

**O'FALLON CITY COUNCIL
MEETING MINUTES
February 7, 2005**

The meeting was called to order at 7:04 p.m. by Mayor Gary Graham, who then led "The Pledge of Allegiance to the Flag."

Philip Goodwin, City Clerk, called the roll: David Horton, present; Nila Grogan, present; Ed True, present; Becky Henry, present; Rick Reckamp, present; Jerry Mouser, present; Tom Bequette, present; Allen Medford, present; Michael Bennett, present; Dennis Renner, present; Jason Boone, present; Ned Drolet, present; John West, present; Jerry Albrecht, present. A quorum was declared present.

APPROVAL OF MINUTES:

Motion was made by J. Mouser and seconded by J. Albrecht to approve the minutes of the January 18, 2005 meeting. All ayes. Motion carried.

PUBLIC HEARING:

1. Annexation Agreement for approximately 21.31 acres located generally in the 2000 block of and north of Quarry Road with Scott Urban. Opened to public at 7:06 p.m. Mayor Graham called three times for public input, but no one came forward. Closed to public at 7:07 p.m.
2. Land Subdivision Ordinance Amendment including the adoption of an incorporated Development Manual, Comprehensive Plan Amendment, Chapter 5.0 Transportation Plan, and adoption of the O'Fallon Bicycle Facilities Plan. Opened to public at 7:07 p.m. Mayor Graham called for public input; and Jerry Rombach, Executive Officer of the Home Builders Association of Greater Southwestern Illinois, came forward.

Mr. Rombach thanked the Mayor, City Council members, the various committees and City staff for allowing members of the housing industry to provide input on the Development Ordinance. He indicated that, over 3-4 months, various professionals in the housing industry invested 300+ hours in reviewing and providing expert opinion on the Ordinance. Mr. Rombach said that, while the Ordinance is much better than the early drafts, the housing industry does not embrace the notion of impact fees solely on new homebuyers to fund the level of services/amenities that the larger population is essentially unwilling to support on its own. He noted that every community that has imposed impact fees in the State of Illinois has seen an increase in all housing prices and declines in new developments.

Mayor Graham thanked Mr. Rombach and the various professionals who spent hundreds of hours helping develop the Ordinance. He also expressed

appreciation for Gary Hoelscher's expertise (of Hoelscher Engineering) in explaining the permitting process with the Illinois Environmental Protection Agency.

Mayor Graham called two more times for public input on the Land Subdivision Ordinance Amendment, but no one came forward. Closed to public at 7:12 p.m.

RESIDENTS:

Mayor Graham invited any residents of O'Fallon who would like to speak to the Council to step to the microphone. No one came forward.

REPORTS:

Clerk's Report: City Clerk Phil Goodwin presented a request from YMCA of Southwest Illinois O'Fallon YMCA Branch to conduct a raffle from 2/18/05 – 3/18/05. A motion was made by R. Reckamp and seconded by D. Renner to approve the request. All ayes. Motion carried.

Mayor's Report: Mayor Graham recognized the two boy scouts in the audience from Troop 94 and one from Troop 47.

Gary Fulton came forward, and Mayor Graham presented him with a plaque for his five years of service on the Planning Commission and four years of service on the Zoning Board of Appeals. The Mayor added that the volunteers on these two particular committees spend a great deal of time and endure a tremendous amount of pressure in their responsibilities, and he thanked Mr. Fulton for his many years of service.

RESOLUTIONS:

Motion was made by J. Mouser and seconded by N. Grogan to consider the Omnibus Rules for Items 2-6. All ayes. Motion carried.

J. Mouser asked for clarification on Item 6. Mayor Graham said this was a problem that occurred with a particular driveway when Seven Hills Road was built. Dennis Sullivan, Director of Engineering and Public Works, explained the situation in greater detail and said Resolution Item 6 is the remediation of that problem.

Motion was made by J. Mouser and seconded by N. Grogan to approve Resolution Items 2-6.

ITEM 2 – Resolution Authorizing the Mayor to Execute an Agreement with the Area on Aging for Grant Money

ITEM 3 – Resolution Authorizing the Mayor to Execute an Agreement with Burns & McDonnell for Professional Services to Establish the General Rate

ITEM 4 – Resolution Authorizing the Mayor to Execute an Agreement with Oates Associates for Professional Services to Provide Development Review Services

ITEM 5 – Resolution Authorizing the Mayor to Execute an Agreement with Wireless USA for the Outdoor Warning Siren System in the amount not to exceed \$121,030

ITEM 6 – Resolution Authorizing the Mayor to Execute an Agreement with Rhutasel & Associates, Inc. for the Seven Hills Road/Joseph Drainage Improvement Project in an amount not to exceed \$15,800

ROLL CALL: N. Grogan, aye; E. True, aye; B. Henry, aye; R. Reckamp, aye; J. Mouser, aye; T. Bequette, aye; A. Medford, aye; M. Bennett, aye; D. Renner, aye; J. Boone, aye; N. Drolet, aye; J. West, aye; J. Albrecht, aye; D. Horton, aye. All ayes. Motion carried.

Motion was made by J. Mouser and seconded by J. Albrecht to approve Resolution Item 1.

ITEM 1 – Resolution Authorizing the Mayor to Execute a Contract with the Census Bureau to Perform a Special Census

M. Bennett noted he was not against conducting the census; however, he stated the only amount presented to them was the cost for a complete census. There is also a census available, for a fraction of this cost, which focuses only on new growth in the City since the last census was conducted. His preference would have been to see the cost for both of these censuses and had the opportunity to vote on either one or the other.

Mayor Graham explained that if the census shows the City over 25,000 in population, we are automatically Home Rule. It costs approximately \$360,000 to do the special census, and the gain to the City is about \$440,000 annually. He added there are many things under Home Rule that would benefit the City, including the fact that the City is unable to use the hotel/motel tax for development of our new family sports complex unless we are Home Rule. The Mayor said it was his hope to fund part of the family sports complex with some of the hotel/motel tax and not have to go to the taxpayers of O'Fallon for money. He also noted that with Home Rule we could have our own local court instead of having to wait months, as we currently do, before we can take a case to court in Belleville. Mayor Graham explained that, on the negative side, Home Rule would give the City unlimited ability to tax. However, the City currently has room left on our taxation basis allowing us to raise taxes today without a vote of the people, but that simply has not been our practice in the past. He also pointed out that banks will not loan even the City money if we cannot pay it back.

M. Bennett added that he felt another census should be conducted in a couple years, and Mayor Graham agreed.

ROLL CALL: B. Henry, aye; R. Reckamp, aye; J. Mouser, aye; T. Bequette, aye; A. Medford, aye; M. Bennett, aye; D. Renner, aye; J. Boone, aye; N. Drolet, aye; J. West, aye; J. Albrecht, aye; D. Horton, aye; N. Grogan, aye; E. True, aye. All ayes. Motion carried.

ORDINANCES:

1st Readings

Motion was made by A. Medford and seconded by E. True to place on 1st Reading Ordinance Item 7.

ITEM 7 – Ordinance Declaring Vehicles and Equipment as Surplus Property and for Sale

ROLL CALL: R. Reckamp, aye; J. Mouser, aye; T. Bequette, aye; A. Medford, aye; M. Bennett, aye; D. Renner, aye; J. Boone, aye; N. Drolet, aye; J. West, aye; J. Albrecht, aye; D. Horton, aye; N. Grogan, aye; E. True, aye; B. Henry, aye. All ayes. Motion carried.

Motion was made by M. Mouser and seconded by E. True to place on 1st Reading Ordinance Item 8.

ITEM 8 – Ordinance Amending Ordinance 623, Zoning, Planned Use Development known as Regency Park Center II and III

ROLL CALL: J. Mouser, aye; T. Bequette, aye; A. Medford, aye; M. Bennett, aye; D. Renner, aye; J. Boone, aye; N. Drolet, aye; J. West, aye; J. Albrecht, aye; D. Horton, aye; N. Grogan, aye; E. True, aye; B. Henry, aye; R. Reckamp, aye. All ayes. Motion carried.

ITEM 9, an Ordinance Amending Ordinance 623, Zoning, Planned Use Development known as Stone Bridge Villas has been placed on hold as requested by the developer.

Motion was made by M. Mouser and seconded by J. West to place on 1st Reading Ordinance Item 10.

ITEM 10 – Ordinance Adopting a Subdivision and Development Control Ordinance including an Incorporated Development Manual and Bicycle Facilities Plan and Amending the Official Map and Comprehensive Plan as part thereof

D. Renner noted that on page 6 of the Ordinance, various trails in the City are listed, but not all trails were included. Mary Jeanne Hutchison stated all trails should have been listed. Mayor Graham asked that they make sure all trails are listed by the next reading.

Motion was made by N. Drolet and seconded by R. Reckamp to amend Section 3.3 – Street Access Standards and Improvements, paragraph 7, to retain the original cul-de-sac size of 500 ft. instead of the proposed 800 ft.

There was a discussion on the appropriate length of cul-de-sacs; safety issues to be considered, setting a precedent for future requests to extend the length even more, etc. It was noted that if the cul-de-sac length were set at 500 ft., it would not pose a problem because exceptions have been granted in the past and can continue to be granted.

ROLL CALL: A. Medford, nay; M. Bennett, nay; D. Renner, nay; J. Boone, aye; N. Drolet, aye; J. West, nay; J. Albrecht, nay; D. Horton, nay; N. Grogan, nay; E. True, nay; B. Henry, nay; R. Reckamp, aye; J. Mouser, nay; T. Bequette, nay. Ayes-3; Nays-11. The amendment to the original motion failed.

In regards to the original motion to place Item 10 on 1st Reading. **ROLL CALL:** M. Bennett, aye; D. Renner, aye; J. Boone, aye; N. Drolet, aye; J. West, aye; J. Albrecht, aye; D. Horton, aye; N. Grogan, aye; E. True, aye; B. Henry, aye; R. Reckamp, aye; J. Mouser, aye; T. Bequette, aye; A. Medford, aye. All ayes. Motion carried.

2nd Readings

ITEM 11 - an Ordinance Approving the Final Plat of the Shoppes at Green Mount has been placed on hold.

Motion was made by J. Mouser and seconded by E. True to approve 2nd Reading Ordinance Item 12.

ITEM 12 – Ordinance Approving the Final Plat of the Thornbury Hill – 9th Addition

ROLL CALL: M. Bennett, aye; D. Renner, aye; J. Boone, aye; N. Drolet, aye; J. West, aye; J. Albrecht, aye; D. Horton, aye; N. Grogan, aye; E. True, aye; B. Henry, aye; R. Reckamp, aye; J. Mouser, aye; T. Bequette, aye; A. Medford, aye. All ayes. Motion carried.

STANDING COMMITTEES:

Community Development: J. Mouser stated they met on January 24, 2005; and copies of the minutes were included in their packets. Their next meeting will be February 14, 2005, at 6:30 p.m.

Public Works: A. Medford indicated they met on January 24, 2005; and copies of the minutes were included in their packets. Their next meeting is scheduled for February 28, 2005, at 7:30 p.m.

Public Safety: E. True stated they have not met since the last City Council meeting. Their next meeting is scheduled for February 14, 2005, at 7:30 p.m.

Finance/Administration: J. West stated the minutes of their January 24, 2005; meeting was included in their packets. They met before tonight's City Council meeting to discuss Warrant 81 in the amount of \$706,797.42. J. West explained he would like to make two separate motions for Warrant 81.

A motion was made by J. West and seconded by J. Boone to pay Gifts for Individuals in the amount of \$57.76.

ROLL CALL: D. Renner, aye; J. Boone, aye; N. Drolet, abstain; J. West, aye; J. Albrecht, aye; D. Horton, aye; N. Grogan, aye; E. True, aye; B. Henry, aye; R. Reckamp, aye; J. Mouser, aye; T. Bequette, aye; A. Medford, aye; M. Bennett, aye. Ayes-13; Abstain-1. Motion carried.

Motion was made by J. West and seconded by R. Reckamp to approve Warrant 81 in the amount of \$706,739.66.

ROLL CALL: J. Boone, aye; N. Drolet, aye; J. West, aye; J. Albrecht, aye; D. Horton, aye; N. Grogan, aye; E. True, aye; B. Henry, aye; R. Reckamp, aye; J. Mouser, aye; T. Bequette, aye; A. Medford, aye; M. Bennett, aye; D. Renner, aye. All ayes. Motion carried.

The next meeting of Finance/Administration is scheduled for February 28, 2005, at 5:30 p.m.

Parks/Environment: J. Albrecht stated their next meeting is scheduled for February 14, 2005, at 5:30 p.m.

Mayor Graham invited everyone to attend the Main Street Ball on Saturday night, February 12. The theme is "Mardi Gras," and the money raised at the Ball will go toward helping the small businesses in the downtown district.

Executive Session: At 7:41 a motion was made by D. Renner and seconded by E. True for the City Council members to go into Executive Session to discuss the purchase of property and union negotiations.

ROLL CALL: N. Drolet, aye; J. West, aye; J. Albrecht, aye; D. Horton, aye; N. Grogan, aye; E. True, aye; B. Henry, aye; R. Reckamp, aye; J. Mouser, aye; T. Bequette, aye; A. Medford, aye; M. Bennett, aye; D. Renner, aye; J. Boone, aye. All ayes. Motion carried.

At 7:52 p.m. City Council members returned from Executive Session.

ADJOURNMENT:

Motion was made by J. Boone and seconded by E. True to adjourn. All ayes. Motion carried.

The meeting was adjourned at 7:54 p.m.

Respectfully submitted by,

Philip A. Goodwin, City Clerk

*Minutes taken by
Sharon L. Wisely, Transcriptionist*