

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

JANUARY 5, 2015

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

PUBLIC HEARING

Mayor Gerald Daugherty called the public hearing to order at 6:30 p.m.

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, and City Engineer Ron Yeager.

Mayor Gerald Daugherty stated that this public hearing is to consider and review the proposed amendments to the Redevelopment Plan for TIF 2B.

City Manager provided an overview of the proposed amendments to the Redevelopment Plan for TIF 2B. City Manager explained that the proposed amendments have nothing to do with changing the TIF 2B boundary, extending the life of the TIF, or increasing taxes. City Manager stated that the amendments were needed to update the plan budget within the TIF 2B Redevelopment Plan which is needed since the TIF is over 10 years old and project costs have increased. City Manager stated that the amendments also include a new façade improvement grant program for commercial properties located within the TIF 2B district that is a dollar-for-dollar match program. City Manager stated that an amendment was also included to allow for private development economic incentives for commercial property improvements to help increase development in the City. City Manager explained that the City already has an incentive policy to follow which would only allow up to 15% of the total project cost to be reimbursed by TIF 2B.

Keith Moran from Moran Economic Development provided additional information regarding the proposed amendments.

Council Discussion:

None.

Public Comments:

Jim Saffel – provided information regarding the history of the TIF based on his research to Council and the audience. Mr. Saffel began by reading the information he had provided. Mayor stopped Mr. Saffel and told him that this is not a presentation, but is a hearing to ask questions about the amendments and asked Mr. Saffel if he had a question about the amendments. Mr. Saffel began reading the information he had provided. Mayor asked Mr. Saffel repeatedly to ask his question regarding the amendment because he has exceeded his 3 minutes for public comments and there are other residents in the audience that have questions regarding the amendments. Mayor told Mr. Saffel he needed to ask his question specifically about the amendment or he would need to sit down so other residents could ask their questions. Mr. Saffel asked a question about the estimated budget and the figures not adding up. City Manager stated that the budget within the redevelopment plan are estimated project costs and is not actual dollars spent. City Manager stated the project costs in the plan include estimated project costs and is not a representation of the tax dollars actually collected or the tax dollars actually spent. Mayor stated that Mr. Saffel still needs to ask his question about the amendments. Mr. Saffel continued speaking about the history of the TIF and how the TIF is raising taxes. Mayor stated that he is and asked Officer Donovan to remove Mr. Saffel from the Council Chambers. Officer Donovan escorted Mr. Saffel from the Council Chambers into the hallway.

Debbie Yarber – asked how the City decided who was going to be in the TIF district and asked if the increment is going to keep increasing. City Manager explained that it is not a new TIF. City Manager stated that the taxes are going to increase if your EAV increases which is decided by St. Clair County.

Jim Cornman – commented about the EAV and how it increases and if the TIF can cause the EAV to increase. City Manager stated that the TIF does not directly increase your EAV, but your EAV could increase due to improvements to your own property or to improvements to other properties in your neighborhood. Mr. Cornman asked if there are any projected increase over the next 8 years of how much the TIF dollars are going to generate. City Manager stated that there is no way to determine how much tax dollars are going to be collected because it is based on the EAV over the next 8 years. Mr. Cornman asked how much if the TIF dollars has been expended on the projects. City Manager stated that currently 95% of the tax dollars collected in the TIF have been expended on the projects. Mr. Cornman asked if these amendments extend the life of the TIF past 2023. City Manager stated that the amendments are not extending the life of the TIF.

Rob Hayes – are all the streets within the TIF being done the same way, or are we cutting corners where ever we feel like it. City Manager stated that there are construction standards that the City has to follow and streets and ditches are built to those standards to allow for natural drainage.

Resident of Oak St – stated that part of her property is in the TIF and the back half is not. Asked why if the district is to benefit Main St., then why are other residents having to pay for benefits to businesses on Main St. since that type of improvement benefits the whole City. City Manager stated that the tax dollars collected only go back into that TIF district. City

Manager stated that the residents would be paying the same amount of taxes whether or not they lived in the TIF district. It was explained that all residents are paying the same taxes for the same taxes, but a portion of the taxes are being allocated into the TIF district instead of being allocated to the other taxing bodies but the taxes would be the same whether or not a resident lived within the TIF district. Asked the City to fix the street she lives on with the TIF funds she has paid into the City.

Jim Cornman – asked what percentage of the budget is to be used for repurposing. City Manager stated that the incentive policy is not to exceed 15% of project cost. City Manager stated that it is hard to know if between now and the next 8 years if we will have 2 private project requests or 10, but this amendment allows the City to be able to help that private investment when requested so there is no way to know how much the City will expend. Mr. Cornman asked if there is something that can be provided to identify what projects will be coming up in the next 8 years that will be funded with the TIF funds. City Manager stated the main focus of the TIF is infrastructure improvements and stated that the next big project is to redo the intersection at Route 177 and Route 4 in partnership with IDOT.

Debbie Yarber – asked if TIF funds were going to be used to put in a sidewalk on Route 4 in front of Casey's up to McDonalds. City Manager stated that the City has put in a request to Casey's to put that sidewalk in as part of their development plan.

Resident of Oak St – asked about the busing and if the open ditches are going to be redone and more sidewalks put in to allow for students to walk to school. City Manager stated that the City has no influence over the school district and their decision to stop busing students.

Frank Worth – asked about what the TIF funds have been used for up to this point. City Manager stated that up to this point all of the TIF funds have been used for public infrastructure improvements.

There being no further questions or comments from the Council, Mayor Gerald Daugherty closed the public hearing at 7:25 p.m.

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 7:34 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, and City Engineer Ron Yeager.

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

AMEND AGENDA

None.

MINUTES

The minutes of the December 15, 2014 regular City Council meeting were presented and stood as presented.

Motion passed. Passed by unanimous yes voice vote.

PUBLIC COMMENTS

Jim Cornman – stated that when Council considers the TIF to remember that residents are more concerned with sidewalks in front of their properties instead of making things pretty.

REPORTS AND COMMUNICATIONS

Mayor

Mayor stated that there is a vacancy on the Planning Commission and that there were 4 people interested in filling the position. Mayor recommended appointing Jim Connor to fill the vacancy on the Planning Commission to fill the unexpired term of Darren Goodlin.

Schorr moved, seconded by Weyant, to ratify the appointment of Jim Connor to the Planning Commission.

Motion passed. Passed by unanimous yes voice vote.

Attended the following meetings and functions: SLM Water Commission meeting, Citizen's Community Bank open house, TWM holiday event, US TransCom Commander holiday event at Scott AFB.

City Council

Grodeon – Attended the following meetings and functions: Various holiday activities.

Schorr – Attended the following meetings and functions: School Board meeting, Planning Commission meeting, TWM holiday event.

Weyant – Attended the following meetings and functions: Various holiday activities.

McMahan – Attended the following meetings and functions: Working at Ag Building for MIA's annual holiday gathering.

City Manager – Nothing to report.

City Attorney – Nothing to report.

City Clerk – Nothing to report.

COUNCIL BUSINESS

CODE CHANGE – NO PARKING, HARNETT STREET (SECOND READING)

City Manager presented report for Council consideration of approval of an ordinance to amend the Schedule E – No Parking Streets to add no parking on sections of Harnett Street.

Councilman Schorr asked about the speed and no stop signs and asked if maybe the speed could be reduced on the east side of Harnett to 25 mph since the west side of Harnett is 25 mph. City Manager stated that staff will look into it.

McMahan moved, seconded by Schorr, to approve and adopt Ordinance No. 15-01, amending Chapter 24, Schedule “E” – No Parking Streets to add no parking on sections of Harnett Street.

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

CODE CHANGE – PERSONNEL CODE (SECOND READING)

City Manager presented report for Council consideration of approval of revisions to Chapter 28 – Personnel Code of the City Code and the Employee Handbook by adoption of ordinance.

Grodeon moved, seconded by Weyant, to approve and adopt Ordinance No. 15-02, thereby modifying Chapter 28 – Personnel Code and the Employee Handbook.

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

PC 14-08 – PRAIRIE LAKE PARK MASTER PLAN AMENDMENTS

City Manager presented report for Council consideration of approval and adoption of a resolution approving amendments to the Prairie Lake Park Master Plan.

Mayor asked if there are any significant changes. City Manager stated that the major changes are to the cost estimates.

Councilman Schorr commented on a boat house being included in the plan and that in the future the City would have to allow boating if that was to occur. City Manager stated that those changes would have to be made at the time that was to occur along with additional fees, rentals, etc.

Councilman Weyant asked about crosswalks on Route 177 from the high school to Prairie Lake. City Manager stated that it would be an IDOT issue could be looked into.

Councilman Grodeon commented on the proposed trail and the flooding. City Manager stated that it is a flood zone area and is an issue that would have be looked at.

Weyant moved, seconded by Schorr, to approve and adopt Resolution No. 14-15-15, approving the amendments to the Prairie Lake Park Master Plan.

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

PC 14-07 – REZONING OF 12.4 ACRES FROM GENERAL COMMERCIAL, GC, TO SINGLE-FAMILY RESIDENTIAL, RS-8, FOR THE BRICKYARD COMMUNITY RESIDENTIAL DEVELOPMENT (FIRST READING)

City Manager presented report for Council consideration of approval of rezoning of property for 12.4 acres located on the east side of South 10th Street, just north of the former L&N Railroad line from GC, General Commercial, to RS-8, Single-Family Residential by adoption of ordinance.

Councilman Grodeon commented on this rezoning and if it was originally put in the Comprehensive Plan to be single-family. City Manager stated that it was originally put in the Comprehensive Plan as multi-family but the development has since changed to all single-family based on the market.

First reading. No action required.

COUNCIL – MISCELLANEOUS ITEMS

Councilman Schorr asked about the status with Paul Murphy. City Attorney stated that he needs to follow up with Farmers & Merchants Bank and the status of the loan refinance. City Attorney stated that he should have an opinion regarding the residents and the SSA issue in the next couple weeks.

Councilman Schorr asked about the status on Mendez' property. City Attorney stated that the court date is set for later this month.

Councilman Schorr commented on the need to have written rules regarding public comments.

Mayor asked about the status on the rate study. City Manager stated that staff has been corresponding with the company over the last two months regarding various questions on the City's financials. City Manager stated that we should have information within a month.

Councilman Grodeon asked if the City has defined criteria that specifies whether a ditch is going to be filled or not. City Manager stated that there are areas where piping a ditch is not physically possible because there is not enough outfall to put an 8-10" drainage pipe with dirt on top of that. City Engineer commented on the issues that they review when deciding on whether a ditch gets closed or not. City Engineer stated that they strive to put curbs and gutters on both sides of the street when possible. City Engineer stated that the criteria includes the depth of the outfall, whether or not there is a sidewalk, and the water retention

where there are times when the water cannot be forced into the pipe so the ditch remains open to allow for the water to flow freely.

Councilman Schorr commented on the snow removal policy and the no parking on the odd side of the street and if the snow was going to be plowed onto that side of the street. City Manager stated that the no parking restriction allows room for the snow plows to be able to get through the street and there may be more snow build up on that side of the street but no more so than it would have been without the parking restriction.

CITY MANAGER – MISCELLANEOUS ITEMS

City Manager provided additional information regarding the Phase II Electric route design and asked if Council is wanting staff to look at a different route and the possibility of using the existing L&N railroad easement. Councilman Grodeon asked about using a shorter line span to decrease the easement needed in order to use the L&N railroad easement. City Manager stated that staff will look into the L&N railroad alternative route and bring it back to Council.

City Manager provided information regarding the Fuesser Road project and the progress of the project to this point. City Manager stated that he is wanting Council's guidance for which path staff should take: pursue with the current contract with the June 1 due date or extend the contract due date due to external weather conditions. Council discussed the options and was generally in consensus to hold the contractor to the current due date of June 1 for now and revisit it if needed in the Spring.

City Manager stated he would like to wait and discuss the Board and Commission appointments at a future meeting when Assistant City Manager Lisa Koerkenmeier is in attendance.

PUBLIC COMMENTS

None.

MISCELLANEOUS OR FINAL ACTIONS

None.

ADJOURNMENT

McMahan moved, seconded by Schorr, to **adjourn at 8:23 p.m.**

Motion passed. Motion passed by unanimous yes voice vote.

Kari D. Haas, City Clerk