

Mascoutah City Council

July 5, 2016

REGULAR MEETING AGENDA

City Council Meeting - 7:00 pm

1. PRAYER & PLEDGE OF ALLEGIANCE

2. CALL TO ORDER

3. ROLL CALL

4. AMEND AGENDA – consideration of items to be added/ deleted to /from the meeting agenda. *No action can be taken on added items, but may be discussed only. Exceptions – emergency items as authorized by law.*

5. MINUTES, June 20, 2016 City Council Meeting (Page 1 to Page 11)

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. Inducement Resolution – TIF 3 (Page 12 to Page 15)

Description: Council approval of an inducement resolution for the redevelopment plan (TIF3).

Recommendation: Council Approval and Adoption of Resolution.

2. Adoption of Resolution Providing for a Feasibility Study on the Designation of Areas as Redevelopment Project Areas.

(Page 16 to Page 23)

Description: Approval of a resolution providing for a feasibility study on the designation of areas as redevelopment project areas (proposed TIF 3).

Recommendation: Council Approval and Adoption of Resolution.

3. TIF III Plan Presentation by Moran Economic Development

(Page 24 to Page 24)

Description: Motion to proceed with the TIF III Plan and motion to place the TIF III Plan and Feasibility Study on file and to send the TIF III Plan and Feasibility Study to all affected taxing districts.

Recommendation: Council Approval to Proceed.

4. Ordinance to Set Date for Public Hearing for Tax Increment Financing Redevelopment Plan and Project Area (TIF 3) (first reading)

(Page 25 to Page 29)

Description: Council approval and adoption of an Ordinance to set date for a public hearing for the City of Mascoutah Tax Increment Financing Redevelopment Plan and Project Area (TIF 3).

Recommendation: First Reading.

5. Engineering Services – 138kV Transmission Line

(Page 30 to Page 39)

Description: Council Approval of Engineering Services Agreement with BHMG Engineers, Inc. for design, preparing construction documents, bidding and construction observation for the 138kV Transmission Lines Project to be constructed as part of the Major Electric Phase 2 Project.

Recommendation: Council Approval.

6. Engineering Services – 138kV North Substation Upgrades.

(Page 40 to Page 49)

Description: Council Approval of Engineering Services Agreement with BHMG Engineers, Inc. for design, preparing construction documents, bidding and construction observation for the North Substation Upgrades Project to be constructed as part of the Major Electric Phase 2 Project.

Recommendation: Council Approval.

7. Street Closing – Homecoming Parade

(Page 50 to Page 52)

Description: Council approval of request from the Mascoutah Improvement Association for street closings for the annual Homecoming Parade.

Recommendation: Council Approval and Adoption of Resolution.

8. Request for Economic Development Incentives from Dave Kunkel, Mascoutah Development Group, LLC for property located north of Moorland Circle Drive

(Page 53 to Page 56)

Description: Council approval of a Resolution to induce economic development incentives for Dave Kunkel, Mascoutah Development Group, LLC

Recommendation: Council Approval and Adoption of Resolution.

9. PC 16-06, Conditional Use Permit for Outdoor Storage in a GC, General Commercial District for property located at East Church and North Lebanon Streets (Page 57 to Page 67)

Description: Council review and approval of a Conditional Use Permit (CUP) for Outdoor Storage in a GC, General Commercial District for property located at East Church and North Lebanon Streets.

Recommendation: Council Approval.

10. Bid Award – Ball Field Parking Lot No. 1 (Page 68 to Page 69)

Description: Council approval and authorization of bids for furnishing all labor, materials and equipment for the Ball Field Parking Lot No. 1 Project.

Recommendation: Council Approval.

11. Bid Award – Espenschied Chapel Parking Lot (Page 70 to Page 71)

Description: Council approval and authorization of bids for furnishing all labor, materials and equipment for the Espenschied Chapel Parking Lot Project.

Recommendation: Council Approval.

B. Council – Miscellaneous Items

C. City Manager

- Short term leases – Air bnb

9. PUBLIC COMMENTS (3 MINUTES)

10. ADJOURNMENT TO EXECUTIVE SESSION – NONE

11. MISCELLANEOUS OR FINAL ACTIONS

12. ADJOURNMENT

POSTED 7/1/16 at 5:00 PM

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

JUNE 20, 2016

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

PRAYER AND PLEDGE OF ALLEGIANCE

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

CALL TO ORDER

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

ROLL CALL

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

Absent: None.

Other Staff Present: City Manager Cody Hawkins, City Clerk Kari Haas, City Attorney Al Paulson, City Engineer Ron Yeager, Police Chief Bruce Fleshren, and Finance Coordinator Lynn Weidenbenner.

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

AMEND AGENDA

None.

MINUTES

The minutes of the June 6, 2016 regular City Council meeting were presented and approved as presented. The minutes of the June 6, 2016 Executive Session meeting were presented and approved as presented.

Motion passed. Passed by unanimous yes voice vote.

PUBLIC COMMENTS

Larry Merriman – Stated his opposition to the allowance of chickens.

Kelly Ridgway – Spoke regarding the allowance of chickens. Asked the Council to ask themselves if chickens are pets or livestock. Commented regarding the definition of chickens and livestock and how chickens are not considered livestock but are considered pets. Provided examples explaining how chickens are pets. Discouraged the Council to amend the

law to prohibit chickens and asked the Council to allow a 3-year trial period with a maximum of 25 permits to be allotted at \$50 per permit.

DEPARTMENT REPORTS

Fire Chief Joe Zinck – absent – May 2016 report was provided.

Police Chief Bruce Fleshren – May 2016 report was provided. Councilman Grodeon commented on the problems with the ambulances and the diesel issues and recommended checking into an RPM boost to help keep the air circulating. Police Chief stated that he will relay that to the mechanics but doesn't believe that is the issue.

Finance Coordinator Lynn Weidenbenner – Monthly financials provided.

City Engineer/Director of Public Works Ron Yeager – Status report on public projects and monthly building permits report provided.

REPORTS AND COMMUNICATIONS

Mayor

Attended the following meetings and functions: SLM Water Commission meeting, Library reading program.

City Council

Grodeon – Attended the following meetings and functions: Race for the Cure.

Schorr – Attended the following meetings and functions: Chamber meeting, Planning Commission meeting.

Weyant – Nothing to report.

McMahan – Nothing to report.

City Manager – Nothing to report.

City Attorney – Nothing to report.

City Clerk – Nothing to report.

COUNCIL BUSINESS

CONSENT CALENDAR (OMNIBUS)

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

Councilman Schorr asked about the COBRA insurance for a new employee. City Manager explained that when this new employee started it was during the City's insurance renewal and with the timing, adding the employee to the City's policy could have possibly resulted in a rate change, so it was more cost effective to pay for the new employee to remain on COBRA for the ensuing year.

Councilman Schorr asked about the battery system analyzer for over \$6,700. City Manager stated that it will be used for the fleet maintenance; it is testing equipment for the different batteries and other electronic devices for the many different vehicles; will help save costs in the future by being better able to determine the exact problem a vehicle is having.

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

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

PREVAILING WAGE ORDINANCE (SECOND READING)

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

McMahan moved, seconded by Weyant, to approve and adopt Ordinance No. 16-13, thereby reaffirming and establishing the legal prevailing rate of wages for the City of Mascoutah.

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

CODE CHANGE – ANIMALS (SECOND READING)

City Manager report for Council consideration of approval of revisions to Chapter 3 – Animals, adding Article IV – Prohibited Animals of the City Code.

Mayor commented on the proposed ordinance and stated that he believes it should be adopted because it clarifies the whole code on what is allowed and disallowed.

Councilman Grodeon commented on the proposed ordinance and stated the majority of people in town appear to be agreeable to disallowing chickens in the City.

Mayor stated that he is not in favor of a trial period for allowing chickens. Mayor stated that he resents the fact that some people have resulted to threats and name calling of the Council over this issue; those actions turn him off to be more against the issue. Mayor stated that he doesn't believe this type of issue warrants a referendum; a referendum shouldn't be about the debate on chickens; a referendum should be more for tax increases, bond issues, infrastructure expenses, and other financial issues. Mayor stated that he doesn't believe there is a place for chickens in the City; would never allow chickens in a neighborhood within a specified proximity to someone who objected to chickens. Mayor stated that he would entertain allowing chickens with a limited amount of permits with very strict regulations similar to the City of Collinsville.

Councilman McMahan agreed with the Mayor's comments regarding the referendum and is not in favor of a referendum. Councilman McMahan stated that he would be in favor of a possible trial period.

Councilman Schorr commented on the proposed ordinance which needs to be passed regardless of the allowance or disallowance of chickens. Councilman Schorr stated that he does not have a problem with doing a referendum; it doesn't cost the City anything to do the referendum and would provide better insight on whether it warrants the possible passage of an ordinance allowing a trial period.

Schorr moved, seconded by Weyant, to approve and adopt Ordinance No. 16-14, thereby modifying Chapter 3 – Animals adding Article IV – Prohibited Animals.

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

ADOPTION OF ORDINANCE AUTHORIZING THE ESTABLISHMENT OF TAX INCREMENT FINANCING "INTERESTED PARTIES" REGISTRIES AND ADOPTING REGISTRATION RULES FOR THESE REGISTRIES (SECOND READING)

City Manager report for Council consideration of approval and adoption of an Ordinance authorizing the establishment of Tax Increment Financing "Interested Parties" registries and adopting registration rules for these registries.

McMahan moved, seconded by Schorr, to approve and adopt Ordinance No. 16-15, thereby authorizing the establishment of Tax Increment Financing "Interested Parties" Registries and adopting registration rules for these registries.

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

PC 16-07, SITE PLAN AND ARCHITECTURAL REVIEW FOR A RESIDENTIAL CARE FACILITY IN A RS-8, SINGLE-FAMILY RESIDENTIAL DISTRICT FOR PROPERTY LOCATED NORTH OF MOORLAND CIRCLE DRIVE

City Manager presented report for Council consideration of approval of a site plan and architectural elevations for a residential care facility in a RS-8, Single-Family Residential District for property located north of Moorland Circle Drive.

Councilman Schorr asked about the future expansion. City Manager explained the expansion drawings on the site plan which would be on the back of the building and if needed there could be one on the front of the building.

Councilman Weyant asked about the access road and if that is going to be tied in with Prairie View Estates and who is going to be responsible for putting that in. City Manager stated that conversations are ongoing with the developer on how that is going to work, when and who is going to pay for the road. City Manager stated that will be discussed as the project progresses and if any possible incentives are provided or if this development is included in the possible new TIF. Councilman Weyant asked about the original developer for Prairie View Estates being responsible for putting that in. City Manager

stated that he would have to look at the original plans to see if that could be an avenue to fund the street extension.

City Manager stated that TWM did do an updated traffic study and stated that when one of the commercial lots develops, a turn lane will be required off of Route 4.

Weyant moved, seconded by Schorr, to approve the Site Plan and Architectural Elevations for Legacy Place residential care and memory care facilities, subject to the Findings and Conditions of Approval attached.

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

1. The site plan addresses the provision of municipal sanitary sewer and water to limit its effect on the health, safety, morals and general welfare of the community
2. The proposed use of the site is appropriate, in terms of land patterns in the entire City.
3. The project is compatible with surrounding uses and the surrounding neighborhood.
4. The application is consistent with good general planning and site planning.
5. The project can be constructed and operated in a manner that is not detrimental to the permitted uses in the RS-8 Single-Family Residential Zoning District.

CONDITIONS: The City Council recommends approval of a Site Plan for a residential care facility for the 8.32 acres in a RS-8, Single-Family Residential District, located north of Moorland Circle Drive and Prairie View Estates with the following conditions:

1. The conditional use permit shall be granted to Mascoutah Development Group, LLC, to construct Legacy Place, an assisted living center and memory care center.
2. The conditional use permit may be transferred or conveyed to another entity to continue to operate an assisted living center and memory care center following construction of the facility.
3. The conditional use permit shall allow the future expansion of the assisted living center and memory care center provided that all present and future amendments to site plan, building code and zoning ordinance requirements are met.
4. The project shall receive Intersection Design Study (IDS) and access permit approval from the Illinois Department of Transportation (IDOT).
5. Any road access from Illinois State Route 4 to the east or north property lines of the lot to be created for the assisted living center and memory care center shall be located in a public right-of-way and constructed in a manner acceptable to the City Engineer that will allow further expansion of these access roads into full urban street sections when land adjacent to the lot created for the assisted living center and memory care center develops.
6. The 30 foot wide strip of land along the north property line and an additional 5 feet of right-of-way along Illinois State Route 4 of the 11 +/- acre tract, shall be

dedicated as public right-of-way when the property is subdivided and a lot created to accommodate the Legacy Place development.

7. The 25 foot wide landscape buffer easement between the 11+/- acre tract and the Prairie View Estates single-family residential development, which was required as the PDP approval for the Prairie View Estates residential development, shall be constructed and completed in accordance with Ordinance No. 05-26, Section 34-5-148 Landscape Requirements, prior to issuing an occupancy permit to Legacy Place.
8. The 25 foot wide landscape buffer out lots along Illinois State Route 4 shall be created when the property is subdivided and a lot created to accommodate the Legacy Place development.
9. All trash dumpsters shall be fully screened from view and located within a trash enclosure constructed of similar building materials used for the assisted living center facility.
10. The exterior building materials for the assisted living center and memory care center shall consist of brick, stone and hardi board and closely resemble the architectural elevations submitted with the conditional use permit application.

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

ENGINEERING SERVICES – SANITARY SEWER MAIN INFILTRATION TESTING, PHASE 7 LOCATED WITHIN SUBSYSTEM 7

City Manager presented report for Council consideration of approval of Engineering Services Agreement with RJN Group, Inc. for Sanitary Sewer Main Infiltration Testing Phase 7 located within Subsystem 7.

Mayor asked if this was the final phase of testing. City Manager stated that it is the final phase of smoke testing. Mayor commented on this area being fairly new. City Engineer stated that it does include newer subdivisions, but Lincolnshire, Northtown and the first phases of Hunters Creek are much older and those are the portions that are going to be smoke tested.

Councilman Schorr asked about the status of repairs found in the other subsystems. City Engineer stated that more repairs will be coming after this smoke testing is done and a further review of the repairs still needed will be provided at that time. City Engineer stated that areas have been repaired in Subsystems 1, 2 and 3 but not all areas within those subsystems have been repaired; the needed repairs are prioritized which will be re-evaluated after the results of this testing.

Councilman Weyant asked about the smoke testing for this phase and wanted to make sure no testing was going to be done in the newer subdivisions such as Timberbrook, Indian Prairie, Townsend, etc. City Engineer stated that is correct.

Grodeon moved, seconded by Schorr to accept the City Manager's engineering recommendation to approve RJN Group, Inc. for engineering services not to exceed

\$49,780.00 for the Sanitary Sewer Main Infiltration Testing Phase 7 Project located within Subsystem 7 and authorize appropriate City officials to execute the necessary documents.

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

ENGINEERING SERVICES – 138kV TRANSMISSION LINE

City Manager presented report for Council consideration of approval of Engineering Services Agreement with BHMG Engineers, Inc. for design, preparing construction documents, bidding and construction observation for the 138kV Transmission Lines Project to be constructed as part of the Major Electric Phase 2 Project.

Mayor asked if there is a standard percentage of project cost for engineering cost. City Manager stated that there is a standard and normally it is around 15% of total project cost. City Manager stated that this one is a little higher than that but it is a not to exceed amount and it also includes construction observation which usually comes later on.

Councilman Grodeon voiced concerns over the price tag and asked if a market study was done or talked to IMEA to see if there are other people out there qualified to do the work. City Manager stated that this is a not to exceed amount so does not mean we are going to spend the entire amount and it also includes construction observation which drove the price up as well. City Manager stated that locally in this area, BHMG is the only one; there could be a firm up north but it might cost more since BHMG knows our system. City Engineer explained that this work will be spread over three years so there is some inflation calculated in for any increase in hourly rates over the next three years. City Manager stated that he can talk to IMEA to ask their opinion of the contract and the amount. Councilman Grodeon asked if we have a mechanism in place to ensure the billing is correct and reasonable. City Engineer stated that the billings will be reviewed for accuracy.

Councilman Grodeon asked legal counsel if something was found to be flawed in the design aspect, does the City have recourse against the engineer if something happens. City Attorney stated that he would have to review the contract to know for sure.

City Attorney recommended tabling this item and the next until the next meeting so he can review the contracts and allow the City Manager time to contact IMEA to get their opinion on the pricing.

Grodeon moved, seconded by McMahan, to table items 9-B-6 (Engineering Services – 138kV Transmission Line) and 9-B-7 (Engineering Services – 138kV North Substation Upgrades) until next meeting.

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

ITEP RESOLUTION – MAIN ST. STREETScape PHASE II

City Manager presented report for Council consideration of approval a resolution in support of allocating TIF 2B funds to pay for the City's match for the ITEP Main St. Streetscape Phase II Project.

Councilman Schorr stated that he has no problems with using TIF 2B funds but asked if the state does not commit to redoing the roadway what happens to the funds or this project. City Engineer stated that if we are awarded this grant, we can sit on it for a couple years; and then the City can use the grant award to help put pressure on IDOT to repave Main Street.

Councilman Weyant asked about this phase ending at the post office and asked about going down to 2nd Street because we might get a better cost to do the extra blocks. City Manager stated that the Uptown Plan is divided into three phases and the third phase would be going down to 2nd Street but would have to be funded by General Fund. City Manager stated that updated cost estimates could be obtained to look at in the future.

Weyant moved, seconded by Schorr, to approve and adopt Resolution No. 16-17-02, a resolution in support of allocating TIF 2B funds to pay for the City's match for the ITEP Main St. Phase II Project.

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

ENGINEERING SERVICES – BERM TRAIL PHASE II

City Manager presented report for Council consideration of approval of Engineering Services Agreement with Thouvenot, Wade & Moerchen, Inc. (TWM) for design and preparing construction documents for the Berm Trails Phase II Project.

Councilman Schorr asked if there will be any problem coordinating between the two firms with the two phases. City Engineer stated that Horner & Shifrin prepared the grant documents but there should be no issues with TWM doing the construction engineering and design documents. Councilman Schorr commented on the construction timeline going into next year now and if that is going to affect the other phase and lumping the construction together. City Engineer stated that both phases have the same red tape to go through. City Engineer stated that right now the hope is to construct both phases at the same time but will have to wait and see.

McMahan moved, seconded by Weyant, to accept the City Manager's engineering recommendation to approve Thouvenot, Wade & Moerchen, Inc. (TWM) for preliminary engineering services for a lump sum amount of \$27,000.00 for the Berm Trails Phase II Project and authorize appropriate City officials to execute the necessary documents.

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

COUNCIL – MISCELLANEOUS ITEMS

Councilman Schorr asked if any resolution has occurred with the Hunters Creek ditch. City Manager stated that he is trying to set up an evening meeting with the residents and the developer to get consistent answers from all parties and to work out a plan that all parties will agree to.

Councilman Weyant asked if any schedule has been done on checking hydrants and flushing hydrants. City Manager stated that he knows the water department has a schedule but will have to check on the progress.

Councilman McMahan commended the audience for sticking around during all the items on the agenda.

CITY MANAGER – MISCELLANEOUS ITEMS

City Manager provided information to Council regarding a request for incentives from Legacy Place and is wanting guidance from Council on what to bring back and in what form. City Manager stated that the total project cost is estimated at \$7.1 million, eligible costs would be around \$1.7 million, project is in the enterprise zone which provides a \$188,000 savings to developer. City Manager stated that our incentive policy is to not exceed 15% which would be a around \$1,065,000. City Manager stated that the incentive could be contingent on if the proposed TIF is approved; TIF eligible costs would be parking lot rock, parking lot signage, soil testing, lime stabilization, utilities, fencing, no brick and mortar type items. City Manager stated that the City could possibly use TIF funds for the road to the north. City Manager stated that utilities will need to be brought to the site which could be TIF eligible. City Manager stated that the Waterloo and Highland Legacy Place project did not receive incentives but the Breese Legacy Place project did receive incentives. Council discussed possibly providing incentives to this project. City Manager will work with the developer and City Attorney and put together an incentives package for Council to review.

City Manager provided information to Council regarding the proposed TIF 3 and information received from the County who now desire to add more County property that is part of the City but the County does not wish to annex to the City. City Manager stated that he wanted to have guidance from Council on adding the property because the City needs to have the map finalized so we can move forward on creating the TIF. Council was in agreement to include the additional property as requested by the County that can be added. Councilman Grodeon stated that he would want to make sure the other taxing entities are agreeable to the additional properties being included. City Manager will contact the other taxing entities regarding the addition of this property and move along with the process.

City Manager asked for guidance from Council on whether or not they wanted to put a referendum on the ballot for the chickens issue. Councilman Weyant stated that he does not believe we should do the referendum; stated that he still has not received a comment from one person outside of this meeting that were in favor of chickens. Councilman Schorr stated that he was initially not in favor of the referendum; however now believes it would be a good gesture to do the referendum and let people voice their opinion. Mayor stated that he would consider allowing chickens on a limited permit basis and strict regulations. Mayor stated that

he is not for chickens and not for a referendum. Councilman Grodeon stated that if a trial basis or permitting process is going to be considered, then the referendum should be done to know how many want chickens and if it is worth the time. Council continued discussion about whether to put a referendum on the ballot or not for the chickens issue; three Council members did not want to do a referendum and two Council members wanted to do a referendum. Council continued discussion about whether or not to permit chickens on a permanent basis; four Council members did not want to permit chickens.

City Manager provided information to Council regarding the operation of an air bnb in the City; stated that there was an article in the Belleville News-Democrat today regarding how cities across the state are trying to figure out how to regulate them. City Manager stated that bed and breakfast inns are only allowed in the office and neighborhood commercial zoning districts. Council discussed the operation of air bnb's and whether to allow them or not. Council was in consensus to have the City Manager and City Attorney come up with potential regulations to allow them and to see what would be needed to strengthen the code to disallow them.

City Manager stated that Barry Hayden has asked again about building more apartments on the east side of the existing apartments. Council was in consensus that they wish to see the property in that area developed commercial just like it is zoned.

PUBLIC COMMENTS

Melinda Stevens – Asked if the Council have considered that if any of the children that take Ag through the High School who have to raise chickens for a grade. Stated that the Council is making it to where children cannot learn how to live off the land.

Carrie Kunkel – Provided information to Council regarding what the City of Seattle is proposing to regulate air bnb's.

Craig Ridgway – Asked about people who currently have chickens or rabbits in town and if those are going to be grandfathered in. City Manager stated that the code before this amendment did not allow them, so if the City is made aware that a resident has any of those animals, the resident will be asked to remove them. Craig Ridgway commented on the ruling from the lawsuit in Sparta and how the City's previous code was written the same way. City Attorney commented on the ruling and stated that it did not prevent the City of Sparta from changing their code to prohibit chickens; the ruling also has no binding precedent. City Attorney stated that this portion of the code is not like the zoning code so there is nothing that would be grandfathered and if a complaint is made, the City will investigate it and have the animal removed.

Kelly Ridgway – Stated that when she started this process, she did not mean to bring other people down or drag them through the mud. Commented on the disallowance of rabbits and asked the Council to consider taking rabbits off of the prohibited animals list.

Allison Gauch – Stated that she is anti-bnb; stated that we are a long way from Seattle. Brought up the issue with background checks; voiced concerns over sex offenders. Stated that there is no trash service at this residence.

Eric Mercer – Commented on the disallowance of chickens.

Renee Schnurr – Voiced her support for the allowance of chickens.

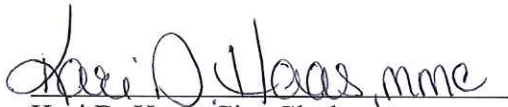
MISCELLANEOUS OR FINAL ACTIONS

None.

ADJOURNMENT

McMahan moved, seconded by Schorr, to **adjourn at 8:59 p.m.**

Motion passed. Motion passed by unanimous yes voice vote.


Kari D. Haas, City Clerk

CITY OF MASCOUTAH

Staff Report

TO: Honorable Mayor & Council
FROM: Cody Hawkins, City Manager
SUBJECT: **Inducement Resolution – TIF 3**

MEETING DATE: July 5, 2016

REQUESTED ACTION:

Approval of an inducement resolution for the redevelopment plan (TIF 3).

BACKGROUND & STAFF COMMENTS:

As part of the TIF creation process, an inducement resolution is required in order for the City to recoup expenditures on allowable costs during and after the planning stage from the revenues generated from the new redevelopment area. Included is a list of TIF eligible costs.


STAFF RECOMMENDATION:

Staff recommends approval of the resolution.

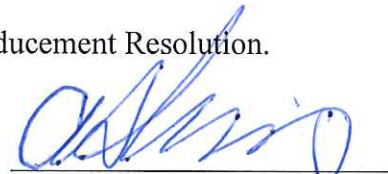
SUGGESTED MOTION:

I move that the City Council approve Resolution No. 16-17-__, Inducement Resolution.

Prepared By:


Kari D. Haas
City Clerk

Approved By:


Cody Hawkins
City Manager

Attachment: A – Resolution
B – TIF Eligible Costs

RESOLUTION NO. 16-17-__

**Inducement Resolution
City of Mascoutah**

WHEREAS, the City of Mascoutah, Illinois, (the "City") desires to develop and redevelop an area for mixed land uses; and,

WHEREAS, it appears that the area can not be redeveloped without the adoption of tax increment financing plan pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.1 et. seq. Revised Illinois Statutes ("TIF"); and,

WHEREAS, the City will be expending certain funds in order to create the Tax Increment Financing Plan and it is the intent of the City to recover these expenditures from the first proceeds of the TIF program; and,

WHEREAS, the City wishes to encourage developers to pursue a plan for redevelopment of the area and make such expenditures as are reasonably necessary in that regard with confidence that said expenditures may be allowable redevelopment project costs under the plan once adopted.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Mascoutah, Illinois, that the City Council has examined the proposed area and circumstances, and at this time believe that it is reasonable to believe that a tax increment plan can be adopted for said area and expenditures of development costs in furtherance of the plan and potential development should be allowable redevelopment project costs under the plan, provided that this resolution is not a guarantee that any such plan will be adopted, but rather an expression of the sense of the City at this time.

PASSED AND APPROVED this 5th day of July, 2016.

Gerald Daugherty
Mayor

ATTEST:

City Clerk
(SEAL)

Attachment A

TIF ELIGIBLE COSTS

1. The costs of studies, surveys, development of plans, and specifications, implementation and administration of the Redevelopment Plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services.
2. The cost of marketing sites within the Redevelopment Project Area to prospective businesses, developers, and investors.
3. Property assembly costs, including but not limited to acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, site preparations, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land.
4. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a Redevelopment Project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.
5. Cost of construction of public works or improvements, not to include the cost of constructing a new municipal building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building unless the municipality makes a reasonable determination in the Redevelopment Plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the Redevelopment Plan.
6. Cost of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the Redevelopment Project Area.
7. Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations, and which may include payment of interest on any obligations issued there under accruing during the estimated period of construction of any Redevelopment Project for which such obligations are issued and for not exceeding thirty-six (36) months thereafter, and including reasonable reserves related thereto.
8. To the extent the municipality by written agreement approves the same, all or a portion of a taxing district's capital costs resulting from the Redevelopment

Project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan and Project.
9. An elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the Area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing.
10. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law.

Attachment B

11. Payments in lieu of taxes.
12. Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i.) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a Redevelopment Project Area; and (ii.) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code.
13. Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a Redevelopment Project provided that:
 - (A) Such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;
 - (B) Such payments in any one-year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the Redevelopment Project during that year;
 - (C) If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - (D) The total of such interest payments paid pursuant to this Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the Redevelopment Project plus (ii) Redevelopment Project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act;
14. Unless explicitly stated within the Act, the cost of construction of new privately-owned buildings shall not be an eligible Redevelopment Project cost.

CITY OF MASCOUTAH

Staff Report

TO: Honorable Mayor & Council

FROM: Cody Hawkins, City Manager

SUBJECT: **Adoption of a Resolution Providing for a Feasibility Study on the Designation of Areas as Redevelopment Project Areas**

MEETING DATE: July 5, 2016

REQUESTED ACTION:

Approval of a resolution providing for a feasibility study on the designation of areas as redevelopment project areas (proposed TIF 3).

BACKGROUND & STAFF COMMENTS:

The Feasibility Study Area (TIF 3) is generally property adjacent to Mid-America Airport, north of Interstate 64, south of Mid-America Airport to Illinois Route 161, and west and east of Illinois Route 4 to Prairie View development. Staff has been working on a strategy to encourage growth and commercial development at the north end of the City limits, especially at the I-64 interchange and around Mid-America Airport. The decision to proceed with a feasibility study for establishing a new Redevelopment Project Area (TIF 3) is based on the following:

- 1) The feasibility study area requires flood control improvements. In 2007, an engineer certified that surface water discharge from a significant portion of the feasibility study area was contributing to the flooding of two major watersheds. This storm water issue will continue to hinder development around the airport, and TIF may be the only method to fund corrective measures.
- 2) TIF will provide assistance to the City for 12" water main extension along IL 4 from Mid-America Airport Tower to Cablofil property and future electric upgrades and street improvements.
- 3) The property north of I-64 (Mr. Hayden's property) is ideally situated to be the catalyst of prime commercial development at this interchange location and to the gateway of Mid-America Airport. Incentives available from Enterprise Zone, Business District and TIF will encourage development. Land in proximity to several exits along I-64 from Exit 12 in Fairview Heights to Exit 26 in New Baden is located in various TIF Districts.
- 4) Annexing additional property into the corporate limits which can be served by City utilities is also desired. Recent annexations by the City of Lebanon has resulted in expansion of their corporate limits along IL 4 extending approximately 1,200 feet north of the City of Mascoutah's corporate limits. Annexation agreements may be negotiated that property newly annexed into the City will be included in the TIF 3 Redevelopment Project Area.
- 5) The Redevelopment Plan for a new TIF may include other eligible redevelopment project costs categories, for example, the increased taxing district capital cost category could be

- added to the Plan to allow the City to provide TIF support to other taxing districts that have an additional capital need resulting from development in the new TIF boundary.
- 6) TIF 1 is comprised of 1,350 acres and is set to expire in February of 2019. Allowing this TIF to expire will demonstrate a "good faith" effort on the City's part to recognize the need to remove certain properties from an existing TIF and allow the City to focus its redevelopment efforts on an area with more likelihood of attracting development based upon better access and visibility from a major interstate and highway system.

STAFF RECOMMENDATION:

Staff recommends approval of the resolution providing for a feasibility study on the designation of areas as redevelopment project areas (TIF 3).

SUGGESTED MOTION:

I move that the City Council approve Resolution No. 16-17-__, a Resolution providing for a feasibility study on the designation of areas as redevelopment project areas.

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

Approved By: Cody Hawkins
Cody Hawkins
City Manager

Attachment: A – Resolution
B – Boundary Map – TIF District III
C – Preliminary Schedule for Adopting Redevelopment Plan & Project (TIF 3)

RESOLUTION NO. 16-17-__

**A RESOLUTION PROVIDING FOR A FEASIBILITY STUDY ON THE
DESIGNATION OF AREAS AS REDEVELOPMENT PROJECT AREAS**

WHEREAS, the City of Mascoutah (City) is a political subdivision, body politic, and municipal corporation of the State of Illinois; and

WHEREAS, the City, in order to promote and protect the health, safety, morals and welfare of the public, must identify those areas which are blighted, as well as those areas which contain conditions precedent to blight; and;

WHEREAS, the City, in order to determine if such conditions exist, and to determine whether such conditions can be eradicated or ameliorated, may elect to study such areas which may contain such conditions and;

WHEREAS, the City has determined to study such areas, as specifically provided under 65 ILCS 5/11-74.4, et. seq.;

NOW THEREFORE BE IT RESOLVED, by the City of Mascoutah, on this 5th day of July, 2016, that:

The City hereby authorizes Moran Economic Development, LLC to undertake a feasibility study on the designation of a redevelopment project area. The Area that is proposed for tax increment financing encompasses parcels north of I-64 and follows IL-4 south, taking in adjacent parcels until reaching the Prairie View Estates subdivision. Beginning in the northern portion of the City's corporate boundary, the Area takes in properties adjacent to the I-64 interchange. On the western side of IL-4 the Area takes in parcels adjacent to Hayden Dr, and on the eastern side the parcels south of Perrin Rd are taken in. Back along IL-4 the Area continues south, taking in properties on both the eastern and western sides of the roadway. Upon reaching IL-161 the area extends east of IL-4 to take in the parcel along the City's eastern boundary, and continues south along IL-4 taking in the properties on the western side. The Area follows the City's corporate boundary line and briefly extends east of IL-4 before taking in the property north of the Prairie View Estates subdivision, which makes up the southern portion of the Area's boundary.

1. The purpose of the proposed redevelopment plan and project within the City of Mascoutah is to provide incentives for commercial development in an area where development would not occur but for the use of tax increment financing and to provide public infrastructure upgrades throughout the area.
2. A general description of tax increment financing follows:

Attachment A

Tax increment financing was created by the Tax Increment Allocation Redevelopment Act (the "Act"), found at 65 ILCS 5/11-74.4-1 et. seq.

Tax increment financing is a technique intended to be used by municipalities to address and eradicate problems which cause areas to qualify, generally, as "conservation" or "blighted" areas, and to carry out redevelopment projects which serve this end.

The concept behind the tax increment law is relatively straightforward and allows a municipality to carry out redevelopment activities on a locally controlled basis. Redevelopment, which occurs in a designated Redevelopment Project Area, will increase the equalized assessed valuation of the property and, thus, generate increased property tax revenues. This increase or "increment" can be used to finance "redevelopment project costs" such as land acquisition, site clearance, building rehabilitation, interest subsidy and the construction of public infrastructure within that same Redevelopment Project Area.

3. Submit all comments and suggestions regarding the redevelopment of the areas to be studied to:

Mayor Gerald Daugherty
City of Mascoutah
3 West Main St.
Mascoutah, IL 62258

PASSED AND APPROVED this 5th day of July, 2016.

SIGNED:

Gerald Daugherty
Mayor

ATTEST:

City Clerk
(SEAL)

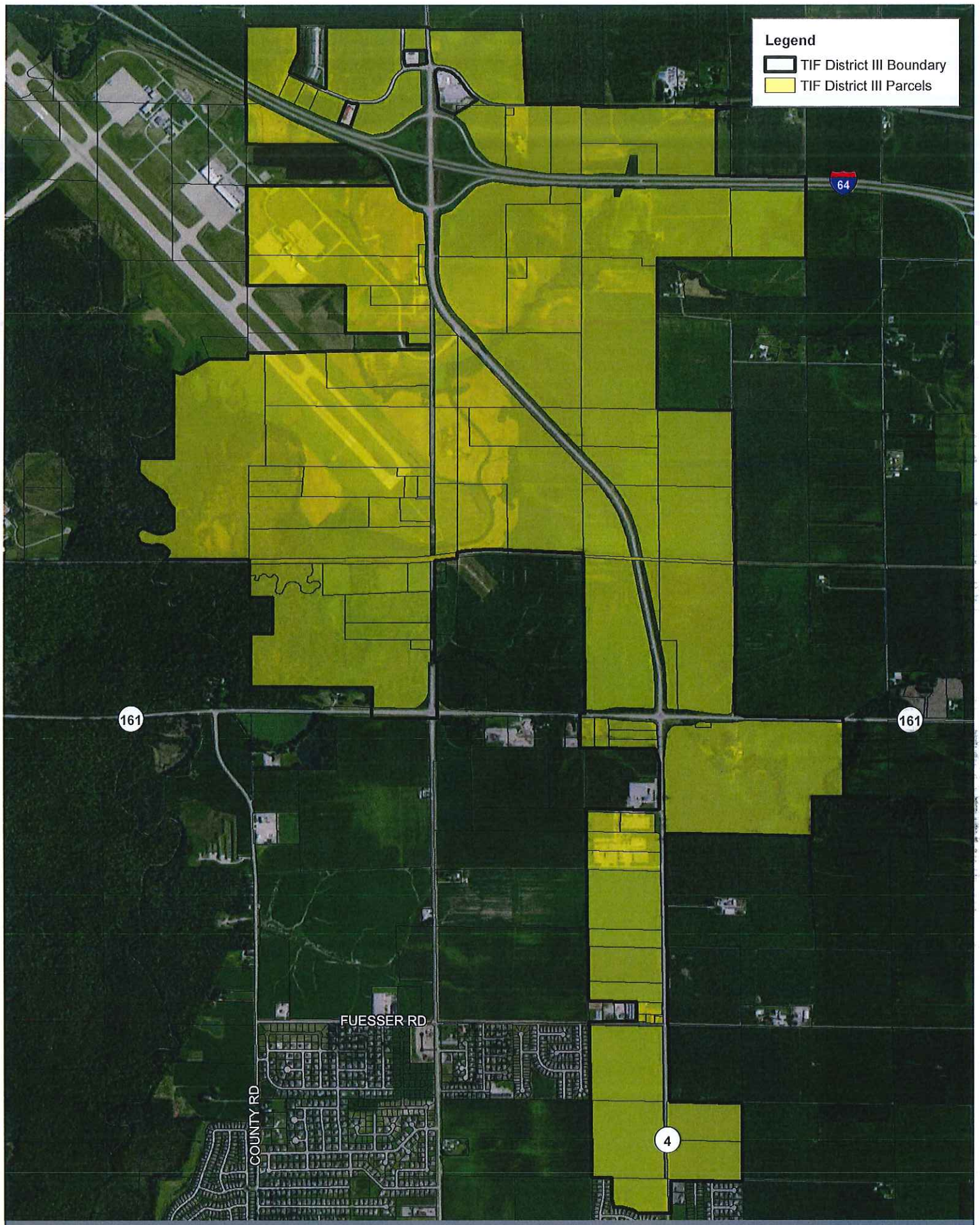


EXHIBIT A - BOUNDARY MAP
TIF DISTRICT III
Mascoutah, IL

0 0.225 0.45 0.9 1.35 1.8 Miles



Attachment

B

MORAN

ECONOMIC DEVELOPMENT

20

Mascoutah TIF 3- Schedule of Events
June 15, 2016
Mascoutah, Illinois

Dates & Times Scheduled to Change

<u>Date of Event</u>	<u>Event</u>
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February 16, 2016	City Council Meets- Presentation of Pre-Eligibility Study
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May 16, 2016	City Council meets- 7:00PM <ul style="list-style-type: none"> • Resolution MED Contract TIF Establishment (Only if approve the above)
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May 17, 2016	Preparation of Legal Boundary Preparation of Annexation (County)
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June 6, 2016	City Council Meets- <ul style="list-style-type: none"> • Adoption of Ordinance Establishing Interested Parties Registry & Rules 1st Reading
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June 20, 2016	Adoption of Ordinance Establishing Interested Parties Registry & Rules 2nd Reading
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July 5, 2016	City Council meets- <ul style="list-style-type: none"> • Adoption of Inducement Resolution • Adoption of Feasibility Resolution • Presentation of Feasibility/Eligibility Study by MED • Motion to proceed with TIF Plan • Presentation of TIF Plan by MED Motion to place the TIF Plan & Feasibility Study on file (10 days) and to approve sending the TIF Plan & Feasibility Study to all affected taxing districts • Ordinance Establishing the Public Hearing date of September 6, 2016 – 1st Reading
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July 6, 2016	City mailing via certified mail <ul style="list-style-type: none"> • City publishes notice for Interested Parties Registry (newspaper) • City places TIF Plan & Eligibility Study on file
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July 7, 2016	City sends Feasibility Resolution/Early Warning Letter to Taxing Districts
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June 15, 2016

Moran Economic Development, LLC

Attachment C

July 18, 2016	Ordinance Establishing the Public Hearing date of September 6, 2016 – 2nd Reading <ul style="list-style-type: none"> • TIF Plan sent to all affected taxing districts and DCEO • Notice to affected taxing districts, and DCEO, of the Public Hearing date by providing a copy of the above ordinance & invite comments • Notice to all affected Taxing Districts of the Joint Review Board (JRB) meeting to be held August 4, 2016 (10:00 AM, City Hall)
July 19, 2016	City mailing providing notice of the availability of the TIF Plan <ul style="list-style-type: none"> • Notice to all residences within 750 feet of the proposed Area (not including the Area itself) - MED to assist
August 4, 2016	JRB Meeting (MED conducts) - 10:00 AM, City Hall <ul style="list-style-type: none"> • Review of TIF Plan & Feasibility Study • Discussion of TIF Achievements • JRB reviews sample Ordinances approving the TIF Plan
August 6, 2016	First Publication of Notice of Public Hearing by City (not more than 30 days nor less than 10 days before the Public Hearing)
August 7, 2016	Second Publication of Notice of Public Hearing by City (not more than 30 days nor less than 10 days before the Public Hearing)
August 7, 2016	City mailing, via certified mail, providing notice to property owners in the proposed Area, and to those in the Interested Parties Registry (not more than 30 days nor less than 10 days before the Public Hearing)
September 4, 2016	Report of the Joint Review Board (provided within 30 days of the JRB meeting)
September 6, 2016	Public Hearing- City Hall - (at least 45 days from the sending of notice) MED suggests 6:30PM Public Hearing Time
September 19, 2016	City Council meets-First Reading Amend TIF #1 Boundary

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

Adoption of ordinances approving the following:

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

October 3, 2016

City Council meets-Second Reading

Amend TIF #1 Boundary

ORDINANCE AMENDING THE MASCOUTAH TAX INCREMENT
FINANCING I REDEVELOPMENT PROJECT AREA, REMOVING
CERTAIN PARCELS FROM SAID PROJECT AREA (2nd Reading)

Adoption of ordinances approving the following:

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

October 4, 2016

City mails certified copy of the following to the County Clerk

1. Amended TIF Plan (#1)
2. TIF Redevelopment Project & Plan
3. TIF Area
4. Legal description of TIF Area
5. Map of TIF Area
6. Year of initial EAV
7. List of Parcel Index Numbers included in TIF

CITY OF MASCOUTAH

Staff Report

TO: Honorable Mayor & Council
FROM: Cody Hawkins, City Manager
SUBJECT: TIF 3 Presentation by Moran Economic Development

MEETING DATE: July 5, 2016

REQUESTED ACTION:

Motion to proceed with the TIF III Plan and motion to place the TIF III Plan and Feasibility Study on file and to send the TIF III Plan and Feasibility Study to all affected taxing districts

BACKGROUND & STAFF COMMENTS:

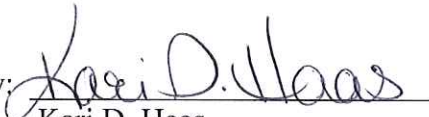
There will be a presentation by Moran Economic Development on the Mascoutah TIF III Redevelopment Plan and Project. During the presentation, the Council will be asked to pass the two suggested motions during the presentation.

SUGGESTED MOTION:

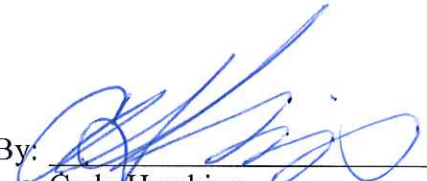
First motion: I move that the City Council proceed with the TIF III Plan.

Second motion: I move that the City Council approve placement of the TIF III Plan and Feasibility Study on file and approve sending the TIF III Plan and Feasibility Study to all affected taxing districts.

Prepared By:


Kari D. Haas
City Clerk

Approved By:


Cody Hawkins
City Manager

Attachment: A – Mascoutah TIF III Redevelopment Plan and Project (provided separately)

CITY OF MASCOUTAH

Staff Report

TO: Honorable Mayor & Council

FROM: Cody Hawkins – City Manager

SUBJECT: **Ordinance to Set Date for Public Hearing for Tax Increment Financing Redevelopment Plan and Project Area (TIF 3) (First Reading)**

MEETING DATE: July 5, 2016

REQUESTED ACTION:

Council approval and adoption of an Ordinance to set date for a public hearing for the City of Mascoutah Tax Increment Financing Redevelopment Plan and Project Area (TIF 3).

BACKGROUND & STAFF COMMENTS:

City staff and the Economic Development Commission have completed a review of the Proposed TIF 3 Redevelopment Plan. The purpose of the Redevelopment Plan is to provide incentives for commercial development in an area where development would not occur but for the use of tax increment financing and to provide public infrastructure upgrades throughout the area.

As per legal requirements, pursuant to the Illinois Tax Increment Allocation Redevelopment Act, the City is required to conduct a public hearing prior to the adoption of an ordinance approving the proposed TIF 3 Redevelopment Area and Redevelopment Plan.


RECOMMENDATION:

The City Manager recommends that the Council approve and adopt an Ordinance thereby setting the date for a public hearing for proposed TIF 3 Redevelopment Area and Redevelopment Plan.

SUGGESTED MOTION:

I move that the Council approve and adopt Ordinance 16-__, thereby setting a time and date for a public hearing of September 6, 2016 at 6:30 p.m. for the proposed establishment of the TIF 3 Redevelopment Area and Redevelopment Plan.

Prepared By:


Kari Haas
City Clerk

Approved By:


Cody Hawkins
City Manager

Attachment: A – Ordinance

ORDINANCE NO. 16-__

**ORDINANCE TO SET DATE FOR A PUBLIC HEARING
FOR THE CITY OF MASCOUTAH TAX INCREMENT FINANCING
REDEVELOPMENT PLAN AND PROJECT AREA (TIF 3)**

WHEREAS, the Mayor and City Council (the "Corporate Authorities") of the City of Mascoutah, St. Clair County, Illinois (the "Municipality") desire to adopt the Tax Increment and Project Area TIF 3 Redevelopment Plan (the "Redevelopment Plan") and related projects (the "Redevelopment Projects"), for the designated Redevelopment Project Area and authorized tax increment finance ("TIF") under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as supplemented and amended (the "Act"); and

WHEREAS, the Corporate Authorities of the Municipality have determined that it is advisable for the Municipality to adopt the Redevelopment Plan in accordance with the applicable provisions of Section 11-74.4-5(c) of the TIF Act; and

WHEREAS, the Act requires the Municipality to conduct a public hearing prior to the adoption of an ordinance or ordinances approving the proposed Redevelopment Plan, at which public hearing any interested person or any affected taxing district may file written objections with the City Clerk of the Municipality and may be heard orally with respect to the proposed approval of the proposed Redevelopment Plan; and

WHEREAS, the Act requires that certain notices of the availability of the Redevelopment Plan and of such public hearing be given by publication and by mailing; and

WHEREAS, the Act further requires that the Municipality convene a joint review board consisting of a representative designated by each community college district, local elementary school district and high school district, park district, library district, township, fire protection district, and county that will have the authority to directly levy taxes on the property within the proposed Redevelopment Project Area at the time the Redevelopment Plan is to be approved, including a representative designated by the Municipality and a public member, for the purpose of reviewing the public record, planning documents and proposed ordinance approving the Redevelopment Plan proposed to be adopted by the Municipality.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Mascoutah, St. Clair County, Illinois, as follows:

SECTION 1: It is necessary and in the best interest of the City of Mascoutah that a public hearing be held prior to the adoption of an ordinance or ordinances approving a redevelopment plan, redevelopment project area and tax increment allocation financing, and, accordingly, it is necessary that a date for such public hearing be established and notice thereof be given, all in accordance with the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4.1. et seq. (the "Act").

Attachment A

SECTION 2: It is hereby determined that a public hearing (the "Hearing") on the proposed redevelopment project and redevelopment plan for the City of Mascoutah Redevelopment Project Area, more specifically identified in Exhibit A, attached hereto and made a part hereof (the "Area"), and the same shall be held on the 6th day of September, 2016, at 6:30 p.m., at Mascoutah City Hall, 3 West Main St, Mascoutah, Illinois.

SECTION 3: Notice of the Hearing is, and is hereby authorized to be given by publication and mailing; said notice by publication to be given at least twice, the first publication to be not more than 30 nor less than 10 days prior to the Hearing in a newspaper of general circulation within the taxing districts in the Area, and said notice by mailing to be given by depositing such notice in the United States mail by certified mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract, or parcel of land lying within the Area, not less than 10 days prior to the date set for the Hearing; provided, however, that in the event taxes for the last preceding year were not paid, notice shall also be sent to the persons last listed on the tax rolls within the preceding three years as owners of such property.

SECTION 4: Not less than 45 days prior to the date set for the Hearing, notice is hereby directed to be given by mail as hereinabove provided to all taxing districts of which taxable property is included in the Area and such notice shall also include an invitation to each taxing district to submit written comments to the City of Mascoutah, in care of the City Clerk at the City Hall, 3 West Main St, Mascoutah, Illinois 62258, concerning the subject matter of the Hearing, prior to the date of the Hearing.

SECTION 5: It is hereby ordered that a Joint Review Board shall be convened not less than 14 days nor more than 28 days following the notice to be given to all taxing districts as provided in Section 4 hereof, to consider the proposed redevelopment project and plan. This Joint Review Board shall consist of a representative selected by each of the taxing districts within the City of Mascoutah and a public member to be selected by a majority of other Joint Review Board members, and shall act in accordance with the applicable provisions of the Act.

SECTION 6: The document entitled "Mascoutah TIF III Redevelopment Plan and Project" constituting the proposed redevelopment plan and redevelopment project has been available for inspection and review commencing July 6th, 2016, Mascoutah City Hall, 3 West Main St, Mascoutah, Illinois 62258, during regular office hours.

SECTION 7: All ordinances or orders in conflict herewith are, to the extent of such conflict, repealed. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance.

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 18th day of July, 2016, and deposited and filed in the Office of the City Clerk in said City on that date.

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

APPROVED AND SIGNED by the Mayor of the City of Mascoutah, Illinois, this 18th day of July, 2016.

Mayor

Attest:

City Clerk
(SEAL)

MASCOUTAH TIF BOUNDARY LEGAL DESCRIPTION

CITY OF MASCOUTAH
City Manager's Office

Staff Report

TO: Honorable Mayor and City Council

FROM: Ron Yeager City Engineer

SUBJECT: Engineering Services – 138kV Transmission Lines

DATE: July 5, 2016

REQUESTED ACTION:

Approval of Engineering Services Agreement with BHMG Engineers, Inc. for design, preparing construction documents, bidding and construction observation for the 138kV Transmission Lines Project to be constructed as part of the *Major Electric Phase 2 Project*.

BACKGROUND INFORMATION:

This project consists of constructing two new 138kV Transmission Lines to improve the capacity and reliability of the City's distribution system. Both lines will originate at Ameren's proposed ring-bus located north of their existing Turkey Hill – Ashley – 1482 transmission line, just west of IL Rte. 4. Circuit 1 will run west from the ring-bus and connect to the City's existing Breaker Station/Ameren Tap. Circuit 2 will run east of IL Rte. 4, then north to the proposed new 138kV North Substation. The total length of Circuit 1 is approximately 0.6 miles and the total length of Circuit 2 is approximately 5.5 miles. The construction cost is estimated to be about \$4,140,000.

Engineering Services: This request is for engineering services approval. The City Manager contacted IMEA on June 21st and asked their Facility Engineer to review BHMG's proposed Agreement and offer an opinion relative to comparable market pricing for the scope of services required for this project. IMEA stated in a reply email dated June 22nd that BHMG's billing rates included in the Agreement are comparable to what they have charged IMEA for recent services. IMEA also stated that the fee range of approximately 20% may be a little higher than normal but is a conservative number for budget purposes and may be appropriate due to some uncertainties at this time. Easement acquisitions and Ameren's final ring bus design will dictate the ultimate phasing of this project which may cause some delays or redesign of the transition lines. The project completion date is estimated to be June 1, 2020. Given this schedule length, anticipated annual billing rate adjustments and our long history of successful electrical up-grade projects; staff recommends approving a contract with BHMG for professional services with a budgeted amount not to exceed \$781,000.00 for design, preparing construction documents, bidding and construction observation for the 138kV Transmission Lines Project.

See Attachment A- BHMG Revised Professional Services Agreement.

FUNDING:

This project will be paid for with a Bank Loan or Line of Credit and paid back with Electric Funds.

RECOMMENDATION:


The City Manager recommends approving a contract with BHMG for engineering services not to exceed \$781,000.00 for design, preparing construction documents, bidding and construction observation for the 138kV Transmission Lines Project.

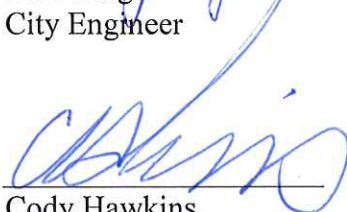
SUGGESTED MOTION:

I move that the Council accept the City Manager's engineering recommendation to approve BHMG for engineering services not to exceed \$781,000.00 for the 138kV Transmission Lines Project and authorize appropriate City officials to execute the necessary documents.

MOTION _____ SECOND _____

Ayes _____ Nays _____ Abstentions _____

Prepared By: 
Ron Yeager
City Engineer

Approved By: 
Cody Hawkins
City Manager

Attachment A – BHMG Revised Professional Services Agreement

MEMORANDUM OF AGREEMENT

PROJECT DATA

Date: _____

Project Name: 138kV Transmission Lines

Owner's Project Number: _____

BHMG Project Number: _____

Description of Service: Provide Professional Engineering Services of design, bidding services, and standard construction observation (1day/week) for the proposed 138kV transmission lines from the Ameren substation to intercept the existing 138kV transmission line, and from the Ameren substation to the North substation, as further described in Exhibit A attached.

AGREEMENT DATA

Name: City of Mascoutah

Address: 3 West Main Street

City: Mascoutah, IL 62258-0833

Contacts: Mr. Cody Hawkins

Phone: (618) 566-2964

Status: ☐ Estimate
☒ Quotation
☐ Revision to Original

Fee Basis: ☐ Cost Multiplier
☐ Lump Sum
☒ Not to Exceed

Dates: Start Upon Authorization

Complete _____

The effective date of this agreement and all services and obligations shall be the date of this agreement. The terms and conditions under which we are providing these services are set out on the reverse side of this page and incorporated herein by reference.

BILLING DATA

☒ Monthly 30 days net
☐ Other (explain)

The above is intended as a summary of our agreement for the performance of the work described. Please examine it carefully and, if accurate, indicate your approval and acceptance in the space provided below.

BHMG Engineers, Inc.

By: 
Verbal Blakey, Vice-President

ACCEPTED

The undersigned hereby states that they represent the owner(s) of the above described project and that the terms and conditions stated above are understood by them and herewith agreed to and accepted. You are hereby authorized and directed to proceed with the work outlined above.

Date _____

Signature: _____

(Print Name & Title)

Exhibit A – 138kV Transmission Lines from Ameren Bus to the North Substation and Union Street Substation

This Exhibit is attached to and made part of the Memorandum of Agreement dated _____, 2016 between the City of Mascoutah, Mascoutah, Illinois (Owner) and BHMGE Engineers, Inc. (Engineer or BHMGE) providing for professional services.

Description of the Project:

The City of Mascoutah has elected to proceed with the 138kV system upgrades to improve system capacity and reliability to their system; a portion of that project is design and install a new 0.6 mile mono-pole 138kV transmission line from the new Ameren substation to the west to intercept the existing City 138kV line, and a new mono-pole 5.5 mile 138kV transmission line from the new Ameren substation to the existing north substation. The line routing will be finalized once the city easement procurement is complete.

The project schedule requires the energization of one of the two lines by December 2018. The line to the Union street substation is the Ameren chosen line to be energized first, and needs to have easement acquisition complete by 01/01/17. The line to the North substation is planned to be energized second, and needs to have easement acquisition complete approved by 01/01/18. However, if the easements are not acquired for the Union street line by the deadline, the line to the North substation will become the prime path, and resources will be shifted to support the project, in attempt to meet the Ameren deadlines. The entire project completion date is estimated to be 06/01/2020.

Scope of Professional Services:

Engineer will provide the following services for this Project:

Preliminary Phase: (1-2 months) (Completed)

- Project kickoff and data collection/review:
 - Meet with staff to define the design criteria for the transmission lines.
- Engineering assessment and design:
 - Perform necessary survey of the utility easements.
 - Visit site as necessary to finalize pre-engineering details and layout.
 - Perform an engineering assessment to develop preliminary design and layout of the system.
 - Prepare preliminary design layouts for the proposed design.

Final Design & Specifications: (6-8 months) (40-50% of Project)

- Prepare drawings and specifications for bidding:
 - Perform review of federal, state, and local agencies to identify requirements and permits applicable to installation.
 - Prepare drawings and specifications for the installation.

- Conduct review meetings of the drawings and specifications with the client at the 50%, 75% & 95% completion, upon request.
- Incorporate the client's comments in the drawings and specifications.
- Prepare cost estimates for the proposed plans and specifications.

Bidding Phase: (2-3 months) (15-25% of Project)

- Bidding services:
 - Develop bid packages for the procurement of construction services, including contract documents, general conditions, and technical drawings and specifications.
 - Manage the bidding process and plan holders.
 - Attend on-site pre-bid meetings.
 - Support the client in obtaining bids including; answering bidder's questions, analyzing received bids, and assisting the client in awarding of the contract.

Construction Phase: (10-12 months) (40-50% of Project)

- Construction services:
 - Attend pre-construction meeting with the contractor and client staff.
 - Review shop drawing submittals.
 - Review and respond to any technical issues identified during construction.
 - Provide onsite visits to resolve any technical issues that cannot be addressed by phone conversation.
 - Provide onsite inspection of the construction, at a one day/week frequency.
 - If necessary, review change order requests.
 - Receive contractor's record drawing markups, incorporate them and submit final record drawings.

Owner Participation:

The Owner is requested to assist the Engineer by placing at his/her disposal all available information pertinent to the control drawings, relay settings, and other data which may be useful to the Engineer in the course of the work.

The Owner is requested to designate a person or persons to act as the Owner's representative with respect to the work to be performed under this agreement; and such person or persons should have the authority to transmit instructions, receive information, interpret and define the Owner's policies and decisions pertinent to the work covered by this agreement.

Engineer's Compensation:

Compensation for the engineering services provide in accordance with this agreement shall be a not to exceed fee of \$781,000.

BHMG will submit for payment based on monthly progress of work.

Additional Services of Engineer:

At the request of the Owner, the Engineer can provide additional services, either directly or through its affiliates, at regular hourly rates for such work plus out of pocket expenses. Such work may include items not otherwise provided for by this agreement.

Standard Billing Rates

BHMG Engineers, Inc. and BHMG Service Corp

Beginning May 2016

<u>Classification</u>	<u>Hourly Rate</u>
Principal	\$192.00
Project Engineer	\$167.00
Engineer 4	\$155.00
Engineer 3	\$149.00
Engineer 2	\$132.00
Engineer 1	\$115.00
Engineering Intern	\$ 75.00
Senior Designer	\$159.00
Designer 3	\$125.00
Designer 2	\$115.00
Designer 1	\$101.00
Clerical	\$ 69.00
Senior Technician	\$167.00
Technician 3	\$146.00
Technician 2	\$119.00
Technician 1	\$109.00

- Out of pocket/actual expenses will be in addition to the rates listed above.
- Rates are reviewed annually, in May.

TERMS AND CONDITIONS

BHMG Engineers, Inc.

To assure an understanding of matters related to our mutual responsibilities, these terms and conditions for services are made a part of this agreement for our services:

AMENDMENTS

This agreement may be amended in writing providing both the Owner and Company agree to such modifications.

COMPENSATION FOR SERVICES

The basis for compensation will be as identified in the agreement.

When "Lump Sum" payment is utilized, it shall include all labor and expenses (for the scope of work as defined in the agreement) incurred by the Company and shall not exceed the fixed payment amount without prior authorization of the Owner.

When a "Payroll Costs" payment is utilized it shall be computed by a multiplier factor times payroll cost plus reimbursable expenses.

The "Payroll Costs" means the salaries and wages paid to all personnel engaged directly on the work plus the cost of customary and statutory benefits including social security contributions, unemployment, health, sick leave, vacation, workman's compensation, incentive and holiday pay applicable thereto.

"Reimbursable Expenses" means the actual expenses incurred directly or indirectly in connection with the work including but not limited to the following: Transportation and subsistence, toll telephone calls, telegrams, reproduction or printing, computer time and outside consultants.

The "Multiplier" is a factor for general direct overhead, indirect costs, profit and other costs. The Multiplier factor rate shall be identified in the agreement.

TIME OF PAYMENT

The Company may submit monthly statements for services and expenses based upon the proportion of the actual work completed at the time of billing. Unless provided for otherwise, payments for engineering services will be due and payable thirty (30) calendar days from the issuance of the Company's statement.

LATE PAYMENT

If the Owner fails to make any payment due the Company for services and expenses within the time period specified, a service charge of 1-1/2% per month will be added to the Owners account. This is an annual rate of 18%.

LIMITATION OF LIABILITY

The Owner agrees to limit the Company's liability to the Owner and to all construction contractors and subcontractors where applicable, on this work, for damages to them, due to the Company's negligent acts, errors or omissions, such that the total aggregate liability of the Company to all those named shall not exceed \$50,000 or the Company's total fee for services rendered on this work, whichever is greater.

TERMINATION

This agreement may be terminated by either party upon written notice. Any termination shall only be for good cause such as for legal, unavailability of adequate financing or major changes in the work. In the event of any termination the Company will be paid for all services and expenses rendered to the date of termination on a basis of payroll cost times a multiplier of 2.5 (if not previously provided for) plus reimbursable expenses.

REUSE OF DOCUMENTS

All documents including drawings and specifications furnished by Company pursuant to this Agreement are instruments of his services in respect of the work. They are not intended or represented to be suitable for reuse by Owner or others on extensions of this work, or on any other work. Any reuse without specific written verification or adaptation by Company will be at Owner's sole risk, and without liability of Company, and Owner shall indemnify and hold harmless Company from all claims, damages, losses and expenses including attorneys fees arising out of or resulting therefrom. Any such verification or adaptation will entitle Company to further compensation at rates to be agreed upon by Owner and Company.

ESTIMATES OF COST

Since the Company has no control over the cost of labor, materials or equipment or over a Contractor(s) method of determining prices, or over competitive bidding or market conditions, his opinions of probable Project Cost or Construction Costs that may be provided for herein are to be made on the basis of his experience and qualifications and represent his best judgment as a design professional familiar with the construction industry, but Company cannot and does not guarantee that proposals, bids or the construction cost will not vary from opinions of probable cost prepared by him. If the Owner wishes greater assurance as to the construction cost, he shall employ an independent cost estimator.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/24/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Redel Insurance Agency, Inc. 174 Clarkson Rd., #150		CONTACT NAME: Sarah Molina PHONE (A/C, No, Ext): (636) 394-7676 E-MAIL ADDRESS: sarah@redel.net FAX (A/C, No): (636) 227-7035		
Ballwin	MO	63011	INSURER(S) AFFORDING COVERAGE	NAIC #
INSURED BHM ENGINEERS, INC. 630 JEFFCO BLVD ARNOLD MO 63010-1414			INSURER A: Nationwide Mutual Insurance Company	23787
			INSURER B: Allied/Nationwide Insurance	10127
			INSURER C: Travelers Casualty and Surety Ins	19046
			INSURER D: Depositors Insurance Company	42587
			INSURER E: Philadelphia Insurance	18058
			INSURER F:	

COVERAGES

CERTIFICATE NUMBER: EXP 09/01/2016

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
D	COMMERCIAL GENERAL LIABILITY			ACPBOPD7235799498	9/1/2015	9/1/2016	EACH OCCURRENCE	\$ 1,000,000
	CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000
							MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ 1,000,000
GEN'L AGGREGATE LIMIT APPLIES PER:								
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						GENERAL AGGREGATE	\$ 2,000,000
	<input checked="" type="checkbox"/> OTHER: BUSINESS OWNERS						PRODUCTS - COM/OP AGG	\$ 2,000,000
							Other Premium not Separately	\$
A	AUTOMOBILE LIABILITY			ACPBPA7235799498	9/1/2015	9/1/2016	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
	<input checked="" type="checkbox"/> ANY AUTO						BODILY INJURY (Per person)	\$
	ALL OWNED AUTOS	<input type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per accident)	\$
	HIRED AUTOS	<input type="checkbox"/> NON-OWNED AUTOS					PROPERTY DAMAGE (Per accident)	\$
						Uninsured motorist combined	\$ 1,000,000	
B	<input checked="" type="checkbox"/> UMBRELLA LIAB	<input checked="" type="checkbox"/> OCCUR		ACPCAA7235799498	9/1/2015	9/1/2016	EACH OCCURRENCE	\$ 2,000,000
	<input checked="" type="checkbox"/> EXCESS LIAB	CLAIMS-MADE					AGGREGATE	\$ 2,000,000
	DED <input checked="" type="checkbox"/> RETENTION \$ 0							\$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	Y/N	N/A	XSUB3615T61515	9/1/2015	9/1/2016	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input checked="" type="checkbox"/> N					E.L. EACH ACCIDENT	\$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000
E	CYBER LIABILITY			PHSD1098497	11/24/2015	11/24/2016	LIMIT	\$5,000,000
							DEDUCTIBLE	\$15,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

CITY OF MASCOUTAH 3 W. MAIN ST. MASCOUTAH, IL 62258	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE Stephen Redel/SARAHM <i>Stephen J. Redel</i>

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/24/2016

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PRODUCER Redel Insurance Agency, Inc. 174 Clarkson Rd., #150		CONTACT NAME: Sarah Molina PHONE (A/C, No, Ext): (636) 394-7676 FAX (A/C, No): (636) 227-7035 E-MAIL ADDRESS: sarah@redel.net	
INSURED BHM ENGINEERS, INC. 630 Jeffco Blvd. Arnold MO 63010		INSURER(S) AFFORDING COVERAGE INSURER A: Lexington Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 19437	

COVERAGES

CERTIFICATE NUMBER: EXP 06/23/2017

REVISION NUMBER:

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INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COM/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N <input type="checkbox"/> N/A						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	PROFESSIONAL LIABILITY			028174902	6/23/2016	6/23/2017	PER CLAIM LIMIT \$2,000,000 AGGREGATE LIMIT \$3,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

CITY OF MASCOUTAH 3 W. MAIN ST. MASCOUTAH, IL 62258	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE Stephen Redel/SARAHM <i>Stephen J. Redel</i>

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CITY OF MASCOUTAH
City Manager's Office

Staff Report

TO: Honorable Mayor and City Council

FROM: Ron Yeager City Engineer

SUBJECT: Engineering Services – 138kV North Substation Upgrades

DATE: July 5, 2016

REQUESTED ACTION:

Approval of Engineering Services Agreement with BHMG Engineers, Inc. for design, preparing construction documents, bidding and construction observation for the North Substation Upgrades Project to be constructed as part of the *Major Electric Phase 2 Project*.

BACKGROUND INFORMATION:

This project consists of constructing a new 138kV to 13.8kV Substation adjacent to the existing 13.8kV North Substation to provide additional circuits, capacity and reliability of the City's distribution system. This Substation will take several years to construct due to the lengthy lead time to obtain design specific equipment, therefore it is prudent to complete the design phase as soon as possible and order the required equipment to optimize the overall project schedule. The recently approved Express Circuit and other existing circuits can be transferred to the new North Substation when it is completed or after the new 138kV Transmission Line Project is completed, approximately three years from now. The new 138kV North Substation construction cost is estimated to be about \$2,790,000.

Engineering Services: This request is for engineering services approval. The City Manager contacted IMEA on June 21st and asked their Facility Engineer to review BHMG's proposed Agreement and offer an opinion relative to comparable market pricing for the scope of services required for this project. IMEA stated in a reply email dated June 22nd that BHMG's billing rates included in the Agreement are comparable to what they have charged IMEA for recent services. BHMG's fee for this project is approximately 14.7% of the estimated construction cost which is typical for this type of work which includes critical construction oversight engineering and start-up testing of new equipment. The project completion date is estimate to be June 1, 2020. Given this schedule length, anticipated annual billing rate adjustments and our long history of successful electrical up-grade projects; staff recommends approving a contract with BHMG for professional services with a budgeted amount not to exceed \$410,000.00 for design, preparing construction documents, bidding and construction observation for the 138kV North Substation Upgrades Project.

See Attachment A- BHMG Revised Professional Services Agreement.

FUNDING:

This project will be paid for with a Bank Loan or Line of Credit and paid back with Electric Funds.

RECOMMENDATION:

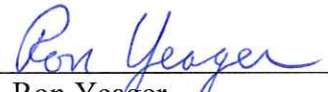
The City Manager recommends approving a contract with BHMG for engineering services not to exceed \$410,000.00 for design, preparing construction documents, bidding and construction observation for the 138kV North Substation Upgrades Project.


SUGGESTED MOTION:

I move that the Council accept the City Manager's engineering recommendation to approve BHMG for engineering services not to exceed \$410,000.00 for the 138kV North Substation Upgrades Project and authorize appropriate City officials to execute the necessary documents.

MOTION _____ SECOND _____

Ayes _____ Nays _____ Abstentions _____

Prepared By: 
Ron Yeager
City Engineer

Approved By: 
Cody Hawkins
City Manager

Attachment A – BHMG Professional Services Agreement

MEMORANDUM OF AGREEMENT

PROJECT DATA

Date: _____

Project Name: 138kV North Substation Upgrades

Owner's Project Number: _____

BHMG Project Number: _____

Description of Service: Provide Professional Engineering Services to design, bidding services, and standard construction observation (1 day/week) for the proposed 138kV North Substation upgrades, as further described in Exhibit A attached.

AGREEMENT DATA

Name: City of Mascoutah

Address: 3 West Main Street

City: Mascoutah, IL 62258-0833

Contacts: Mr. Cody Hawkins

Phone: (618) 566-2964

Status: ☐ Estimate
☒ Quotation
☐ Revision to Original

Fee Basis: ☐ Cost Multiplier
☐ Lump Sum
☒ Not to Exceed

Dates: Start Upon Authorization

Complete _____

The effective date of this agreement and all services and obligations shall be the date of this agreement. The terms and conditions under which we are providing these services are set out on the reverse side of this page and incorporated herein by reference.

BILLING DATA

☒ Monthly 30 days net
☐ Other (explain)

The above is intended as a summary of our agreement for the performance of the work described. Please examine it carefully and, if accurate, indicate your approval and acceptance in the space provided below.

BHMG Engineers, Inc.

By: 
Verbal Blakey, Vice-President

ACCEPTED

The undersigned hereby states that they represent the owner(s) of the above described project and that the terms and conditions stated above are understood by them and herewith agreed to and accepted. You are hereby authorized and directed to proceed with the work outlined above.

Date: _____

Signature: _____

(Print Name & Title)

Exhibit A – 138kV North Substation Upgrades

This Exhibit is attached to and made part of the Memorandum of Agreement dated _____, 2016 between the City of Mascoutah, Mascoutah, Illinois (Owner) and BHMGE Engineers, Inc. (Engineer or BHMGE) providing for professional services.

Description of the Project:

The City of Mascoutah has elected to proceed with the 138kV system upgrades to improve system capacity and reliability to their system; a portion of that project is design and install a new 138kV to 13.8kV distribution substation located at the existing North substation, with new deadend structure, HV breaker, power transformer, and sheltered aisle metal clad switchgear. The project also includes upgrades to the protection and control system at the Union Street substation; as well as the required modifications and demolition at the existing breaker station.

The project schedule requires the energization of one of the two lines by December 2018. However, if the easements are not acquired for the Union street line by the deadline, the line to the North substation will become the prime path. The north substation will need to be significantly expedited, and resources will be shifted to support the project, in attempt to meet the Ameren deadlines. The entire project completion date is estimated to be 06/01/2020.

Scope of Professional Services:

Engineer will provide the following services for this Project:

Preliminary Phase: (1-2 months) (5-10% of Project)

- Project kickoff and data collection/review:
 - Meet with staff to review the proposed route and requirements for the system.
- Engineering assessment and design:
 - Perform necessary survey of the existing substation.
 - Visit site as necessary to finalize pre-engineering details and layout.
 - Perform an engineering assessment to develop preliminary design and layout of the system.
 - Prepare preliminary design layouts for the proposed design.

Final Design & Specifications: (4-6 months) (40-50% of Project)

- Prepare drawings and specifications for bidding:
 - Perform review of federal, state, and local agencies to identify requirements and permits applicable to installation.
 - Prepare drawings and specifications for the installation.
 - Conduct review meetings of the drawings and specifications with the client at the 50%, 75%, 95%, completion, upon request.
 - Incorporate the client's comments in the drawings and specifications.
 - Prepare cost estimates for the proposed plans and specifications.

Bidding Phase: (2-3 months) (15-25% of Project)

- Bidding services:
 - Develop bid packages for the procurement of construction services, including contract documents, general conditions, and technical drawings and specifications.
 - Manage the bidding process and plan holders.
 - Attend on-site pre-bid meetings.
 - Support the client in obtaining bids including; answering bidders questions, analyzing received bids, and assisting the client in awarding of the contract.

Construction Phase: (8-10 months) (40-50% of Project)

- Construction services:
 - Attend pre-construction meeting with the contractor and client staff.
 - Review shop drawing submittals.
 - Review and respond to any technical issues identified during construction.
 - Provide onsite visits to resolve any technical issues that cannot be addressed by phone conversation.
 - Provide onsite inspection of the construction.
 - If necessary, review change order requests.
 - Receive contractor's record drawing markups, incorporate them and submit final record drawings.

Owner Participation:

The Owner is requested to assist the Engineer by placing at his/her disposal all available information pertinent to the control drawings, relay settings, and other data which may be useful to the Engineer in the course of the work.

The Owner is requested to designate a person or persons to act as the Owner's representative with respect to the work to be performed under this agreement; and such person or persons should have the authority to transmit instructions, receive information, interpret and define the Owner's policies and decisions pertinent to the work covered by this agreement.

Engineer's Compensation:

Compensation for the engineering services provide in accordance with this agreement shall be a not to exceed fee of \$410,000.

BHMG will submit for payment based on monthly progress of work.

Additional Services of Engineer:

At the request of the Owner, the Engineer can provide additional services, either directly or through its affiliates, at regular hourly rates for such work plus out of pocket expenses. Such work may include items not otherwise provided for by this agreement.

Standard Billing Rates

BHMG Engineers, Inc. and BHMG Service Corp

Beginning May 2016

<u>Classification</u>	<u>Hourly Rate</u>
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- Out of pocket/actual expenses will be in addition to the rates listed above.
- Rates are reviewed annually, in May.

TERMS AND CONDITIONS
BHMG Engineers, Inc.

To assure an understanding of matters related to our mutual responsibilities, these terms and conditions for services are made a part of this agreement for our services:

AMENDMENTS

This agreement may be amended in writing providing both the Owner and Company agree to such modifications.

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The basis for compensation will be as identified in the agreement.

When "Lump Sum" payment is utilized, it shall include all labor and expenses (for the scope of work as defined in the agreement) incurred by the Company and shall not exceed the fixed payment amount without prior authorization of the Owner.

When a "Payroll Costs" payment is utilized it shall be computed by a multiplier factor times payroll cost plus reimbursable expenses.

The "Payroll Costs" means the salaries and wages paid to all personnel engaged directly on the work plus the cost of customary and statutory benefits including social security contributions, unemployment, health, sick leave, vacation, workman's compensation, incentive and holiday pay applicable thereto.

"Reimbursable Expenses" means the actual expenses incurred directly or indirectly in connection with the work including but not limited to the following: Transportation and subsistence, toll telephone calls, telegrams, reproduction or printing, computer time and outside consultants.

The "Multiplier" is a factor for general direct overhead, indirect costs, profit and other costs. The Multiplier factor rate shall be identified in the agreement.

TIME OF PAYMENT

The Company may submit monthly statements for services and expenses based upon the proportion of the actual work completed at the time of billing. Unless provided for otherwise, payments for engineering services will be due and payable thirty (30) calendar days from the issuance of the Company's statement.

LATE PAYMENT

If the Owner fails to make any payment due the Company for services and expenses within the time period specified, a service charge of 1-1/2% per month will be added to the Owners account. This is an annual rate of 18%.

LIMITATION OF LIABILITY

The Owner agrees to limit the Company's liability to the Owner and to all construction contractors and subcontractors where applicable, on this work, for damages to them, due to the Company's negligent acts, errors or omissions, such that the total aggregate liability of the Company to all those named shall not exceed \$50,000 or the Company's total fee for services rendered on this work, whichever is greater.

TERMINATION

This agreement may be terminated by either party upon written notice. Any termination shall only be for good cause such as for legal, unavailability of adequate financing or major changes in the work. In the event of any termination the Company will be paid for all services and expenses rendered to the date of termination on a basis of payroll cost times a multiplier of 2.5 (if not previously provided for) plus reimbursable expenses.

REUSE OF DOCUMENTS

All documents including drawings and specifications furnished by Company pursuant to this Agreement are instruments of his services in respect of the work. They are not intended or represented to be suitable for reuse by Owner or others on extensions of this work, or on any other work. Any reuse without specific written verification or adaptation by Company will be at Owner's sole risk, and without liability of Company, and Owner shall indemnify and hold harmless Company from all claims, damages, losses and expenses including attorneys fees arising out of or resulting therefrom. Any such verification or adaptation will entitle Company to further compensation at rates to be agreed upon by Owner and Company.

ESTIMATES OF COST

Since the Company has no control over the cost of labor, materials or equipment or over a Contractor(s) method of determining prices, or over competitive bidding or market conditions, his opinions of probable Project Cost or Construction Costs that may be provided for herein are to be made on the basis of his experience and qualifications and represent his best judgment as a design professional familiar with the construction industry, but Company cannot and does not guarantee that proposals, bids or the construction cost will not vary from opinions of probable cost prepared by him. If the Owner wishes greater assurance as to the construction cost, he shall employ an independent cost estimator.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/24/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Redel Insurance Agency, Inc. 174 Clarkson Rd., #150 Ballwin MO 63011		CONTACT NAME: Sarah Molina PHONE (A/C, No, Ext): (636) 394-7676 FAX (A/C, No): (636) 227-7035 E-MAIL ADDRESS: sarah@redel.net															
INSURED BHMGE ENGINEERS, INC. 630 JEFFCO BLVD ARNOLD MO 63010-1414		<table border="1"><thead><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr></thead><tbody><tr><td>INSURER A: Nationwide Mutual Insurance Company</td><td>23787</td></tr><tr><td>INSURER B: Allied/Nationwide Insurance</td><td>10127</td></tr><tr><td>INSURER C: Travelers Casualty and Surety Ins</td><td>19046</td></tr><tr><td>INSURER D: Depositors Insurance Company</td><td>42587</td></tr><tr><td>INSURER E: Philadelphia Insurance</td><td>18058</td></tr><tr><td>INSURER F:</td><td></td></tr></tbody></table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Nationwide Mutual Insurance Company	23787	INSURER B: Allied/Nationwide Insurance	10127	INSURER C: Travelers Casualty and Surety Ins	19046	INSURER D: Depositors Insurance Company	42587	INSURER E: Philadelphia Insurance	18058	INSURER F:	
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COVERAGES

CERTIFICATE NUMBER: EXP 09/01/2016

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
D	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input checked="" type="checkbox"/> OTHER: BUSINESS OWNERS			ACPBOPD7235799498	9/1/2015	9/1/2016	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPIOP AGG \$ 2,000,000 Other Premium not Separately \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS			ACPBPA7235799498	9/1/2015	9/1/2016	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Uninsured motorist combined \$ 1,000,000
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0			ACPCAA7235799498	9/1/2015	9/1/2016	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	XSUB3615T61515	9/1/2015	9/1/2016	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
E	CYBER LIABILITY			PHSD1098497	11/24/2015	11/24/2016	LIMIT \$5,000,000 DEDUCTIBLE \$15,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

CITY OF MASCOUTAH 3 W. MAIN ST. MASCOUTAH, IL 62258	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE Stephen Redel/SARAHM <i>Stephen J. Redel</i>

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
6/24/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER Redel Insurance Agency, Inc. 174 Clarkson Rd., #150 Ballwin MO 63011		CONTACT NAME: Sarah Molina PHONE (A/C, No, Ext): (636) 394-7676 E-MAIL ADDRESS: sarah@redel.net FAX (A/C, No): (636) 227-7035	
INSURED BHM ENGINEERS, INC. 630 Jeffco Blvd. Arnold MO 63010		INSURER(S) AFFORDING COVERAGE INSURER A: Lexington Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 19437	

COVERAGES **CERTIFICATE NUMBER:** EXP 06/23/2017 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTIONS \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N <input type="checkbox"/> N/A						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	PROFESSIONAL LIABILITY			028174902	6/23/2016	6/23/2017	PER CLAIM LIMIT \$2,000,000 AGGREGATE LIMIT \$3,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER CITY OF MASCOUTAH 3 W. MAIN ST. MASCOUTAH, IL 62258	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Stephen Redel/SARAHM <i>Stephen J. Redel</i>
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CITY OF MASCOUTAH

Staff Report

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

MEETING DATE: July 5, 2016

REQUESTED ACTION:

The Mascoutah Improvement Association is requesting street closings for the annual Homecoming Parade.

BACKGROUND & STAFF COMMENTS:

The Mascoutah Improvement Association will be holding the annual Homecoming Parade on Saturday, August 6th at 5 p.m. and Sunday, August 7th 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 4:45 p.m. to 6:15 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. 16-17-___ to authorize the closing of Main Street from Lebanon Street to Sixth Street and Sixth Street from Main Street to Park Drive, from 4:45 p.m. to 6:15 p.m. on August 6th and from 4:45 p.m. to 6:15 p.m. on August 7th for the annual Mascoutah Homecoming Parade.

Prepared By: 
Kari D. Haas
City Clerk

Approved By: 
Cody Hawkins
City Manager

Attachments: A – IDOT Resolution

RESOLUTION NO. 16-17-__

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

WHEREAS, this Homecoming Parade will require the temporary closure of Route 177 (Main Street), 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 4:45 p.m. and 7:00 p.m. on August 6, 2016 and between 4:45 p.m. and 7:00 p.m. on August 7, 2016.

BE IT FURTHER RESOLVED, that this closure is for the public purpose of Homecoming Parade.

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 Route 177: South on Jefferson to State Street, West on State Street to Seventh Street, North on Seventh Street to Route 177. Traffic Traveling East to use same detour. Traffic traveling South on Sixth Street: East on Fuesser Road to Route 4 or West on Fuesser Rd, South on County Road to Route 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 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.

Attachment A

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 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 the City of Mascoutah hereby agrees to assume all liabilities and pay all claims for any damage which shall be occasioned by the closing described above.

BE IT FURTHER RESOLVED, that the City of Mascoutah shall provide a comprehensive general liability insurance policy or an additional insured endorsement in the amount of \$500,000 per person and \$1,000,000 aggregate, which has the Illinois Department of Transportation and its officials, employees, and agents as insured's and which protects them from all claims arising from the requested road closing.

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 5th day of July, 2016, A.D.

Mayor

ATTEST:

City Clerk
(SEAL)

CITY OF MASCOUTAH

Staff Report

TO: Mayor Daugherty and City Council

FROM: Cody Hawkins – City Manager

SUBJECT: Request for Economic Development Incentives from Dave Kunkel, Mascoutah Development Group, LLC for property located north of Moorland Circle Drive

MEETING DATE: July 5, 2016

REQUESTED ACTION:

Approval of a Resolution to induce economic development incentives for Dave Kunkel, Mascoutah Development Group, LLC

BACKGROUND & STAFF COMMENTS:

The applicant desires to construct a one-story building, approximately 52,000 square feet in size, consisting of 60 units of which 36 would be assisted living (mostly 1-bedroom, but some 2-bedroom and studios) and 24 memory care units. The facility's exterior would consist of brick, stone and hardi board. The preliminary site plan includes a total of 43 parking spaces and areas of green space and landscaping. Access to the property would be provided by a street constructed from Illinois State Route 4. Illinois Department of Transportation (IDOT) will have to approve an Intersection Design Study and an access permit. The land area to be utilized for the facility is great enough to accommodate expansions of both the assisted living center and memory care center. The applicant has constructed similar facilities in Highland, Waterloo and Breese.

The applicant, Mascoutah Development LLC, represented by Dave Kunkel, has submitted a pre-application requesting economic development incentives from the City to develop this property. This property is located in the Enterprise zone and proposed TIF 3 boundary. The inducement would include the use of Enterprise Zone and proposed TIF 3 incentives if established to assist with total project cost (TIF approved costs) estimated at \$8,280,800 (TIF eligible \$1,883,100).

Projected Economic Impact: The current EAV of the 12.62 acres is \$4,538 and fair market value is \$13,614. Property taxes are presently \$375.00. Following the improvement, the EAV will increase to \$1,522,950 and the fair market value to \$4,615,000, which would generate \$126,000 in property taxes and \$125,451 in TIF. The total TIF increment generated over the life of the TIF (23 years) is \$2.76 M.

FUNDING:

Mr. Kunkel has submitted a detailed preliminary cost estimate to the City, and staff will determine which development costs are eligible TIF expenses. Potentially, incentives offered

will be in the form of 1) a rebate of a portion of the TIF increment created by the project back to the developer and 2) state sales tax deduction on building materials. A Development Agreement between the City and Mr. Kunkel/Mascoutah Development Group LLC outlining the specific incentives to be offered will be presented to the City Council at a later date.

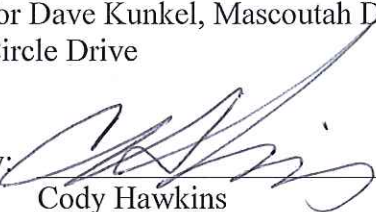
RECOMMENDATION:

Approval of a Resolution to induce economic development incentives for Dave Kunkel, Mascoutah Development Group, LLC for property located north of Moorland Circle Drive.

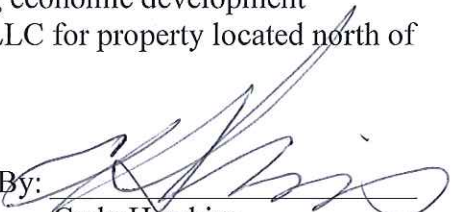
SUGGESTED MOTION:

I move that the Council approve Resolution 16-17-__, inducing economic development incentives for Dave Kunkel, Mascoutah Development Group, LLC for property located north of Moorland Circle Drive

Prepared By:


Cody Hawkins
City Manager

Approved By:


Cody Hawkins
City Manager

Attachment A - Resolution

RESOLUTION NO. 16-17-__
City of Mascoutah
Inducement Resolution

Mascoutah Development Group, LLC
Legacy Place

WHEREAS, the City of Mascoutah, Illinois, (the "City") desires to develop the currently vacant property located adjacent north of the Prairie View Estates subdivision along the west side of IL Route 4, St. Clair County parcel number 10-29.0-303-025 (the "Property"), for purposes of constructing a new assisted living and memory care facility operating as Legacy Place (the "Project"); and,

WHEREAS, it appears that the area can not be developed without the use of tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.1 et. seq. Revised Illinois Statutes ("TIF"); and,

WHEREAS, the City wishes to encourage Mascoutah Development Group, LLC (the "Developer") to pursue a plan for development of the Property (pictured in Exhibit A) and make such expenditures as are reasonably necessary in that regard with confidence that said expenditures may be allowable redevelopment project costs under the Mascoutah TIF 3 Redevelopment Plan and Program; and,

WHEREAS, the Developer will be expending certain funds for the Project and it is the intent of the City to assist the developer with these expenditures utilizing the TIF 3 program; and,

NOW, THEREFORE, BE IT RESOLVED by the City Council of Mascoutah, Illinois, that the City Council has examined the proposed area and circumstances, and at this time believe that it is reasonable to believe that certain expenditures and development costs in furtherance of the plan and potential development Project should be allowable redevelopment project costs under the plan, provided that this resolution is not a guarantee that any expenditures will be reimbursed, but rather an expression of the sense of the City at this time.

PASSED AND APPROVED this 5th day of July, 2016.

Gerald Daugherty
Mayor

ATTEST:

City Clerk
(SEAL)

Attachment A

EXHIBIT A
Project Location

Approximate Address: IL RTE 4
Mascoutah, IL

Project Parcel: 10-29.0-303-025

Site lies entirely within the Mascoutah TIF III Redevelopment Project Area

Map:



CITY OF MASCOUTAH
Staff Report

TO: City Council

FROM: Cody Hawkins – City Manager

SUBJECT: **PC 16-06, Conditional Use Permit for Outdoor Storage in a GC, General Commercial District for property located at East Church and North Lebanon Streets**

MEETING DATE: July 5, 2016

REQUESTED ACTION:

Review of a Conditional Use Permit (CUP) for Outdoor Storage in a GC, General Commercial District for property located at East Church and North Lebanon Streets.

BACKGROUND & STAFF COMMENTS:

The applicant, Millikin LLC, represented by Bill Millikin, has submitted a Conditional Use Permit (CUP) application to allow outdoor storage on property he owns at the northwest corner of East Church and North Lebanon Streets. Outdoor storage is permitted by conditional use in the GC, General Commercial District. Mr. Millikin recently renovated the former Mascoutah Hardware store which is situated across the street at 101 E. Main Street and now operates the store as Ace Hardware. The redevelopment project also included constructing a new 10,972 square foot warehouse which fronts N. Market and E. Church Streets. An outdoor sales area along N. Market Street was approved for the project as part of the site plan review process.

The applicant is requesting outdoor storage across the street from Ace Hardware on property he owns at E. Church and N. Lebanon Streets. The subject property is an irregular shape, and although most of the parcel is zoned GC, there is a small portion of the property located north of the alley right-of-way which is triangular shaped and is zoned RS-8, Single-Family Residential. This CUP request is only for the portion of the property with frontage along E. Church Street and zoned GC. Mr. Millikin desires to expand the existing gravel lot for the purpose of storing and servicing materials related to the hardware business and to construct a propane filling station. He also stated his desire to use the property for employee parking. However, staff informed him that if the property was used for off-street parking, the lot would need to be improved to meet the parking design and maintenance standards in accordance with Article IX. Off-Street Parking and Loading. At this time, the applicant does not want to upgrade the lot to meet the parking standards and will only use the lot for inventory storage and the propane filling station.

DISCUSSION POINTS / ISSUES:

Land Use and Zoning Requirements: The property is depicted as Residential on the Land Use Map in the City's Comprehensive Plan as is several adjoining properties north of E. Church Street. The property is not impacted by the Airport Overlay District. Land to the north is zoned RS-8, Single-Family Residential and is currently used for residential. Land to the east and west

is zoned General Commercial and includes a mix of commercial and residential uses. Land to the south is zoned Downtown Commercial and is used for commercial.

<u>Property</u>	<u>Comp. Plan</u>	<u>Zoning</u>	<u>Existing Land Use</u>
Site	Residential	General Commercial	Undeveloped
North:	Residential	RS-8, SF Residential	Residential
South:	Downtown	Downtown Commercial	Commercial
East:	Residential	General Commercial	Residential
West:	Residential	General Commercial	Commercial

Mascoutah Surface Water Protection District Easement/Public Right-of-Way: A drainage ditch maintained by the Mascoutah Surface Water Protection District traverses the subject property. This ditch is located in a 30 foot wide easement. The subject property is also split by a 12 foot alley right-of-way. The ROW is the access to the drainage easement. Both the ROW and the drainage easement should be kept free from any encumbrances.

Conditional Use Permit Review: There are several criteria for reviewing CUP applications (listed below). Certain criteria involves consistency with the City's Comprehensive Plan, encouraging normal, orderly development of the neighborhood and that the proposed use is compatible with the surrounding uses, which are especially pertinent in evaluating a conditional use and its impact on surrounding properties. It is reasonable to question if the applicant has introduced evidence sufficient to satisfy the conditional use criteria and its potential impact on surrounding properties.

If any criteria, such as neighborhood compatibility, are an issue the Council must consider if the Conditions resolve the problems anticipated. In this case, adjacent uses include residential properties and compatibility should be weighed considerably.

Public Notice: The CUP process requires a public hearing before the Planning Commission. The legal notice was published and notices were sent to 21 property owners within 250' of the subject property. As of the date of this report, no calls were received in opposition or support of this CUP request. Two adjacent property owners did speak at the Public Hearing with concerns about noise and the visual appearance of the property.

REVIEW AND APPROVAL CRITERIA: Section 34-13-10 of the Unified Land Development Code lists several criteria for generally evaluating Conditional Use Permit applications. The Commission should consider the following criteria as it evaluates the proposed use:

- (a) **Criteria:** Whether the proposed conditional use is consistent with the City's Comprehensive Plan and will not impede normal, orderly development of the neighborhood. **Staff's response:** *The subject property is depicted as residential in the City's Comprehensive Plan but presently zoned GC, General Commercial. Outdoor storage may be applied for and approved by conditional use. As such, approval may be granted with conditions to mitigate any potential impacts to surrounding properties.*
- (b) **Criteria:** The compatibility with surrounding uses and compatibility with the surrounding neighborhood, including any substantial impact on property values. **Staff's**

response: *Any impact to surrounding residential uses should be considered as part of the conditional use permit review. Outdoor storage "may" impact surrounding properties if not maintained in an orderly manner and/or debris accumulates on the property.*

- (c) **Criteria:** The comparative size, floor area, mass, and general appearance of the proposed structure in relationship to adjacent structures and buildings in the surrounding properties and neighborhood. **Staff's response:** *The appearance and condition of the outdoor storage should be taken in consideration and proper controls placed on the approval to maintain the appearance and condition of the property.*
- (d) **Criteria:** The amount of traffic movements generated by the proposed use and the relationship to the amount of traffic on abutting streets and on minor streets in the surrounding neighborhood in terms of the street's capacity to absorb the additional traffic and any significant increase in hourly or daily traffic levels. **Staff's response:** *Conditions may be added to direct and control traffic movements to and from the property and on to adjoining streets. The site distance triangle at the intersection of E. Church and N. Lebanon Streets should be maintained at all times.*
- (e) **Criteria:** The added noise level created by activities associated with the proposed use and the impact of the ambient noise level of the surrounding area and neighborhood. **Staff's response:** *Conditions may be added to limit hours of loading and unloading or other activities which may involve equipment that would generate additional noise or impact the ambient noise level of the neighborhood.*
- (f) **Criteria:** The impact of night lighting in terms of intensity, duration, and frequency of use as it impacts adjacent properties and in terms of presence in the neighborhood. **Staff's response:** *No additional night lighting is required, nor proposed by the applicant, that would impact the night lighting in the neighborhood.*
- (g) **Criteria:** The impact of the landscaping of the proposed use in terms of landscaped area, buffers, and screens. **Staff's response:** *Buffering or screening may be required along adjacent properties zoned residential. Adding low plantings/landscaping within the site distance triangle may mitigate any materials or vehicles from encroaching into this area and creating an obstruction.*
- (h) **Criteria:** The potential for the proposed use to remain in existence for a reasonable period of time and not become vacant or unused. Consideration should also be given to unusual single purpose structures or components of a more temporary nature. **Staff's response:** *The ditch and the Mascoutah Surface Water Protection District easement which runs through the subject property effects the lands utility. The propane filling station and inventory storage allows the property to be used for commercial purposes.*
- (i) **Criteria:** Whether there are any facilities near the proposed use (such as schools or hospitals) that require special protection. **Staff's response:** *There are no facilities near the proposed use which would require special protection.*

The above criteria may be addressed by stipulating conditions on the conditional use permit request and should be considered in order to ensure public health, safety, and welfare.

RECOMMENDATION:

Staff recommends approval of the Conditional Use Permit for outdoor storage for property zoned GC, General Commercial and located at the northwest corner of E. Church and N. Lebanon Streets subject to the attached Finding for Approval and Conditions of Approval.

MOTION:

I move that the City Council approve/deny the Conditional Use Permit for outdoor storage for property zoned GC, General Commercial and located at the northwest corner of E. Church and N. Lebanon Streets, subject to the Findings and Conditions of Approval attached.

Approved By: 

Cody Hawkins
City Manager

Attachments: A – Findings
B – Conditions
C – Location/Zoning Map

FINDINGS FOR APPROVAL

Conditional Use Permit:

Outdoor Storage

Northwest corner of E. Church and N. Lebanon Streets

DATE: May 2, 2016

FINDINGS: The Mascoutah City Council, pursuant to the applicant's proposed Conditional Use Permit for the property described, and after considering the effect of the requested use on the health, safety, morals and general welfare of the residents in the City, specifically finds:

1. The proposed conditional use permit is appropriate, in terms of land patterns in the entire City and its comprehensive plan.
2. The proposed conditional use permit is compatible with surrounding uses and the zoning of nearby property.
3. The land is suitable for the use proposed in the GC, General Commercial Zoning District.
4. The proposed conditional use permit is consistent with good general planning.

Attachment A

CONDITIONS OF APPROVAL

Conditional Use Permit:

DATE: May 2, 2016

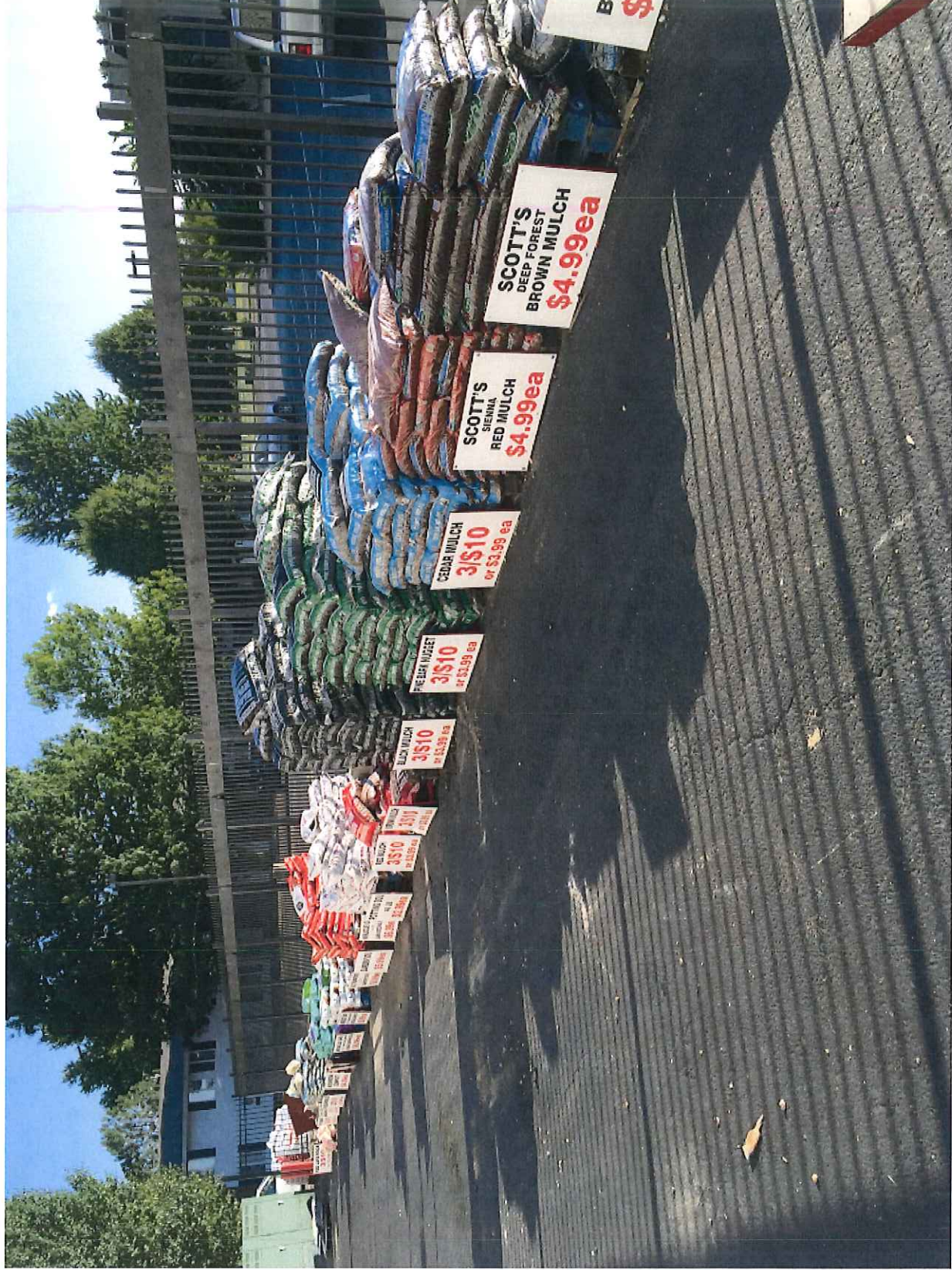
Outdoor Storage

Northwest corner of E. Church and N. Lebanon Streets

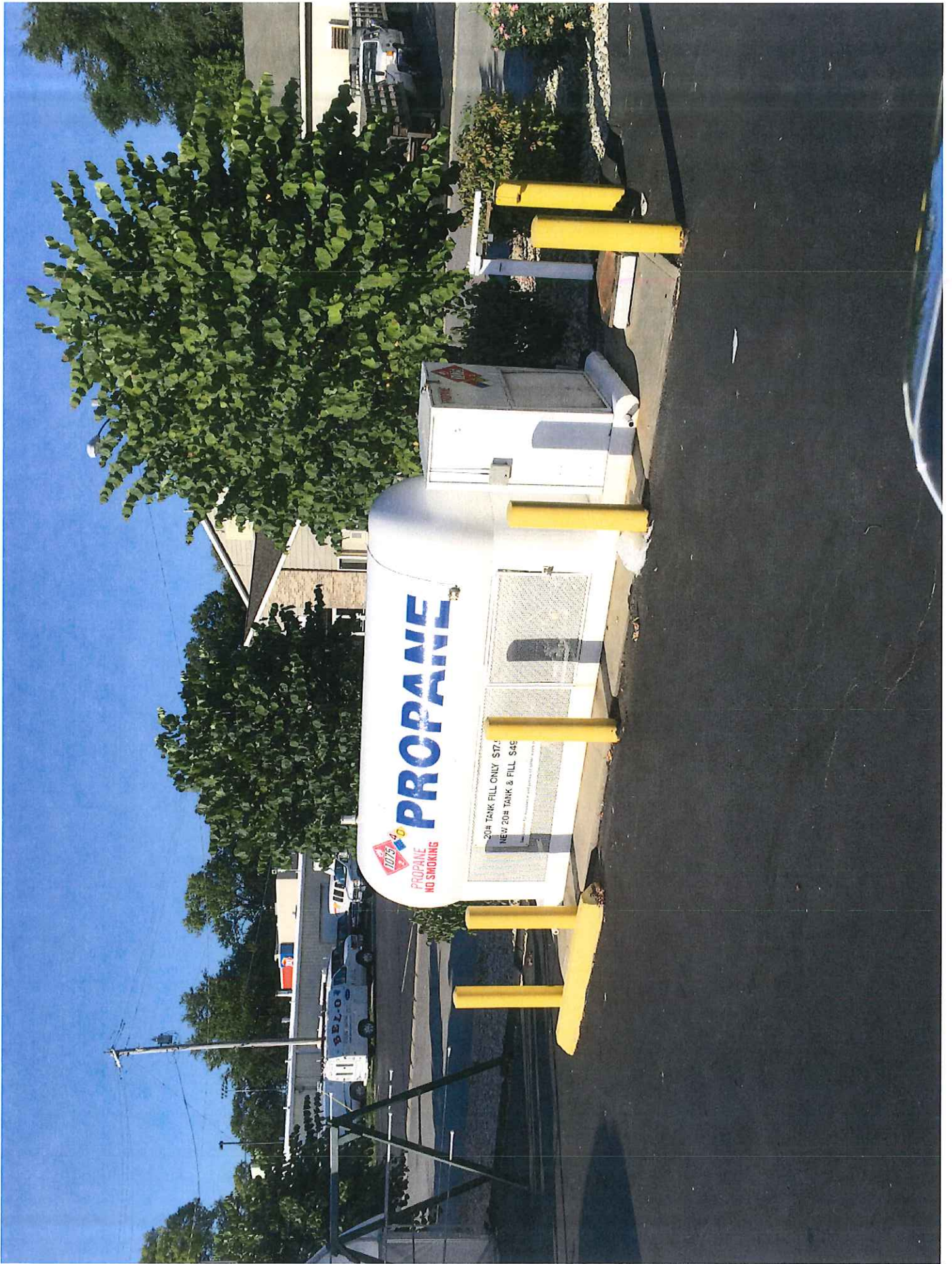
- 1) The Conditional Use Permit for outdoor storage shall be granted to Millikin LLC and is not transferrable to subsequent owners of the property or **The Conditional Use Permit for outdoor storage shall be granted to Millikin LLC and is transferrable to subsequent owners of the property if accessory to a hardware business conducted at 101 E. Main Street.**
- 2) Concrete bumpers (or a similar material) shall be installed to identify the easement boundaries. The drainage easement and alley right-of-way shall be kept free from any encumbrances.
- 3) Landscape planters and/or plantings, at a height not to interfere with lateral vision between 30 inches and ten feet, shall be installed within the site distance triangle at the northwest corner of E. Church and N. Lebanon Streets to discourage any materials or vehicles from encroaching into this area and creating an obstruction.
- 4) No debris fill material, ~~bulk materials or debris~~ may be stored on the premises. **Bulk and fill materials shall be stored in three sided retention systems.**
- 5) During the period of the Conditional Use Permit, if safety concerns arise, the City shall reserve the right to review the need to require the applicant to install curb cuts and make sidewalk repairs along E. Church and N. Lebanon Streets to address concerns.
- 6) Outdoor storage/display of materials in public right-of-way in conjunction with Ace Hardware/Millikin LLC shall not be permitted.
- 7) **A plan to create a visual barrier around the perimeter of the property shall be approved by staff and adjoining property owners and shall be installed within 6 months of Conditional Use Permit approval.**

Attachment B

Examples of Lawn and Garden Outdoor Sales Area.









CITY OF MASCOUTAH

Staff Report

TO: Honorable Mayor & Council
FROM: Cody Hawkins – City Manager
SUBJECT: Ball Field Parking Lot No. 1 - Bid Award

MEETING DATE: July 5, 2016

REQUESTED ACTION:

Approval and authorization of bids for furnishing all labor, materials and equipment for the Ball Field Parking Lot No. 1 Project.

BACKGROUND & STAFF COMMENTS:

Bids for the *Ball Field Parking Lot No. 1 Project* were opened on Thursday, June 30, 2016. There were 3 bidders total. Lowest qualified bid was submitted by Christ Bros. Asphalt, Inc. for a total amount of \$48,269.50. This project consists of constructing a 50 stall parking lot near the existing ball fields in the City Park. The improvement will also include constructing a 30' long access drive from North 10th Street where a concrete apron presently exists. See Bid Tab, Attachment A.

FUNDING:

This project is contingent upon receipt of a St. Clair County Park Grant with a match from General Funds.

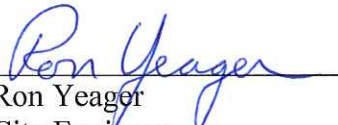
RECOMMENDATION:

Approval of low bid for furnishing all labor, materials and equipment for the *Ball Field Parking Lot No. 1 Project* to Christ Bros. Asphalt, Inc. for a total amount of \$48,269.50.

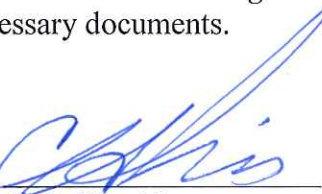
SUGGESTED MOTION:

I move that the Council approve the low bid of \$48,269.50 to Christ Bros. Asphalt, Inc. of Lebanon, IL for furnishing all labor, materials and equipment for the *Ball Field Parking Lot No. 1 Project* and authorize appropriate officials to execute the necessary documents.

Prepared By:


Ron Yeager
City Engineer

Approved By:


Cody Hawkins
City Manager

Attachment: A – Bid Tab

BID TAB

Project: Ball Field Parking Lot No. 1
Date of Bid: Thursday, June 30, 2016

Description	Atlanta Asphalt 4297 Frank Scott Pky West Belleville, IL 62223			Christ Brothers 820 South Fritz P.O. Box 158 Lebanon, IL 62258		Rooters American 350 Carter Street P.O. Box 175 Beckemeyer, IL 62219	
Earthwork	\$	9,452.00	\$	8,220.00	\$	16,480.00	
Agg. Base Crse; Type B, 8"	\$	16,477.50	\$	14,703.00	\$	12,252.50	
HMA Surface Crse; Type C, 3"	\$	22,736.00	\$	21,674.80	\$	23,366.00	
PRC Parking Blocks	\$	3,000.00	\$	3,076.50	\$	3,500.00	
Pavement Marking; 4 in. - Line	\$	528.00	\$	595.20	\$	336.00	
Total Bid	\$	52,193.50	\$	48,269.50	\$	55,934.50	
Bid Bond	\$500.00 Cashier's Check		\$500.00 Cashier's Check		\$500.00 Bid Bond		
Estimated Completion Date	7/22/2016		8/31/2016		9/30/2016		

Description	KRB Excavating 789 W Broadway Trenton, IL 62293		Hank's Excavating 5825 W State Route 161 Belleville, IL 62223		Byrne & Jones Construction 13940 St. Charles Rock Rd. Bridgeton, MO 63044	
Earthwork						
Agg. Base Crse; Type B, 8"						
HMA Surface Crse; Type C, 3"						
PRC Parking Blocks						
Pavement Marking; 4 in. - Line						
Total Bid		NO BID		NO BID		NO BID
Bid Bond						

CITY OF MASCOUTAH

Staff Report

TO: Honorable Mayor & Council
FROM: Cody Hawkins – City Manager
SUBJECT: **Espenschied Chapel Parking Lot - Bid Award**

MEETING DATE: July 5, 2016

REQUESTED ACTION:

Approval and authorization of bids for furnishing all labor, materials and equipment for the Espenschied Chapel Parking Lot Project.

BACKGROUND & STAFF COMMENTS:

Bids for the *Espenschied Chapel Parking Lot Project* were opened on Thursday, June 30, 2016. There were 3 bidders total. Lowest qualified bid was submitted by Christ Bros. Asphalt, Inc. for a total amount of \$43,099.26. This project consists of constructing a 36 stall parking lot near the east side of the Espenschied Chapel in the City Cemetery. See Bid Tab, Attachment A.

FUNDING:

This project will be paid for with General Funds.

RECOMMENDATION:

Approval of low bid for furnishing all labor, materials and equipment for the *Espenschied Chapel Parking Lot Project* to Christ Bros. Asphalt, Inc. for a total amount of \$43,099.26.

SUGGESTED MOTION:

I move that the Council approve the low bid of \$43,099.26 to Christ Bros. Asphalt, Inc. of Lebanon, IL for furnishing all labor, materials and equipment for the *Espenschied Chapel Parking Lot Project* and authorize appropriate officials to execute the necessary documents.

Prepared By:


Ron Yeager
City Engineer

Approved By:


Cody Hawkins
City Manager

Attachment: A – Bid Tab

BID TAB

Project: Espenschied Chapel Parking Lot
Date of Bid: Thursday, June 30, 2016

Description	Atlanta Asphalt 4297 Frank Scott Pky West Belleville, IL 62223	Christ Brothers 820 South Fritz P.O. Box 158 Lebanon, IL 62258	Rooters American 350 Carter Street P.O. Box 175 Beckemeyer, IL 62219
Earthwork	\$ 9,260.00	\$ 7,646.40	\$ 15,625.00
Agg. Base Crse; Type B, 8"	\$ 15,975.00	\$ 13,064.00	\$ 12,638.00
HMA Surface Crse; Type C, 3"	\$ 19,372.90	\$ 19,276.30	\$ 20,734.50
PRC Parking Blocks	\$ 2,160.00	\$ 2,572.56	\$ 2,520.00
Pavement Marking; 4 in. - Line	\$ 525.00	\$ 540.00	\$ 500.00
Total Bid	\$ 47,292.90	\$ 43,099.26	\$ 52,017.50
Bid Bond	\$500.00 Cashier's Check	\$500.00 Cashier's Check	\$500.00 Bid Bond
Estimated Completion Date	8/5/2016	8/31/2016	9/30/2016

Description	KRB Excavating 789 W Broadway Trenton, IL 62293	Hank's Excavating 5825 W State Route 161 Belleville, IL 62223	Byrne & Jones Construction 13940 St. Charles Rock Rd. Bridgeton, MO 63044
Earthwork			
Agg. Base Crse; Type B, 8"			
HMA Surface Crse; Type C, 3"			
PRC Parking Blocks			
Pavement Marking; 4 in. - Line			
Total Bid	NO BID	NO BID	NO BID
Bid Bond			
Estimated Completion Date			