

Mascoutah City Council

May 7, 2018

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, April 16, 2018 City Council Meeting (Page 1 to Page 5)
MINUTES, April 16, 2018 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. Appointments, Reappointments, and Ratifications (Page 10 to Page 11)
Description: Council acceptance of various appointments, reappointments and ratifications.

Recommendation: Council Approval.
 2. Bid Award – Fiber Switches (Page 8 to Page 12)
Description: Council approval and authorization of the bid for furnishing and installing fiber switches citywide.

Recommendation: Council Approval.

3. Quality Based Selection for Professional Engineering Services for the new Wastewater Treatment Plan (Page 13 to Page 14)

Description: Council approval of the Quality Based Selection for Professional Engineering Services for the new Wastewater Treatment Plant.

Recommendation: Council Approval.

4. Street Closings – Homecoming Parade (Page 15 to Page 17)

Description: Council approval and adoption of a resolution for street closings for the annual Homecoming Parade.

Recommendation: Council Approval and Adoption of Resolution.

5. Street Closing – Fall Fest (Page 18 to Page 20)

Description: Council approval and adoption of a resolution for street closing for the Fall Fest.

Recommendation: Council Approval and Adoption of Resolution.

6. Code Change – No Parking (First Reading) (Page 21 to Page 23)

Description: Council approval and adoption of an ordinance to amend Schedule E – No Parking Streets.

Recommendation: First Reading.

7. PC 08-04 – Plaza 23 LLC Rezoning Request, Parcel #10-06-0-300-008

(Page 24 to Page 41)

Description: Council denial or approval with conditions of a rezoning application for Parcel #10-06-0-300-008 from General Commercial (GC) to Multiple Family Residential (RM).

Recommendation: First Reading.

B. Council Miscellaneous Items

C. City Manager

9. PUBLIC COMMENTS (3 MINUTES)

10. ADJOURNMENT TO EXECUTIVE SESSION – NONE

11. MISCELLANEOUS OR FINAL ACTIONS

12. ADJOURNMENT

POSTED 5/4/18 at 5:00 PM

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

APRIL 16, 2018

The minutes of the regular meeting of the City Council of the City of Mascoutah.

PRAYER AND PLEDGE OF ALLEGIANCE

City prayer was delivered by City Clerk Kari Haas. The Council remained standing and recited the Pledge of Allegiance.

CALL TO ORDER

Mayor Gerald Daugherty called the meeting to order at 7:00 p.m.

ROLL CALL

Present: Mayor Gerald Daugherty and Council members Paul Schorr, John Weyant, Pat McMahan, and Michael Baker.

Absent: None.

Other Staff Present: City Manager Cody Hawkins, City Clerk Kari Haas, City Attorney Al Paulson, Assistant City Manager Mike Bolt, Police Chief Scott Waldrup, Finance Coordinator Lynn Weidenbenner, Fire Chief Joe Zinck, City Engineer Tom Quirk, Public Works Coordinator Jesse Carlton, and EMS Supervisor Jeremy Gottschammer.

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

AMEND AGENDA

None.

MINUTES

The minutes of the April 2, 2018 regular City Council meeting were presented and approved as presented. The minutes of the April 2, 2018 Executive Session meeting were presented and approved as presented.

Motion passed. Passed by unanimous yes voice vote.

PUBLIC COMMENTS

Ed and Vina Haggerty – Spoke regarding a letter they received about his motor home being parked in his driveway; letter states that he can park his mobile home on the street for 48 hours but voiced concerns over the fact that he lives on Harnett which is a very busy street and would be clear and present danger; asking for a resolution to meet in the middle; parks his mobile home in his driveway when they are loading and unloading then it is parked at a storage facility they pay rent for.

Jesse Huerta – Stated he is the new post commander and introduced the new officers of the VFW Post 7682 and provided an update on the happenings at the VFW.

Justin Schulte – Spoke regarding issues with his easement and asphalt eroding away next to the gutter in front of his house. City Manager stated that it is a state road but if he contacts the City Engineer we can help to facilitate contact with IDOT to try to get a fix to the issues.

DEPARTMENT REPORTS

Fire Chief Joe Zinck – March 2018 report was provided.

Police Chief Scott Waldrup – March 2018 report was provided. Councilman Schorr asked about the policy manual and if it was an update or is there not one in place. Police Chief stated that the current policy manual is more of a list of general orders and not a real policy manual which is what the department will be working towards.

Finance Coordinator Lynn Weidenbenner – Monthly financials provided.

City Engineer Tom Quirk – Status report on public projects and monthly building report were provided. Councilman Weyant asked about the Phase II Electric project easements and possible co-locating with Ameren. City Manager stated that a meeting is scheduled with Ameren on April 26th so will have an update after that. City Attorney stated that they have a conference call with the ICC tomorrow morning so will have an update after that. Mayor asked what state STP funds are. City Engineer stated that it is Surface Transportation Program but would have to get more information on the details. Councilman Baker asked about the grant that was applied for on finishing the sidewalk replacement and other Uptown Plan improvements on Main Street up to the post office. City Engineer stated that he will get an update on that grant application.

SWEARING IN

Joel Veres was sworn in as a Mascoutah Police Officer by City Clerk Kari Haas.

REPORTS AND COMMUNICATIONS

Mayor

Mayor presented proclamation to City Clerk Kari Haas proclaiming May 6th-12th, 2018 as Municipal Clerks Week.

Mayor presented proclamation to Leu Civic Center proclaiming April, 2018 as Child Abuse Prevention Month.

Attended the following meetings and functions: Chamber meeting, volunteered at the Visitor's Center, visited the family who was the recipient of the Veteran's home, hosted in conjunction with Rotary Club a presentation at Visitor's Center by Ret. Gen. John Hughes who is the Director of Military Affairs for St. Clair County, presentation at Scott AFB for local leaders.

City Council

Schorr – Nothing to report.

Weyant – Attended the following meetings and functions: Rotary presentation at Visitor's Center by Ret. Gen. John Hughes.

McMahan – Attended the following meetings and functions: Rotary presentation at Visitor's Center by Ret. Gen. John Hughes.

Baker – Nothing to report.

City Manager – Nothing to report.

City Attorney – Nothing to report.

City Clerk – Nothing to report.

COUNCIL BUSINESS

CONSENT CALENDAR (OMNIBUS)

The March 2018 Fund Balance Report and Claims & Salaries Report were provided under the omnibus consideration.

Councilman Schorr asked about the trimmer and pressure washer purchase. City Manager stated that it was for the Parks Department but he would have to look into it.

Councilman Baker asked the purchases from the Khoury League. City Manager stated that the Kubota was for the ballfield maintenance and was appraised; the City offered less which was accepted by the Khoury League; other items were the equipment within the concession stand (hot dog machine, popcorn machine, cooler).

Councilman Baker asked about the street sweeper training and if that was included in the purchase. City Manager stated that training was not included in the purchase and the training included maintenance and operation training.

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

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

CODE CHANGE – BALL FIELD USE AND REGULATIONS (SECOND READING)

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

Schorr moved, seconded by McMahan, to approve and adopt Ordinance No. 18-06, thereby modifying Chapter 31 – Recreation and Parks, amending Article VIII – Ball Field Use Rules and Regulations.

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

PC 18-02 – REZONING OF 602 W. MAIN ST., PARCEL #10-31-0-134-009, FROM GENERAL COMMERCIAL (GC) TO OFFICE (O) (SECOND READING)

City Manager presented report for Council consideration of approval of a rezoning application for 602 W. Main St., parcel #10-31-0-134-009 from General Commercial (GC) to Office (O).

Councilman Schorr commented on the applicant not being present at the meetings and stated that he believes it would be important for them to attend to state their case and to address any questions.

Baker moved, seconded by Weyant, to approve and adopt Ordinance No. 18-07, approving the rezoning request of 602 W. Main St., Parcel #10-31-0-134-009, from General Commercial (GC) to Office (O).

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

IDOT RESOLUTION / EXPENDITURE OF MFT FUNDS FOR MAINTENANCE OF STREETS AND HIGHWAYS

City Manager presented report for Council consideration of approval of resolution approving the 2018 Motor Fuel Tax Maintenance Program beginning May 1, 2018 and ending April 30, 2019.

Councilman Weyant asked if MFT funds can be used to paint crosswalks. City Engineer stated that he believes it could. City Manager stated that if we wanted to add that later we could do an amendment to the budget to include the expense.

McMahan moved, seconded by Weyant, to approve and adopt IDOT Resolution No. 17-18-28, a Resolution for Maintenance of Streets and Highways by Municipality under the Illinois Highway Code.

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

BID AWARD – FIBER SWITCHES

City Manager presented report for Council consideration of approval and authorization of bid for furnishing and installing fiber switches citywide.

Councilman Baker commented on not having another bid on a project with this high of an amount. City Manager stated that we could get another price on the switches but the switches have to be programmed so you would want the same company who is going to be maintaining them to also do the programming.

Council discussed the purchase and was in consensus to put bid specs together and obtain another bid on equipment and installation.

Schorr moved, seconded by Weyant, to table item.

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

COUNCIL – MISCELLANEOUS ITEMS

Mayor commented on the recreational vehicles code and stated that he has received complaint calls regarding the regulations. Council discussed and decided to review the regulations to see if there are any changes that need to be made.

CITY MANAGER – MISCELLANEOUS ITEMS

None.

PUBLIC COMMENTS

Ed Haggerty – Asked to have a meeting with the City Manager to further clarify what he should do especially with the safety concerns.

ADJOURNMENT TO EXECUTIVE SESSION

Schorr moved, seconded by Weyant, to adjourn to Executive Session to discuss Personnel – Section (2)(c)(1) – Union Contract Agreements at 7:47 p.m.

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

RETURN TO REGULAR SESSION

Schorr moved, seconded by McMahan, to return to Regular Session at 8:15 p.m.

Motion passed. Motion passed by unanimous yes voice vote.

MISCELLANEOUS OR FINAL ACTIONS

UNION CONTRACT AGREEMENTS

McMahan moved, seconded by Baker, to approve the union contracts with Laborers Local 742, Policemen's Benevolent Labor Committee, and Mascoutah EMS Local 4412 for the period of May 1, 2018 through April 30, 2021, and authorize appropriate officials to execute the necessary documents.

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

ADJOURNMENT

McMahan moved, seconded by Schorr, to **adjourn at 8:17 p.m.**

Motion passed. Motion passed by unanimous yes voice vote.


Kari D. Haas, City Clerk

CITY OF MASCOUTAH
Staff Report

TO: Honorable Mayor and City Council

FROM: Cody Hawkins, City Manager

SUBJECT: **Appointments, Reappointments, and Ratifications**

MEETING DATE: May 7, 2018

REQUESTED ACTION:

Council acceptance of various appointments, reappointments and ratifications.

BACKGROUND:

Staff and Professional Services appointments/reappointments

Mascoutah Fire Department, 1 year – Fire Chief Joe Zinck, Assistant Fire Chief Rob Stookey, Deputy Fire Chief Greg Moll

City Attorney – Al Paulson (Alvin C. Paulson, Attorney at Law), 1 year

Engineer Services – Thouvenot, Wade & Moerchen, Inc., 1 year

Engineer Services (Electric) – Barnes, Henry, Meisenheimer, & Gende, Inc., 1 year

Boards and Commission appointments/reappointments

Planning Commission

Bruce Jung (reappointment – 4 years)

Glenn Shelley (reappointment – 4 years)

Parks & Recreation Commission

Harold Knoth (reappointment – 4 years)

Mike Maue (appointment – 1 year, remainder of term of Amy Gaultney)

Fire and Police Commission

Steve Beimfohr (reappointment – 3 years)

Police Pension Board

Becky Douglas (reappointment – 2 years)

Library Board

Frank Bandre (reappointment – 3 years)

Merly Friedland (reappointment – 3 years)

Bethany McQuiston (appointment – 3 years, replace Anne Schorr)

Economic Development Commission

Connie Kappert (reappointment – 4 years)

Tony Sax (reappointment – 4 years)

Finance Committee

Tim Boyce (reappointment – 4 years)

Cemetery Board

Cathy Klingelhofer (reappointment – 4 years)

Dan Dietz (reappointment – 4 years)

Kenny Case (reappointment – 4 years)

Zoning Board of Appeals

Jim Kuehn (reappointment – 5 years)

Board Ratifications: Must be done each year in order for the City to provide property and liability insurance to the City-owned buildings.

Leu Civic Center

Senior Center

Mascoutah Improvement Association

Mascoutah Cemetery Chapel Committee

Mascoutah Historical Society


RECOMMENDATION:

Council acceptance of various appointments, reappointments and ratifications.

SUGGESTED MOTION:

I move that the Council accept the appointments, reappointments and ratifications as identified.

Prepared By:


Kari D. Haas
City Clerk

Approved By: _____

Cody Hawkins
City Manager

CITY OF MASCOUTAH
Staff Report

TO: Honorable Mayor & Council

FROM: Cody Hawkins – City Manager

SUBJECT: **Bid Award – Fiber Switches**

MEETING DATE: May 7, 2018

REQUESTED ACTION:

Approval and authorization of the bid for furnishing and installing fiber switches citywide.

BACKGROUND & STAFF COMMENTS:

Staff has been working with the City's IT provider, CTS, to determine the best way to fix the issues we have with the switches installed by Dice Communications. Currently, when there are issues or if something new is installed, a work-around has to be done by CTS which costs the City additional funds in labor (\$80.00 per hour) and does not always completely fix the issue so the City has to purchase new equipment at cost plus labor to install the new equipment. The City has zero support from Dice Communications on the switches and if Dice has to be called it is billable at \$140.00 per hour. In addition, CTS is not able to access all switches because the login information provided by Dice does not work on all of them. Lastly, the switches are not receiving software and security updates.

Over the past 5 years CTS has removed and installed new switches at 3 locations due to breakdowns and unfixable issues and the City has spent over \$6,000 to CTS to do work on switches that were installed and mismanaged by another party.

The switches and routers are the backbone of the network. Having one company manage them all makes a network work smooth and clean. When there are issues, there is no finger pointing with one company. When there are two companies like we have now, there is finger pointing between the two companies when issues arise. The City now has 20-30 cameras that are directly impacted by switch management.

The City has constant changing and growing needs, the switches are a core piece of the City's network "puzzle" and having those managed by a team that knows nothing else about our network is quite dangerous and can cause even bigger issues. Even if in the future the City switches to a different IT management company, all the City's IT equipment will be linked together and be able to "talk" to each other which makes the City's IT infrastructure work efficiently regardless of the company managing the system.

The switches and related components are Adtran and are being received from CTS at wholesale pricing. The City cannot purchase this type of equipment without being a registered distributor. Purchasing the equipment from the City's IT provider guarantees that the switches will work with the City's current IT system (servers, computers, fiber connections, etc.).

Bid amount from CTS for hardware is \$96,766.06 which will replace all switches at the current 26 locations and replace the main/core fiber switch and panel at City Hall. Bid amount from CTS for labor (not to exceed 110 hours) is \$15,840.00.

FUNDING:

This purchase is included in the upcoming FY18/19 budget – General Fund Administration FAR.

RECOMMENDATION:

Staff recommends accepting the bid from CTS Technology Solutions.

SUGGESTED MOTION:

I move that the Council waive the competitive bidding process.

I move that the Council approve the bid amount not to exceed \$112,606.06 for furnishing and installing fiber switches citywide from CTS Technology Solutions, Inc. of Sparta, IL and authorize appropriate officials to execute the necessary documents.

Prepared By:


Kari D. Haas
City Clerk

Approved By: _____

Cody Hawkins
City Manager

Attachments: A – Quote from CTS
B – Quote from Liberty Technical Solutions

Scope | Comments

Labor estimated at 80 hrs. Not to exceed 110 hrs.

Quantity	Description
1.00	4187004F2 - TA5004 CHAS W/Fan & Filter
2.00	1174101F3 - TA5000 ETOS-1 2ND GEN
2.00	1187016F1 - TA 5004 MSM20 2-10G
1.00	Mean Well SE-600-48 AC to DC Power Converter
16.00	1174801G1 - NetVanta 8044M EOF ,DC PWR
16.00	1172290G1 - NetVanta AC/DC Converter
41.00	1184561PG1 - SFP Gige 1310nm Smf 10km
8	Netvanta 1531P
9	1000Base-LX LC SFP Module
1	Netvanta 1550-24P Netvanta 1000 Switch 28 Port Man
1	NetVanta 1550-48P - 48 port PoE switch
1.00	1442401G1 - SFP+ 10G MMF
1	Netvanta 1000Base-SX-LC SFP Module
1	APC Smart UPS 1500VA Tower 120V
Total Purchase Price	
\$96,766.06	

Payment terms are 50% due at signing, 40% at start of project and 10% upon completion

Quote is valid until 2/1/2018

Accepted By: _____

Date: _____

CTS Officer: _____

Date: _____

Attachment A

QUOTE



4852 Prairie Branch Road, Mansfield, MO 65704

www.libertytechnicalsolutions.com

To
Kari Haas
City of Mascoutah
3 West Main Street
Mascoutah, IL 62258
United States

Phone (618) 566-2964

QUOTE #	L01Q2560
DATE	Apr 24, 2018

SALESPERSON	P.O. Number	PAYMENT TERMS	DUE DATE
Scott A. Jones			

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
CITYWIDE SWITCHES			
Materials			
1	Equipment	\$103,018.74	\$103,018.74
	ADTRAN, INC. CHASSIS TA5004 W/FAN & FILTER		
	(2) ADTRAN, INC. TA500 ETOS-1 2ND GEN		
	(2) ADTRAN, INC. MODULE MGMNT AND SWITCH MSM20 2-10G F/ TA5004		
	MEAN WELL SE-600-48 AC to DC Power Supply, Single Output, 48V, 12.5 Amp, 600W, 1.5"		
	(16) ADTRAN, INC. TERMINATION UNIT ETHNT NV8044M DC		
	(16) ADTRAN, INC. MODULE NETVANTA OSP INTERNAL AC/DC CONVERTER		
	(41) Adtran 1184561PG1 SFP Transceiver - 1 x 1000Base-LX1 Gbit/s		
	(8) Adtran NetVanta 1531P Layer 3 Lite Gigabit Ethernet Switch - 10 Network, 2 Expansion Slot - Manageable - Twisted Pair, Optical Fiber - 3 Layer Supported - 1U High - Rack-mountable, Desktop, Wall Mountable - Lifetime Limited Warranty		
	(9) HP J4859C Compatible 1000Base-LX SMF SFP (mini-GBIC) Transceiver Module TAA - For Data Networking, Optical Network - 1 x 1000Base-LX, SFP, Duplex LC SMF, 1310nm, 10km, J4859C		
	Adtran NetVanta 1550-24P Ethernet Switch - 24 Network, 4 Expansion Slot - Manageable - Twisted Pair, Optical Fiber - 3 Layer Supported - 1U High - Rack-mountable, Desktop - Lifetime Limited Warranty		
	Adtran NetVanta 1550-48P Ethernet Switch - 48 Network, 4 Expansion Slot - Manageable - Twisted Pair, Optical Fiber - 3 Layer Supported - 1U High - Rack-mountable, Desktop - Lifetime Limited Warranty		
	AddOn AdTran 1442401G1 Compatible TAA compliant 10GBase-SR SFP+ Transceiver (MMF, 850nm, 300m, LC, DOM) - 100% compatible and guaranteed to work		

PRICES SUBJECT TO CHANGE - PRICES BASED UPON TOTAL PURCHASE - ALL DELIVERY, TRAINING OR CONSULTING SERVICES TO BE BILLED AT PUBLISHED RATES FOR EACH ACTIVITY INVOLVED - LABOR IS ESTIMATED UNLESS OTHERWISE SPECIFIED - LIBERTY TECH BRANDED WORKSTATIONS INCLUDE A 1 YEAR PARTS AND LABOR WARRANTY. THE WARRANTY DOES NOT COVER TRAVEL CHARGES. LABOR IS LIMITED TO REINSTALLATION OF THE OPERATING SYSTEM AND SYSTEM DRIVERS. LABOR FOR SOFTWARE INSTALLATION AND/OR DATA RESTORATION IS NOT INCLUDED. - SOFTWARE, PERIPHERAL, NON-LIBERTY TECH BRANDED WORKSTATIONS, AND INFRASTRUCTURE EQUIPMENT WARRANTIES ARE PROVIDED BY MANUFACTURERS ONLY - WE SPECIFICALLY DISCLAIMS ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OR WITH REGARD TO ANY LICENSED PRODUCTS. WE SHALL NOT BE LIABLE FOR ANY LOSS OF PROFITS, BUSINESS, GOODWILL, DATA, INTERRUPTION OF BUSINESS, NOR FOR INCIDENTAL OR CONSEQUENTIAL MERCHANTABILITY OR FITNESS OF PURPOSE, DAMAGES RELATED TO THIS AGREEMENT. TAX AND SHIPPING ARE NOT INCLUDED.

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
	Adtran NetVanta 1000Base-SX SFP Switch Module - 1 x 1000Base-SX		
	APC by Schneider Electric Smart-UPS 1500VA LCD 120V US - 1440 VA/1000 W - 120 V AC - 7 Minute Stand-by Time - Tower - 8 x NEMA 5-15R		
	Installation Service		
90	Network Service Labor (Estimate)	\$145.00	\$13,050.00
	Performance Assurance Contract (Monthly Recurring)		
1	Support Contract	\$1,030.00	\$1,030.00
	<i>Includes:</i> - Labor for moves, adds and changes - Labor for troubleshooting and problem resolution - Labor for facilitating manufacturers warranty process		

Accepted by: _____ Date: _____

PRICES SUBJECT TO CHANGE - PRICES BASED UPON TOTAL PURCHASE - ALL DELIVERY, TRAINING OR CONSULTING SERVICES TO BE BILLED AT PUBLISHED RATES FOR EACH ACTIVITY INVOLVED - LABOR IS ESTIMATED UNLESS OTHERWISE SPECIFIED - LIBERTY TECH BRANDED WORKSTATIONS INCLUDE A 1 YEAR PARTS AND LABOR WARRANTY. THE WARRANTY DOES NOT COVER TRAVEL CHARGES. LABOR IS LIMITED TO REINSTALLATION OF THE OPERATING SYSTEM AND SYSTEM DRIVERS. LABOR FOR SOFTWARE INSTALLATION AND/OR DATA RESTORATION IS NOT INCLUDED. - SOFTWARE, PERIPHERAL, NON-LIBERTY TECH BRANDED WORKSTATIONS, AND INFRASTRUCTURE EQUIPMENT WARRANTIES ARE PROVIDED BY MANUFACTURERS ONLY - WE SPECIFICALLY DISCLAIMS ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OR WITH REGARD TO ANY LICENSED PRODUCTS. WE SHALL NOT BE LIABLE FOR ANY LOSS OF PROFITS, BUSINESS, GOODWILL, DATA, INTERRUPTION OF BUSINESS, NOR FOR INCIDENTAL OR CONSEQUENTIAL MERCHANTABILITY OR FITNESS OF PURPOSE, DAMAGES RELATED TO THIS AGREEMENT. TAX AND SHIPPING ARE NOT INCLUDED.

CITY OF MASCOUTAH
City Manager's Office

Staff Report

TO: Honorable Mayor and City Council

FROM: Cody Hawkins City Manager

SUBJECT: **Quality Based Selection for Professional Engineering Services for the new Wastewater Treatment Plant**

DATE: MAY 7, 2018

REQUESTED ACTION:

Approval of the Quality Based Selection for Professional Engineering Services for the new Wastewater Treatment Plant.

BACKGROUND INFORMATION:

The Wastewater Facilities Plan for the City of Mascoutah has been completed and it is now time to select a professional engineering firm to evaluate, design, prepare plans and specifications, prepare applicable permits, and perform construction engineering services for the new Wastewater Treatment Plant (WWTP).

A Request for Qualifications was sent out on March 13, 2018 and was advertised in the Mascoutah Herald, Belleville News Democrat, and the City webpage. We received responses from seven firms. A five member selection committee independently evaluated and scored the seven proposals. The scores were averaged and the firms with the top three scores were selected for interviews. The three firms that were interviewed are listed below with some highlights from their proposals.

- Burns & McDonnell
 - Excellent proposal and interview.
 - Technical approach would delay plant construction and allow time to analyze and model the collection system. A holistic approach.
 - Upfront cost would likely increase prior to construction of plant.
 - Sewer collection system model would be a useful tool.
 - Other plant types or a custom designed plant would be considered.
 - Strong capable team.
- Thouvenot, Wade & Moerchen, Inc.
 - Excellent proposal and satisfactory interview.
 - Technical approach in line with scope.
 - Could develop a model of the collection system as a separate project.
 - Long History of engineering service to the City of Mascoutah.

➤ Horner & Shifrin, Inc.

- Excellent proposal and interview.
- Technical approach allows construction of plant and analysis of the collection system in parallel.
- Good understanding of the current collection system and plant.
- SBR plant would be properly sized but could later be expanded to meet demand should unexpected future growth occur.
- Could prepare a model of the collection system as a separate project.
- Strong capable team.

Members of the selection committee discussed the three candidates and are recommending selection of Horner & Shifrin, Inc. Horner & Shifrin's technical approach allows for construction of a properly designed SBR plant and analysis of the collection system in parallel without delaying plant construction.

This request is for approval to select Horner & Shifrin for professional engineering services to evaluate, design, prepare plans and specifications, prepare applicable permits, and perform construction engineering services for a new WWTP. A professional services agreement will be negotiated upon selection.

FUNDING:


None required until a professional engineering services agreement is negotiated and approved. Engineering would be paid for with Sewer Funds and a low interest IEPA loan.

RECOMMENDATION:

Approval to select Horner & Shifrin, Inc. to provide professional engineering services, upon successful negotiation of a professional engineering services agreement, for design and construction engineering for the new Waste Water Treatment Plant.

SUGGESTED MOTION:

I move that the Council approve the selection of Horner & Shifrin, Inc. to provide professional engineering services, upon successful negotiation of a professional engineering services agreement, for design and construction engineering for the new Waste Water Treatment Plant and authorize appropriate City officials to execute the necessary documents.

Prepared By:  Approved By: _____
Tom Quirk Cody Hawkins
City Engineer City Manager

CITY OF MASCOUTAH

Staff Report

TO: Honorable Mayor & Council
FROM: Cody Hawkins – City Manager
SUBJECT: Street Closings – Homecoming Parade

MEETING DATE: May 7, 2018

REQUESTED ACTION:

Council approval and adoption of a resolution for street closings for the annual Homecoming Parade.

BACKGROUND & STAFF COMMENTS:


The Mascoutah Improvement Association will be holding the annual Homecoming Parade on Saturday, August 4th and Sunday, August 5th at 5 p.m. The organization is requesting that Main Street be closed from Lebanon to Sixth Street and Sixth Street from Main Street to Park Drive from 4:00 p.m. to 7:00 p.m. on Saturday and Sunday. This request is coming before the Council because it involves State Highways and requires a Council resolution before we submit it to IDOT.

RECOMMENDATION:

City Manager recommends that the Council approve resolution.

SUGGESTED MOTION:

I move that the Council approve and adopt Resolution No. 18-19-___ to authorize the closing of Main Street from Lebanon Street to Sixth Street and Sixth Street from Main Street to Park Drive, from 4:00 p.m. to 7:00 p.m. on August 4th and from 4:00 p.m. to 7:00 p.m. on August 5th for the annual Mascoutah Homecoming Parade.

Prepared By: 
Kari D. Haas
City Clerk

Approved By: _____
Mike Bolt
Asst. City Manager

Attachments: A – IDOT Resolution

RESOLUTION NO. 18-19-__

WHEREAS, the City of Mascoutah is sponsoring a Homecoming Parade in the City of Mascoutah which constitutes a public purpose; and

WHEREAS, this Homecoming Parade will require the temporary closure of Route 177, a State Highway in the City of Mascoutah from Lebanon Street to Sixth Street and the closure of Sixth Street from Main Street to Park Drive; and

WHEREAS, Section 4-408 of the Illinois Highway Code authorizes the Department of Transportation to issue permits to local authorities to temporarily close portions of State Highways for such public purposes.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MASCOUTAH:

That permission to close off Route 177 from Lebanon Street to Sixth Street and Sixth Street from Main Street to Park Drive as above designated, be requested of the Department of Transportation.

BE IT FURTHER RESOLVED, that this closure shall occur during the approximate time period between 4:00 P.M. and 7:00 P.M. on August 4, 2018 and between 4:00 P.M. and 7:00 P.M. on August 5, 2018.

BE IT FURTHER RESOLVED, that traffic from that closed portion of highway shall be detoured over routes with an all weather surface that can accept the anticipated traffic, which will be maintained to the satisfaction of the Department and which is conspicuously marked for the benefit of traffic diverted for the State Highway. (The parking of vehicles shall be prohibited on the detour routes to allow an uninterrupted flow of two-way traffic.)* The detour route shall be as follows: traffic traveling west on Rt. 177: north on Rt. 4 to Fuesser Road, west on Fuesser Road to County Road, south on County Road to Rt. 177. Traffic traveling east on Rt. 177: north on County Rd to Fuesser Road, east on Fuesser Road to Rt. 4. Traffic traveling south on Sixth Street: east on Fuesser Road to Rt. 4 or west on Fuesser Road and south on County Road to Rt. 177. *To be used when appropriate.

BE IT FURTHER RESOLVED, that the City of Mascoutah assumes full responsibility for the direction, protection, and regulation of the traffic during the time the detour is in effect.

BE IT FURTHER RESOLVED, that police officers or authorized flaggers shall at the expense of the City of Mascoutah be positioned at each end of the closed section and at other points (such as intersections) as may be necessary to assist in directing traffic through the detour.

BE IT FURTHER RESOLVED, that police officers, flaggers, and officials shall permit emergency vehicles in emergency situations to pass through the closed area as swiftly as is safe for all concerned.

BE IT FURTHER RESOLVED, that all debris shall be removed by the City of Mascoutah prior to reopening the State Highway.

Attachment A

BE IT FURTHER RESOLVED, that such signs, flags, barricades, etc., shall be used by the City of Mascoutah as may be approved by the Illinois Department of Transportation. These items shall be provided by the City of Mascoutah.

BE IT FURTHER RESOLVED, that the closure and detour shall be marked according to the Illinois Manual on Uniform Traffic Control Devices.

BE IT FURTHER RESOLVED, that an occasional break shall be made in the procession so that traffic may pass through. In any event, adequate provisions will be made for traffic on intersecting highways pursuant to conditions noted above. (NOTE: This paragraph is applicable when the Resolution pertains to a Parade or when no detour is required.)

BE IT FURTHER RESOLVED, that to the fullest extent permitted by law, the City of Mascoutah shall be responsible for any and all injuries to persons or damages to property, and shall indemnify and hold harmless the Illinois Department of Transportation, its officers, employees and agents from any and all claims, lawsuits, actions, costs and fees (including reasonable attorneys' fees and expenses) of every nature or description, arising out of, resulting from or connected with the exercise of authority granted by the Department which is the subject of this resolution. The obligation is binding upon the City of Mascoutah regardless of whether or not such claim, damage, loss of expense is caused in part by the act, omissions or negligence of the Department or its officers, employees or agents.

BE IT FURTHER RESOLVED, that the City of Mascoutah shall provide a comprehensive general liability insurance policy or an additional insured endorsement in the minimum amount of \$1,000,000 per person and \$2,000,000 aggregate, which has the Illinois Department of Transportation and its officials, employees, and agents as insureds and which protects them from all claims arising from the requested road closing. A copy of said policy or endorsement will be provided to the Department before the road is closed.

BE IT FURTHER RESOLVED, that a copy of this resolution be forwarded to the Department of Transportation to serve as a formal request for the permission sought in this resolution and to operate as part of the conditions of said permission.

ADOPTED and APPROVED by the Mayor and City Council of the City of Mascoutah this 7th day of May, 2018, A.D.

Mayor

ATTEST:

City Clerk
(SEAL)

**CITY OF MASCOUTAH
Staff Report**

TO: Honorable Mayor & Council
FROM: Cody Hawkins – City Manager
SUBJECT: Street Closing – Fall Fest

MEETING DATE: May 7, 2018

REQUESTED ACTION:

Council approval and adoption of a resolution to close Main Street (IL 177) on October 20, 2018 for the Fall Fest.

BACKGROUND & STAFF COMMENTS:

Mascoutah Chamber of Commerce will be holding the Fall Fest on Saturday, October 20. They are requesting closing of Main St. (IL 177) from Second St. to Route 4 from 7 a.m. to 5 p.m. This request is coming before the Council because it involves a State Highway and requires a Council resolution before we submit it to IDOT.

RECOMMENDATION:

Council approval of resolutions to close Main Street for the Fall Fest.

SUGGESTED MOTION:

I move that the Council authorize the closing of Main Street (IL 177) from Second St. to Route 4 on October 20, 2018 from 7 a.m. to 5 p.m. for the annual Fall Fest by adopting Resolution No. 18-19-__.

Prepared By: _____

Kari D. Haas
City Clerk

Approved By: _____

Cody Hawkins
City Manager

Attachments: A – IDOT Resolution

RESOLUTION NO. 18-19-__

WHEREAS, the Mascoutah Chamber of Commerce is sponsoring a Fall Fest in the City of Mascoutah which constitutes a public purpose; and

WHEREAS, this Fall Fest will require the temporary closure of Route 177, a State Highway in the City of Mascoutah from IL Route 4 to Second Street; and

WHEREAS, Section 4-408 of the Illinois Highway Code authorizes the Department of Transportation to issue permits to local authorities to temporarily close portions of State Highways for such public purposes.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MASCOUTAH:

That permission to close off Route 177 from IL Route 4 to Second Street as above designated, be requested of the Department of Transportation.

BE IT FURTHER RESOLVED, that this closure shall occur during the approximate time period between 7:00 A.M. and 5:00 P.M. on October 20, 2018.

BE IT FURTHER RESOLVED, that traffic from that closed portion of highway shall be detoured over routes with an all weather surface that can accept the anticipated traffic, which will be maintained to the satisfaction of the Department and which is conspicuously marked for the benefit of traffic diverted for the State Highway. (The parking of vehicles shall be prohibited on the detour routes to allow an uninterrupted flow of two-way traffic.)* The detour route shall be as follows: traffic traveling west on Rt. 177: north on Rt. 4 to Harnett Street, west on Harnett Street to 6th Street, south on 6th Street to Rt. 177. Traffic traveling east to use same detour. Traffic traveling north on Rt. 4: west on Harnett to 6th Street, south on 6th Street to Rt. 177. Traffic traveling south on Rt. 4 to use the same detour.

*To be used when appropriate.

BE IT FURTHER RESOLVED, that the City of Mascoutah assumes full responsibility for the direction, protection, and regulation of the traffic during the time the detour is in effect.

BE IT FURTHER RESOLVED, that police officers or authorized flaggers shall at the expense of the City of Mascoutah be positioned at each end of the closed section and at other points (such as intersections) as may be necessary to assist in directing traffic through the detour.

BE IT FURTHER RESOLVED, that police officers, flaggers, and officials shall permit emergency vehicles in emergency situations to pass through the closed area as swiftly as is safe for all concerned.

BE IT FURTHER RESOLVED, that all debris shall be removed by the City of Mascoutah prior to reopening the State Highway.

BE IT FURTHER RESOLVED, that such signs, flags, barricades, etc., shall be used by the City of Mascoutah as may be approved by the Illinois Department of Transportation. These

Attachment A

items shall be provided by the City of Mascoutah.

BE IT FURTHER RESOLVED, that the closure and detour shall be marked according to the Illinois Manual on Uniform Traffic Control Devices.

BE IT FURTHER RESOLVED, that an occasional break shall be made in the procession so that traffic may pass through. In any event, adequate provisions will be made for traffic on intersecting highways pursuant to conditions noted above. (NOTE: This paragraph is applicable when the Resolution pertains to a Parade or when no detour is required.)

BE IT FURTHER RESOLVED, that to the fullest extent permitted by law, the Mascoutah Chamber of Commerce shall be responsible for any and all injuries to persons or damages to property, and shall indemnify and hold harmless the Illinois Department of Transportation, its officers, employees and agents from any and all claims, lawsuits, actions, costs and fees (including reasonable attorneys' fees and expenses) of every nature or description, arising out of, resulting from or connected with the exercise of authority granted by the Department which is the subject of this resolution. The obligation is binding upon the Mascoutah Chamber of Commerce regardless of whether or not such claim, damage, loss of expense is caused in part by the act, omissions or negligence of the Department or its officers, employees or agents.

BE IT FURTHER RESOLVED, that the Mascoutah Chamber of Commerce shall provide a comprehensive general liability insurance policy or an additional insured endorsement in the minimum amount of \$1,000,000 per person and \$2,000,000 aggregate, which has the Illinois Department of Transportation and its officials, employees, and agents as insureds and which protects them from all claims arising from the requested road closing. A copy of said policy or endorsement will be provided to the Department before the road is closed.

BE IT FURTHER RESOLVED, that a copy of this resolution be forwarded to the Department of Transportation to serve as a formal request for the permission sought in this resolution and to operate as part of the conditions of said permission.

ADOPTED and **APPROVED** by the Mayor and City Council of the City of Mascoutah this 7th day of May, 2018, A.D.

Mayor

ATTEST:

City Clerk
(SEAL)

CITY OF MASCOUTAH
Staff Report

TO: Honorable Mayor & City Council
FROM: Cody Hawkins – City Manager
SUBJECT: Code Change – No Parking (First Reading)

MEETING DATE: May 7, 2018

REQUESTED ACTION:

Council approval and adoption of an Ordinance to amend Schedule E – No Parking Streets.

BACKGROUND & STAFF COMMENTS:

Below is a recommendation from staff for no parking after review and consideration of a request from Barry Hayden.

SCHEDULE “E” – NO PARKING STREETS

I. NO PARKING

Street – Side

Beller Drive (both)

From

Location

Hayden Drive

The Street Department will receive a work order to place no parking signs along these locations after passage of the attached Ordinance.


RECOMMENDATION:

Council approval and adoption of ordinance amending Schedule “A” – Stop Intersections and Schedule “E” – No Parking Streets.

SUGGESTED MOTION:

I move that the Council approve and adopt Ordinance No. 18-____, amending Chapter 24, Schedule “E” – No Parking Streets.

Prepared By:


Kari Haas
City Clerk

Approved By: _____

Cody Hawkins
City Manager

Attachments: A – Ordinance

ORDINANCE NO. 18-__

**AN ORDINANCE AMENDING CHAPTER 24,
SCHEDULE "E" – NO PARKING STREETS 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 "E" – No Parking Streets) be amended to add the following:

SCHEDULE "E" – NO PARKING STREETS

I. NO PARKING

<i>Street – Side</i>		<i>Location</i>
Beller Drive (both)	From	Hayden Drive

SECTION 3: 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 May, 2018, 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>
Paul Schorr	___	___	___
John Weyant	___	___	___
Pat McMahan	___	___	___
Michael Baker	___	___	___
Gerald Daugherty	___	___	___

Attachment A

APPROVED by the Mayor of the City of Mascoutah, Illinois, this 21st day of May, 2018.

ATTEST:

Mayor

City Clerk
(SEAL)

CITY OF MASCOUTAH
Mascoutah, Illinois

TO: Honorable Mayor and Council

FROM: Mike Bolt, Assistant City Manager

SUBJECT: **PC 18-04 – Plaza 23 LLC Rezoning Request, Parcel # 10060300008
(FIRST READING)**

MEETING DATE: May 7th, 2018

REQUESTED ACTION:

Council denial, or approval with conditions, of a rezoning application for, Parcel #10060300008 from General Commercial (GC) to Multiple Family Residential (RM).

BACKGROUND & STAFF COMMENTS:

The applicant Plaza 23 LLC wishes to rezone 20.88 acres from General Commercial to Multiple Family Residential, so that he can build several multi family units. Attached in this packet shows a map of the location.

According to the City of Mascoutah's Comprehensive Plan, in regards to that location:

CHAPTER 2 – LAND USE

2.3.10 Highway Commercial

The Highway Commercial classification is designated for land adjacent to Interstate 64 and includes the I-64 and Illinois Route 4 intersection. The land is positioned on a predominantly open agricultural area in the northern portion of the City providing desired opportunities for development expansion. It includes the most marketable land in the City given its location to a major interstate intersection. The uses encouraged within this classification will include the most intense retail/commercial service related uses, i.e. restaurants, hotels, attracting a "regional" market. Additional site development and zoning regulations may be applied to this area to create the best marketable use of the land for development investment.

2.5.1 General Land Use

The City is anticipating commercial and industrial development north of Fuesser Road to Interstate 64, due to this area's location to a major highway/interstate system and its proximity to Scott Air Force Base and MidAmerica St. Louis Airport. Residential development is encouraged to begin south of Fuesser Road, and preferably outside of the Airport Overlay District, where additional development regulations are imposed.

CHAPTER 5 – ECONOMIC DEVELOPMENT

5.2.2.2 Hwy. 4, north of Downtown (Highway 4 Corridor).

There has been increased interest in commercial development along Highway 4 north of Downtown, given its proximity to Interstate 64 and the existing and forecasted traffic volumes along Highway 4. This area should be reserved for the most intense commercial type activity, (e.g. retail centers, office parks, and restaurants). New "commercial centers" should be encouraged along this major transportation corridor and at primary intersections such as Highway 4/Fuesser Road and Highway 4/Route 161. These developments should be planned to include several businesses to encourage better design and to limit the number of access points onto to Highway 4. Individual lot development along Highway 4 should be discouraged.

DISCUSSION POINTS / ISSUES:

Land Use and Zoning Requirements: Neighboring properties are depicted as General Commercial on the Land Use Map in the City's Comprehensive Plan.

Utilities: City of Mascoutah utilities are located close nearby. The City's Sewer Plant Operator does not recommend this with the City's current existing Sewer Plant capacity. Moreover, there are plans in the works for a new lift station by the airport. Size and plans regarding it, would need be reworked/increased if these proposed apartment units were constructed. The City does have plans to build a new Sewer Plant in the next few years. Engineering and planning are currently in process.

Traffic: Traffic would be affected if property rezoned. If apartments built, and there would be an increase in vehicular traffic on Hayden Drive, Beller Drive, and State Route 4.

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 one letter of opposition from a local business owner, and there were several public comments at the Planning Commission Meeting, which are in the minutes attached to this report.

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 "approval with conditions", for this rezoning request at their meeting on April 18th, 2018.

3 members were absent. 4 were present. There was a quorum. They voted: 3 AYES. 1 NAY.

RECOMMENDATION:

Staff recommends denial, or approval with conditions, of this rezoning request for Parcel #10060300008 from General Commercial (GC) to Multiple Family Residential (RM).

SUGGESTED MOTION:

I move that the City Council deny, OR approve with conditions, adopting Ordinance 18-__ this rezoning request for Parcel #10060300008 from General Commercial (GC) to Multiple Family Residential (RM).

MOTION _____ **SECOND** _____

Approved By: _____

Cody Hawkins
City Manager

Prepared By: _____

Mike Bolt
Assistant City Manager

Attachments: A – Re-zoning Application
B – Concept Site Plan
C – Zoning Map & Aerial Map
D – 250' Buffer
E – Public Notice
F – Comp Plan
G – Proposed Conditions of Approval
H – Planning Commission Minutes
I – Ordinance

Permit Number PC 18-04
Approved by: _____



Issued On 3/14, 20 18

City of Mascoutah
RE-ZONING APPLICATION

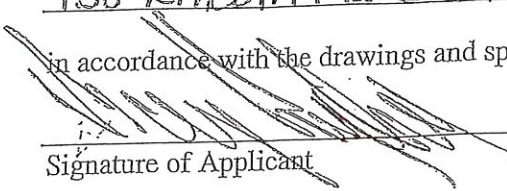
Application is hereby made this 21 day of February, 20 18, for a site plan approval for:

Plaza 23, LLC
Name of Business Establishment of Development

Located at:

138 Lincoln Place Ct. #102 Belleville, IL 62221

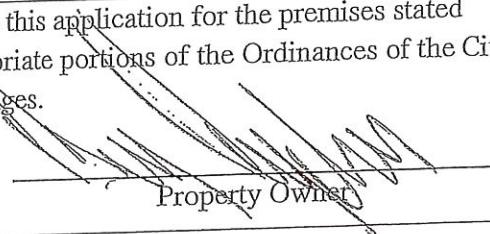
in accordance with the drawings and specifications presented herewith.


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.


Property Owner

Property Information

Property Owner:

Plaza 23, LLC

Address:

138 Lincoln Place Ct. #102 Belleville, IL 62221

Lessee:

Address:

Contractor:

Contractor Contact:

Application Checklist (Attachments)

Proof of Ownership

Site Plan Drawing

Application Fee



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

ST. CLAIR COUNTY

2016 REAL ESTATE TAXES
BASED ON ASSESSED VALUE
AS OF JANUARY 1, 2016

PARCEL NO. 10-06.0-300-008

Pay on line: www.co-st-clair.il.us/Pages/default.aspx
E-Mail: treasurer@co-st-clair.il.us

TAXING INFORMATION

FAIR PROPERTY VALUE	
1977	
BASE	0
SENIOR FREEZE	
BASE	0
ASSESSORS	
VALUE	3,303
ED OF REVIEW	
VALUE	3,303
TOWNSHIP	
MULTIPLIER	X
LOCAL	
VALUE*	1,0146
HIE/DAV	
VALUE	3,303
VALUE TO BE	
EQUALIZED	3,303
STATE	
MULTIPLIER	X
STATE EQUALIZED	
VALUE	1,0000
OWNER OCCUPIED	
EXEMPTION	0
SENIOR	
FREEZE	0
SR HOMESTEAD	
EXEMPTION	0
RETURNING VET	
EXEMPTION	0
VET/DISABILITY	
EXEMPTION	0
FARM	
ASSESSMENT	+
TAXABLE	
VALUE	-3,303
TOTAL	
TAX RATE	X
VALUE	8,8530
TOTAL TAX DUE	
PROPERTY VALUE	\$292.42
**ESTIMATED 1/3 OF FAIR PROPERTY VALUE	

DISTRIBUTION OF 2016 TAXES

Taxing Body	2015 Rate	2015 Tax	2016 Rate	2016 Tax	2016 Tax Difference	% of Total
MASCOUTAH UNIT #19	4.93380	\$140.56	5.17630	\$147.47	6.91	50.43
SWIC DIST #522	0.47270	\$13.47	0.47490	\$13.53	0.06	4.63
CITY OF MASCOUTAH	1.42010	\$40.46	1.42010	\$40.46	0.00	13.84
TEM03	0.00000	\$0.00	0.00000	\$0.00	0.00	13.75
ST CLAIR CO GEN	0.11570	\$3.30	0.24720	\$7.04	3.74	2.41
ST CLAIR CO OTHER	0.82280	\$23.44	0.83930	\$23.91	0.47	8.18
MASCOUTAH TWP	0.13720	\$3.91	0.13010	\$3.71	-0.20	1.27
MASCOUTAH ROAD	0.29440	\$8.39	0.29100	\$8.29	-0.10	2.83
CITY OF MASCOUTAH LB	0.28880	\$8.23	0.27410	\$7.81	-0.42	2.87
Totals	8.4855	\$241.76	8.85300	\$292.42	\$50.66	
* TIF INCREMENT IS 454						

10-06.0-300-008
PLAZA 23 LLC
PLAZA 23 LLC
6580 BEIL RD
MILLSTADT IL 62260-2206

Legal Description

MASCOUTAH TWP SECTION 6
MASCOUTAH TWP SECTION 6
LOT/SEC-6-SUBL/TWP-1N-BLK/RG-6W LOTS 14 & 15 S SW
Location of Property
9233 STATE RTE 4
MASCOUTAH, IL 62258-0000

ACRES
20.88

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: 06/29/2017
Second installment due date: 08/29/2017
Last day to pay and avoid publication: 09/22/2017
The on-line payment system will be temporarily shut down at 3:00 p.m. on Sep 22, 2017 until 8:00 a.m. Sep 25, 2017.
Notice of tax sale by certified mail: 09/29/2017
Publication of unpaid taxes: 10/02 - 10/06/2017
LAST DAY TO PAY TAXES: 11/03/2017
The on-line payment system will be shut down at 3:00 p.m. on November 03, 2017.
POSTMARK WILL NOT BE HONORED ON LAST DAY TO PAY. PAYMENTS MUST BE RECEIVED BEFORE 5 PM ON 11/03/2017.
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: 6/23/17 # 6121

AMT. PAID: 146.21

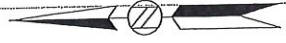
2nd INST:

DATE PAID: 6/23/17 # 6121

AMT. PAID: 146.21

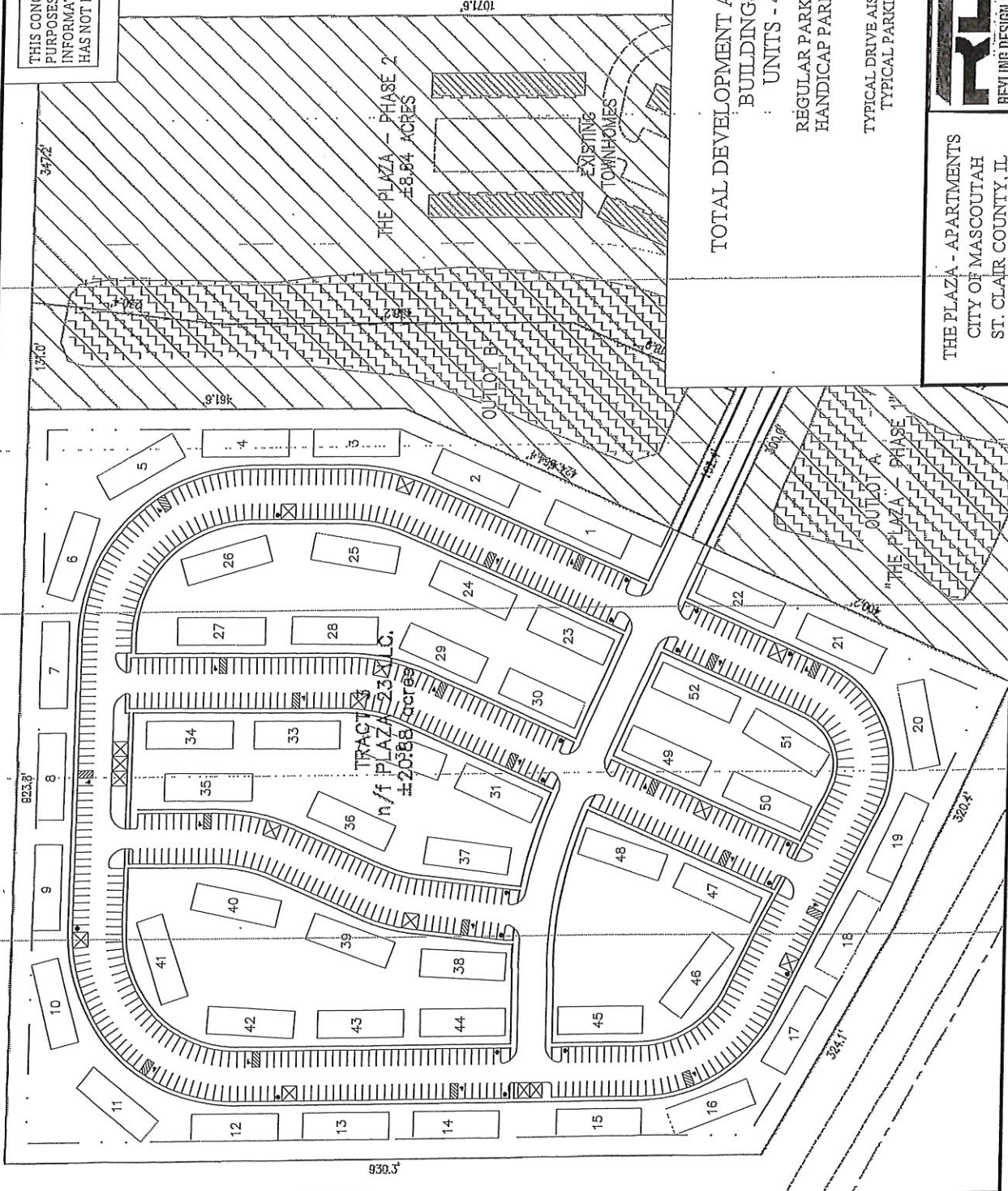
THIS CONCEPT SITE PLAN IS FOR PRELIMINARY PLANNING PURPOSES ONLY. ALL PROPERTY LINES AND EXISTING SITE INFORMATION SHOWN IS APPROXIMATE. THIS INFORMATION HAS NOT BEEN VERIFIED WITH AN ACTUAL SURVEY.

(B)



HORIZ. SCALE: 1" = 120'

0 60 120 240



TOTAL DEVELOPMENT AREA - 20.88 ACRES

BUILDINGS - 52

UNITS - 416

REGULAR PARKING - 746

HANDICAP PARKING - 19

TOTAL - 765

TYPICAL DRIVE AISLE - 36' and 24' WIDE

TYPICAL PARKING SPACE - 9'x19'

THE PLAZA - APARTMENTS
CITY OF MASCOUTAH
ST. CLAIR COUNTY, IL



CONCEPT
SITE PLAN

EXHIBIT NO.

1

B



THOUVENOT,
WADE &
MOERCHEN, INC.
SURVEYORS

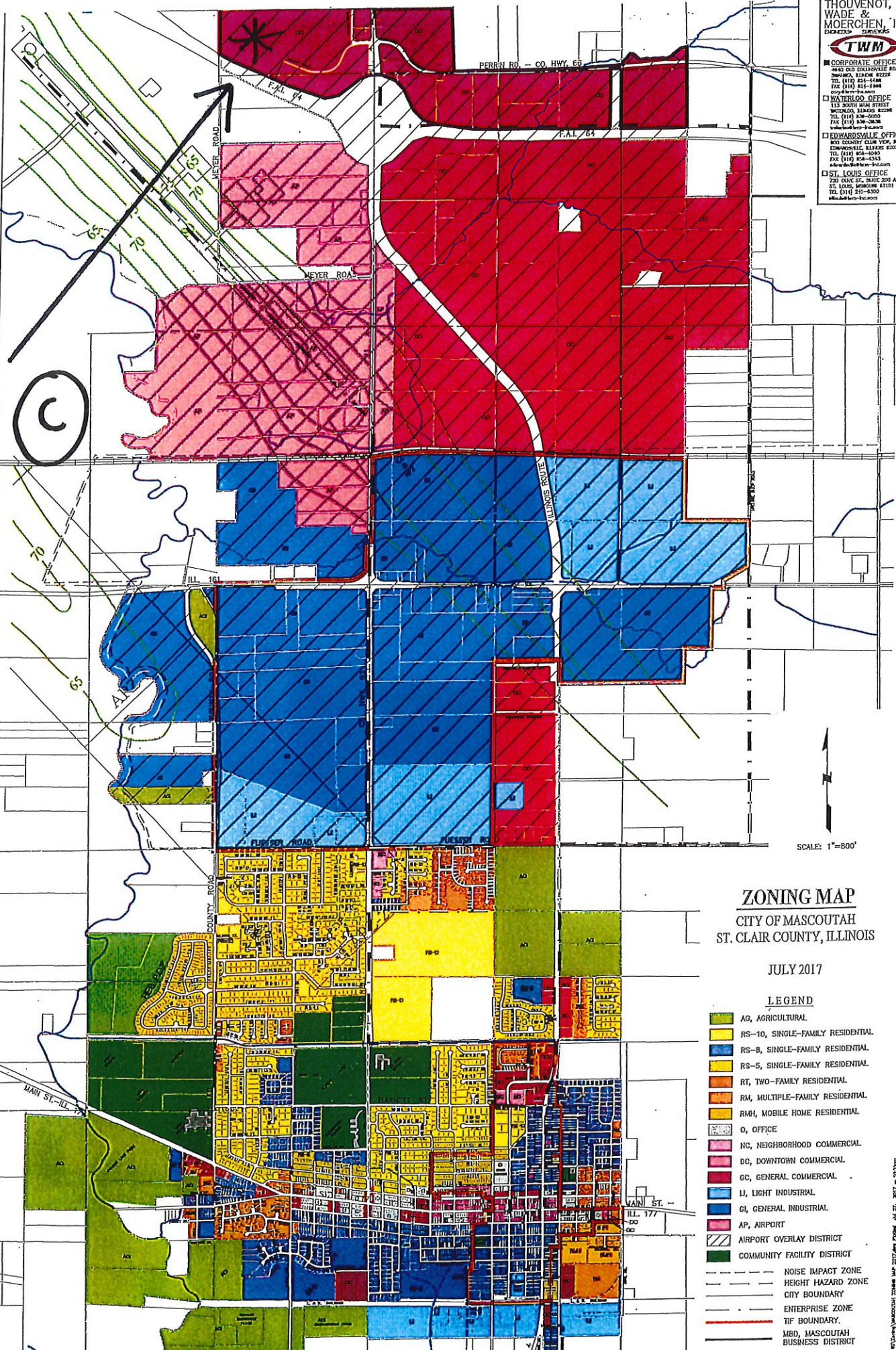
TWM

CORPORATE OFFICE
4640 OLD COLUMBIAN RD.
BOWLING GREEN, OHIO 43402
TEL (614) 834-4144
FAX (614) 834-4144
www.thouvenot-wade.com

WATERLOO OFFICE
113 SOUTH MAIN STREET
WATERLOO, ILLINOIS 62298
TEL (314) 834-5000
FAX (314) 834-5030
www.thouvenot-wade.com

EDWARDSVILLE OFFICE
800 COUNTY CLUB VILL, SUITE 1
EDWARDSVILLE, ILLINOIS 62025
TEL (314) 834-5045
FAX (314) 834-5143
www.thouvenot-wade.com

ST. LOUIS OFFICE
720 OLIVE ST., SUITE 200 A
ST. LOUIS, MISSOURI 63101
TEL (314) 231-8200
www.thouvenot-wade.com



ZONING MAP CITY OF MASCOUTAH ST. CLAIR COUNTY, ILLINOIS

JULY 2017

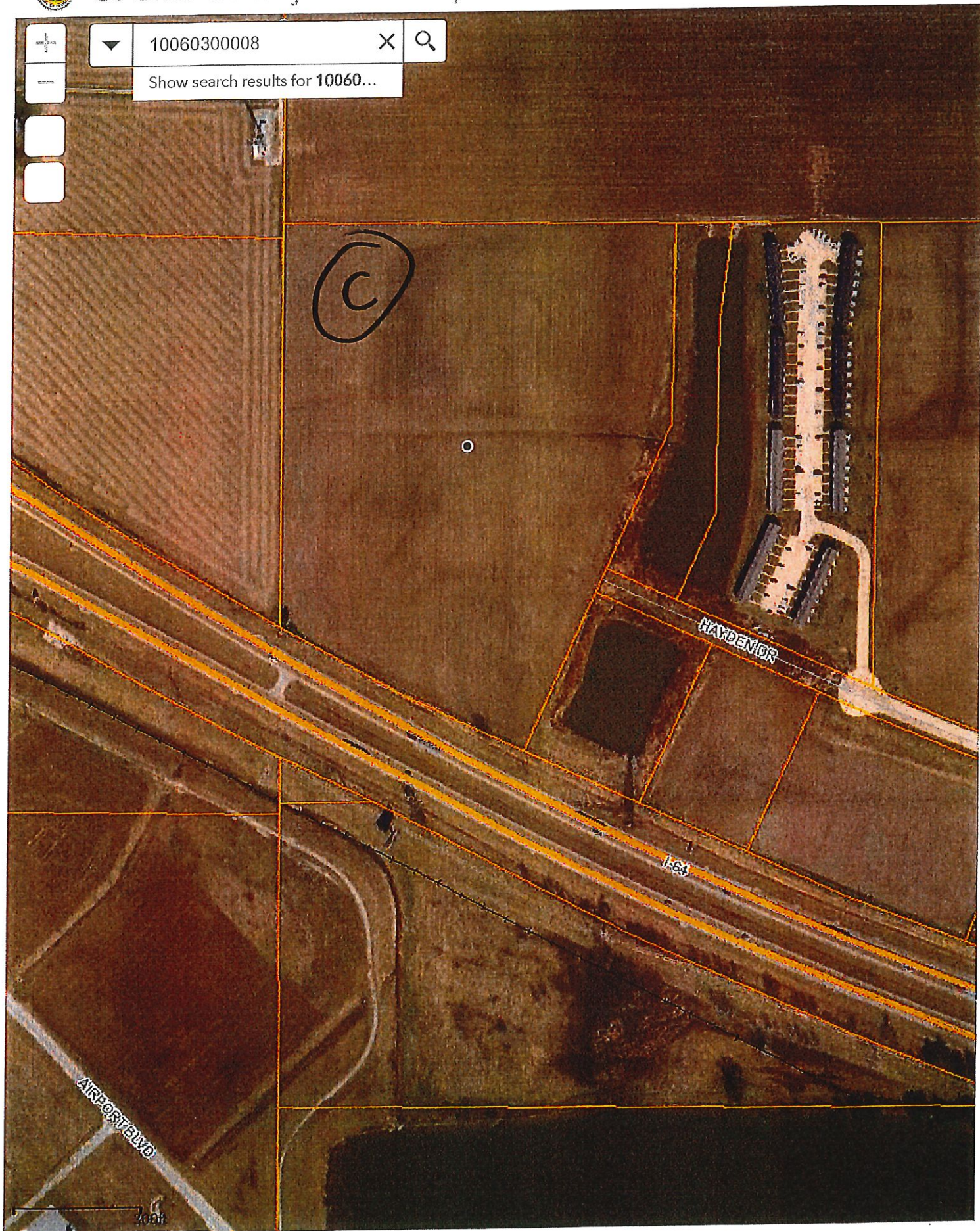
LEGEND

- AG, 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



St Clair County Parcel Map Viewer

St Clair County GIS



10060300008 X Q

Show search results for 10060...

PARCELID	SITEADR1	SITEADR2	OWNER	ADDRESS	CITYST	ZIPCODE	ALT_NAME	ALT_ADDRESS	ALT_CITYST	ALT_ZIPCODE
09-01.0-400-014	MEYER RD	LEBANON, IL 62254	RICHARD FAUST	0 MEYER RD	LEBANON, IL	62254	RICHARD FAUST	9643 FAUST RD	LEBANON, IL	622542627
09-01.0-400-018	9463 FAUST RD	LEBANON, IL 62254	RICHARD FAUST	9643 FAUST RD	LEBANON, IL	622542627				
10-06.0-300-002	STATE RTE 4	LEBANON, IL 62254	BECKY REBERGER	10119 PERRIN RD	MASCOUTAH, IL	62258				
10-06.0-300-006	I-84	MASCOUTAH, IL 62258	PUBLIC BUILDING COMMISSION	10 PUBLIC SQ	BELLEVILLE, IL	622201623				
10-06.0-300-008	9233 STATE RTE 4	MASCOUTAH, IL 62258	PLAZA 23 LLC	6580 BEIL RD	MILLSTADT, IL	622602206				
10-06.0-301-002	STATE RT 4	MASCOUTAH, IL 62258	PLAZA 23 LLC	6580 BEIL RD	MILLSTADT, IL	622602206				
10-06.0-301-008	9233 STATE RT 4	MASCOUTAH, IL 62258	HAWKINS POINT TOWNHOMES LLC	9572 HAYDEN DR #3	MASCOUTAH, IL	62258				
10-06.0-302-001	0 HAYDEN DR	MASCOUTAH, IL 62258	PLAZA 23 LLC	6580 BEIL RD	MILLSTADT, IL	622602206				
10-07.0-100-006	MEYER RD	MASCOUTAH, IL 62258	COUNTY OF ST CLAIR-AIRPORT	10 PUBLIC SQUARE	BELLEVILLE, IL	62220				



(E)

CERTIFICATE OF PUBLICATION

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

Receipt No: 5.003136 Mar 14, 2018

BARRY HAYDEN

Previous Balance: .00
ther
AZA 23 LLC 150.00
00-43350-0000
AN RVW FEES/MAPS/ZONING/MISC

Total: 150.00
Credit Cards - OTC 150.00
Payor:
BARRY HAYDEN
Total Applied: 150.00
Balance Tendered: .00

NOTICE OF PUBLIC HEARING
TO WHOM IT MAY CONCERN
The Planning Commission of the City of Mascoutah will conduct a Public Hearing on Wednesday, April 18th, 2018 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 for:
-Planning Commission review of a rezoning request for Parcel # 10060300008, 20.88 acres, located just west of Hayden Dr. and Illinois State Route 4. The proposed zone change is from GC (General Commercial), to RM (Multiple-Family).
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

STATE OF ILLINOIS
COUNTY OF ST. CLAIR


THIS IS TO CERTIFY, that
times in the MASCOUTAH
in said County and State, by

published on the 5 day of April A.D., 2018 and the last paper published
on the 5 day of April A.D., 2018, and said newspaper was regularly published for six months prior to date of
first publication of said notice.

Subscribed and sworn before me, this date



AL518



MASCOUTAH, IL 62258 A.D. 2017



CHAPTER 2 – LAND USE

2.3.10 Highway Commercial

The Highway Commercial classification is designated for land adjacent to Interstate 64 and includes the I-64 and Illinois Route 4 intersection. The land is positioned on a predominantly open agricultural area in the northern portion of the City providing desired opportunities for development expansion. It includes the most marketable land in the City given its location to a major interstate intersection. The uses encouraged within this classification will include the most intense retail/commercial service related uses, i.e. restaurants, hotels, attracting a “regional” market. Additional site development and zoning regulations may be applied to this area to create the best marketable use of the land for development investment.

2.5.1 General Land Use

The City is anticipating commercial and industrial development north of Fuesser Road to Interstate 64, due to this area’s location to a major highway/interstate system and its proximity to Scott Air Force Base and MidAmerica St. Louis Airport. Residential development is encouraged to begin south of Fuesser Road, and preferably outside of the Airport Overlay District, where additional development regulations are imposed.

CHAPTER 5 – ECONOMIC DEVELOPMENT

5.2.2.2 Hwy. 4, north of Downtown (Highway 4 Corridor).

There has been increased interest in commercial development along Highway 4 north of Downtown, given its proximity to Interstate 64 and the existing and forecasted traffic volumes along Highway 4. This area should be reserved for the most intense commercial type activity, (e.g. retail centers, office parks, and restaurants). New “commercial centers” should be encouraged along this major transportation corridor and at primary intersections such as Highway 4/Fuesser Road and Highway 4/Route 161. These developments should be planned to include several businesses to encourage better design and to limit the number of access points onto to Highway 4. Individual lot development along Highway 4 should be discouraged.

G

PROPOSED CONDITIONS OF APPROVAL

PC 18-04

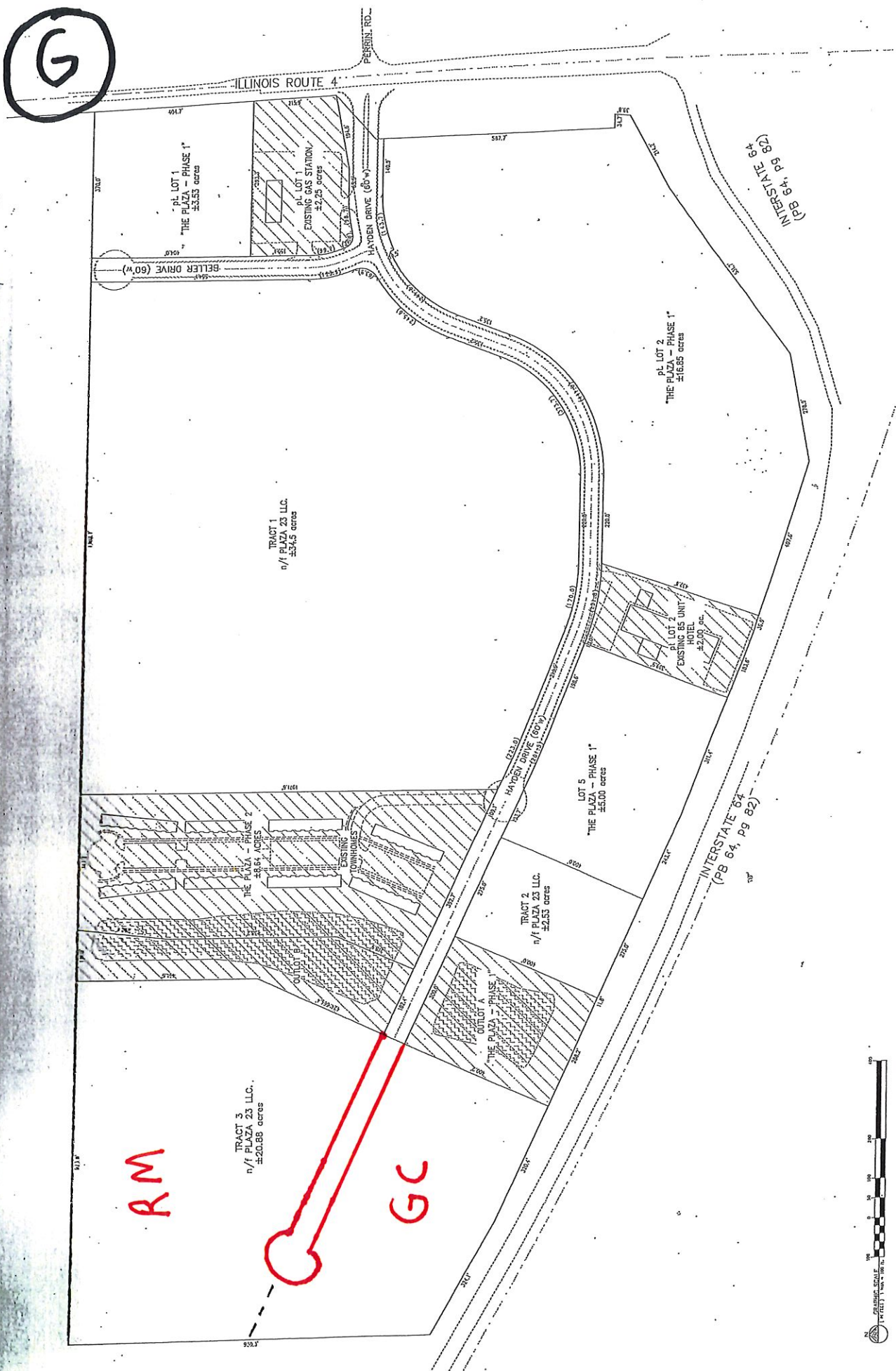
Plaza 23 LLC Rezoning Request

Parcel # 100603000008

4/18/2018:

- (1) Extend Hayden Drive west.
- (2) Southern portion to remain General Commercial (GC). (as indicated on attachments "G")
- (3) Northern tract to become Multi Family (RM). (as indicated on attachments "G")
- (4) Any utility & infrastructure upgrades/costs that are needed, will be the Developers responsibility.
- (5) Further sewer capacity studies will need to be analyzed, and approved by the City prior to any construction.

Site Plan

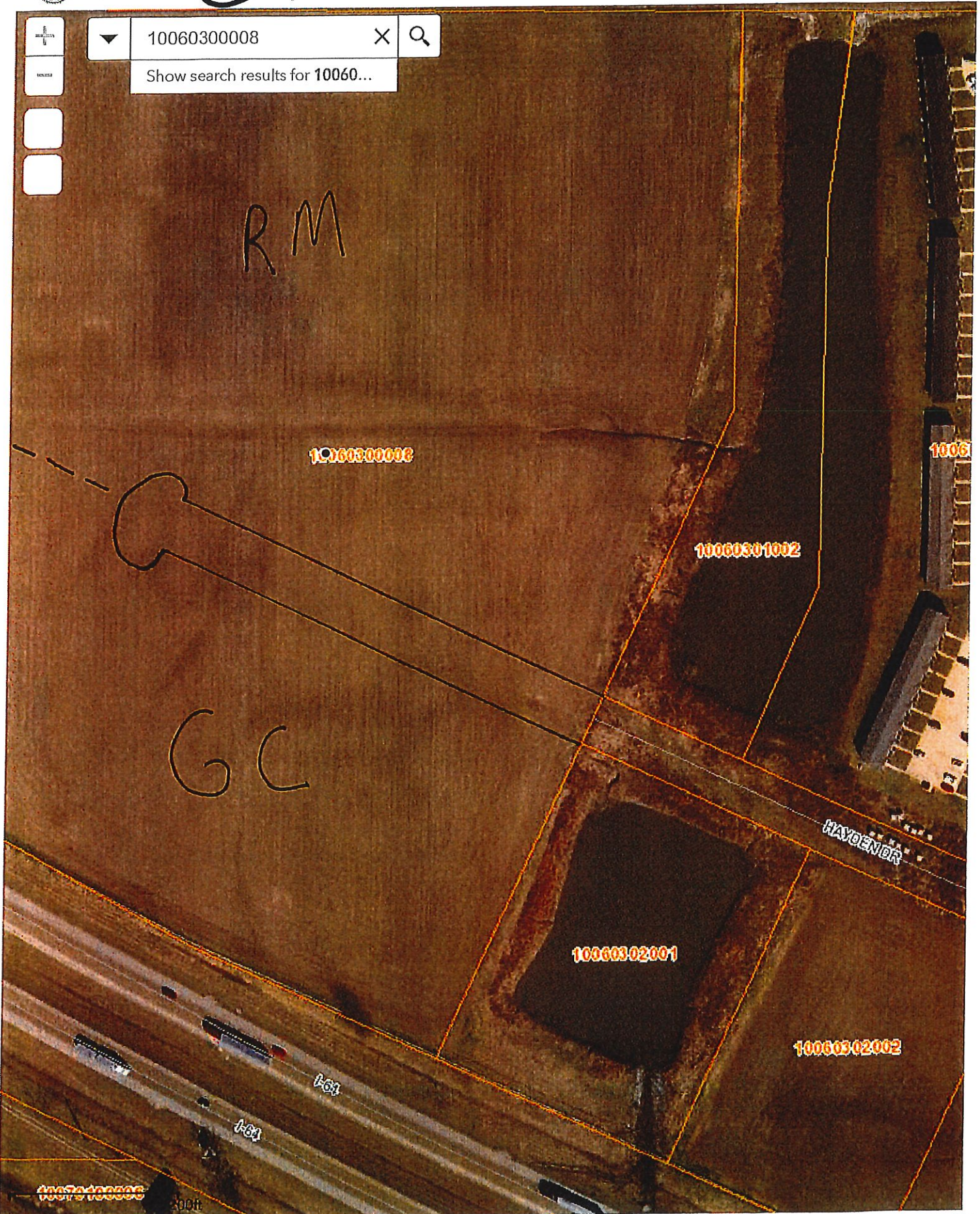




G

10060300008 X Q

Show search results for 10060...



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

APRIL 18, 2018

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

PUBLIC HEARING – 7:00PM

PC 18-04 – Plaza 23 LLC Rezoning Request, Parcel #10060300008.

Staff explained the applicants wishes to rezone 20.88 acres from General Commercial to Multiple Family Residential, so that he can build 52 apartment buildings, which would be 416 units (8 per building), and 765 parking spots.

Neighboring properties are depicted as General Commercial on the Land Use Map in the City's Comprehensive Plan. Traffic would be affected if property rezoned. If apartments built, and there would be an increase in vehicular traffic on Hayden Drive, Beller Drive, and State Route 4.

City of Mascoutah utilities are located close nearby. The City's Sewer Plant Operator along with staff does not recommend this with the City's current existing Sewer Plant capacity. Moreover, there are plans in the works for a new lift station by the airport. Size and plans regarding it, would need be reworked/increased if 416 apartment units were constructed. The City does have plans to build a new Sewer Plant in the next few years. Engineering and planning are currently in process.

The legal notice for the public hearing was published and notices were sent to property owners within 250' of the subject property. Staff has not received any opposition as of today.

Below are the Conditions of Approval the City would like to see approved if they agree to let the applicant proceed with this request.

- (1) Extend Hayden Drive west.
- (2) Southern portion to remain General Commercial (GC). (as indicated on attachments "G")
- (3) Northern tract to become Multi Family (RM). (as indicated on attachments "G")
- (4) Any utility & infrastructure upgrades/costs that are needed, will be the Developers responsibility.
- (5) Further sewer capacity studies will need to be analyzed, and approved by the City prior to any construction.

Applicant Barry Hayden explained how he has been trying to draw commercial businesses for the past 10years and nothing major has come. He also stated that when he brought this development to the City originally there was no problem with utilities.

Chairman Zacharski asked staff if we could service utilities today, it was stated that sewer would be the struggle, electric should be ok but we are looking at upgrading both over the next 5 years.

Becky Rehberger asked about setbacks and Jackie Overbee from Summerfield had concerns about the traffic, flooding and crime it could bring. Jerry Files asked staff if we do not approve Mr. Haydens project what are you going to do to help him attract businesses. City Manager Cody Hawkins stated we will continue to work with Mr. Hayden and we have TIF out there.

Attachment H

There was no further discussion.

PUBLIC HEARING ADJOURNED at 7:21 PM

CALL TO ORDER at 7:22PM

Chairman Ken Zacharski called the meeting to order.

PRESENT

Commission members , Jack Klopmeier, Bruce Jung, Jim Connor and Chairman Ken Zacharski were present.

ABSENT – Charles Lee, Glenn Shelley & Rich Thompson

ALSO PRESENT

Administrative Assistant Melissa Schanz, City Manager Cody Hawkins, Assistant City Manager Mike Bolt, applicant Barry Haydan and neighboring residents Johnny Knobloch, Becky Rehberger, Preston Knobloch, Jerry Files and resident of Summerfield Jackie Overbee.

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

Klopmeier moved, seconded by Connor, to approve the minutes of the March 21&28, 2018 Planning Commission Meeting.

THE MOTION BY ROLL CALL

Jack Klopmeier aye, Bruce Jung aye, Jim Connor aye and Chairman Ken Zacharski aye
4-ayes, 0-nays

PC 18-04 – Plaza 23 LLC Rezoning Request, Parcel #10060300008.

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

MOTION:

Jung moved, seconded by Klopmeier that the Planning Commission recommend with conditions of approval, this rezoning request to City Council for Parcel#10060300008 from General Commercial (GC) to Multiple Family Residential (RM).

THE MOTION BY ROLL CALL

Jack Klopmeier aye, Bruce Jung aye, Jim Connor aye and Chairman Ken Zacharski nay.
3-ayes, 1-nays

MISCELLANEOUS – None

ADJOURNMENT

Connor moved, seconded by Klopmeier, to adjourn at 7:25 p.m. All were in favor.

ORDINANCE NO. 18-__

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 Commercial (GC) to Multiple Family Residential (RM) for subject property described as:

[INSERT LEGAL DESCRIPTION].
Permanent Parcel No. 10-06-0-300-008.

commonly known as 9233 State Rte 4, 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:

[INSERT LEGAL DESCRIPTION].
Permanent Parcel No. 10-06-0-300-008.

commonly known as 9233 State Rte 4, Mascoutah, IL, as depicted in Exhibit A, from General Commercial (GC) to Multiple Family Residential (RM).

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

Attachment I

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 May, 2018, 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>
Paul Schorr	_____	_____	_____	_____
John Weyant	_____	_____	_____	_____
Pat McMahan	_____	_____	_____	_____
Michael Baker	_____	_____	_____	_____
Gerald Daugherty	_____	_____	_____	_____

APPROVED by the Mayor of the City of Mascoutah, Illinois, this 21st day of May, 2018.

Mayor

ATTEST:

City Clerk
(SEAL)