

**CITY OF BELLEVILLE, ILLINOIS  
SPECIAL CITY COUNCIL MEETING MINUTES  
COUNCIL CHAMBERS – CITY HALL  
AUGUST 29, 2016 – 6:00 PM**

Mayor Mark Eckert called this meeting to order.

Mayor Eckert explained the disaster procedures. Mayor Eckert reminded anyone speaking this evening to step up to a microphone because the meetings are being taped and posted the next day on the website.

Mayor Eckert requested City Attorney Hoerner to call roll. Members present on roll call: City Treasurer Hardt and City Attorney Hoerner. Aldermen: Joe Hazel, Ken Kinsella, Jane Pusa, Mike Buettner, Kent Randle, Scott Tyler, Raffi Ovian, Johnny Anthony, Phil Silsby, Ed Dintelman, Paul Seibert, Trent Galetti, Bob White, Roger Wigginton and Jim Musgrove.

Member excused on roll call: City Clerk Dallas B. Cook.

**ROLL CALL DEPARTMENT HEADS**

Roll Call Department Heads: Police Chief, Bill Clay; Fire Chief, Director of Wastewater, Royce Carlisle; Director of Economic Development, Annissa McCaskill and Assistant Director of Economic Development, Eric Schauster.

**PLEDGE**

Mayor Eckert led the Pledge of Allegiance.

**PUBLIC HEARING**

Public Hearing Opened: 7:03 PM

Public hearing regarding an annexation agreement for approximately 10.1 acres of land located southwest of the intersection of Frank Scott Parkway and South 11th Street (Parcels 07-25.0-400-018, 07-25.0-400-019).

**PUBLIC PARTICIPATION**

**Michael Hagberg**

Mr. Hagberg stated, once again, the city is looking to annexing additional property, bringing it into the city with promises of more development. He has done the

research on TIF 10 and that is when the city annexed 1900 acres into the city and of that 1900 acres in 1999, 1800 acres is sitting vacant and undeveloped. There are a lot of promises, a lot of "oh the developer is going to do it", Belleville is going to be a destination, businesses are going to explode in the area and then nothing happens. The city gets stuck with maintaining additional property within the city. The city has to police it, maintain it, road have to be done.

When will this stop? Let's develop the existing vacant property within the city and stop sprawling out to the outer limits where something may happen or something may not happen.

We have gotten into the Shrine project thinking that's going to happen, then another agreement "let's fast track it and give them twice as much incentives to get the job done and they have not hit a single deadline. There is no convenience store, no restaurant. The taxpayers are the only ones that do not benefit from annexing additional property that cannot be maintained by the existing staff.

*Discussion...*

Alderman Randle asked for a detailed rationale for the annexation itself; Mayor Eckert stated it is clear that Mr. Keller and his group has come to the city and the city has approved Parkway West which is going to be breaking ground the day after Labor Day. This annexation is staging possible more growth for that in the future. Lots have been spoken for and out front parcels have been spoken for.

Alderman Randle asked Mr. Keller if he had specific plans for this property that is under consideration for annexation; Mr. Keller stated not at this point; however, it is adjacent to the property to the south. There is an agreement for acreage to the north. There will be six (10,000 sq ft) office buildings and seventy-four residential lots wrapped around public lakes. This will be the first phase utilizing the first 49.5 acres.

Alderman Elmore ask if they are going to break ground next week; Mr. Keller stated not next week; however, very soon. They are waiting for the crops to come out; however, the sewer will be started next week.

Alderman Buettner asked when will be building be started; Mr. Keller stated are preliminary plans the first three buildings. Mr. Keller stated the grading, infrastructure and they are waiting on Ameren for the final numbers. There will be nine homes and the six buildings will be the first phase. As you come into the

entry there will be home on either side leading back to the first lake and the buildings will be in front.

Alderman Wigginton stated the City of Belleville is landlocked and the only way to grow is south. If the city is going to grow it must be in a position to acquire property for future considerations down the road.

Public Hearing Closed: 7:12 PM

### **PUBLIC PARTICIPATION**

#### **Rick Brown**

Quote..."Oh what a tangle web we weave, once we first seek to deceive". Mr. Sabo changed an ordinance without advising council, including the Mayor. Mr. Brown stated he does not like liar. Mr. Brown stated he said 16 aldermen and the mayor did not know about what was done in 2013. It is now 14 aldermen, two aldermen who are sitting tonight knew exactly what was going on. On February 6, 2013 when the change was made to the definition of occupancy. In a meeting, a few weeks ago, Alderman Kinsella and Alderman Musgrove to the absolute opposite positions of what was done during the 2013 meeting.

Mr. Brown stated "here's the deal", he has a hard drive of the meeting of February 6, 2013. The mayor was there and spoke about the proposed changes to the occupancy ordinance and all it was is making sure the people added the names on the occupancy certificate that were living there. There was never any intent whatsoever that there would be an inspection of homes while people were living there just to have a parent, son, daughter etc. as long as they didn't exceed the occupancy load.

It went further than that, the only exception would have been if the home was not inspected since the ordinance started in 1988 and the only thing they would do is come in and measure the bedrooms. This was only to determine the occupancy load.

Mr. Brown stated during the meeting in February 2013 Mr. Sabo stated there would be no inspections.

**PRESENTATIONS, RECOGNITIONS & APPOINTMENTS**

None.

**APPROVAL OF MINUTES**

Alderman Seibert made a motion seconded by Alderman Ovian to approve to accept and file the minutes of August 15, 2016.

All members voted aye.

**CLAIMS, PAYROLL, AND DISBURSEMENTS**

None.

**REPORTS**

None.

**ORAL REPORTS**

**ADMINISTRATION**

Alderman Wigginton made a motion seconded by Alderman White to approve Dakota Andrews for his solicitor license and table the other five applications for future consideration on September 6, 2016.

Members voting aye on roll call: Hazel, Kinsella, Pusa, Buettner, Tyler, Anthony, Silsby, Dintelman, Seibert, White, Galetti, Elmore, Musgrove, and Wigginton. (14)

Members voting nay on roll call: Randle, Ovian. (2)

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Alderman Kinsella made a motion seconded by Alderman Pusa to approve an amended development with Noble, Inc.

*Discussion..*

Assistant Director of Economic Development, Eric Schauster, stated in 1996 the city council approved a development agreement with Noble Inc. (Twin Pyramid Office Facility at 74th Street and Route 15). There were a number of items that were to be addressed in the agreement and all except one has been completed. The

one that is incomplete is an extension of the sewers to the facility. The city did install an aerobic system to accommodate the existing facility. The agreement states the sewers will be installed within three years and if development comes to the table prior to the sewers being completed the city would install an aerobic system for a temporary solution.

Mayor Eckert stated this was done during the time Rodger Cook was mayor. There were also development improvements along south 74th Street during this time. When Mayor Kern became mayor in 1997 Mr. Noble came back forward and there was a letter signed during that time the city recognized that this was the one item that had not been done. Mayor Eckert stated when he become mayor in 2005 he came back again and the city stated they understood there was an agreement.

The City Attorney recommended to redraft the development agreement so that is it more clear.

Alderman White stated this agreement is approaching twenty years and now all of a sudden they have the second statement about if the city cannot provide the sanitary sewer the city would have to pay for the private sewer. Alderman White stated if the developer had any insite on what is coming. Mayor Eckert stated there is no inside and with upcoming days this is what the council pledged to do before.

City Attorney Hoerner stated the aerobic requirement was in the original agreement. Mayor Eckert stated this is making good the commitment to Mr. Noble.

Alderman Buettner asked if the city has a sewer line close to the development; Director of Wastewater, Royce Carlisle, stated the city does not have a sewer line available at this time; however, there is a pump station 1/2 mile down Route 15. There are two options: (1) run a line to Stookey's treatment plant; or (2) run the line to the pump station the city already has.

Alderman Buettner asked the cost; Carlisle stated without doing some preliminary engineering there is no way to tell. Alderman Buettner stated he has a problem voting on something when he has no idea what it will cost. Alderman Buettner asked if it is necessary to have this in place without a development; Mayor Eckert stated Mr. Noble has been patient and he is working on a development.

Alderman Randle asked if the delay has been the result of the city's inaction or the lack of development; Mayor Eckert stated mutual. Alderman Randle asked is this was part of the original Westfield Plaza; Mayor Eckert stated no.

Mayor Eckert stated he and his office have received a number of new leads along the Route 15 corridor. During the last 18 months there have been a significant amount of inquiries.

Alderman Randle stated he has question with the empty retail spaces that are in Westfield Plaza. Alderman Randle stated he would like to see plans developed for backfilling the empty spaces. Mayor Eckert stated a good example is the entire time of his office as mayor he has worked on 6401 West Main. The dead ends were a result of the lending institutions. Westfield Plaza has been similar. It seems to be that the owner of the building is using it as a tax loss.

Assistant Director of Economic Development, Eric Schauster, stated there are two separate parcels; therefore, two owners. There have been a number of prospects tour and the owners have taken it as a loss for tax purposes. Schauster met with the agents for the one side on marketing.

Alderman Randle asked Director of Wastewater, Royce Carlisle, if this can be done over a three year period of time. Will this be done in phases; Carlisle stated he does not have any money in the budget for this year so it can be done in phases or see what the Master Sewer Committee would like to do. Engineering must be done to determine which direction to run the sewer.

Alderman Ovian asked what Mr. Noble would like to build; Mayor Eckert stated commercial i.e office, medical, professional office space.

Alderman Anthony stated "an agreement is an agreement". Even though this was twenty years ago the city has an obligation to keep their end of the agreement.

Alderman White stated he is not in favor of "in the event the sewer doesn't happen the city will provide the aerobic sewer".

Members voting aye on roll call: Hazel, Kinsella, Pusa, Tyler, Randle, Ovian, Silsby, Anthony, Dintelman, Seibert, Galetti, Elmore, Musgrove, and Wigginton.  
(14)

Members voting nay on roll call: Buettner, White. (2)

## **ECONOMIC DEVELOPMENT AND ANNEXATION COMMITTEE**

Alderman Wigginton made a motion seconded by Alderman Kinsella to Motion to approve annexation agreement with BellevilleWest Gateway, LLC, William B. Schaumleffel, III, and Karmen Schaumleffel.

*Discussion...*

Alderman Buettner stated city keeps annexation properties and cannot keep up with what it has i.e. streets. We need to start taking care of our core before we keep adding to our city.

Members voting aye on roll call: Hazel, Kinsella, Pusa, Tyler, Randle, Ovian, Silsby, Anthony, Dintelman, Seibert, White, Galetti, Elmore, Musgrove, and Wigginton. (15)

Members voting nay on roll call: Buettner. (1)

## **COMMUNICATIONS**

Alderman Pusa made a motion seconded by Alderman Silsby to approve the following requests:

Communication from the Optimist Club of Belleville requesting permission to hold the Annual Santa Parade on Friday, November 25, 2016 at 10:00 a.m.

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Communication from Racial Harmony, Art on the Square, Lindenwood University, Mark Kern and Grimm and Gorly to hold their 2nd Annual Art Show on Friday, September 9, 2016 from 4 pm to 8 pm at Art on the Square, 30 Public Square.

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Communication from the Belleville Historical Society requesting to hold a Mid-Century Modern Concert on September 18, 2016 at 8501 West Main Street from 2:00 pm to 5:00 pm.

All members voted aye.

## **RESOLUTIONS**

Alderman Silsby made a motion seconded by Alderman Galetti to read by title only and as a group Resolutions 3275 and 3276.

All members voted aye.

Alderman Silsby made a motion seconded by Alderman Hazel to approve the following Resolutions:

**RESOLUTION 3275**

A Resolution requesting approval from IDOT to close IL 159 for the Oktoberfest.

**RESOLUTION 3276**

A Resolution requesting approval from IDOT to close IL 159 for the Labor Day Parade.

Members voting aye on roll call: Hazel, Kinsella, Pusa, Buettner, Randle, Tyler, Ovia, Anthony, Silsby, Dintelman, Seibert, White, Galetti, Elmore, Wigginton and Musgrove. (16)

**ORDINANCES**

Alderman Silsby made a motion seconded by Alderman Seibert to read by title only and as a group Ordinances 7978-2016, 7979-2016.

All members voted aye.

Alderman Silsby made a motion seconded by Alderman Dintelman to approve the following Ordinances:

**ORDINANCE 7978-2016**

An Ordinance authorizing the execution of an annexation agreement with William B. Schaumlaffel, III and Karmen Schaumleffel.

**ORDINANCE 7979-2016**

An ordinance annexing certain territory owned by William B. Schaumleffel, III and Karmen Schaumleffel to the City of Belleville, Illinois.

Members voting aye on roll call: Hazel, Kinsella, Pusa, Tyler, Randle, Ovian, Silsby, Anthony, Dintelman, Seibert, Whtie, Galetti, Elmore, Musgrove, and Wigginton. (15)

Members voting nay on roll call: Buettner. (1)

### **UNFINISHED BUSINESS**

Alderman Kinsella requested that the below discussion be revised in the minutes from August 15, 2016

Alderman White made a motion seconded by Alderman Seibert to approve **27-Jul16 – Alka Patel** - Requesting a Liquor License for **BP Gas Station** at 1 South Belt East (Parcel: 08-27.0-306-008) located in a C-2 Heavy Commercial District. (Applicable portion of zoning code:60-5-50) Ward 6

*Discussion...*

Alderman Ovian asked the hours of operation and if package liquor will be sold; Mr. Patel stated the hours will be 6:00 a.m. to 2:00 a.m. and no package liquor. (*Note: Discussion was held during the approval of Ordinance 7971-2016. Package liquor will be sold.*)

### **MISCELLANEOUS & NEW BUSINESS**

Alderman Kinsella made a motion seconded by Alderman Pusa to approve an amended development agreement with Jackson Holdings, Ltd. for the remodeling and expansion of the facility located at 18-22 N. Jackson Street.

*Discussion...*

Mayor Eckert stated they are requesting an extension on the enterprise zone regarding construction.

Members voting aye on roll call: Hazel, Kinsella, Pusa, Buettner, Randle, Tyler, Ovian, Anthony, Silsby, Dintelman, Seibert, White, Galetti, Elmore, Wigginton and Musgrove. (16)

**EXECUTIVE SESSION**

None.

**ADJOURNMENT**

Alderman Galetti made a motion seconded by Alderman Tyler to adjourn at 7:55 pm.

All members voted aye.

  
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Dallas B. Cook, City Clerk