

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

FEBRUARY 20, 2024

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 Cody Hawkins, City Clerk Melissa Schanz, City Attorney Al Paulson and Police Chief Scott Waldrup.

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

AMEND AGENDA

Weyant moved, seconded by Battas to amend the agenda to add executive session Collective Bargaining and Personnel.

MINUTES

The minutes of the February 5, 2024 City Council 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 with the city.

James Shanks, a resident of Mascoutah, voiced his concerns with the city.

MONTHLY DEPARTMENT REPORTS FOR OCTOBER WERE PROVIDED

REPORTS AND COMMUNICATIONS

Mayor – Attended a Military Affairs Committee Meeting.

City Council

Weyant – Nothing to report.

Battas –Nothing to report.

Seibert –Nothing to report.

Baker –Nothing to report.

City Manager – Nothing to report.

City Attorney –Nothing to report.

City Clerk – Nothing to report.

COUNCIL BUSINESS

CONSENT CALENDAR (OMNIBUS)

The January 2024 Fund Balance Report and Claims & Salaries Report were provided under the omnibus consideration.

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

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

CODE CHANGE – CHAPTER 3, ANIMALS (SECOND READING)

City Manager Cody Hawkins presented a report for Council approval and adoption of amendments to Chapter 3, Animals, Article II, Sec. 3-2-2.

There was no further discussion.

Weyant moved, seconded by Seibert to approve and adopt Ordinance No. 24-02, an ordinance amending Chapter 3, Animals of the City Code.

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

AGREEMENT WITH CONTEGRA POOLS, LLC – SPLASH PAD

City Manager Cody Hawkins presented a report for Council approval of an Agreement between the City of Mascoutah and Contegra Pools, LLC, (d/b/a Capri Pools & Aquatics) for the construction of a new splash pad at Scheve Park.

City Manager explained and gave the council cost estimates for a recirculation system compared to a pass thru system.

Councilman Weyant asked if staff could contact the school district to see if we could expand their existing parking lot on the north side of the elementary school to add parking for the

splash pad. City Manager explained that it is a pretty good distance from the splash pad location.

Councilman Battas stated that he hopes the numbers are right because it is hard to estimate, and businesses like to provide you with numbers that you want too here. Battas feels like we are not ready to vote on this project. Parking is a problem at the location recommended. He feels like it should be located over by the pool. Battas explained that he will not agree with the splash pad in the park/playground location.

Councilman Seibert stated he does not see a huge expense to the taxpayers with the city using ARPA funds and MIA help with the funding. Seibert has no preference on location and would like to move forward with the project.

Councilman Baker stated that he is in favor of a splash pad, but not in that location. He explained that the splash pad is next to the pool on the Park Master Plan and feels like that is the best location for this project. Baker is concerned about parking as well.

Councilman Seibert asked if this agreement is place specific. City Manager and City Attorney explained that it is place specific due to the cost explaining that different locations have different costs involved. It was also stated by City Manager that the grant is place specific but thought the grant might be able to be amended. Mayor McMahan added that we are already working on an extension for the grant. Mayor stated that he would hate to see us try to amend it and jeopardize the whole project.

There was no further discussion.

Weyant moved, seconded by Seibert to approve an agreement with Contegra Pools, LLC for all labor, materials, equipment, and services necessary to complete the construction of a new splash pad at Scheve Park in the amount of \$199,905.00 and authorize appropriate officials to execute the necessary documents.

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

PC 23-07 – FALCON PLACE TOWNHOMES, PHASE 2 – STIE PLAN AND ARCHITECTURAL REVIEW

City Manager Cody Hawkins presented a report for Council approval of a Site Plan and Architectural Elevations for a propose 8 townhome building (64 units) complex named Falcon Place on property located on the northern 3.728 acres of parcel no. 10-06-0-301-009 generally located north of Hayden Drive and west of Beller Drive in RM, Multi-Family Residential Zoning District.

Councilman Weyant asked about parking requirements stating that he has more spaces than he needs and will that effect the storm water drainage. City Manager explained how the storm water drainage is calculated, stating that it is site wide so the applicant can adjust as needed so long as he does not go over the total storm water development plan.

Weyant also asked about ADA spaces and where they would be located. The applicant stated that there will be one ADA space per building, and it would be for visitors.

Councilman Weyant asked if staff will verify and follow through with the code for trash containers and the enclosures that should have been put in. City Manager stated that trash enclosures will be included in phase 2 and we will go back to developer and make sure it is put in for phase 1.

There was no further discussion.

Baker moved, seconded by Battas to approve a Site Plan and Architectural Elevations for a proposed 8 building (64 unit) townhome complex named Falcon Place on property located on the northern 3.728 acres generally located north of Hayden Drive and west of Beller Drive in RM, Multi-Family Residential Zoning District, subject to the attached Findings and Conditions of Approval.

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

PC 23-11 – HAYDEN DRIVE OFFICE/WAREHOUSE COMPLEX – SITE PLAN AND ARCHITECTURAL REVIEW

City Manager Cody Hawkins presented a report for Council approval of a Site Plan and Architectural Elevations for a proposed 8 office/warehouse building (16 unit) complex on the 8.71-acre property located at Hayden Drive (parcel no. 10-06-0-301-009) in GC, General Commercial Zoning District lot, east of Hawkins Point Townhomes, south of proposed Falcon Townhome Phase 2, north of Hayden Drive, and west of lots adjacent to Beller Drive.

Councilman Weyant had concerns about the storm water at this location. City Manager stated that the storm water detention basin is designed for the entire development as long as it does not exceed the entire capability of 76% it is within the standards.

There was no further discussion.

Baker moved, seconded by Battas to approve a Site Plan and Architectural Elevations for a proposed 8 building (16 unit) office/warehouse complex located on the 8.71-acre property at Hayden Drive in a General Commercial Zoning District, subject to the attached Findings and Conditions of Approval.

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

COUNCIL – MISCELLANEOUS ITEMS

Councilman Seibert explained that MAC will be starting on the new batting cages in Scheve Park. City Manager will verify that staff is ok with the project and that they have no concerns.

Councilman Weyant would like staff to provide an update on TIF 4. City Manager stated that he will get an update to the Council.

Councilman Battas explained how the Council has asked for a list of equipment for over a year and they still have not seen one. City Manager stated he will look into it and get a

Councilman Baker stated that he would like staff to look into the possibilities of a fee charged for all paid parking lots within the city. City Attorney told Councilman Baker that he is aware it was brought up at previous meetings and that City Attorney and the City Manager do have this item on their agenda. City Attorney recommended doing an amendment to our ordinance to include a charge per parking spot per year instead of a tax.

Councilman Baker has recommended putting in a Metal Detector for the protection of all within City Hall. Mayor and Council would like to have Cody provide information and pricing for a metal detector.

CITY MANAGER – MISCELLANEOUS ITEMS

None.

ADJOURNMENT TO EXECUTIVE SESSION

Seibert moved, seconded by Weyant to adjourn to Executive Session to discuss Collective Bargaining and Personnel at 8:15.

MISCELLANEOUS OR FINAL ACTIONS

None

ADJOURNMENT

Weyant moved, seconded by Battas, to adjourn at 9:25 p.m.

Motion passed. Motion passed by unanimous yes voice vote.

Melissa Schanz, City Clerk