

**O'FALLON CITY COUNCIL  
MEETING MINUTES  
December 19, 2005**

The meeting was called to order at 7:02 p.m. by Mayor Gary Graham, who then led "The Pledge of Allegiance to the Flag."

Philip Goodwin, City Clerk, called the roll: Nila Grogan, present; Mary Schmidt, 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.

Motion was made by J. Mouser and seconded by E. True to approve the minutes of the December 5, 2005, meeting. All ayes. Motion carried.

**PUBLIC HEARING:**

1. Tax Levy Increase. Opened to public at 7:04 p.m. Mayor Graham called three times for public input, but no one came forward. The public hearing was closed at 7:05 p.m.

**RESIDENTS:**

Mayor Graham invited any residents of O'Fallon who would like to speak to the Council to step to the microphone. Mr. Jack Holshouser came forward and stated he was representing the residents of the Heritage Knolls area. He indicated there is a portion of land owned by Heritage Knolls that protrudes into their area of land, and he requested the City and the developer consider making that land into park space. Mayor Graham asked if this issue had been brought up in the Community Development meetings. Mr. Holshouser said it had not been presented as an official proposal.

**REPORTS:**

**Clerk's Report:** None.

**Mayor's Report:**

Mayor Graham said a water and sewer informational meeting is scheduled for January 11 and January 19 from 6:30 to 8:30 p.m. in the City Council chambers.

The Mayor stated Dennis Renner has resigned as liaison for the Central School Board.

M. Bennett advised parents to monitor their children's use of Internet web blog sites, one in particular called "Xanga." He described these types of sites as a means for the

user to create journal-type entries that can be read by their friends, as well as a means for the reader to post comments to the journal entries. The problems that have occurred are “bullying” by people who are posting comments and sometimes carrying out their threats at school. He urged parents to always supervise their children’s use of the Internet and advise their children to never use their full names or addresses on these types of sites.

M. Bennett suggested anyone who wants to make a donation to a charity this season could contact local schools and churches, as they are most directly involved with people who need assistance this time of year.

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

### **RESOLUTIONS:**

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

ITEM 1 – Resolution Authorizing the Mayor to Execute an Agreement with Holland Construction Services, Inc. for construction manager services for the Family Sports Park

R. Reckamp asked if it has been deemed less expensive to utilize a construction manager versus a general contractor. Mayor Graham said that is what the staff believes and what was done on the police station.

**ROLL CALL:** M. Schmidt, 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; N. Grogan, aye. All ayes. Motion carried.

### **ORDINANCES:**

#### **1<sup>st</sup> Readings**

Motion was made by J. Mouser and seconded by E. True to consider the Omnibus Rule for 1<sup>st</sup> Reading Ordinance Items 2-4.

Regarding Item 2, Mayor Graham told City Council members the correct amount was \$14,000 instead of \$12,750 as stated on their sheet.

Concerning Item 3, discussion was raised regarding Mr. Holshouser’s previous request for the protruding land to be made into park space. J. Mouser suggested Item 3 be

passed; and if the developer wishes to discuss some reconfiguration of their site plan, it can be done with staff. T. Shekell said what Mr. Holshouser is proposing has already been discussed between staff and the Park Director, and that land was considered unsuitable for park space. Mr. Rand Juliano, representing the developer, added that they have offered to sell this property to the current residents; but they declined their offer.

M. Schmidt stated the property considered for the Heritage Knolls subdivision is actually zoned rural residential and agricultural, according to the Comprehensive Plan. She noted the Heritage Knolls plan would be far too dense for this area. Mayor Graham asked if this had been covered in the Pre-Annexation Agreement, and Mr. Juliano indicated it had been. T. Shekell explained that after the Comprehensive Plan was approved; showing this area as an agricultural area, Caseyville Township decided to add sewers; and the area has since exploded with development. The Comprehensive Plan is now being updated to take into consideration the addition of sewers and the increased development that is taking place in this area.

Mayor Graham called for a vote on the previous motion to consider the Omnibus Rule for Items 2-4. All ayes, except for one (M. Schmidt). The Mayor stated they would be voted on individually.

Motion was made by J. Mouser and seconded by D. Renner to place on 1<sup>st</sup> Reading Ordinance Item 2.

ITEM 2 – Ordinance Authorizing the Purchase of Real Estate located at 122 Carbon Hill Road

**ROLL CALL:** 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; N. Grogan, aye; M. Schmidt, aye. All ayes. Motion carried.

Motion was made by J. Mouser and seconded by E. True to place on 1<sup>st</sup> Reading Ordinance Item 3.

ITEM 3 – Ordinance Annexing Heritage Knolls Subdivision containing 194.68 acres

**ROLL CALL:** B. Henry, aye; R. Reckamp, aye; J. Mouser, aye; T. Bequette, aye; A. Medford, aye; M. Bennett, aye; D. Renner, nay; J. Boone, aye; N. Drolet, aye; J. West, aye; J. Albrecht, aye; N. Grogan, aye; M. Schmidt, nay; E. True, aye. Ayes – 12; Nays – 2. Motion carried.

Motion was made by J. Mouser and seconded by R. Reckamp to place on 1<sup>st</sup> Reading Ordinance Item 4.

ITEM 4 – Ordinance Amending Ordinance 623, Zoning, known as Heritage Knolls Subdivision

**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; N. Grogan, aye; M. Schmidt, nay; E. True, aye; B. Henry. Ayes – 13; Nays – 1. Motion carried.

**2<sup>nd</sup> Readings**

Motion was made by J. Mouser and seconded by N. Grogan to consider the Omnibus Rule for 2<sup>nd</sup> Reading Ordinance Items 5-8. All ayes, except for one (R. Reckamp). Mayor Graham stated they would be voted on individually.

Motion was made by J. Mouser and seconded by N. Grogan to approve 2<sup>nd</sup> Reading Ordinance Item 5.

ITEM 5 – Ordinance Amending Ordinance 623, Zoning, Planned Use Development known as “Subaru of O’Fallon” located at 1290 Central Park Drive – As Amended

**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; N. Grogan, aye; M. Schmidt, aye; E. True, aye; B. Henry, aye; R. Reckamp, aye. All ayes. Motion carried.

Motion was made by J. Mouser and seconded by E. True to approve 2<sup>nd</sup> Reading Ordinance Item 6.

ITEM 6 – Ordinance Amending Ordinance 623, Zoning Planned Use Amendment, Home Depot located at 1706 W. Hwy. 50

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

Motion was made by J. West and seconded by A. Medford to approve 2<sup>nd</sup> Reading Ordinance Item 7.

ITEM 7 – Ordinance Providing for the Annual Levy for the Fiscal Year Commencing on the First Day of May 2005 and Ending on the Thirtieth Day of April 2006

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

Motion was made by J. West and seconded by A. Medford to approve 2<sup>nd</sup> Reading Ordinance Item 8.

ITEM 8 – Ordinance Approving the Form and Authorizing the Execution of the Newbold Toyota/BMW for an Economic Incentive Agreement

M. Schmidt voiced her objection, stating she feels the City has already given them a tax incentive and noting that they will also benefit from the road that being is proposed on the side of their property.

**ROLL CALL:** M. Bennett, aye; D. Renner, aye; J. Boone, aye; N. Drolet, aye; J. West, aye; J. Albrecht, aye; N. Grogan, aye; M. Schmidt, nay; E. True, aye; B. Henry, aye; R. Reckamp, nay; J. Mouser, aye; T. Bequette, aye; A. Medford, aye. Ayes – 12; Nays – 2. Motion carried.

ITEM 9 – Ordinance Approving the Final Plat of Savannah Hills Additions **(On hold.)**

ITEM 10 – Ordinance Amending Chapter 51, Regarding Sewer Service Rates **(On hold.)**

ITEM 11 – Ordinance Amending Chapter 51, Regarding Tap In Charges **(On hold.)**

#### **STANDING COMMITTEES:**

**Community Development:** J. Mouser stated they met prior to this meeting, and the minutes are attached from their December 12 meeting. Their next meeting will be January 9, 2006, at 6 p.m.

M. Bennett noted that since Community Development is not meeting again until January 9, any issues regarding Heritage Knolls could not be discussed in Community Development prior to the next City Council meeting.

**Public Works:** A. Medford said their next meeting is scheduled for January 23, 2006, at 7 p.m.

**Public Safety:** E. True stated they met on December 12, 2005; and they have nothing to bring before the Council. The next Public Safety meeting is scheduled for January 9, 2006, at 7 p.m.

**Finance/Administration:** J. West stated they met before tonight's City Council meeting to discuss Warrant 102.

Motion was made by J. West and seconded by J. Boone to pay Gifts for Individuals in the amount of \$35.59.

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

Motion was made by J. West and seconded by R. Reckamp to approve Warrant 102 in the amount of \$263,047.45.

**ROLL CALL:** J. Boone, aye; N. Drolet, aye; J. West, aye; J. Albrecht, aye; N. Grogan, aye; M. Schmidt, 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.

Their next meeting is scheduled for January 23, 2006, at 5:30 p.m.

**Parks/Environment:** J. Albrecht stated they met on December 12, 2005; and they have one motion coming from that meeting.

Motion was made by J. Albrecht and seconded by B. Henry to accept the bid from Flooring Fashions, Inc. in the amount not to exceed \$29,864.29 for the Katy Cavins Community Center Flooring. He explained this was for replacing the flooring in the basement because of a waterline break.

**ROLL CALL:** N. Drolet, aye; J. West, aye; J. Albrecht, aye; N. Grogan, aye; M. Schmidt, 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.

Their next meeting is scheduled for January 12, 2006, at 5:30 p.m.

**EXECUTIVE SESSION:** None.

Mayor Graham wished everyone Happy Holidays on behalf of the City staff and City Council.

D. Renner extended his appreciation to various organizations such as the Food Pantry, Toys for Tots, etc., who work all year around to serve others. He expressed a special thanks to a young girl in Ward 5, Emily Bond, who has worked extensively this season helping those in need.

B. Henry said there was such a tremendous turnout of people who volunteered to ring bells for the Salvation Army this season that she even had to turn some people away.

**ADJOURNMENT:**

Motion was made by D. Renner and seconded by E. True to adjourn. All ayes. Motion carried.

The meeting was adjourned at 7:24 p.m.

Respectfully submitted by,

---

Philip A. Goodwin, City Clerk

*Minutes taken by*  
Sharon L. Wisely, Transcriptionist