

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

MARCH 2, 2015

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

WORK SESSION

Mayor Pro-tem Ben Grodeon called the work session to order at 6:30 p.m.

Present:

Council members Ben Grodeon, Paul Schorr, John Weyant and Pat McMahan. Mayor Gerald Daugherty arrived at 6:35 p.m.

Absent:

None.

Other Staff Present:

City Manager Cody Hawkins, City Clerk Kari Haas, and Assistant City Manager Lisa Koerkenmeier.

City Manager stated that this work session is to discuss the Utility Financial Solutions Cost of Service Study. Dawn Lund, Vice President of Utility Financial Solutions LLC, presented the Electric Financial Projection Cost of Service and Rate Design.

Mayor Gerald Daugherty closed the work session at 7:14 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 7:20 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 Assistant City Manager Lisa Koerkenmeier.

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

AMEND AGENDA

None.

MINUTES

The minutes of the February 17, 2015 regular City Council meeting were presented. One correction was noted. The minutes stood as corrected.

Motion passed. Passed by unanimous yes voice vote.

PUBLIC COMMENTS

Mike Baker – spoke regarding the presentation on the cost of service study and commented on how the study did not discuss the current rates as they affect the residents today and how the current rates are over double what Ameren charges and thinks that is what the City should really focus on how to lower the rates for the citizens and to determine if it is in the best interests of the citizens to continue the current power system.

Amy Komrska – spoke regarding the agenda item listed regarding the code change to add duplexes to the conditional uses for RS-8. Asked the Council to look at the issue closer to home instead of at a 40,000 foot view.

REPORTS AND COMMUNICATIONS

Mayor

Mayor recommended appointing Charles Jefferson to the Zoning Board of Appeals to fill the vacancy. Schorr moved, seconded by Weyant, to ratify the appointment of Charles Jefferson to the Zoning Board of Appeals.

Motion passed. Passed by unanimous yes voice vote.

Attended the following meetings and functions: Finance Committee meeting, open house for Congressman Mike Bost, SLM Water Commission meeting, Founder's Day activities at McKendree University, meeting with City Manager and Assistant City Manager regarding the City's boards and commissions, SWIL Council of Mayors meeting.

City Council

Grodeon – Stated that he would be unable to attend the meeting with the school district but passed information on to the City Manager to address during the meeting.

Schorr – Attended the following meetings and functions: Finance Committee meeting, visited the Senior Center, Tree Sub-committee meeting.

Weyant – Attended the following meetings and functions: MIA meeting.

McMahan – Attended the following meetings and functions: MIA meeting.

City Manager – Nothing to report.
City Attorney – Nothing to report.
City Clerk – Nothing to report.

COUNCIL BUSINESS

MAIN STREET CLOSING – SPRING FEST WITH IDOT RESOLUTION

City Manager presented report for Council consideration of approval of request by Mascoutah Chamber of Commerce to close Main Street (IL 177) on May 15, 2015 for the Spring Fest.

Councilman Weyant asked about closing the street up to Sixth Street instead of stopping at First Street to help with traffic flow. Councilman Pat McMahan stated that unless the car show increases dramatically there really is no need to have it closed for that length. City Manager stated that they don't want to close it any further in order to not impact additional businesses and residences that are unneeded and does believe that detour signs are placed at Sixth Street in advance notice.

Grodeon moved, seconded by Schorr, to approve and adopt Resolution No. 14-15-20, authorizing the closing of Main Street (IL 177) from First Street to Market Street on May 15, 2015 from 4 p.m. to 2 a.m. for the annual Spring Fest.

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

CODE CHANGE – RECREATION AND PARKS CODE (SECOND READING)

City Manager presented report for Council consideration of approval of revisions to Chapter 31 – Recreation and Parks of the City Code by adoption of ordinance.

Weyant moved, seconded by McMahan, to approve and adopt Ordinance No. 15-05, thereby modifying Chapter 31 – Recreation and Parks, adding Article VII – Special Events.

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

CEMETERY MOWING AGREEMENT

City Manager presented report for Council consideration of approval and authorization of agreement for furnishing all labor, equipment and means for the mowing of the Mascoutah City Cemetery.

Councilman Schorr asked about the insurance requirement and the amount of \$500,000 being low. City Attorney stated that a normal amount would be \$1,000,000. City Manager stated that he will increase the amount to \$1,000,000.

Councilman Grodeon asked about our costs being around \$1,250.00 if we were to continue doing it in house and asked why we are going over our costs. City Manager stated that the \$1,250.00 is subjective and is an average and that cost can vary depending on personnel costs, unemployment and work comp rates, and fuel and equipment costs. City Manager stated that the \$250.00 difference is worth it because of less paperwork and less administration. City Manager stated that the Cemetery Sexton does spend a great deal of time supervising the part-time mowers and he is one of our equipment operator so it would also free up his time to help on other jobs.

Councilman Grodeon asked about the question raised at the last meeting regarding who does the mowing at the catholic cemetery. City Manager stated that he has not found out specifically. City Manager stated that this contractor does do other cemeteries. City Manager stated that he did hear that the catholic cemetery might be done by a parishioner and not by a company. Councilman Weyant commented on how if the catholic cemetery does have a contractor you would have thought the contractor would have put a bid in when they saw the City was advertising for bids.

Mayor asked about the billing and if it was going to be billed weekly or monthly. City Manager stated that the contractor did not say how often he was going to bill but was told that the City normally cuts checks every two weeks and was okay with that. City Manager stated that the contract just states that any bills received will be paid within 30 days.

Councilman Grodeon asked if this caps the maximum amount of cuts. City Manager stated that the Cemetery Sexton will manage the contractor to make sure it isn't being over cut or under cut.

Schorr moved, seconded by McMahan, to approve the agreement with Randy Vasquez dba Vasquez Outdoor Services for furnishing all labor, equipment and means for the mowing of the City Cemetery in the amount of \$1,500.00 per grass cutting for the time period of April 1, 2015 to October 31, 2015 and authorize appropriate officials to execute the necessary documents, as amended.

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

PC 15-03 – PRELIMINARY PLAT FOR CHIEF VIEW ESTATES

City Manager presented report for Council consideration of approval of a Preliminary Plat for Chief View Estates, a six (6) lot single-family residential development located at the southwest corner of North 6th Street and Fuesser Road.

Councilman Grodeon asked about the utilities and if it was underground electric. City Manager stated that all new subdivisions are required to have internal underground electric.

Councilman Grodeon asked about the landscape plan and there being no requirement since Fuesser road and North 6th Street are classified as minor but if you drive the roads there are places where there is a buffer and some where there isn't so is there any continuity. Assistant City Manager stated that she isn't sure when that part of the code was last revised but this is what the current code reads. Assistant City Manager stated that it was probably a choice by the developer to put in the buffers that are in place now so it is something that could be looked at while doing other modifications to the code.

Weyant moved, seconded by McMahan, to approve and adopt Resolution No. 14-15-21, approving the Preliminary Plat for Chief View Estates, subject to the attached Findings for Approval.

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

PC 15-02 – ACE HARDWARE – SITE PLAN AND ARCHITECTURAL REVIEW FOR A NEW WAREHOUSE/DISTRIBUTION FACILITY AT THE SOUTHEAST CORNER OF N. MARKET AND E. CHURCH STREETS (REAR OF 101 E. MAIN STREET)

City Manager presented report for Council consideration of approval of Site Plan and Architectural Elevations for a new warehouse/distribution facility at the southeast corner of N. Market and E. Church Streets.

Councilman Grodeon asked what the reasoning was for the 25 foot height requirement on accessory structures and if it should be changed. Assistant City Manager commented that it is for commercial and industrial areas and doesn't know what the original thought was on the height requirement but it would make sense that while we are doing other revisions to the code, to review this requirement as well and maybe have it modified.

Mayor asked about the lawn and garden element and if that was included. City Manager stated that it is included in the outdoor sales area located on the Market Street side.

Councilman Schorr asked if there is going to be brick. City Manager stated that there will be brick all the way around on the base level.

Schorr moved, seconded by Grodeon, to approve the Site Plan and Architectural Elevations for a new warehouse/distribution facility at the southeast corner of N. Market and E. Church Streets (rear of 101 E. Main Street), subject to the attached Findings and Conditions of Approval.

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

PC 15-01 – TEXT AMENDMENT TO CHAPTER 34, UNIFIED LAND DEVELOPMENT CODE, ARTICLE V. DISTRICT REGULATIONS, DIVISION 3. “RS-8”, SINGLE-FAMILY RESIDENTIAL DISTRICT, SECTION 34-5-23.

CONDITIONAL USES (FIRST READING)

City Manager presented report for Council consideration of approval or denial to amend Chapter 34, Unified Land Development Code, Article V. District Regulations, Division 3. “RS-8”, Single-Family Residential District, Section 34-5-23. Conditional Uses, specifically to add “duplex” as a Conditional Use in the RS-8 District.

Councilman Grodeon asked if the Council was to approve this would it then open up anything else in RS-8. City Manager stated that this code change would give those the opportunity in the future to apply for a conditional use permit to allow a duplex within the district. City Attorney stated that each conditional use application would still be reviewed on a case-by-case basis. Councilman Grodeon voiced concerns over the density restrictions in RS-8 and other traffic issues that could arise. City Manager stated that if approved three scenarios would apply: existing duplexes, building a duplex on a vacant lot, or converting a single-family home to a duplex. Assistant City Manager explained that additional setback, density and traffic variances would apply and have to be granted as well since the RS-8 district regulations are set for a single-family home. Mayor commented on how we wouldn’t allow a new duplex to be built in the RS-8 district. Councilman Grodeon commented on changing the entire code for one situation.

First reading. No action required.

RESOLUTION OPPOSING LGDF REDUCTION

City Manager presented report for Council consideration of approval of a resolution urging the Governor and General Assembly to protect full funding of Local Government Distributive Fund reserves.

Councilman Schorr asked if this opposition in the hope that we retain part of this or all of it. Mayor stated that the intent is to keep the whole funding. Councilman Schorr commented on as a council person he needs to support this. Councilman Schorr commented on the state’s finances and that everyone is going to want everything that they have always had but there is going to have to be some shared sacrifice at some point.

McMahan moved, seconded by Grodeon, to approve and adopt Resolution No. 14-15-22, a resolution urging the Governor and General Assembly to protect full funding of Local Government Distributive Fund reserves.

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

COUNCIL – MISCELLANEOUS ITEMS

Councilman Schorr asked for an update on the SSA. City Manager stated that the bank had contacted us with questions regarding the history of the SSA and the taxes collected and that information was provided to them this week. City Attorney stated that they had a meeting

with the bank and the bank knows we are serious about getting this taken care of and is confident that the bank is working on it.

Councilman Schorr asked for an update on the Mendez hearing. City Attorney stated that it has been reset for March 3, 2015. City Manager stated that they will be asking for the order to be approved and foreclose on the lien.

Councilman Schorr asked about rules for public comment. Mayor stated that they have a draft that has been reviewed by the City Attorney and will put it on the agenda for the next meeting to be discussed.

Councilman Grodeon asked about having a budget workshop. City Clerk stated that a budget calendar was put on the Council's desks and there will be a budget workshop at 6 p.m. prior to the next City Council meeting.

Mayor stated that at the next meeting the Council needs to start working on the City Manager's annual evaluation.

CITY MANAGER – MISCELLANEOUS ITEMS

None.

PUBLIC COMMENTS

Mayor recognized the scouts in the audience. One of the scouts stated that they are working on their community badge and eagle badge and needed to attend a meeting and pick a topic and write a paper on it.

MISCELLANEOUS OR FINAL ACTIONS

None.

ADJOURNMENT

McMahan moved, seconded by Weyant, to **adjourn at 8:19 p.m.**

Motion passed. Motion passed by unanimous yes voice vote.

Kari D. Haas, City Clerk