to westerly right of way line of North County Road; thence South 00 degrees 51 minutes 03 seconds East, on said westerly right of way line of North County Road, 984.11 feet to the northerly line of a tract of land described in Document No. A02045402; thence North 88 degrees 48 minutes 12 seconds West, on said northerly line of a tract of land described in Document Number A02045402, a distance of 14.58 feet; thence North 04 degrees 06 minutes 45 seconds West, a distance of 13.30 feet; thence North 01 degrees 50 minutes 20 seconds West, a distance of 616.82 feet; thence 525.24 feet on a non-tangential curve to the left having a radius of 791.00 feet, the chord of said curve bears North 19 degrees 50 minutes 20 seconds West, 515.64 feet; thence North 38 degrees 51 minutes 41 seconds West, 407.86 feet; thence 564.60 feet on a curve to the right having a radius of 879.00 feet, the chord of said curve bears North 20 degrees 27 minutes 37 seconds West, 554.95 feet; thence North 02 degrees 03 minutes 33 seconds West, a distance of 426.76 feet; thence North 87 degrees 56 minutes 27 seconds East, a distance of 88.00 feet; thence South 02 degrees 03 minutes 33 seconds East, 19.58 feet to the Point of Beginning.

Excepting:

Part of the Southeast Quarter of Section 13, Township 1 North, Range 7 West of the Third Principal Meridian, County of St. Clair, State of Illinois and being more particularly described as follows:

Commencing at northwest corner of Section 24, Township 1 North, Range 7 West of the Third Principal Meridian; thence South 89 degrees 02 minutes 44 seconds East, on the northerly line of said Section 24, a distance of 4,587.69 feet; thence North 02 degrees 03 minutes 33 seconds West, 14.95 feet to the Point of Beginning.

From said Point of Beginning; thence North 41 degrees 10 minutes 13 seconds West, 69.67 feet; thence South 86 degrees 38 minutes 41 seconds West, 229.15 feet; thence South 86 degrees 04 minutes 07 seconds West, 66.60 feet; thence North 03 degrees 55 minutes 53 seconds West, perpendicular with last described course, 15.00 feet to the southerly right of way line of Illinois Route 161 as described in the Deed for Right of Way to the County of St. Clair, State of Illinois recorded September 30, 1932 in Book 792, page 97; thence on said southerly right of way line Illinois Route 161 the following two (2) courses and distances: 1) North 86 degrees 04 minutes 07 seconds East, on said southerly right of way line and perpendicular to last described course, 66.60 feet; 2) northeasterly 458.89 feet, on said southerly right of way line of Illinois Route 161, being a curve to the right having a radius of 11,409.20 feet, the chord of said curve bears North 87 degrees 13 minutes 15 seconds East, 458.86 feet; thence South 01 degree 37 minutes 37 seconds East, 15.00 feet; thence South 88 degrees 14 minutes 20 seconds West, 53.35 feet; thence South 36 degrees 32 minutes 14 seconds West, 70.25 feet; thence South 87 degrees 56 minutes 27 seconds West, 88.00 feet to the

Point of Beginning.

Excepting: Wooded Parcel (Lot 1):

A tract of land being Part of Lots No. 11, 12, and 13, in the Northeast Quarter of Section No. 24, reference being had to the plat thereof recorded in Book of Plats "C" on Page 435 in the Recorder of Deed's Office of St. Clair County, Illinois, and part of the East half of the Southeast Quarter of Section No. 13, reference being had to the plat thereof recorded in Book of Plats "A" on Page 234 in said Recorder of Deed's Office, all in Township 1 North Range 7 West of the Third Principal Meridian, St. Clair County, Illinois, and described as follows:

Commencing at the Northeast corner of the Northeast Quarter of Section 24, from which a disk that marks the Northwest corner of said Northeast Quarter bears North 89 degrees 02 minutes 44 seconds West (bearing reference to Illinois State Plane Coordinates, West Zone) 5,247.78 feet (5247.84' record) and from which a Mag Nail that marks the Northwest corner of Section 19 in Township 1 North Range 6 West bears North 00 degrees 50 minutes 25 seconds West, 151.74 feet; thence North 89 degrees 02 minutes 44 seconds West, on the North line of said Section 24, a distance of 1,691.11 feet to a point on the South right of way line of State Bond Issue (100' w.) Route 161; thence on said South right of way line South 86 degrees 04 minutes 31 seconds West, 127.74 feet to a point on the Southeast line of a 100 foot wide Creek Realignment tract conveyed to the State of Illinois in Deed Book 797 on Page 44 in said Recorder of Deed's Office, said point being the Point of Beginning.

From said Point of Beginning; thence on said South right of way line of State Bond Issue (width varies) Route 161 the following four (4) calls; 1) North 86 degrees 04 minutes 31 seconds East, 817.53 feet; 2) South 03 degrees 55 minutes 29 seconds East, 15.00 feet; 3) North 86 degrees 04 minutes 31 seconds East, 66.60 feet; 4) Easterly 27.33 feet on a curve to the right having a radius of 11,394.20 feet, the chord of which bears, North 86 degrees 08 minutes 38 seconds East, 27.33 feet; thence leaving said South right of way line, South 11 degrees 30 minutes 00 seconds East, 410.00 feet; thence South 14 degrees 00 minutes 00 seconds West, 172.00 feet; thence South 38 degrees 03 minutes 00 seconds West, 297.00 feet; thence South 12 degrees 34 minutes 00 seconds West, 217.00 feet; thence South 81 degrees 26 minutes 00 seconds West, 408.00 feet; thence South 00 degrees 08 minutes 00 seconds East, 462.85 feet; thence South 77 degrees 03 minutes 14 seconds West, 30.39 feet; thence South 00 degrees 25 minutes 50 seconds West, 289.68 feet to the centerline of Silver Creek; thence on said centerline of Silver Creek the following sixteen (16) calls; 1) South 50 degrees 29 minutes 55 seconds West, 73.37 feet; 2) South 28 degrees 27 minutes 40 seconds West, 154.44 feet; 3) South 45 degrees 51 minutes 07 seconds West, 69.04 feet; 4) South 78 degrees 52 minutes 44 seconds West, 87.99 feet; 5) North 74 degrees 31 minutes 57 seconds West, 95.45 feet; 6) North 45 degrees 40 minutes 49 seconds West, 87.04 feet; 7) North 14 degrees 32 minutes 42 seconds West, 78.90 feet; 8) North 11 degrees 46 minutes 37 seconds East, 104.02 feet; 9) North 10 degrees 14 minutes 59 seconds West, 47.61 feet; 10) North 54 degrees 04 minutes 42 seconds West, 69.91 feet; 11) North 71 degrees 32 minutes 29 seconds West, 120.05 feet; 12) North 41 degrees 22 minutes 09 seconds West, 190.50 feet; 13) North 23 degrees 16 minutes 06 seconds West, 199.19 feet; 14) North 02 degrees 18 minutes 08 seconds West, 146.44 feet; 15) North 08 degrees 40 minutes 14 seconds East, 158.31 feet; 16) North 23 degrees 47 minutes 39 seconds East, 160.40 feet to a point on the Southwest line of aforementioned 100 foot wide Creek Realignment tract; thence on said Southwest line South 66 degrees 25 minutes 04 seconds East, 50.00 feet to the most Southerly corner of said 100 foot wide Creek Realignment tract; thence on the Southeast line of said 100 foot wide Creek Realignment tract North 23 degrees 34 minutes 56 seconds East, 969.66 feet to the Point of Beginning. Said tract of land containing 40.879 acres, more or less, and being situated in St. Clair County, Illinois.

Situated in St. Clair County, Illinois.

PPN# 09-24-0-200-006

TL (X)

PPN# 09-24-0-200-008

TL (X)

CHARLES SUAREZ  
COUNTY TREASURER  
10 PUBLIC SQUARE  
BELLEVILLE, IL 62220  
www.co.st-clair.il.us

ST. CLAIR COUNTY  
2015 REAL ESTATE TAXES  
BASED ON ASSESSED VALUE  
AS OF JANUARY 1, 2015

PARCEL NO. 09-24.0-200-008

Pay on-line: [www.co.st-clair.il.us/Pages/parcel.aspx](http://www.co.st-clair.il.us/Pages/parcel.aspx)

E-Mail: [treasurer@co.st-clair.il.us](mailto:treasurer@co.st-clair.il.us)

TAXING INFORMATION

DISTRIBUTION OF 2015 TAXES

FAIR PROPERTY VALUE		Taxing Body	2014 Rate	2014 Tax	2015 Rate	2015 Tax	Difference	% of Total
1977 BASE	0	MASCOUTAH UNIT #19	4.65970	\$82.01	4.93380	\$95.42	13.41	58.14
SENIOR FREEZE BASE	0	SWIC DIST #522	0.42850	\$7.54	0.47270	\$9.14	1.60	5.57
ASSESSORS VALUE	1,934	CITY OF MASCOUTAH	1.42010	\$24.99	1.42010	\$27.46	2.47	16.73
BD OF REVIEW VALUE	1,934	ST CLAIR CO GEN	0.11590	\$2.04	0.11570	\$2.24	0.20	1.36
TOWNSHIP MULTIPLIER	X 1.0234	ST CLAIR CO OTHER	0.82290	\$14.50	0.82280	\$15.93	1.43	9.71
LOCAL VALUE*	= 1,934	MASCOUTAH TWP	0.13610	\$2.40	0.13720	\$2.65	0.25	1.61
HIE/DAV VALUE	- 0	MASCOUTAH ROAD	0.29270	\$5.15	0.29440	\$5.69	0.54	3.47
VALUE TO BE EQUALIZED	1,934	CITY OF MASCOUTAH LB	0.26810	\$5.07	0.28880	\$5.59	0.52	3.41
STATE MULTIPLIER	X 1.0000	Totals	8.1640	\$143.70	8.48550	\$164.12	\$20.42	

STATE EQUALIZED VALUE	= 0
OWNER OCCUPIED EXEMPTION	- 0
SENIOR FREEZE	- 0
SR. HOMESTEAD EXEMPTION	- 0
RETURNING VET EXEMPTION	- 0
VET/DISABILITY EXEMPTION	- 0
FARM ASSESSMENT	+ 1,934
TAXABLE VALUE	= 1,934
TOTAL TAX RATE	X 8.4855

TOTAL TAX DUE \$164.12

\*ESTIMATED 1/3 OF FAIR PROPERTY VALUE

TWP: MASCOUTAH

TAX CODE: 03019

UNIT: 0021

09-24.0-200-008  
ROEHRIG, RYAN  
ROEHRIG RYAN  
10912 BEE HOLLOW RD  
MARISSA IL 62257-

Legal Description

MASCOUTAH TWP SEC 24  
MASCOUTAH TWP SEC 24  
PT LOTS 11 & 12 PT NE DOC A02395437

Location of Property

ILLINOIS RTE 161  
MASCOUTAH, IL 62258-0000

ACRES  
11.77

Dear Taxpayer:  
Please read your bill carefully. On or before the installment due date, pay the first amount shown on payment coupon. After the due date pay the amount that includes penalty. The dates below are important to you. Please read them carefully.  
First installment due date: 07/01/2016  
Second installment due date: 09/01/2016  
Last day to pay and avoid publication: 09/23/2016  
The on-line payment system will be temporarily shut down at 3:00 p.m. on Sept 23, 2016 until 8:00 a.m. Sept 26, 2016.  
Notice of tax sale by certified mail: 09/30/2016  
Publication of unpaid taxes: 10/03 - 10/07/2016  
LAST DAY TO PAY TAXES: 11/04/2016  
The on-line payment system will be shut down at 3:00 p.m. on November 4, 2016.  
POSTMARK WILL NOT BE HONORED ON LAST DAY TO PAY  
PAYMENTS MUST BE RECEIVED BEFORE 5 PM ON 11/04/2016  
9:00 AM Tax Sale of all unpaid taxes: 11/07 - 11/10/2016  
No payment will be taken during tax sale.  
I remind you the County Treasurer only collects your taxes and is not responsible for your property assessment or the amount of tax you are paying.

YOUR CANCELLED CHECK WILL SERVE AS YOUR RECEIPT. PLEASE KEEP FOR YOUR RECORDS

1st INST:

DATE PAID: PAID 1470 - N JUN 30 2016  
AMT. PAID: C. SUAREZ CO. COLL

2nd INST:

DATE PAID: PAID 1470 - N  
AMT. PAID: C. SUAREZ CO. COLL

SEP 01 2016

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

**FEBRUARY 15, 2017**

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

**PUBLIC HEARING – 7:00PM**

**PC 17-01 - Rezoning of Parcel # 09240200008, 11.77 acres, from GI, General Industrial, to AG, Agricultural.**

Assistant City Manager Mike Bolt explained that the applicant, Ryan Roehrig, owns the 11.77 acre property located on the east side of N. County Road just south of Rt. 161 and directly west of the Mascoutah Sportsman Club. The property is currently zoned GI, General Industrial, and does not allow for a single family residential home. AG, Agricultural, would allow for this. It is not in the APZ. He also owns the 25 acres to the Southwest, across the road from these 11.77 acres. Neither are in the flood zone.

Assistant City Manager also stated that the City's Zoning Code does not allow requests for use variances or exceptions. The only option the applicant may pursue is to request rezoning the property to a zoning district which allows residential. Therefore, the applicant is requesting to rezone the property from GI General Industrial to AG Agriculture.

It was explained that the applicant is fully aware of the existing Zoning surrounding his property, and is aware that future developments would be Industrial businesses.

Mike Bolt explained how staff feels that the present utilities would be adequate if the property was used for Agricultural use/Residential use. Commission asked about a septic system vs. running sewer to the property. After review it would have to be city sewer. One other question was if the property was in a flood plain. Staff stated that the property was not in a flood plain.

The City does not see an impact on traffic by this zoning change.

A legal notice for the public hearing was published and notices were sent to property owners within 250' of the subject property. As of today staff has received zero calls or opposition.

There was no further discussion.

**PUBLIC HEARING ADJOURNED at 7:10 PM**

**CALL TO ORDER at 7:11PM**

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, Assistant City Manager Mike Bolt & Charles Jefferson.

**ESTABLISHMENT OF A QUORUM**

A quorum of Planning Commission members was present.

**GENERAL PUBLIC COMMENT**

Charles Jefferson introduced himself and asked about Economic Development of Mascoutah. Chairman Zacharski explained the Planning Commissions role in the process and guided him to the City Manager's Office for assistance and any info he would like to pass on to the Economic Development Commission would go through that office. Mike also welcomed his input and invited him to set up an appointment.

**AMEND AGENDA**

There was no need to amend Agenda.

**MINUTES**

Lee moved, seconded by Klopmeier, to approve the minutes of the October 19, 2016 & November 16, 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 17-01 - Rezoning of Parcel # 09240200008, 11.77 acres, from GI, General Industrial, to AG, Agricultural.**

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

**MOTION:**

Thompson moved, seconded by Lee that the Planning Commission approve the rezoning request for 11.77 acres, Parcel # 09240200008, from General Industrial (GI) to Agricultural (AG), subject to the Findings Attached.

**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 Klopmeier, to adjourn at 7:23 p.m. All were in favor.

DRAFT

**ORDINANCE NO. 17-\_\_**

**AN ORDINANCE AMENDING CHAPTER 34, ARTICLE IV, OFFICIAL CHANGE TO THE ZONING MAP PER ARTICLE XV OF THE CITY OF MASCOUTAH CODES, COMMONLY REFERRED TO AS THE UNIFIED LAND DEVELOPMENT CODE.**

**WHEREAS**, The City now desires to officially change the City's Zoning Map from General Industrial (GI) to Agricultural (AG) for subject property described as:

See attached Legal Description: PT LOTS 11 & 12 PT NE DOC A02395437  
Permanent Parcel No. 09-24-0-200-008.

commonly known as Illinois Rte 161, Mascoutah, IL; and

**WHEREAS**, City staff and the Planning Commission have processed and recommended approval for this Zone Map change per City regulations; and

**WHEREAS**, the Planning Commission's official "Report to Council" is represented by a complete report attached hereto and has been forwarded to the City Council for deliberation, approval and adoption of this Zone Map change.

**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 34 "Unified Land Development Code," Article IV – Official Map, is hereby amended to officially change the property described as:

See Attached Legal Description: PT LOTS 11 & 12 PT NE DOC A02395437  
Permanent Parcel No. 09-24-0-200-008.

and commonly known as Illinois Rte 161, Mascoutah, IL, as depicted in Exhibit A, from General Industrial (GI) to Agricultural (AG).

**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 6<sup>th</sup> day of March, 2017, 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>	<u>Abstain</u>
Benjamin Grodeon	_____	_____	_____	_____
Paul Schorr	_____	_____	_____	_____
John Weyant	_____	_____	_____	_____
Pat McMahan	_____	_____	_____	_____
Gerald Daugherty	_____	_____	_____	_____

**APPROVED** by the Mayor of the City of Mascoutah, Illinois, this 6<sup>th</sup> day of March, 2017.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

(SEAL)



(H)

THOUVENOT,  
WADE &  
MOERCHEN, INC.  
ENGINEERS & PLANNERS

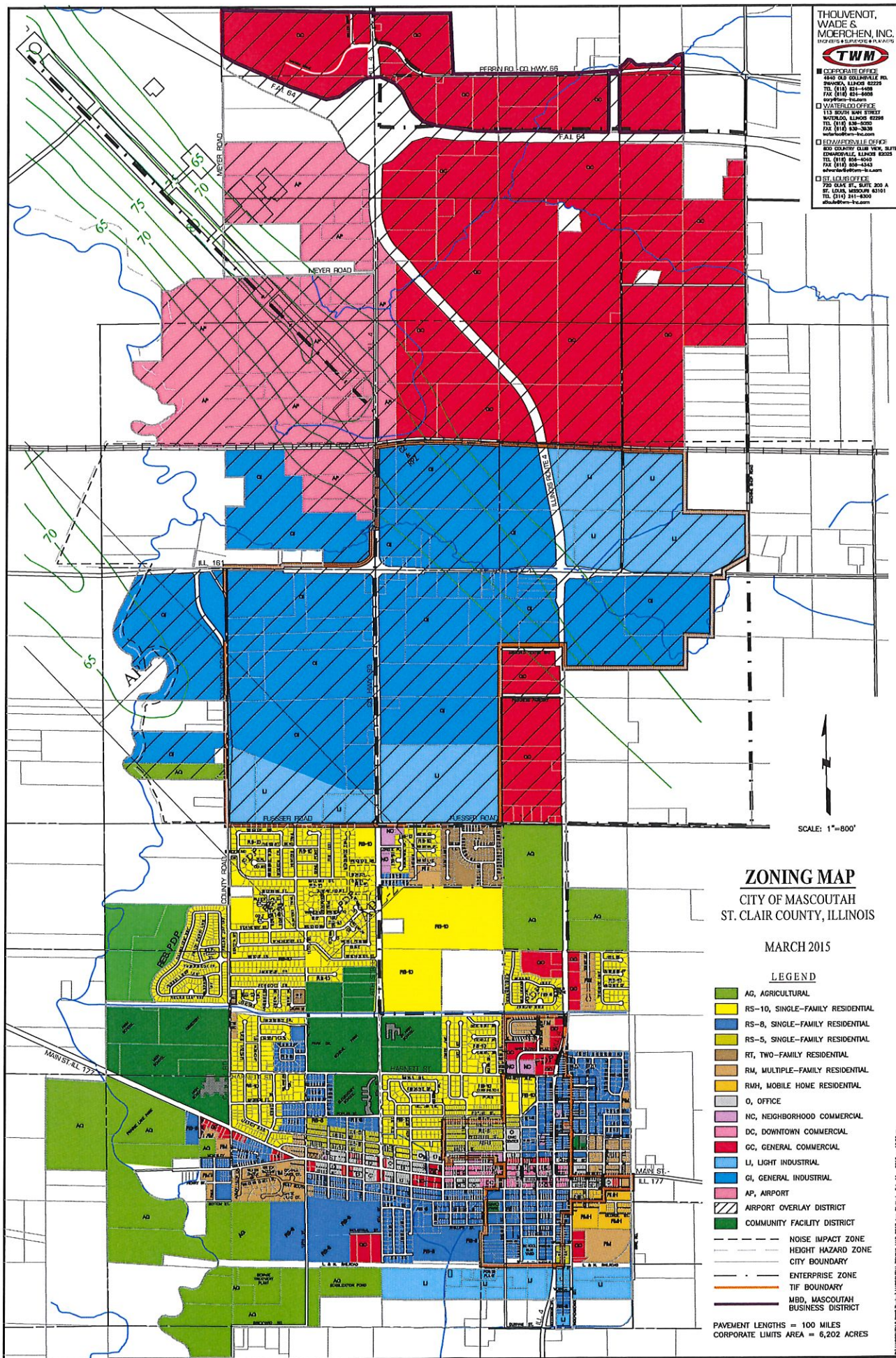
**TWM**

**CORPORATE OFFICE**  
8403 OLD COLUMBIA RD.  
SPRINGFIELD, ILLINOIS 62726  
TEL (314) 631-1400  
FAX (314) 631-6858  
corporate@twm.com

**WATERLOO OFFICE**  
113 SOUTH MAIN STREET  
WATERLOO, ILLINOIS 62258  
TEL (314) 636-6202  
FAX (314) 636-3636  
waterloo@twm.com

**STAMPAVILLE OFFICE**  
603 COUNTY CLUB VIEW, SUITE 1  
STAMPAVILLE, ILLINOIS 62255  
TEL (314) 636-6500  
FAX (314) 636-4343  
stampaville@twm.com

**ST. LOUIS OFFICE**  
720 OLIVE ST., SUITE 200 A  
ST. LOUIS, MISSOURI 63101  
TEL (314) 241-6300  
stlouis@twm.com



**ZONING MAP**  
CITY OF MASCOUTAH  
ST. CLAIR COUNTY, ILLINOIS

MARCH 2015

**LEGEND**

- A0, AGRICULTURAL
- RS-10, SINGLE-FAMILY RESIDENTIAL
- RS-8, SINGLE-FAMILY RESIDENTIAL
- RS-5, SINGLE-FAMILY RESIDENTIAL
- RT, TWO-FAMILY RESIDENTIAL
- RM, MULTIPLE-FAMILY RESIDENTIAL
- RMH, MOBILE HOME RESIDENTIAL
- O, OFFICE
- NC, NEIGHBORHOOD COMMERCIAL
- DC, DOWNTOWN COMMERCIAL
- GC, GENERAL COMMERCIAL
- LI, LIGHT INDUSTRIAL
- GI, GENERAL INDUSTRIAL
- AP, AIRPORT
- AIRPORT OVERLAY DISTRICT
- COMMUNITY FACILITY DISTRICT
- NOISE IMPACT ZONE
- HEIGHT HAZARD ZONE
- CITY BOUNDARY
- ENTERPRISE ZONE
- TIF BOUNDARY
- MBD, MASCOUTAH BUSINESS DISTRICT

PAVEMENT LENGTHS = 100 MILES  
CORPORATE LIMITS AREA = 6,202 ACRES

THOUVENOT, WADE & MOERCHEN, INC. ENGINEERS & PLANNERS



**CITY OF MASCOUTAH**  
**Staff Report**

**TO:** Honorable Mayor & Council  
**FROM:** Cody Hawkins – City Manager  
**SUBJECT:** **Bid Award – Backhoe Loader**

**MEETING DATE:** March 6, 2017

**REQUESTED ACTION:**

Approval and authorization of bid for furnishing a backhoe loader with accessories.

**BACKGROUND & STAFF COMMENTS:**

Bids for a backhoe loader were opened on February 15, 2017 at 10:00 a.m. There were 2 bidders total who submitted bids for different backhoe models with accessories with trade in.

Luby Equipment Services, Fenton, MO  
\$71,485.00, model Case 580SN-T4

Fabik CAT, Fenton, MO  
\$80,250.00, model CAT 420F2 IT

The purchase of a backhoe is needed for the Street Department for digging and maintaining drainage ditches, culvert installation, street repairs, water line break repairs and maintenance of the yard waste site.

**FUNDING:**

This purchase will be paid for by the Street Department Budget 16/17. The recommended equipment is within budget.

**RECOMMENDATION:**

Staff recommends accepting the bid from Fabik for the CAT model because it best meets the needs of the City departments. The benefits of the CAT model include ease of maintenance and cleaning of the machine; and visibility is much better with the CAT model.

**SUGGESTED MOTION:**

I move that the Council approve the bid of \$80,250.00 to Fabik CAT of Fenton, MO for furnishing a backhoe loader with accessories and authorize appropriate officials to execute the necessary documents.

Prepared By: Melissa Schanz  
Melissa Schanz  
Executive Assistant

Approved By: Cody Hawkins  
Cody Hawkins  
City Manager

**CITY OF MASCOUTAH  
Staff Report**

**TO:** Honorable Mayor & Council

**FROM:** Cody Hawkins – City Manager

**SUBJECT:** **Bid Award – SCBA Units and Face Pieces for the Mascoutah Fire Department**

**MEETING DATE:** March 6, 2017

**REQUESTED ACTION:**

Approval and authorization of bid for purchasing Self Contained Breathing Apparatus Units and Face Pieces for the Mascoutah Fire Department.

**BACKGROUND & STAFF COMMENTS:**

Bids for new SCBA units and face pieces were opened on February 16, 2017 at 10:00 a.m. There were 4 bidders total who submitted bids for the equipment and accessories.

Sentinel Emergency Services, Arnold, MO & Freeburg, IL – (MSA) \$215,830.00

Ellebracht Company, Wentzville, MO – (SCOTT) \$219,996.00

Banner Fire Equipment, Roxana, IL – (DRAGER) \$193,077.00

Banner Fire Equipment, Roxana, IL – (AVON) \$219,637.00

The purchase of new breathing apparatus units and face pieces are needed for the Fire Department. The old ones have almost met their expiration date. Purchase of new SCBAs was included in the CIP plan to be purchased in the 2017.

**FUNDING:**

This purchase will be paid for with a FEMA Grant of \$234,858.00 plus a City match of \$11,742.00 (5%).

**RECOMMENDATION:**

Staff along with the Mascoutah Fire Department recommends accepting the bid from Sentinel Emergency Services for the purchase of the SCBA Units and Face Pieces. The benefits of purchasing the MSA brand are that we would be compatible with many surrounding departments and the firefighters are familiar with this brand. Sentinel also provided us with a credit for trading in our old apparatus units.

**SUGGESTED MOTION:**

I move that the Council approve the bid of \$215,830.00 to Sentinel Emergency Services, of Arnold, MO and Freeburg, IL for the purchase of new Self Contained Breathing Apparatus Units and Face Pieces for the Mascoutah Fire Department and authorize appropriate officials to execute the necessary documents.

Prepared By: Melissa Schanz  
Melissa Schanz  
Executive Assistant

Approved By: Cody Hawkins  
Cody Hawkins  
City Manager

**CITY OF MASCOUTAH**  
Mascoutah, Illinois

**TO:** Honorable Mayor and Council

**FROM:** Mike Bolt, Assistant City Manager

**SUBJECT:** **Economic Development Commission Case  
ED 17-01, Business District Application from Barry Hayden Plaza 23  
LLC.**

**MEETING DATE:** March 6<sup>th</sup>, 2017

**REQUESTED ACTION:**

Council Approval of Business District Incentives for Plaza 23.

**BACKGROUND & STAFF COMMENTS:**

Barry Hayden is requesting \$27,651.70 for Plaza 23:

\$11,151.70 Street Lights

\$16,500 Storm Sewer(s) & Labor.

1. Install additional storm sewer pipe to detention pond for flooding safety of the development.
2. Complete street lights for the safety of the residents and traffic.

On application you will notice, Barry was originally requesting \$25,500, however once we requested updated quotes, the total amount is now \$27,651.70.

Hayden Petroleum LLC has contributed \$82,951 to the Business District from the 1% Business District Sales Tax, from July 2012 – December 2016.

**DISCUSSION POINTS / ISSUES:**

The subject property is General Commercial on the Land Use Map in the City's Comprehensive Plan.

**Utilities:** The subject property is served by municipal water, sanitary sewer, and electric services, and Ameren natural gas services.

**Traffic Impact:** The use of the subject property will likely have a slight impact/increase on traffic.

**Public Notice:** A request to receive Economic Development Incentives requires a meeting with the Economic Development Commission. It also requires 48 hours prior public notice of Agenda,

before that meeting. Agenda was posted on City website, and at City Hall several days beforehand.

**Economic Development Commission:** The Economic Development Commission recommended at their meeting on March 2<sup>nd</sup>, 2017, to fund the \$27,651.70.


**STAFF RECOMMENDATION:**

Staff recommends approval of these Business District Incentives in the amount of \$27,651.70 for installation of Street Lights and Sewers.

**SUGGESTED MOTION:**

I move that the City Council recommend approval of these Business District Incentives.

Prepared By:

  
Mike Bolt  
Assistant City Manager

Approved By:

  
Cody Hawkins  
City Manager

Attachments:

- A- Application
- B- Quotes
- C- Business District Income
- D- Hayden's Accounting
- E- EDC Agenda
- F- EDC Minutes



**CITY OF MASCOUTAH, ILLINOIS  
PRE-APPLICATION FOR CITY ECONOMIC DEVELOPMENT INCENTIVES**

12-1-16

(Date of Application)

**Part I: Developer/Subject Property**

Plaza 23  
Developer/Applicant (Firm Name)

138 Lincoln Place Bel IL  
Mailing Address (City) (State) (Zip Code)

Barry Hayden 62221  
Responsible Officer and Title

Barry Hayden  
Contact Person

618 2775050  
Telephone Number

BH2775050@gmail.com  
e-Mail Address

If Applicant is not the owner of the Subject Property, attach written owner authorization.

**Part II: Financial Data** (applies to Developer/Applicant and all affiliated entities, past & present)

- Has Developer/Applicant ever filed for bankruptcy? (Y/N) No
- Has Developer/Applicant ever defaulted on a loan commitment? (Y/N) No
- Has Developer/Applicant applied for/obtained commitments for conventional financing for the proposed Project? (Y/N) No;  
If so, with what financial institution? \_\_\_\_\_  
(include copy of financial institution commitment letter)
- Has Developer/Applicant ever received any form of public finance incentive/assistance before? (Y/N) No  
If so, from what municipality/public agency? \_\_\_\_\_

**Part III: Project Concept Plan**

Briefly describe the Proposed Development/ Project, Location, Phasing (as applicable) and Anticipated Amount of Capital Investment/Project Costs (attach additional sheets as necessary; Concept Plans or other illustrative materials may also be attached):

Install Additional storm sewer pipe to  
Detention pond and complete  
street lights

**Part IV: Requested Assistance/Eligibility**

Identify the type of incentive(s) requested, the estimated amount of assistance required, and the proposed use of funds:

Incentive(s)
<u>street lights</u>
<u>storm sewer and</u>
<u>labor</u>

Proposed Amount(s)
<u>\$9000.00</u>
<u>\$16,500</u>

A



Provide current assessed valuation of land and current improvements (if any) included within the proposed Development/Project: Land \$ NA ; Improvements \$ 25,500

Briefly describe the extraordinary or unique costs/economics of the proposed Development/Project and the need for the assistance; Provide Pro Forma or financial analysis supporting request; Provide evidence of equity contribution (attach additional sheets as necessary):

Completing Storm Sewer For The Safety  
of The Neighborhood  
Street Lites For The Safety of  
The Development.

#### Part V: Other

Provide below other information on the Project or the requested financing that may assist the City in its evaluation (Include any unique development attributes or opportunities):

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Upon completion, sign and return two (2) copies of this Pre-Application and all supporting materials in a sealed envelope to:

City of Mascoutah  
3 West Main Street  
Mascoutah, Illinois 62258  
Attn: City Manager

**Note:** The below Applicant, by execution and submittal of this Pre-Application (i) acknowledges receipt of a copy of the City's Economic Development Incentives Program and "Developer's Kit" (the "Developer's Kit"), and (ii) hereby agrees that, commencing upon written notification of favorable consideration of the foregoing Pre-Application, Applicant shall be financially responsible for the City's costs in connection with further review and consideration of the incentives applied for, including, without limitation, the preparation of any redevelopment plans and blight studies, tax impact statements, notices, and approving documents, and negotiation of development agreement(s), together with associated administrative and legal fees and costs. The Applicant further agrees to, within ten (10) days of such notification by the City, execute, deliver and fully fund an Initial Funding Agreement (in substantially the form contained as Exhibit E to the Developer's Kit) for the proposed project.

Plaza 23  
(Company or Firm)

[Signature]  
(Signature of Responsible Officer)



(A)



**APPENDIX D**  
**FORM OF APPLICATION FOR ECONOMIC DEVELOPMENT INCENTIVES**  
**CITY OF MASCOUTAH, ILLINOIS**  
**APPLICATION FOR CITY ECONOMIC DEVELOPMENT INCENTIVES**

To: City of Mascoutah  
3 West Main Street  
Mascoutah, Illinois 62258  
Attn: City Manager

12-1-16  
(Date of Application)

**Part I: Developer/Subject Property**

PLAZA 23  
Developer/Applicant (Firm Name)

LLC  
Type Organization (Partnership, etc.)

138 Lincoln Place  
Mailing Address (City) (State) (Zip Code)

618 277-5050  
Telephone Number

Manager Barry Hayden  
Responsible Officer and Title

BH 277-5050  
e-Mail Address

SAME  
Property Owner (if different)

" "  
Owner's Telephone Number

Hayden Drive Mascoutah  
Project Location/Street Address/Property Locator No.

NA-  
Legal Counsel

\_\_\_\_\_  
Address

\_\_\_\_\_  
Telephone Number

NA  
Architect/Engineer

\_\_\_\_\_  
Address

\_\_\_\_\_  
Telephone Number

**Part II: Pre-Approved Incentives**

List Incentive Program(s) and maximum amounts for each pre-approved by the City Council  
(attach copy of approved Pre-Application):

Incentive Program	Maximum Amount
_____	_____
_____	_____
_____	_____
_____	_____

A



**CITY OF MASCOUTAH, ILLINOIS**  
**APPLICATION FOR CITY ECONOMIC DEVELOPMENT INCENTIVES**  
**Page 2**

**Part III: Reimbursable Project Costs**

List by category anticipated reimbursable project costs pre-approved by the City

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**Part IV: Applicant's Acknowledgments and Agreement to Fund City Costs**

Applicant, its successor and assigns, hereby acknowledge and agree to participate in the foregoing City Economic Development Incentive Program(s) under the terms of the attached Pre-Application approved by the City and further subject to the City's Economic Development and Incentives Policy and procedures. Applicant, its successor and assigns, in consideration of the City's acceptance of this Application, hereby agree to be financially responsible for the City's costs in the amounts and subject to the terms set forth in the attached Initial Funding Agreement (the "Funding Agreement") as incurred by the City in connection with further review and consideration of the incentives applied for, including, without limitation, the preparation of any redevelopment plans and blight studies; fiscal impact statements; notices; approving documents, and negotiation of development agreement(s), together with associated administrative and legal fees and costs, all as set forth and subject to the terms of in the Funding Agreement. Applicant has attached hereto two (2) copies of Funding Agreement executed by the Applicant and has delivered to the City the Preliminary Funds (as that term is used and defined in the Funding Agreement) in the initial amount set forth therein

Plaza 23 LLC  
(Company or Firm)

  
(Signature of Responsible Officer)

This Part for City Use Only:

Date Application Received: 12-2-16 M.B.

Application with Required Attachments Complete (Check) ☐ Date:



**Mike Bolt**

---

**From:** Debra Hayden <debra.hayden@yahoo.com>  
**Sent:** Wednesday, January 18, 2017 10:01 AM  
**To:** mbolt@mascoutah.com  
**Subject:** Estimates  
**Attachments:** UsersDebbieDocumentsScanned Documentsimg20170118\_09532399.pdf;  
UsersDebbieDocumentsScanned Documentsimg20170118\_09534386.pdf

Hello Mike,

Barry asked me to forward you the attached estimates. If you have any questions, he can be reached at 618-277-5050.

Thank you,

Debra Hayden



City of Mascoutah  
3 West Main St.  
Mascoutah IL 62258  
(618) 566-2964



INVOICE FOR  
ESTIMATE  
Date: 01/04/2017

Bill To: Barry Hayden  
138 Lincoln Place Ct, Ste 102  
Belleville IL 62221-7836

Estimate for: Street Lights N Side of Hayden Dr

<i>Amount</i>	<i>Materials</i>		<i>Amount</i>
1600	ft 2/0 wire in 2" duct	\$	3,536.00
700	ft #6 duplex in 1" duct	\$	693.00
2	secondary pedestals	\$	386.20
5	1" couplings	\$	2.35
5	250 watt light bulbs	\$	88.50
5	photo controls	\$	23.45
2	metal t posts	\$	7.98
4	24" plastic ties	\$	2.36
4	2" flood seal	\$	4.68
10	street light connectors	\$	159.50
1600	ft trench	\$	640.00
	Labor	\$	5,607.68
<b>Total Amount Due Now:</b>		\$	<b>11,151.70</b>

- \* Estimate has to be paid in full to start the project. Remainder of actual costs will be billed when job is finished.
- \* Materials require 8 to 10 week delivery time.
- \* Please submit payment to City of Mascoutah Utilities, 3 W Main St, Mascoutah IL 62258

(B)

**PROPOSAL**  
**White Oak Construction**  
**7900 Jefferson Road**  
**Freeburg, Illinois 62243**  
**(618) 578-9447**  
**danmuellerwoc@gmail.com**

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**Date:** 01-17-17  
**Job Location:** West Side of Hayden Drive – Mascoutah, IL  
**Job Name:** Storm Sewer Extension  
**Proposal Submitted to:** Plaza 23, LLC (Barry Hayden)  
138 Lincoln Plaza Court, Suite 102  
Belleville, Illinois 62221

**WE HEREBY SUBMIT SPECIFICATION AND  
ESTIMATES FOR LABOR AND MATERIAL:**

**Install 90 feet of 6 ft. culvert in rock base and backfilled.**

**We propose hereby to furnish labor and materials to complete in accordance with  
above specifications for the sum of:**

**Sixteen thousand five hundred dollars (\$16,500.00)**

**Payment to be made as follows: Due upon completion**

All material is guaranteed to be as specified. All work to be completed in workmanlike manner according to standard practices. Any alteration or deviation from the specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. The owner is required to carry fire, tornado and other necessary insurance. Our workers are fully covered by workman's compensation insurance.

**Authorized Signature:** Dane W Mueller

**NOTE:** This proposal may be withdrawn by us if not accepted in \_\_\_\_\_ days.

**Acceptance of Proposal –** The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

**Date of Acceptance:** \_\_\_\_\_ **Signature:** \_\_\_\_\_

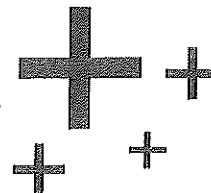
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MASCOUTAH BUSINESS DISTRICT INCOME  
SEPARATE FUND: 595-43035-0000

2012	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	NOTES:
										\$ 3,647.31	\$ 3,448.00	\$ 3,123.76	\$ 10,219.07 ALL HAYDEN
2013	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	
	\$ 3,176.64	\$ 2,625.21	\$ 2,625.21	\$ 4,991.12	\$ 1,926.91	\$ 2,453.28	\$ 2,382.95	\$ 2,624.21	\$ 3,022.28	\$ 2,892.25	\$ 1,661.96	\$ 3,302.54	\$ 33,684.56 ALL HAYDEN
2014	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	
	\$ 2,470.43	\$ 2,275.99	\$ 2,424.37	\$ 1,542.05	\$ 934.15	\$ 1,352.29	\$ 1,660.22	\$ 1,822.17	\$ 1,683.14	\$ 1,662.77	\$ 1,503.20	\$ 1,279.48	\$ 20,610.26 ALL HAYDEN
2015	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	
	\$ 1,276.65	\$ 1,117.01	\$ 925.78	\$ 7,630.91	\$ 5,328.65	\$ 4,452.45	\$ 4,511.51	\$ 5,170.68	\$ 4,826.01	\$ 5,167.36	\$ 4,932.76	\$ 3,709.52	\$ 49,059.29 BOTH HAYDEN AND HUDDLE HOUSE
2016	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN-MAR HAYDEN ONLY, APR TRUED UP SDS AND CONT
	\$ 4,249.77	\$ 3,720.83	\$ 3,670.63	\$ 3,021.69	\$ 2,574.62	\$ 3,557.08	\$ 3,741.93	\$ 4,343.84	\$ 4,864.79	\$ 5,322.53	\$ 4,481.14	\$ 4,171.21	\$ 47,720.06 BOTH HAYDEN AND HUDDLE HOUSE

\$ 161,293.24

# RICE SULLIVAN, LLC



DOUGLAS G. MARTIN, CPA  
PRINCIPAL



February 15, 2017

Mr. Mike Bolt  
City of Mascoutah  
3 West Main Street  
Mascoutah, IL 62258

Re: Hayden Petroleum, LLC  
Mascoutah Business District  
Sales Tax – 1%

Dear Mr. Bolt:

Our client, Hayden Petroleum, LLC has asked us to verify the additional 1% sales tax paid as a result of the Mascoutah Business District. We have obtained the ST-1 Sales Tax Returns filed for the period beginning July 1, 2012 through December 31, 2016 and prepared the attached spreadsheet. The Mascoutah Business District additional 1% sales tax totals \$82,591 during this time period.

We believe the enclosed information clarifies this matter, please contact me if you have any further questions.

Sincerely,

RICE SULLIVAN, LLC

Douglas G. Martin, CPA

DGM/jjj  
Encs.  
cc: Barry Hayden



Month/Year

Taxable Sales  
General Merchandise

Total Tax  
8.60%

Mascoutah Business  
District 1%

2012

July	304,110	26,153	3,041
August	286,965	24,679	2,870
September	260,335	22,389	2,603
October	265,181	22,806	2,652
November	225,941	19,431	2,259
December	195,105	16,779	1,951

2013

January	190,447	16,378	1,904
February	194,513	16,728	1,945
March	254,791	21,912	2,548
April	247,488	21,284	2,475
May	272,544	23,439	2,725
June	313,887	26,994	3,139
July	300,397	25,834	3,004
August	286,965	24,679	2,870
September	228,635	19,663	2,286
October	256,580	22,066	2,566
November	236,384	20,329	2,364
December	251,793	21,654	2,518

2014

January	160,151	13,773	1,602
February	97,023	8,344	970
March	140,445	12,078	1,404
April	172,429	14,829	1,724
May	189,245	16,275	1,892
June	174,812	15,034	1,748
July	172,695	14,852	1,727
August	156,111	13,426	1,561
September	132,879	11,428	1,329
October	132,594	11,403	1,326
November	117,047	10,066	1,170
December	96,156	8,269	962

2015

January	67,132	5,773	671
February	62,992	5,417	630
March	88,287	7,593	883





April	92,968	7,995	930
May	109,862	9,448	1,099
June	104,722	9,006	1,047
July	104,212	8,962	1,042
August	106,720	9,178	1,067
September	82,279	7,076	823
October	87,235	7,502	872
November	76,627	6,590	766
December	78,470	6,748	785

**2016**

January	63,960	5,501	640
February	49,597	4,265	496
March	77,743	6,686	777
April	78,882	6,784	789
May	84,582	7,274	846
June	102,527	8,817	1,025
July	83,193	7,155	832
August	79,117	6,804	791
September	70,918	6,099	709
October	70,948	6,102	709
November	65,395	5,624	654
December	57,088	4,910	571
Total	<u>8,259,104</u>	<u>710,283</u>	<u>82,591</u>



# City of Mascoutah

#3 West Main  
Mascoutah, Illinois 62258  
(618) 566-2964



## **Economic Development Commission Meeting**

**THURSDAY March 2<sup>nd</sup>, 6:30PM**  
**City Hall, Conference Room, 2<sup>nd</sup> Floor**

### **Discussion items:**

1. Business District application from Barry Hayden Plaza 23 LLC.
2. Requesting \$27,651.70 for Mid America Plaza.
3. \$11,151.70 Street Lights & \$16,500 Storm Sewer(s) & Labor.
4. "Install additional storm sewer pipe to detention pond & complete street lights."
5. "Completing storm sewer for the safety of the neighborhood, and street lights for the safety of the development."
6. City Staff is recommending this to the Economic Development Commission.
7. Taxes / Business District Income City has Received
8. What percentage does City fund?
9. Adjournment

### **Attachments:**

- A. Application
- B. Quotes
- C. Business District Income



**CITY OF MASCOUTAH  
ECONOMIC DEVELOPMENT COMMISSION  
#3 WEST MAIN STREET  
MASCOUTAH, IL 62258**

The notes of the meeting of the Economic Development Commission of the City of Mascoutah, March 2<sup>nd</sup>, 2017.

**Members present:** Ken McQuiston, Mike Baker, Tony Sax, Donna Mae Schlueter, & Connie Kappert-Knipp.

**Staff present:** Cody Hawkins & Mike Bolt

**Others Present:** Barry Hayden

Chairman McQuiston called meeting to order at 6:32pm.

**Discussion Items:**

**Pre-Application Review for Economic Development Incentives (Plaza 23 LLC – Hayden Drive – Mid America Plaza)** - Commissioners reviewed a pre-application requesting development incentives for the following project:

**Plaza 23 LLC – Hayden Drive – Mid America Plaza - \$27,651.70**

City Manager Cody Hawkins gave a summary and background regarding development on Hayden Drive and that no incentives have been granted at this site and that the typical 15% of this project now, would only be about \$4000. If incentives were given at that percentage back when Hayden invested \$17 million, the City would be looking at \$2.5 million. Hawkins commented on how there was talk of a TIF up on Hayden's property several years ago, but that never came to fruition.

Assistant City Manager Mike Bolt reviewed Mr. Haydens plans to install Street Lights and additional storm sewer pipe, and went over the agenda. Bolt discussed \$11,151.70 for Street Lights and \$16,500 for Storm Sewers and Labor. Bolt informed the Commission there would be 5 street lights from the gas station running west on Hayden Drive towards the apartments for safety purposes of the residents. Bolt then went over the 90 feet of pipe that would run from the Apartments to the Detention pond. Bolt stated that Hayden Petroleum LLC has contributed \$82k to the Business District from the 1% Business District Sales Tax, from July 2012 to December 2016. Bolt mentioned the lead time on Street Light materials are 2-3 months.

Hawkins and Bolt then asked the Commission for their recommendation of what percentage incentive, they wanted to recommend to the City Council. There was

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some discussion and they determined to recommend 100% of the requested amount, for safety purposes of Mascoutah Residents that live in the Apartments.

Chairmen McQuiston inquired to Hayden what are some plans on the radar for new construction behind Dominos and current office space next to Dominos. Hayden stated a Jersey Mikes Sub shop is maybe in the works, next to Dominos, and a Cabinet Supplier in new structure to the North. Chairmen McQuiston asked if Hayden expects any increase in Hotel traffic with the 2 additional flights added at Mid America Airport. Hayden stated he does not. Hayden mentioned the Hotel Tax contributed \$65k last year to the City. Hayden mentioned the flooding issues, and why the Sewer pipe is needed.

Mr. Sax asked if we would set precedent for others if we fund the 100%, rather than 15%. Hawkins stated no, each will be on a case by case basis, and each warrants different merit. Mr. Sax inquired to Hayden what is his next move up there was. Hayden stated building office space, small strip behind Dominos, where a Cabinet Company is interested in coming into.

Chairmen McQuiston stated this is a safety issue for Mascoutah residents, and this project needs to be addressed, and should be fully funded by the Business District. Mrs. Kappert-Knipp recommended full amount, as did Mrs. Schlueter and Mr. Baker. Mr. Sax had some comments and questions, but also agreed to the full amount. Mrs. Schlueter stated the money is there, and Haydens sales tax had contributed \$82k.

The Chairmen then made a motion to recommend the full amount of \$27,651.70 for this project. The other 4 commission members agreed.

Chairmen McQuiston made a motion for adjournment at 7:29pm. Seconded by Mr. Baker and Mr. Sax. Meeting adjourned.