

**O'FALLON CITY COUNCIL
MEETING MINUTES
July 3, 2006**

The meeting was called to order at 7:00 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, excused; 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, excused; Ned Drolet, present; John West, present; Jerry Albrecht, present. A quorum was declared present.

Motion was made by J. Mouser and seconded by J. Albrecht to approve the minutes of the June 19, 2006, meeting. All ayes. Motion carried.

PUBLIC HEARING:

1. Pre-Annexation Agreement with Mark Fulford, Estates at Prairie Crossing Development, LLC for approximately 15.844 acres located immediately north of the Manors at Fairwood Hills Estates, east of Illini Drive for the Illini Trails 1st Addition preliminary plat. Opened to the public at 7:02 p.m. Mayor Graham called three times for public input, but no one responded. The public hearing was closed at 7:03 p.m.

RESIDENTS:

Mayor Graham invited any residents of O'Fallon who would like to speak to the Council to step to the microphone. Ms. Sharon Veale of the O'Fallon Homecoming Association announced there *would* be a homecoming this year despite last year's inclement weather that resulted in the Association's loss of funds. She reviewed the organization's financial status and solicited donations for this year's event. Checks should be made payable to "O'Fallon Homecoming Association" and mailed to P.O. Box 134, O'Fallon, IL 62269. Donations of any amount will be appreciated. The cost for sponsoring a float is \$250.00. This will be O'Fallon's 87th *consecutive* Homecoming.

Mr. Jerry Rombach, Executive Officer of the Homebuilder's Association, spoke in opposition to 1st Reading Ordinance Item 7. He applauded the City for its desire to maintain a high quality of life and high property values. However, he described the approaches being taken by this ordinance as highly subjective in nature and said they could easily lead to ordinance provisions that are highly restrictive and not in the best interest of homeowners, homebuyers, builders, or the City. R. Reckamp asked Mr. Rombach why he felt this ordinance would lead to other restrictions since each ordinance is addressed on its own merit by the Council, and one ordinance does not lead to another. Mr. Rombach said that pattern has been observed in other

communities; and this ordinance has already evolved once, even though he admitted they were pleased with how it evolved. Mr. Rombach said the intent of the 180-day period of this ordinance is to allow public input on design and architectural characteristics of new housing, which will include input from the "common citizen." Mr. Rombach said they are confident of where that input may lead. R. Reckamp stated an ordinance evolves *before* it is passed. Once it is passed, however, it either stays in place as is or it can be rescinded.

Mr. Bill Watley addressed the Council regarding the recent 5% utility tax on water, gas, electricity, and sewer; the 20% increase in water fees; and the projected increase in electricity (20%-50%). He asked if the City had any plans to reassess the tax rate; if not, he asked what the City's plans were for the increased revenue from the tax. Mayor Graham thanked Mr. Watley for his comments and explained how his numbers were skewed. He noted that the tax on gas and electricity has been used for a Public Safety facility and to fund the parks. He invited Mr. Watley to come in to the City so he can be shown exactly what the increases have been and where the revenues are being used.

REPORTS:

Clerk's Report: City Clerk Phil Goodwin presented two requests:

1. Request from the O'Fallon Optimist Club to conduct a raffle from July 5 through September 19, 2006
2. Request from New Beginnings Church to conduct a raffle from July 5 through September 5, 2006

J. Albrecht asked the location of New Beginnings Church. P. Goodwin stated it is located in Belleville, but he would check to see if there was a presence in the City of O'Fallon. Mayor Graham said the request could be passed contingent upon all the requirements being met.

Motion was made by R. Reckamp and seconded by E. True to approve both requests. All ayes. Motion carried.

Mayor's Report: None.

RESOLUTIONS:

Mayor Graham indicated Item 2 has been placed on hold.

ITEM 2 - Resolution Authorizing the Mayor to Sign an Annexation Agreement with Estates at Prairie Crossing Development, LLC, for the Eastern 15.84 Acres of Development Known as the Illini Trails 1st Addition Subdivision ***(Placed on hold.)***

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

ITEM 1 – Resolution Authorizing the Mayor to Execute an Agreement with Burns & McDonnell for Professional Services for the Design of the Reconstruction of North Lincoln Avenue Phase II with a Cost not to Exceed \$11,100.00

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; N. Drolet, aye; J. West, aye; J. Albrecht, aye. All ayes. Motion carried.

Motion was made by J. Mouser and seconded by D. Renner to approve Resolution Item 3.

ITEM 3 - Resolution Approving and Accepting the Preliminary Plat of the Illini Trails 1st Addition

M. Bennett asked if the Preliminary Plat could be approved without the annexation agreement. T. Shekell said “yes,” and he explained that everything is conditional upon the annexation agreement.

All ayes. Motion carried.

ORDINANCES:

1st Readings

Motion was made by J. Mouser and seconded by D. Renner to consider the Omnibus Rule for 1st Reading Ordinance Items 4-7. All ayes. Motion carried.

Motion was made by J. Mouser and seconded by E. True to place on 1st Reading Ordinance Items 4-7.

ITEM 4 – Ordinance Amending the City Zoning Code of Ordinances Creating a New Division II of Article III of the Zoning Code Respectively Concerning Site Plans

ITEM 5 – Ordinance Annexing Portions of the Illini Trails, 1st Addition Containing 15.84 Acres

ITEM 6 – Ordinance Amending Ordinance 623, Zoning, Portions of Illini Trails, 1st Addition

ITEM 7 – Ordinance Amending Chapter 155, Zoning, and Chapter 150, Building Regulations to Establish and Clarify Minimum Building, Construction and Design Requirements for Single-Family Dwelling Construction and Establish Temporary Regulations on Issuance of Single and Two-Family Dwelling Permits

M. Bennett indicated he firmly approves of Item 7 and is in favor of even stronger standards to ensure the quality of homes in O'Fallon.

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; N. Drolet, aye; J. West, aye; J. Albrecht, aye; M. Schmidt, aye. All ayes. Motion carried.

2nd Readings

Motion was made by J. Mouser and seconded by J. West to consider the Omnibus Rule for 2nd Reading Ordinance Items 8-12. All Ayes. Motion carried.

Motion was made by J. Mouser and seconded by E. True to approve 2nd Reading Ordinance Items 8-12.

ITEM 8 – Ordinance Approving the Final Plat for the Manors at Thornbury Hill

ITEM 9 – Ordinance Readopting Municipal Ordinances and Resolutions Under Home Rule

ITEM 10 – Ordinance Amending Chapter 77, Traffic Schedules, Stop Signs in Keck Ridge on Knotting Hill, Cardiff, Eric's Run, Lonnie, and Janeita

ITEM 11 – Ordinance Amending Chapter 78, No Parking Zones, between Vine Street and Park Street

ITEM 12 – Ordinance Amending the Zoning Code and Replacing Certain Portions with the New Article XI Respectively Concerning Parking and Loading Regulations

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

ITEM 13 – Ordinance Approving the Final Plat of the Savannah Hills Annex Subdivision ***(Placed on hold.)***

ITEM 14 – Ordinance Amending Ordinance 623, Zoning, PUD known as "Shoppes at Green Mount – Lot 6" ***(Placed on hold.)***

STANDING COMMITTEES:

Community Development: J. Mouser stated they met on June 26, and the minutes were included in the packets. There were two motions coming out of that meeting:

Motion was made by J. Mouser and seconded by A. Medford to approve the Special Event Permit from Faith United Baptist Church. All ayes. Motion carried.

D. Renner raised discussion regarding the City donating the use of a police officer at this event and the fear of setting a precedent. Chief Betten said he spoke with the Pastor and has decided to take care of the situation himself with no cost to the City.

Motion was made by J. Mouser and seconded by J. Albrecht to approve an extension of the Special Event Permit request from Main Street to hold their "Swap Meet." All ayes. Motion carried.

The next Community Development meeting will be July 10, 2006, at 6 p.m.

Public Works: A. Medford said they met on June 26, and he had one motion coming out of that meeting:

1. Motion was made by A. Medford and seconded by J. West to approve the Backup Pump Purchase for the Lift Stations from Vandevanter Engineering in the amount of \$17,648.00.

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

The next Public Works meeting will be held July 24, 2006, at 7 p.m.

Public Safety: E. True stated their next meeting would be July 10, 2006, at 7 p.m.

Finance/Administration: J. West stated they met before tonight's City Council meeting to discuss Warrant 115.

Motion was made by J. West and seconded by R. Reckamp to approve Warrant 115 in the amount of \$900,630.63.

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

Their next meeting is scheduled for July 24, 2006, at 5:30 p.m.

Parks/Environment: J. Albrecht said their next meeting is scheduled for July 10.

Motion was made by J. Albrecht and seconded by J. West to approve the bid from C & C Sports Stop for KIXX Soccer Equipment in an amount not to exceed \$21,736.00.

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

EXECUTIVE SESSION: None.

ADJOURNMENT:

Motion was made by M. Bennett and seconded by R. Reckamp to adjourn. All ayes. Motion carried.

The meeting was adjourned at 7:26 p.m.

Respectfully submitted by,

Philip A. Goodwin, City Clerk

Minutes taken by
Sharon L. Wisely, Transcriptionist