

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

NOVEMBER 16, 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 Paul Schorr, John Weyant, and Pat McMahan.

Absent:

Council member Ben Grodeon.

Other Staff Present:

City Manager Cody Hawkins, City Clerk Kari Haas and Finance Coordinator Lynn Weidenbenner.

Mayor Gerald Daugherty stated that this public hearing is to consider and review the proposed property tax increase for Mascoutah Special Service Area 1.

City Manager provided an overview of the proposed property tax increase for Mascoutah Special Service Area 1. City Manager explained that the property taxes for residents within the Special Service Area are not increasing; the rate for the Special Service Area is remaining at 0.375%. The amount of property taxes owed within the Special Service Area will only increase if the EAV increases or if the rate increases for another taxing district.

Council Discussion:

None.

Public Comments:

None.

There being no further questions or comments from the Council, Mayor Gerald Daugherty closed the public hearing at 6:35 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 7:00 p.m.

ROLL CALL

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

Absent: Council member Ben Grodeon.

Other Staff Present: City Manager Cody Hawkins, City Clerk Kari Haas, City Attorney Al Paulson, Assistant City Manager Lisa Koerkenmeier, Police Chief Bruce Fleshren, Fire Chief Joe Zinck, 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 November 2, 2015 regular City Council meeting were presented and approved as presented. The minutes of the November 2, 2015 Executive Session meeting were presented and approved as presented.

Motion passed. Passed by unanimous yes voice vote.

PUBLIC COMMENTS

None.

DEPARTMENT REPORTS

Fire Chief Joe Zinck – October 2015 report was provided.

Police Chief Bruce Fleshren – October 2015 report was provided.

Finance Coordinator Lynn Weidenbenner – Monthly financials provided.

City Engineer/Director of Public Works Ron Yeager – absent – Status report on public projects and monthly building permits report provided. Councilman Schorr asked about the Fuesser Road project and when the penalties will be looked at. City Manager stated that staff will review the penalties once the project is complete; will include meetings with the contractor to go over work days. City Manager stated that normally the City does withhold 10% of the project cost to cover any incidentals while waiting for final checklist, but will be probably be withholding the final payment until the penalty amount is determined. Councilman Schorr asked about the East-West Berm Trail and if both of the phases are going to be done during the same time and if there has been any engineering done so far. City Manager stated that some engineering has been done since both are being partially funded with grants but the plan is to do both phases at the same time. Councilman Weyant asked

about the South 10th Street Improvements and questioned the completion date being the end of this fiscal year. City Manager stated that since the project is being funded with MFT funds and with the additional paperwork required with using MFT funds, the construction portion of the project will get pushed into the next fiscal year.

REPORTS AND COMMUNICATIONS

Mayor

Attended the following meetings and functions: Chamber meeting, volunteered at the Visitor's Center, Boards & Commissions Appreciation dinner, USAF 24-hour vigil run/walk event, grand opening for new epilepsy center in Belleville, Gifts from the Heart event, Veteran's Day event at MHS, State Attorney's government ethics class at SWIC, IMEA annual meeting, issued proclamation for the Lady Indians Volleyball team at MHS, press release at Scott AFB with Senator Durbin regarding NGA.

City Council

Schorr – Attended the following meetings and functions: Boards & Commissions Appreciation dinner, State Attorney's government ethics class at SWIC.

Weyant – Attended the following meetings and functions: Boards & Commissions Appreciation dinner, beef and noodle dinner at St. John's Church.

McMahan – Attended the following meetings and functions: Chamber meeting, Boards & Commissions Appreciation dinner.

City Manager – Nothing to report.

City Attorney – Nothing to report.

City Clerk – Nothing to report.

COUNCIL BUSINESS

CONSENT CALENDAR (OMNIBUS)

The October 2015 Fund Balance Report and Claims & Salaries Report were provided under the omnibus consideration.

Councilman Schorr asked about the payment to SCI Engineering for material testing for the Fuesser Road project. City Manager stated that it would have been for concrete testing for the project. Councilman Schorr asked if that is reimbursed by the contractor and part of the project cost. City Manager stated that he believes so but will double check with the City Engineer.

Councilman Weyant asked about the roof blower purchase. City Manager stated that it is for the sewer treatment plant and is for circulation in the filtration building.

Councilman Weyant asked about the payment to IEPA for Main Street water. City Manager stated that is for the loan payment for the Main Street water main replacement project that was done a few years ago.

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

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

CODE CHANGE – STOP INTERSECTIONS (SECOND READING)

City Manager presented report for Council consideration of approval of an Ordinance to amend Schedule A – Stop Intersections.

Schorr moved, seconded by McMahan, to approve and adopt Ordinance No. 15-20, amending Chapter 24, Schedule 'A' – Stop Intersections.

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

2015 PROPERTY TAX LEVY (FIRST READING)

City Manager presented report for Council consideration of approval and adoption of the 2015 Property Tax Levy Ordinance.

Councilman Schorr asked about the Library tax levy request and if they lowered another fund to make up for adding additional funds. City Clerk stated that they did lower their General Fund portion to add the new funds.

First reading. No action required.

RESOLUTION SUPPORTING NGA WEST SITE SELECTION

City Manager presented report for Council consideration of approval of a resolution supporting the selection of the Scott AFB (St. Clair County) site for the National Geospatial-Intelligence Agency (NGA West) proposed facility.

McMahan moved, seconded by Schorr, to approve and adopt Resolution No. 15-16-08, a resolution supporting the selection of the Scott AFB (St. Clair County) site for the National Geospatial-Intelligence Agency (NGA West) proposed facility.

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

POLICY RESOLUTION – MASCOUTAH WEBSITE COMMUNITY CALENDAR AND CITY HALL ELECTRONIC MARQUEE SIGN

City Manager presented report for Council consideration of approval of a resolution adopting a policy for the City of Mascoutah website community calendar and City Hall electronic marquee sign.

Weyant moved, seconded by Schorr, to approve and adopt Resolution No. 15-16-09, a Resolution adopting a policy for the City of Mascoutah website community calendar and City Hall electronic marquee sign.

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

FEASIBILITY STUDY ON THE DESIGNATION OF A PORTION OF THE CITY OF MASCOUTAH AS A REDEVELOPMENT PROJECT AREA AND TO INCLUDE INTEREST WITHIN SUCH AREA (TIF 3)

City Manager presented report for Council consideration of approval of a resolution to proceed with a feasibility study for establishing a new Redevelopment Project Area (TIF 3).

Mayor commented on letting TIF 1 expire and what happens if it is still in debt. City Manager stated that the debt related to the electric along Route 4 could be paid for from Electric Funds and use the remaining life of the TIF 1 to pay down the debt from Fuesser Road Phase 1. City Manager stated that the remaining debt from Fuesser Road would have to be paid with General Funds after TIF 1 expires.

Councilman Schorr asked about the cost of the study. Assistant City Manager stated the feasibility study and the process from start to finish if the City goes through with approving a new TIF would cost about \$20,000 from Moran Development. Assistant City Manager stated that \$25,000 was budgeted in this fiscal year for planning and development for these types of expenses. Assistant City Manager stated that there will be engineering needed and that would cost around \$12,000. City Manager stated that the feasibility study only will probably be around \$5,000-7,000 and could be the only cost if the City decides to not develop a new TIF after the feasibility study is completed.

Councilman Schorr voiced concerns over the proposed schedule included which makes it look like we are going to be developing a new TIF. City Manager stated that it is preliminary schedule just to give Council an overview of what the timeline could possibly look like if the City was to decide to develop a new TIF.

Councilman Schorr voiced concerns over not having motivated sellers which is part of the problem in TIF 1. City Manager stated that the majority of the property is owned by the County. City Manager stated that the other property would have to be negotiated with for annexation.

Councilman Schorr asked about the drainage problem and where it is located. City Manager stated that the drainage problem is along Route 4 where the highway gets under water when there is a heavy rain. City Manager stated that this TIF could be used as a tool to help spur development which would help improve the drainage especially when the current farm lands that flood are developed and have improvements that aid with drainage.

Councilman Schorr asked about the other eligible redevelopment project cost categories. Assistant City Manager stated that the best example would be the school district and the agreements with TIF 1 and TIF 2B where they are reimbursed for their impact costs.

Councilman Weyant commented on the eligibility study area and the majority of the property being owned by the County. City Manager stated that when the property is purchased and developed, the increased taxable value will increase the revenues in the TIF. City Attorney stated that if the County was to build anything on the land that they owned, the County would be required to come through the City for approval and obtain building permits etc.

Assistant City Manager summarized by saying that there is probably a good portion of the study area that are not going to be eligible to be in a TIF. Assistant City Manager stated that having this feasibility study done will help development in the future by the City being able to inform potential developers that a certain area can or cannot be designated as a TIF area which is a question that always arises.

Councilman Schorr asked about the portion below Route 161 and how we would get from there to the airport. Assistant City Manager stated that the TIF area does have to be contiguous and can't use a roadway to connect them which is why this area may or may not work but won't know until the study is completed.

McMahan moved, seconded by Weyant, to approve and adopt Resolution No. 15-16-10, a Resolution providing for a feasibility study on the designation of a portion of the City of Mascoutah as a Redevelopment Project Area and to induce interest within such area (TIF 3).

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

COUNCIL – MISCELLANEOUS ITEMS

None.

CITY MANAGER – MISCELLANEOUS ITEMS

City Manager provided the second year utility savings analysis report from EPM for the computerized temperature control system. Council discussed the annual report.

City Manager provided updated information received from IMEA regarding Ameren's proposal to construct a ring bus near Route 4 which would provide the City two connection points which would involve a one-time lump sum payment of approximately \$1.1 million. City Manager stated that he will provide more detailed information after meeting with BHM&G.

PUBLIC COMMENTS

None.

MISCELLANEOUS OR FINAL ACTIONS

None.

ADJOURNMENT

McMahan moved, seconded by Schorr, to **adjourn at 8:20 p.m.**

Motion passed. Motion passed by unanimous yes voice vote.

Kari D. Haas, City Clerk