

Mascoutah City Council

July 3, 2023

REGULAR MEETING AGENDA

IN-PERSON MEETING with combined IN-PERSON and optional VIRTUAL PUBLIC PARTICIPATION – see below for instructions on attending virtually

7:00 pm – City Council Meeting

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 19, 2023 City Council Meeting (Page 1 to Page 3)
June 19, 2023 Executive Session Meeting (confidential, see City Clerk)
6. PUBLIC COMMENTS (3 minutes) – opportunity for the public to comment.
7. REPORTS AND COMMUNICATIONS
 - A. Mayor
 - B. City Council
 - C. City Manager
 - D. City Attorney
 - E. City Clerk
8. COUNCIL BUSINESS
 - A. Council Items for Action
 1. Street Closing – Fall Fest (Page 4 to Page 6)
Description: Council approval and adoption of Resolution to close Main Street (IL 177) on October 21, 2023 for the Fall Fest.

Recommendation: Council Approval and Adoption of Resolution.
 2. PC 23-01 – Plaza 23 LLC Rezoning of Northern 3.728 acres of Parcel #10-06-0-301-009 from General Commercial to Multiple Family Residential (first reading) (Page 7 to Page 13)
Description: Council approval of an ordinance approving the rezoning application for the northern 3.728 acres of Parcel #10-06-0-301-009 from General Commercial (GC) to Multiple Family Residential (RM).

Recommendation: First Reading.

3. Resolution Supporting the Submission of a Metro East Park and Recreation District (MEPRD) Park and Trail Grant Matching Program Application for FY23. (Page 14 to Page 15)

Description: Council approval of a resolution supporting the submission of a MEPRD Park and Trail Grant to construct a multi-use trail along the west side of IL Route 4 (N. Jefferson Street) to connect Onyx Drive to the Berm Trail.

Recommendation: Council Approval and Adoption of Resolution.

B. Council Miscellaneous Items

C. City Manager

9. PUBLIC COMMENTS (3 MINUTES)

10. ADJOURNMENT TO EXECUTIVE SESSION

A. Personnel – Section 2(c)(1)

11. MISCELLANEOUS OR FINAL ACTIONS

12. ADJOURNMENT

POSTED 6/29/23 at 4:00 PM

OPTIONAL VIRTUAL PUBLIC PARTICIPATION – see below for instructions on attending virtually

In-person public attendance is allowed. Optional virtual public attendance is also being provided virtually through Zoom Meeting (<https://zoom.us>).

Please join my meeting from your computer, tablet or smartphone.

<https://us02web.zoom.us/j/87876758114>

You can also dial in using your phone.

United States: +1 (312) 626-6799

Access Code: 878-7675-8114

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

JUNE 19, 2023

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 Melissa Schanz. The Council remained standing and recited the Pledge of Allegiance.

CALL TO ORDER

Mayor Pat McMahan called the meeting to order at 7:00p.m.

ROLL CALL

Mayor Pat McMahan and Council members John Weyant, Walter Battas, Nick Seibert and Mike Baker.

Absent: None.

Other Staff Present: City Manager Becky Ahlvin, City Clerk Melissa Schanz, City Attorney Al Paulson, Chief Waldrup.

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

AMEND AGENDA

None.

MINUTES

The minutes of the June 5, 2023 regular City Council meeting and June 5, 2023 Executive Session meeting were presented and approved as presented.

Motion passed. Passed by unanimous yes voice vote.

PUBLIC COMMENTS

Eric Mercer, a resident of Mascoutah, voiced his concerns about his civil rights.

MONTHLY DEPARTMENT REPORTS FOR MAY WERE PROVIDED

REPORTS AND COMMUNICATIONS

Mayor – Assisted with the Flag Pole installation and the Pole Barn addition along with repairing the marry-go-round at Scheve Park, attended the Greater STL Meeting.

City Council

Weyant –Nothing to report.

Battas –Nothing to report.

Seibert –Attended the Greater STL Meeting, MAC Meeting and Educational Conference in STL. Also stated that the recent baseball and softball tournaments went great.

Baker –Nothing to report.

City Manager – Attended the Greater STL Meeting and also stated that staff received compliments on Scheve Park and ball fields during recent large tournaments.

City Attorney –Nothing to report.

City Clerk – Nothing to report.

COUNCIL BUSINESS

CONSENT CALENDAR (OMNIBUS)

The May 2023 Fund Balance Report and Claims & Salaries Report were provided under the omnibus consideration.

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

Motion passed. AYE's – Weyant, Battas, Seibert, Baker, McMahan. NAY's – none.
ABSENT – none.

RENEWAL FOR \$1,500,000 REVOLVING LINE OF CREDIT – RESOLUTION OF AUTHORIZATION FOR SIGNING OF LOAN DOCUMENTS

City Manager presented a report for Council approval of a resolution authorizing the Mayor to sign the loan documents for the renewal of a \$1,500,000 revolving line of credit.

There was no further discussion.

Battas moved, seconded by Baker, to approve and adopt Resolution No. 23-24-04, Resolution of Authorization for Signing of Loan Documents for the Line of Credit with First Federal Savings Bank, Mascoutah, Illinois.

Motion passed. AYE's – Weyant, Battas, Seibert, Baker, McMahan. NAY's – none.
ABSENT – none.

COUNCIL – MISCELLANEOUS ITEMS

Councilman Battas ask City Manager to look into the grating that is still needed around the wastewater treatment plant. Becky stated that she will look into the grating of the berms around the plant.

CITY MANAGER – MISCELLANEOUS ITEMS

City Manager asked council for guidance on multiple items Councilman Baker asked for City Manager and staff to look into the following items.

- Establishing a Push Tax on slot machines – No longer available. The city would have had to “opt in” in 2021. No further Action needed.
- Establishing parking fees at the airport – Council advised staff to look into charging additional fees for “pay to park “ lots within the City. The council does not want to see fees charged for our downtown parking areas.
- Outsourcing mowing at the park – Mayor McMahan stated that we have valuable employees and they do more than just cut grass and I do not want to loose them and are not in favor of outsourcing. Councilman Weyant was not in favor of outsourcing. Councilman Battas had no comment. Councilman Seibert stated that he would like to see it stay as is. Councilman Baker commented that this was brought up to him so as a councilman he felt he should bring it up to council for consideration. No further Action needed.

PUBLIC COMMENTS

None.

ADJOURNMENT TO EXECUTIVE SESSION

Baker moved, seconded by Seibert, to adjourn to Executive Session to discuss Litigation and Personnel at 7:27 p.m.

MISCELLANEOUS OR FINAL ACTIONS

None.

ADJOURNMENT

Seibert moved, seconded by Battas, to adjourned at 8:03 p.m.

Motion passed. Motion passed by unanimous yes voice vote.

Melissa Schanz, City Clerk

CITY OF MASCOUTAH
Staff Report

TO: Honorable Mayor & Council

FROM: Becky Ahlvin, City Manager

SUBJECT: **Street Closing – Fall Fest**

MEETING DATE: July 3, 2023

REQUESTED ACTION:

Council approval and adoption of a Resolution to close Main Street (IL 177) on October 21, 2023 for the Fall Fest.

BACKGROUND & STAFF COMMENTS:

Mascoutah Chamber of Commerce will be holding the Fall Fest on Saturday, October 21. They are requesting closing of Main St. (IL 177) from Sixth St. to Route 4 from 7 a.m. to 8 p.m. This request came before the Council on April 3, 2023, but since then they have asked to change the time of the event. This is coming before the Council because it involves a State Highway and requires a Council resolution before we submit it to IDOT.

RECOMMENDATION:

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

SUGGESTED MOTION:

I move that the Council rescind Resolution No. 22-23-34 and approve and adoption Resolution No. 23-24-__, approving the closing of Main Street (IL 177) from Sixth St. to Route 4 on October 21, 2023 from 7 a.m. to 8 p.m. for the annual Fall Fest.

Prepared By: Melissa A. Schanz
Melissa A. Schanz
City Clerk

Approved By: Becky Ahlvin
Becky Ahlvin
City Manager

Attachments: A – IDOT Resolution

RESOLUTION NO. 23-24-__

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

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

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

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

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

BE IT FURTHER RESOLVED, that this closure shall occur during the approximate time period between 7:00 A.M. and 8:00 P.M. on October 21, 2023.

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

*To be used when appropriate.

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

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

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

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

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

items shall be provided by the City of Mascoutah.

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

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

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

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

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

ADOPTED and APPROVED by the Mayor and City Council of the City of Mascoutah this 3rd day of July, 2023, A.D.

Mayor

ATTEST:

City Clerk
(SEAL)

CITY OF MASCOUTAH
Staff Report

TO: Honorable Mayor & Council

FROM: Becky Ahlvin – City Manager

SUBJECT: **PC 23-01 – Plaza 23 LLC Rezoning of Northern 3.728 acres of Parcel # 10-06-0-301-009 from General Commercial to Multiple Family Residential (first reading)**

MEETING DATE: July 3, 2023

REQUESTED ACTION:

Council Approval of an ordinance approving the rezoning application for the northern 3.728 acres of Parcel #10-06-0-301-009 from General Commercial (GC) to Multiple Family Residential (RM).

BACKGROUND & STAFF COMMENTS:

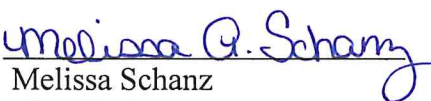
The applicant, Plaza 23 LLC, desires to rezone the northern 3.728 acres of the parcel from General Commercial to Multiple Family Residential. The applicant desires to build 8 apartment buildings.

RECOMMENDATION:

Council approval and adoption of Ordinance.

SUGGESTED MOTION:

I move that the City Council approve and adopt Ordinance 23-____, approving the rezoning application for the northern 3.728 acres of Parcel #10-06-0-301-009 from General Commercial (GC) to Multiple Family Residential (RM).

Prepared By: 
Melissa Schanz
City Clerk

Approved By: 
Becky Ahlvin
City Manager

Attachments: A – Ordinance
B – Boundary Survey and Legal Description
C – Total Development Area Site Plan Drawing
D – Planning Commission Meeting Minutes

ORDINANCE NO. 23-__

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

WHEREAS, The City now desires to officially change the City's Zoning Map from General Commercial (GC) to Multiple Family Residential for subject property described as:

Permanent Parcel No. 10-06-0-301-009, northern 3.728 acres.

commonly known as Plaza 23 LLC, Mascoutah, IL; and

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

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

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

SECTION 1: That Chapter 34 "Unified Land Development Code," Article IV – Official Map, is hereby amended to officially change the property described as:

Permanent Parcel No. 10-06-0-301-009, northern 3.728 acres.

commonly known as Plaza 23 LLC, Mascoutah, IL, as depicted in Exhibit A, from General Commercial (GC) to Multiple Family Residential (RM).

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

Attachment A

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 3rd day of July, 2023, and deposited and filed in the Office of the City Clerk in said City on that date.

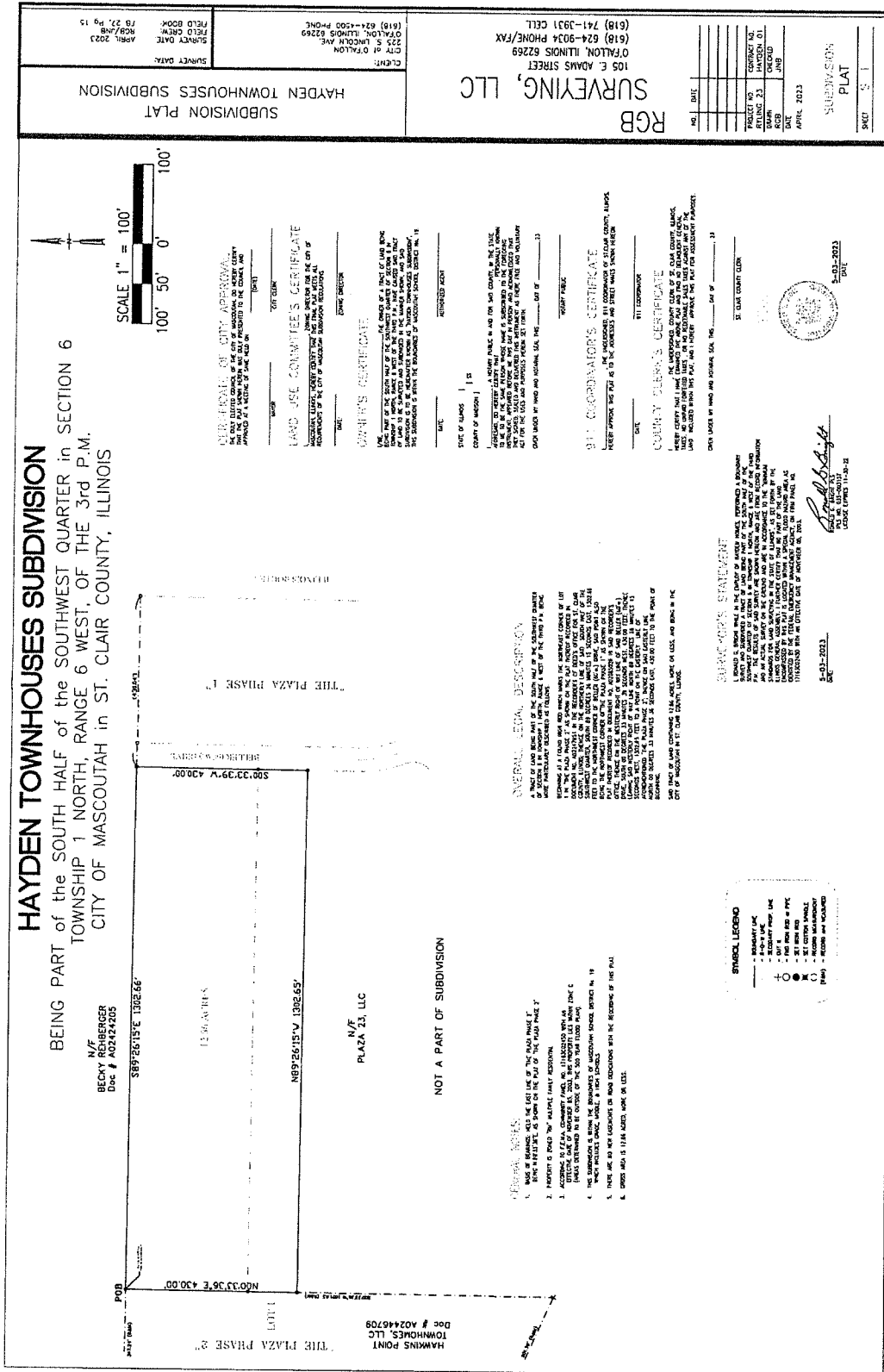
	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
John Weyant	_____	_____	_____	_____
Walter Battas	_____	_____	_____	_____
Nick Seibert	_____	_____	_____	_____
Michael Baker	_____	_____	_____	_____
Pat McMahan	_____	_____	_____	_____

APPROVED by the Mayor of the City of Mascoutah, Illinois, this 3rd day of July, 2023.

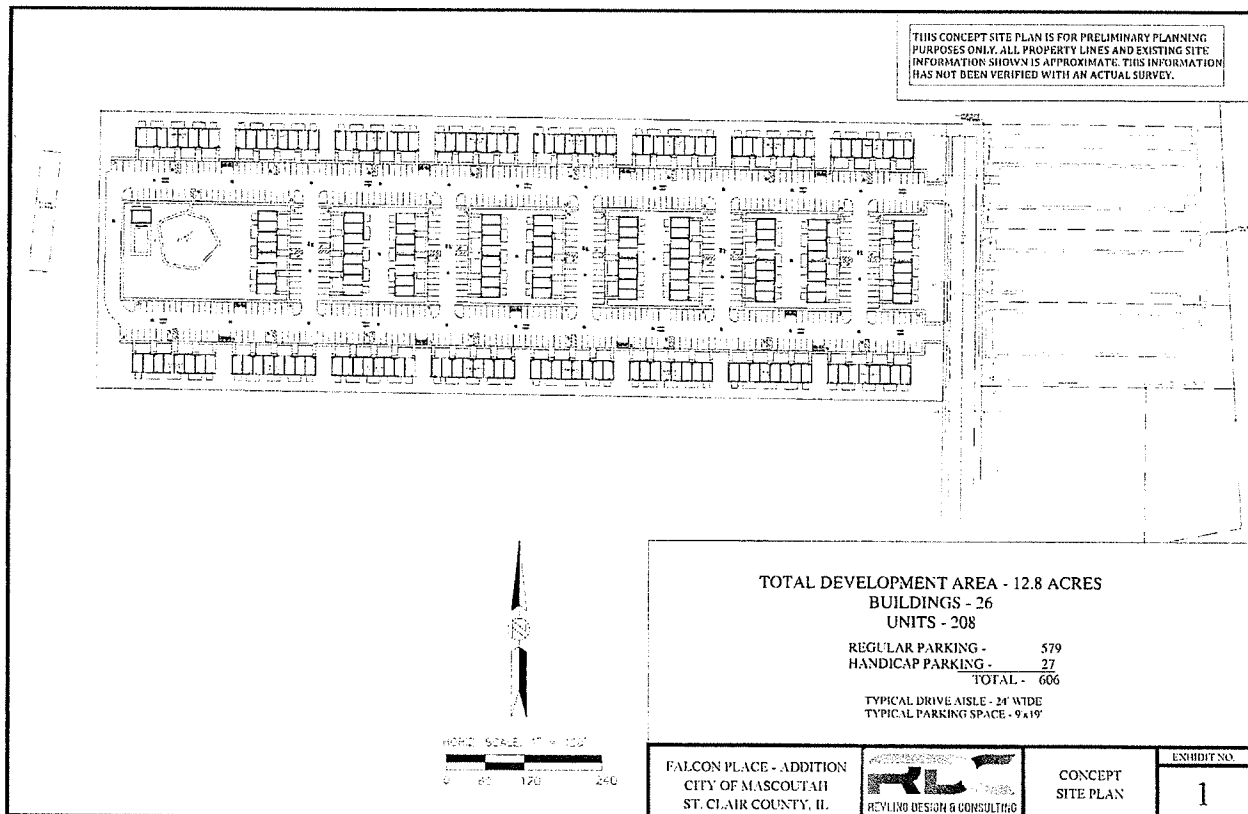
Mayor

ATTEST:

City Clerk
(SEAL)



Attachment B



Attachment C

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

June 28, 2023

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

PUBLIC HEARING – 7:00 PM

PC 23-01, Plaza 23 LLC Rezoning of Northern 3.728 acres of Parcel # 10-06-0-301-009. Planning and Zoning Administrator, Tiffany Barrows presented the proposal summary of the rezoning petition from Plaza 23 LLC. The subject properties are located at the northern 3.728 acres of Parcel #10-06-0-301-009. The property is currently zoned “GC” General Commercial. Plaza 23 LLC is seeking to rezone this property totaling 3.728 to “RM” Multiple-Family Residential District. The applicant desires to build 8 additional townhouses to the Falcon Place Development.

Tiffany Barrows also reported on the land use and zoning of surrounding properties, zoning considerations, standards of review for zoning maps, and findings.

Chairman Zacharski stated that per the advice of the City Attorney, the discussion during this public hearing will be on the rezoning only.

Thompson asked if the rezoning is approved tonight, would the site plan with drainage be reviewed at a future meeting. City Attorney stated that he has spoken with city staff and the site plan will be forwarded to be reviewed by the Planning Commission.

City Attorney reiterated that the purpose of this hearing is to discuss rezoning only.

Wobbe asked about preventing further damage and about things that were approved in the past that were not completed. City Attorney stated the discussion tonight is about if RM zoning is appropriate, not determining whether or not an apartment building is appropriate. Discussion regarding approval of additional apartments will occur at a future meeting. City Attorney stated that proper procedure would be to determine whether or not the zoning is appropriate; nothing regarding drainage or proper ingress/egress should be considered on a rezoning. City Attorney advised that considering those other items would not be appropriate.

PUBLIC HEARING ADJOURNED at 7:08 PM

CALL TO ORDER at 7:08 PM

Chairman Ken Zacharski called the meeting to order.

Attachment D

PRESENT

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

ABSENT – Commission member Bill Millikin.

ALSO PRESENT

City Manager Becky Ahlvin, Mayor Pat McMahan, Attorney Al Paulson, Planning and Zoning Administrator Tiffany Barrows, Projects Manager Kari Speir, Oates Engineer Brandon Beckemeyer applicant Barry Hayden, and Becky Rehberger (property owner to the north of the Falcon Place Development).

ESTABLISHMENT OF A QUORUM

A quorum of Planning Commission members was present.

GENERAL PUBLIC COMMENT – NONE

AMEND AGENDA – NONE

MINUTES FROM May 17, 2023

Wobbe moved, seconded by Thompson to approve the minutes from the May 17, 2023 Planning Commission Meeting.

THE MOTION BY ROLL CALL

Jack Klopmeier aye, Bruce Jung aye, Jim Connor aye, Rich Thompson aye, Karen Wobbe aye, and Chairman Ken Zacharski aye.

6-ayes, 0-nays, 1-absent

MOTION:

Thompson moved, seconded by Klopmeier, that the Planning Commission recommend approval of this rezoning request to City Council for the northern 3.728 acres of Parcel # 10-06-0-301-009 from GC, General Commercial, to RM, Multi-Family Residential.

THE MOTION BY ROLL CALL

Jack Klopmeier aye, Bruce Jung nay, Jim Connor aye, Rich Thompson aye, Karen Wobbe nay, and Chairman Ken Zacharski aye.

4-ayes, 2-nays, 1-absent

MISCELLANEOUS – NONE

ADJOURNMENT

Jung moved, seconded by Thompson, to adjourn at 7:11 p.m. All were in favor.

Tiffany M Barrows, Planning and Zoning Administrator

CITY OF MASCOUTAH
Staff Report

TO: Honorable Mayor & Council

FROM: Becky Ahlvin, City Manager

SUBJECT: **Resolution Supporting the Submission of a Metro East Park and Recreation District (MEPRD) Park and Trail Grant Matching Program Application for FY23.**

MEETING DATE: July 3, 2023

REQUESTED ACTION:

Approval of a resolution supporting the submission of a MEPRD Park and Trail Grant to construct a multi-use trail along the west side of IL Route 4 (N. Jefferson Street) to connect Onyx Drive to the Berm Trail.

BACKGROUND & STAFF COMMENTS:

The City was awarded a Transportation Alternatives Program (TAP) Grant in the amount of \$324,012 for the N Jefferson Street (IL 4) Shared Use Path. The scope of work for this phase of the project is to construct a 10-foot wide shared use asphalt path approximately 1,500 foot long along the west side of Jefferson Street beginning at the existing berm trail north to Onyx Drive. A pedestrian bridge will be constructed over the MSWPD big ditch.

The total construction cost including engineering is now estimated at \$460,000. TWM is assisting the City with this grant application and will be working on final estimates as we wait for the application process to open. This MEPRD grant will be requested in the estimated amount of \$90,659, which would leave approximately \$45,000 as the City's matching funds if awarded.

RECOMMENDATION:

Council approval of resolution as attached.

SUGGESTED MOTION:

I move that the City Council approve and adopt Resolution No. 23-24-___ to support the submission of a Metro East Park and Recreation District Park and Trail Grant Application for FY23.

Prepared By: _____

Kari Speir, Projects/Grants Manager

Approved By: _____

Becky Ahlvin, City Manager

Attachment: A – Resolution

RESOLUTION NO. 23-24-__

Resolution authorizing application for a Metro East Parks and Recreation (MEPRD) Trail Grant for Phase I of the Illinois Route 4 Shared Use Path

WHEREAS, the shared use path will extend from the end of the existing Berm Trail to Onyx Drive; and

WHEREAS, the provision and improvement of public transportation facilities is essential to the development of a safe, efficient, functional public transportation system; and

WHEREAS, MEPRD has the authority to make such Grants and makes funds available to offset certain capital costs of general public transportation infrastructure enhancements such as pedestrian and bicycle facilities; and

WHEREAS, Grants for said funds will impose certain obligations upon the recipient.

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

Section 1. That an application be made to MEPRD for the purpose of adding shared-use path along Illinois Route 4, located within the corporate limits of the City of Mascoutah, St. Clair County, Illinois.

Section 2. That the Mayor of the City of Mascoutah and his staff are hereby authorized and directed to execute and file on behalf of the City of Mascoutah such application.

Section 3. That the Mayor of the City of Mascoutah and his staff are authorized to furnish such additional information and signatures as may be required by the Department in connection with the aforesaid application for said Grant.

Section 4. That the Mayor of the City of Mascoutah and his staff are hereby authorized to pay the construction costs associated with the project and then be reimbursed by MEPRD in accordance with their funding agreement.

PASSED AND APPROVED this 3rd day of July, 2023.

Mayor

ATTEST:

City Clerk
(SEAL)

Attachment A