



CITY FLAG
DESIGNED BY
FRIEDRICH LANGE
JULY 9th 1964

**SPECIAL CITY COUNCIL AGENDA
CITY OF BELLEVILLE, IL
MAY 26, 2015
AT 6:00 P.M.**

1. CALL TO ORDER BY MAYOR AND EXPLANATION OF DISASTER PROCEDURES

REMINDER: SINCE THE MEETINGS ARE BEING VIDEOTAPED IT IS IMPORTANT THAT EVERYONE SPEAK DIRECTLY INTO A MICROPHONE WHEN SPEAKING.

2. ROLL CALL ALDERMEN

3. ROLL CALL DEPARTMENTS HEADS

4. PLEDGE OF ALLEGIANCE

5. PUBLIC PARTICIPATION (2-3 MINUTES PER PERSON)

- (a) Members of the public may address the City Council in accordance with Section 2.06(g) of the Illinois Open Meetings Act (5 ILCS 120/2.06(g);
- (b) Public comments are limited to three (3) minutes per speaker;
- (c) The subject of public comments shall be reasonably related to matters(s) identified on the meeting agenda and/or other city business;
- (d) Repetitive public comments should be avoided, to the extent practical, through adoption of prior public comment (e.g. agreeing with prior speaker);
- (e) The following conduct is prohibited during public participation:
 - Acting or appearing in a lewd or disgraceful manner;
 - Using disparaging, obscene or insulting language;
 - Personal attacks impugning character and/or integrity;
 - Intimidation;
 - Disorderly conduct as defined in Section 30-1-2 of this revised code of ordinances.
- (f) Any speaker who engages in such prohibited conduct during public participation shall be called to order by the chair or ruling by the chair if a point of order is made by a sitting alderman.

6. APPROVAL OF MINUTES

6-A. Council Meeting – May 18, 2015

7. ORDINANCES

7-A. **ORDINANCE #7859**

An ordinance approving the Tax Increment Financing Redevelopment Plan and Redevelopment Project for the Route 15 North Tax Increment Financing Redevelopment Project Area.

7-B. **ORDINANCE #7860**

An Ordinance designating and approving the Route 15 North Tax Increment Financing Redevelopment Project Area.

7-C. **ORDINANCE #7861**

An Ordinance adopting Tax Increment Financing in the Route 15 North Tax Increment Financing Redevelopment Project Area.

8. ADJOURNMENT (ALL QUESTIONS RELATING TO THE PRIORITY OF BUSINESS SHALL BE DECIDED BY THE CHAIR WITHOUT DEBATE, SUBJECT TO APPEAL)

**CITY OF BELLEVILLE, ILLINOIS
REGULAR CITY COUNCIL MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
MAY 18, 2015 – 7:00 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 asked the City Clerk Dallas B. Cook to call roll. Members present on roll call: Mayor Mark Eckert, City Clerk Dallas B. Cook and City Treasurer Dean Hardt. Aldermen: Joe Hazel, Ken Kinsella, Mike Buettner, Janet Schmidt, Scott Tyler, Kent Randle, Raffi Ovian, Phil Silsby, Ed Dintelman, Paul Seibert, Bob White, Trent Galetti, James Musgrove, Roger Wigginton and Phil Elmore.

Members excused on roll call: Johnnie Anthony.

ROLL CALL DEPARTMENT HEADS

Roll Call Department Heads: Fire Chief, Tom Pour; Director of Maintenance, Ken Vaughn; Finance Director, Jamie Maitret; City Engineer, Tim Gregowicz, Human Resource Director, Jim Schneider; Director of Library, Leander Spearman; Health and Housing Director, Bob Sabo; Director of Parks and Recreation, Debbie Belleville; Director of Economic Development, Annissa McCaskill.

Roll Call Department Heads Excused: Police Chief, Bill Clay; Director of Wastewater, Royce Carlisle; and Director of Public Works, Chuck Schaffer.

PLEDGE

Mayor Eckert requested everyone to stand the pledge of allegiance.

PUBLIC HEARING

None.

PUBLIC PARTICIPATION

Mayor Eckert explained the new Public Participation wording included on the agenda and asked if anyone would like to come forward for the public participation portion of the meeting and said please state your name and address for the record and limit comments to approximately three minutes per person and to please speak into the microphone.

Rose Wilson, Belleville, Illinois. Ms. Wilson stated she has a great deal of concern with the lack of safety measures in the City of Belleville. It has been noted in the City Clerk's office of some of the issues that are coming up there that are very disturbing. The Clerk's office has a gate, it also has a door

that indicates “employees only”; however, it has been noted frequently that other people have access to this office frequently. That office contains payroll, insurance information and every citizen in Belleville writes a check to this office. Ms. Wilson stated she is very disturbed by these issues and the fact that there is a pattern developing. Ms. Wilson stated “we’ve” had an issue with Mr. Hagberg having access to the vault. He was not employed by the City of Belleville. The next issue was a day of employment that was very mucky and foggy. He was there for a whole day, he was not employed by the City of Belleville and now it has been noted there are frequent visits by Mr. Hagberg, in particular, in the Clerk’s office for long periods of time with a laptop. Also, Mr. Ted Deets who was there last Monday, no one else in site behind the desk of the inside of the City Clerk’s office. This is not ethical; this is the same political party so as an ethical question I wonder what the ethics commission would have to say about it. Ms. Wilson stated she wishes to petition the Mayor and council to please sit down and draft an ordinance with something to stop this practice. This is not allowed in the private sector such as Target or Wal-Mart. This is not allowed in other government offices, it is not allowed across the street at the News-Democrat, It should not be allowed here. Identity theft is in the paper every day. The information needs to be safeguarded for the citizens. There are 40,000...are 40,000 going to be able to go into the clerk’s office and do whatever they want to do. Is there a FOIA for all of those visits?

Dallas B. Cook, City Clerk stated he wanted to respond:

City Clerk Cook stated this is out of nowhere and is totally off base. This is a crazy dream of one person to try and hurt me. City Clerk Cook stated that is okay and he understands that someone can come at him and his character; however, Mr. Hagberg visits many city departments and is welcome at all of them when asking for information. Anyone in the public is welcome in the Clerk’s office at any time. City Clerk Cook stated when he walks someone through his office back to his personal office that is not a problem or a breach of security nor would it be anywhere. The public is 100% welcome at anytime to visit the clerk’s office and personally meet with the city clerk. The citizens that are most interested in what is going on in this municipality absolutely have the right to come and sit down as their city clerk and City Clerk Cook stated he would be happy to at anytime. City Clerk Cook stated it is his office and if he wishes to have someone come visit with him in his office that is the clerk’s choice and choice alone.

Ms. Wilson stated it is the peoples; City Clerk Cook stated the people elected him to represent them inside of that office. City Clerk Cook stated he knows Ms. Wilson does not like him and does know why but enough is enough from you.

Ms. Wilson, *inaudible*. City Clerk Cook stated enough is enough on this one.

Michael Hagberg, Belleville, Illinois. Mr. Hagberg stated he will state for the public for all to know that he has never had a laptop in Dallas’ office with any sort of data access or anything to city documents. To say that he frequently comes in...frequently will have to be defined. The last time Mr. Hagberg was in he was discussing the lack of response to FOIAs he filed and what Mr. Cook can do to go and retrieve those public documents and supply them as part of a FOIA. You can make all of the

allegations you want...Mr. Hagberg stated he is not privy to any private information that is going to get out regarding identify theft.

Mr. Hagberg stated he would like to address a motion on the agenda 11-A. Mr. Hagberg stated it is nice you reference the law and Mr. Hagberg stated he actually read the law and it basically says that you do not appoint somebody other than if the mayor is incapacitated to do the city business; however, if it is just to oversee the meetings themselves you wait until the meeting begins and then the members of that committee elect someone as a chair if the chair is absent from that meeting.

Stuart Lannert, Belleville, Illinois. Mr. Lannert stated he noticed Alex McHugh is present and maybe he can give a tip on how to get a simple battery expunged from his record. Mayor gaveled and instructed Mr. Lannert on what is appropriate and not appropriate dialogue at the meetings. Mr. Lannert stated he was drug out of city hall meetings twice on account of a dope dealer across from Franklin School and everything she said was a lie. Mr. Lannert stated he was drug out physically and taken over to the police station and one day they told him to take off his shoes because they were knotted so Mr. Lannert threw one down on the floor and it bounced and hit a little cop on the ankle and he acted like he got a broken ankle so they charged Mr. Lannert with battery. They didn't take it to court and Mr. Lannert now has a battery on his record. Mr. Lannert is wondering how a guy can get off of a felony when Mr. Lannert can't get off a simple battery because some cop said he got a bruise on his ankle.

Mr. Lannert stated he used to go coyote hunting on the proposed site of the Shrine and so now sign of flooding as most ground is at least 100 feet off creek bottom. Mr. Lannert stated he would not trust anything the Catholic Church says; Bishop Braxton said St. Elizabeth's should move out of Belleville. When the Bishop first came to Belleville he spent \$150,000 to remodel his house, had a birthday party not too long ago at St. Clair County Country Club and was going to give the money to charity, so far no one has seen a dime of it.

PRESENTATIONS, RECOGNITIONS & APPOINTMENTS

Todd Peek, Thouvenot, Wade & Moerchen, Inc., presented the TWM Engineering & Surveying Scholarship Award to Michael Carty of Belleville.

Mayor Eckert read a proclamation in honor of Carol Bartle receiving the St. Louis Women of Achievement Award.

Alderman Schmidt made a motion seconded by Alderman Wigginton to approve Mayor Eckert's recommendation for the reappointment of the following members of the Historic Preservation Commission for Fiscal Year 2015-2016: Andy Gaa, John Hunter, Jack LeChien, Douglas Luna, Ashley Pollock, and Ryan Wallis.

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

APPROVAL OF MINUTES

Alderman Buettner made a motion seconded by Alderman Seibert to approve to receive and file the minutes of May 4, 2015.

All members voted aye.

CLAIMS, PAYROLL, AND DISBURSEMENTS

General Fund.....	\$429,037.23
Sewer.....	\$104,878.10
Insurance.....	\$109,564.05
Library Fund	\$947.71
Park/Rec.....	\$12,033.91
Motor Fuel Tax	\$8,115.71
Walnut Hill Future Care.....	\$8,429.99
Sewer Construction.....	\$81,000.34
Sewer Bond Interest.....	\$4,757.37
SSA	\$10,078.20
TIF 3.....	\$123,722.64
Capital Projects	\$15,015.00
TIF 10 Lower Richland Creek	\$250.00
2014 PD Project Construction Fund	\$6,830.00
Police Trust.....	\$288.89
Narcotics	\$57,621.10

Alderman Elmore made a motion seconded by Alderman Ovia to pay the claims, payroll and disbursements.

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

REPORTS

Alderman Schmidt made a motion seconded by Alderman Dintelman to receive and file the **Treasurer's Report – April 2015**.

All members voted aye.

ORAL REPORTS

ADMINISTRATION:

Alderman Schmidt made a motion seconded by Alderman Dintelman to appoint Alderman Silsby as Mayor Pro Tem during Mayor Eckert's absence from the City from May 23, 2015 to June 3, 2015 pursuant to Section 3.1-35-35(a) of the Illinois Municipal Code (65 ILCS 5/3.1-35-35(a)), to perform the

duties and possess all the rights and powers of the mayor during such period while remaining entitled to vote as an alderman.

Discussion...

City Attorney Hoerner stated Section 3.1-35-35 has two sections which address two different circumstances; (1) the remaining members of the council would appoint a Mayor Pro Tem; (2) the council would appoint a temporary chairman. The distinction is Section A which we would be operating under addresses when the Mayor is “temporarily absent” because of an incapacity to perform official duties but the incapacity does not create a vacancy in office. The case law has drawn the distinction between the two sections to be when the mayor is absent (out of town) versus simply absent from the meeting. What we have here is the former not the later.

Alderman Randle asked City Attorney Hoerner if it would be necessary to record the timeframes on those dates; City Attorney Hoerner stated you can add 12:01 a.m. to 12:00 p.m. to the entirety of those days.

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

Members abstaining on roll call: Silsby. (1)

Alderman Schmidt made a motion seconded by Alderman Tyler to authorize Mayor Eckert’s participation by electronic means in the Special City Council meeting on Tuesday, May 26, 2015, pursuant to Section 7 of the Open Meetings Act.

Discussion...

Mayor Eckert stated he is not requesting to attend to vote; however, to be available for questions.

Alderman Galetti asked what if there is a tie vote; City Attorney Hoerner and Mayor Eckert concurred Mayor Eckert would not be able to vote.

Alderman Schmidt asked if this can be amended to allow the Mayor to vote if need be; Mayor Eckert stated that would not be appropriate.

Alderman Wigginton asked since Alderman Silsby is acting as Mayor Pro Tem can he actually vote; City Attorney Hoerner stated the statute a Mayor Pro Tem holds the right to vote as alderman. Alderman Elmore stated as an option would it be appropriate for this council to make a motion to allow the mayor to vote electronically; City Attorney Hoerner stated you would have to promulgate rules of procedure to allow anyone to attend and participate as a voting member.

Alderman Randle stated having read the statute his interpretation would be having this motion already passed appointing Alderman Silsby as Mayor Pro Tem...Mayor Eckert has removed himself from that position during that period of time. As such, Mayor Eckert would no longer have the right to vote.

Alderman Hazel stated he feels the council is walking into troubled waters by opening the doors to allow electronic votes in absence.

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

FINANCE COMMITTEE:

Alderman Silsby made a motion seconded by Alderman Seibert to approve the Windstream Agreement for the new Police Department and City Hall.

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

Alderman Silsby made motions seconded by Alderman Schmidt to approve opening Investment Checking & Money Market Accounts with Bank of Belleville and to approve closing the Library Construction Checking Account.

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

Alderman Silsby made a motion seconded by Alderman Buettner to approve agreement with Golden Images LLC for scanning ordinances.

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

Alderman Silsby made a motion seconded by Alderman Tyler to approve the Budget Amendments as recommended by the Finance Director.

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

TRAFFIC COMMITTEE:

Alderman White made a motion seconded by Alderman Tyler to approve additional access for 1926 West Main with \$2,596.46 to be paid from TIF 3.

Discussion...

Alderman Kinsella asked if this falls under the 50/50 program; Mayor Eckert stated the City will pay the entire cost of the driveway.

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

Members abstaining on roll call: Buettner. (1)

Alderman White made a motion seconded by Alderman Kinsella to create NO PARKING on Benton Street between Sycamore and Scheel, from January thru June on the odd numbered side.

All members voted aye.

Alderman White made a motion seconded by Alderman Randle to make permanent STOPS at South 1st Street and West Washington.

All members voted aye except Alderman Schmidt.

Alderman White made a motion seconded by Alderman Tyler to create NO PARKING on West Washington, south side, between South 22nd and South 23rd Street.

All members voted aye.

STREETS AND GRADES COMMITTEE

Alderman Seibert made the following motions seconded by Alderman to approve the following:

Low bidder Fournie Contracting in the amount of \$135,344.00 for the **2015 Ditching Program**. (MFT/TIF FUNDS)

Low bidder JTC Petroleum in the amount of \$147,000.00 for the **2015 Oil Program**. (MFT/TIF FUNDS)

Low bidder Beelman in the amount of \$46,800.00 for **2015 Chip Program**. (MFT/TIF FUNDS)

Volkert to perform construction inspection services for **North Illinois Streetscape** not to exceed \$89,679.12. (TIF FUNDS)

Keel Engineering in the amount of \$41,381.55 to perform engineering services for **East Belle Avenue**. (CDBG)

RJN Group in the amount of \$1,500.00 to perform Engineering Services for **Phase II Storm Water Permit**. (NPDS)

Kaskaskia Engineering Group in the amount of \$136,696.04 to perform Engineering and Design Services for **East A Street Resurfacing**.

The Mayor's Signature on IDOT Permit application for **Richland Creek Greenway Trail**.

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

COMMUNICATIONS

Children's Home + Aid Society 5K run/walk and 1k Family Fun 8/8/2015

Alderman Schmidt made a motion seconded by Alderman Tyler to approve the communication from Children's Home + Aid Society requesting permission to host their annual 5k run/walk and 1k family fun run on Saturday, August 8, 2015 starting at 8 A.M. beginning at 120 East A Street.

All members voted aye.

PETITIONS

None.

RESOLUTIONS

Alderman Kinsella made a motion seconded by Alderman Dintelman to read by title only Resolutions 3231 and 3232.

All members voted aye.

Alderman Schmidt made a motion seconded by Alderman Seibert to approve:

RESOLUTION NO. 3231 - A resolution amending the annual budget of the City of Belleville, Illinois for the fiscal year beginning on the first day of May 2015, and ending on the 30th day of April, 2016.

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

Alderman Elmore made a motion seconded by Alderman Ovian to approve:

RESOLUTION NO. 3232 - A resolution amending the annual budget of the City of Belleville, Illinois for the fiscal year beginning on the first day of May 2015, and ending on the 30th day of April, 2016.

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

ORDINANCES

Alderman Silsby made a motion seconded by Alderman Wigginton to read by title only Ordinances 7857 and 7858.

All members voted aye.

Alderman Silsby made a motion seconded by Alderman Buettner to approve:

ORDINANCE 7857 - An ordinance prohibiting the use of groundwater as a potable water supply by the installation or drilling of potable water supply wells or by any other method.

Discussion...

Alderman Hazel asked if this will effect irrigation; Eric Schauster stated this is strictly related to potable water so there is doing an environmental cleanup at the site to get a no further remediation letter from the EPA.

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

Alderman Silsby made a motion seconded by Alderman Schmidt to approve:

ORDINANCE 7858 - An ordinance amending Chapter 7 of the (Business License).

Discussion...

Alderman Buettner asked what is being amended; Mayor Eckert stated there is language being cleaned up.

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

UNFINISHED BUSINESS

None.

MISCELLANEOUS & NEW BUSINESS

Alderman Seibert made a motion seconded by Alderman Hazel to approve Motor Fuel Claims in the Amount of **\$8,115.71**.

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

Alderman White thanked the Clerk's office for their help with the iPad integration. Alderman Wigginton stated he is very impressed with the department heads and their staff with their responsiveness. Alderman Buettner stated Dallas and Dean have been very helpful and with going with the iPads it will save the city a lot of money. Alderman Ovian stated if it wasn't for the City Clerk's office and the City Treasurer this would be a nightmare.

EXECUTIVE SESSION

Alderman Schmidt made a motion seconded by Alderman White to go into executive session. All members voted aye.

Entered executive session at 7:50 p.m.
Resumed from Executive Session at 8:10 p.m.

Alderman Wigginton made a motion seconded by Alderman Hazel to approve a worker's compensation settlement in the amount of \$38,789.23.

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

Member abstaining on roll call: Tyler. (1)

Alderman Schmidt made a motion seconded by Alderman White to approve a worker's compensation settlement in the amount of \$32,121.86.

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

ADJOURNMENT

Alderman Galetti made a motion seconded by Alderman Schmidt to adjourn at 8:12 pm. All members voted aye.

Dallas B. Cook, City Clerk

Ordinance 7859

AN ORDINANCE APPROVING THE TAX INCREMENT FINANCING REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT FOR THE ROUTE 15 NORTH TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA

WHEREAS, the City of Belleville, Illinois desires to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended (the "**TIF Act**"), within the municipal boundaries of the City of Belleville and within the proposed Route 15 North Tax Increment Financing Redevelopment Project Area (the "**Redevelopment Project Area**") as described in the proposed Redevelopment Plan (hereinafter defined), which constitutes in the aggregate more than 1-1/2 acres.

WHEREAS, due notice in respect to the availability of the proposed Redevelopment Plan for the Route 15 North Tax Increment Financing Redevelopment Project Area (the "**Redevelopment Plan**") including a proposed Redevelopment Project (the "**Redevelopment Project**"), which contains an eligibility report, was given by mail on March 26, 2015, pursuant to Section 11-74.4-5 of the TIF Act, said notice being given to all interested parties that have registered with the City concerning the proposed Route 15 North Tax Increment Financing Redevelopment Project Area.

WHEREAS, due notice in respect to the availability of the proposed Redevelopment Plan, which contains an eligibility report, was given by mail on March 26, 2015, pursuant to Section 11-74.4-5 of the TIF Act, said notice being given to all residential addresses that, after a good faith effort, the City determined are located within 750 feet of the boundaries of the proposed Redevelopment Project Area.

WHEREAS, pursuant to Section 11-74.4-5 of the TIF Act, the City Council caused a public hearing (the "**Public Hearing**") to be held relative to the proposed Redevelopment Plan and Redevelopment Project and the proposed designation of the proposed Redevelopment Project Area on May 11, 2015, at Belleville City Hall.

WHEREAS, due notice in respect to such hearing was given pursuant to Section 11-74.4-5 and 6 of the TIF Act, said notice being given to taxing districts and to the State of Illinois by certified mail on March 26, 2015, by publication on April 22, 2015, and April 29, 2015, and by regular mail to all residential addresses that, after a good faith effort, the City determined are located within 750 feet of the boundaries of the proposed Redevelopment Project Area on March 26, 2015, and by certified mail to property owners within the proposed Redevelopment Project Area on April 29, 2015.

WHEREAS, the City has heretofore convened a Joint Review Board on April 10, 2015, as required by and in all respects in compliance with the provisions of the TIF Act.

WHEREAS, the proposed Redevelopment Plan and Redevelopment Project set forth the factors constituting the need for abatement of conditions in the proposed Redevelopment Project Area that have led to its eligibility, and the City Council has reviewed testimony concerning such need presented at the public hearing and has reviewed the eligibility report and is generally informed of the conditions in the proposed Redevelopment Project Area as the term "blighted area" is defined in the TIF Act and as such term is applied to improved and vacant land.

WHEREAS, the City Council has reviewed the conditions pertaining to lack of private

investment in the proposed Redevelopment Project Area to determine whether private development would take place in the proposed Redevelopment Project Area as a whole without the adoption of the proposed Redevelopment Plan for the proposed Redevelopment Project Area.

WHEREAS, the City Council has reviewed the conditions pertaining to real property in the proposed Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Redevelopment Project Area would be substantially benefited by the proposed redevelopment project improvements.

WHEREAS, the City Council has reviewed the *City of Belleville, Illinois, Comprehensive Plan (2014), Imagine Belleville* for the development of the municipality as a whole to determine whether the proposed Redevelopment Plan and Redevelopment Project conform to the City's Comprehensive Plan.

WHEREAS, the City Council has reviewed the public input at the Public Hearing.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Belleville, Illinois, as follows:

SECTION 1. The City Council of the City of Belleville hereby makes the following findings:

- a. The area constituting the Route 15 North Redevelopment Project Area in the City of Belleville, Illinois is described in **Exhibit A**, attached hereto and made part of this Ordinance, exceeds 1.5 acres, and is located in its entirety within the City limits.
- b. There exist conditions that cause the area (hereinafter to be designated as the Route 15 North Redevelopment Project Area), as a whole, to be determined to be a "*blighted area*" as such term is defined in Section 11-74.4-3 (a) of the TIF Act.
- c. The Route 15 North Redevelopment Project Area, on the whole, has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.
- d. The Redevelopment Plan conforms to the City's Comprehensive Plan, as amended, for the development of the municipality as a whole.
- e. The parcels of real property in the Route 15 North Redevelopment Project Area are contiguous and only those contiguous parcels of real property, which will be substantially benefited by the proposed Redevelopment Project, are included in the Route 15 North Redevelopment Project Area.
- f. The estimated date for the completion of the Redevelopment Project or retirement of obligations issued shall not be later than December 31 of the year in which payment to the City Treasurer is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the Route 15 North Redevelopment Project Area is adopted.

SECTION 2. The Redevelopment Plan and Redevelopment Project for the Route 15 North Redevelopment Project Area, marked as **Exhibit B** attached to and made a part of this Ordinance, is hereby adopted and approved.

SECTION 3. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

SECTION 4. This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

PASSED by the City Council of the City of Belleville, Illinois, this 26th day of May, 2015.

	<u>AYE</u>	<u>NAY</u>
Joe Hazel	_____	_____
Ken Kinsella	_____	_____
Janet Schmidt	_____	_____
Michael Buettner	_____	_____
Kent Randle	_____	_____
Scott Tyler	_____	_____
Johnnie Anthony	_____	_____
Raffi Ovian	_____	_____
Ed Dintelman	_____	_____
Phillip Silsby	_____	_____
Paul Seibert	_____	_____
Bob White	_____	_____
Phil Elmore	_____	_____
Trent Galetti	_____	_____
Roger Wigginton	_____	_____
James Musgrove	_____	_____

MAYOR

ATTEST:

CITY CLERK

(SEAL)

EXHIBIT A

Legal Description

Part of Section 3 of Township 1 North, Range 9 West, of the 3rd Principal Meridian, St. Clair County, Illinois, (All references herein to "Parcel ID" refers to the Parcel Identification Number of Parcel(s) on file in the St. Clair County Court House, 10 Public Square, Belleville, Illinois) with the exception or exclusion of lands lying within public Right-of-Ways Dedicated for Highway Purposes for Illinois Route 15; reference being made to the plat thereof recorded in the Recorder's Office of the afore said County and State in Book of Plats 42 page 77; Is described as follows:

Beginning at the intersection of the Southwesterly Right-of-Way Line of Illinois Route 15 and the South line of the Northwest Quarter of Said Section 3; thence Easterly along said South line of said Northwest Quarter to the Center of Said Section 3; thence continuing Easterly a distance of 200.00 feet to the Northeast corner of Parcel ID 07030300005; thence Southerly to the Southeast corner of said Parcel ID 07030300005; thence Southwesterly to the South corner of said parcel ID 07030300005, also being the Northeasterly Right-of-Way line of Illinois Route 15; thence continuing Southwesterly a distance of 270.00 feet to the Southwesterly Right-of-Way line of Illinois Route 15; thence Northwesterly following along said Southwesterly Right-of-Way line of Illinois Route 15 to the Point of Beginning.

EXHIBIT B

Redevelopment Plan and Redevelopment Project

Ordinance 7860

AN ORDINANCE DESIGNATING AND APPROVING THE ROUTE 15 NORTH TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA

WHEREAS, the City of Belleville, Illinois desires to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended (the “**TIF Act**”), for the proposed Redevelopment Plan for the Route 15 North Tax Increment Financing Redevelopment Project Area (the “**Redevelopment Plan**”) within the municipal boundaries of the City of Belleville and within the Route 15 North Tax Increment financing Redevelopment Project Area as described in **Exhibit A** attached to this Ordinance (the “**Redevelopment Project Area**”), which constitutes in the aggregate more than 1-1/2 acres; and,

WHEREAS, the City Council has heretofore adopted Ordinance No. 7859 approving the Redevelopment Plan and Redevelopment Project as described therein (the “**Redevelopment Project**”); and,

WHEREAS, due notice in respect to the availability of the Redevelopment Plan, which contains an eligibility report, was given by mail on March 26, 2015, pursuant to Section 11-74.4-5 of the TIF Act, said notice being given to all interested parties that have registered with the City concerning the proposed Route 15 North Tax Increment Financing Redevelopment Project Area; and,

WHEREAS, due notice in respect to the availability of the Redevelopment Plan, which contains an eligibility report, was given by mail on March 26, 2015, pursuant to Section 11-74.4-5 of the TIF Act, said notice being given to all residential addresses that, after a good faith effort, the City determined are located within 750 feet of the boundaries of the Route 15 North Tax Increment Financing Redevelopment Project Area; and,

WHEREAS, pursuant to Section 11-74.4-5 of the TIF Act, the City Council caused a public hearing to be held relative to the Redevelopment Plan and Redevelopment Project and the proposed designation of the Route 15 North Tax Increment Financing Redevelopment Project Area on May 11, 2015, at Belleville City Hall; and,

WHEREAS, due notice in respect to such hearing was given pursuant to Section 11-74.4-5 and 6 of the TIF Act, said notice being given to taxing districts and to the State of Illinois by certified mail on March 26, 2015, by publication on April 22, 2015, and April 29, 2015, by regular mail to property owners within 750’ of the exterior boundaries of the proposed Redevelopment Project Area on March 26, 2015, and by certified mail to property owners within the proposed Redevelopment Project Area on April 29, 2015; and,

WHEREAS, the City has heretofore convened a Joint Review Board on April 10, 2015, as required by and in all respects in compliance with the provisions of the TIF Act; and,

WHEREAS, the proposed Redevelopment Plan and Redevelopment Project set forth the factors constituting the need for abatement of conditions in the proposed Redevelopment Project Area that have led to its eligibility, and the City Council has reviewed testimony concerning such need presented at the public hearing and has reviewed the eligibility report and is generally informed of the conditions in the proposed Redevelopment Project Area as the term “blighted area” is defined in the TIF Act and as such term is applied to improved and vacant land; and,

WHEREAS, the City Council has reviewed the conditions pertaining to lack of private investment in the proposed Redevelopment Project Area to determine whether private development would take place in the proposed Redevelopment Project Area as a whole without the adoption of the proposed Redevelopment Plan for the proposed Redevelopment Project Area; and,

WHEREAS, the City Council has reviewed the conditions pertaining to real property in the proposed Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Redevelopment Project Area would be substantially benefited by the proposed redevelopment project improvements; and,

WHEREAS, the City Council has reviewed the *City of Belleville, Illinois, Comprehensive Plan (2014), Imagine Belleville* for the development of the municipality as a whole to determine whether the proposed Redevelopment Plan and Redevelopment Project conform to the City's Comprehensive Plan; and,

WHEREAS, the City Council has reviewed the public input at the Public Hearing.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Belleville, Illinois, as follow:

SECTION 1. The area constituting the Route 15 North Tax Increment Financing Redevelopment Project Area in the City of Belleville, Illinois, as described in **Exhibit A**, attached hereto and made part of this Ordinance is hereby designated and approved as a Redevelopment Project Area pursuant to 11-74.4-4 of the TIF Act. The maps of the Redevelopment Project Area are attached hereto as **Exhibit B** and made a part of this Ordinance.

SECTION 2. The Redevelopment Plan and Redevelopment Project for the Route 15 North Tax Increment Financing Redevelopment Project Area, that was the subject matter of the hearing held on May 11, 2015, is hereby adopted and approved. A copy of the aforementioned Redevelopment Plan and Redevelopment Project, marked as **Exhibit C** is attached to and made a part of this Ordinance.

SECTION 3. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

SECTION 4. This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

PASSED by the City Council of the City of Belleville, Illinois, this 26th day of May, 2015.

	<u>AYE</u>	<u>NAY</u>
Joe Hazel	_____	_____
Ken Kinsella	_____	_____
Janet Schmidt	_____	_____
Michael Buettner	_____	_____
Kent Randle	_____	_____
Scott Tyler	_____	_____
Johnnie Anthony	_____	_____
Raffi Ovian	_____	_____

Ed Dintelman _____
Phillip Silsby _____
Paul Seibert _____
Bob White _____
Phil Elmore _____
Trent Galetti _____
Roger Wigginton _____
James Musgrove _____

MAYOR

ATTEST:

CITY CLERK

(SEAL)

EXHIBIT A

Legal Description

Part of Section 3 of Township 1 North, Range 9 West, of the 3rd Principal Meridian, St. Clair County, Illinois, (All references herein to "Parcel ID" refers to the Parcel Identification Number of Parcel(s) on file in the St. Clair County Court House, 10 Public Square, Belleville, Illinois) with the exception or exclusion of lands lying within public Right-of-Ways Dedicated for Highway Purposes for Illinois Route 15; reference being made to the plat thereof recorded in the Recorder's Office of the afore said County and State in Book of Plats 42 page 77; Is described as follows:

Beginning at the intersection of the Southwesterly Right-of-Way Line of Illinois Route 15 and the South line of the Northwest Quarter of Said Section 3; thence Easterly along said South line of said Northwest Quarter to the Center of Said Section 3; thence continuing Easterly a distance of 200.00 feet to the Northeast corner of Parcel ID 07030300005; thence Southerly to the Southeast corner of said Parcel ID 07030300005; thence Southwesterly to the South corner of said parcel ID 07030300005, also being the Northeasterly Right-of-Way line of Illinois Route 15; thence continuing Southwesterly a distance of 270.00 feet to the Southwesterly Right-of-Way line of Illinois Route 15; thence Northwesterly following along said Southwesterly Right-of-Way line of Illinois Route 15 to the Point of Beginning.

EXHIBIT B

Redevelopment Project Area

EXHIBIT C

Redevelopment Plan and Redevelopment Project

Ordinance 7861

AN ORDINANCE ADOPTING TAX INCREMENT FINANCING IN THE ROUTE 15 NORTH TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA

WHEREAS, the City of Belleville, Illinois desires to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended (the “**TIF Act**”), for the Redevelopment Plan for the Route 15 North Tax Increment Financing Redevelopment Project Area (the “**Redevelopment Plan**”) within the municipal boundaries of the City of Belleville and within the Route 15 North Tax Increment Financing Redevelopment Project Area as described in **Exhibit A** attached to this Ordinance (the “**Redevelopment Project Area**”), which constitutes in the aggregate more than 1-1/2 acres.

WHEREAS, the City Council has heretofore adopted Ordinance No. 7859 approving the Redevelopment Plan and Redevelopment Project as described therein (the “**Redevelopment Project**”).

WHEREAS, the City Council has heretofore adopted Ordinance No. 7860 approving and designating the Route 15 North Tax Increment Financing Redevelopment Project Area.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Belleville, Illinois, as follows:

SECTION 1. Tax increment financing is hereby adopted to pay redevelopment project costs pursuant to the TIF Act and the Redevelopment Plan for the Route 15 North Tax Increment Financing Redevelopment Project Area in the City of Belleville, Illinois, as described in **Exhibit A**. The maps of the Redevelopment Project Area are attached hereto as **Exhibit B** and made a part of this Ordinance.

SECTION 2. Pursuant to the TIF Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Redevelopment Project Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the TIF Act each year after the effective dates of this ordinance until the Redevelopment Project Costs and bonds, notes or other obligations issued in respect thereto have been paid shall be divided as follows:

That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property that is attributable to the lower of the current equalized assess value or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the Redevelopment Project Area shall be allocated to and when collected shall be paid by the County Collector of St. Clair County to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract or parcel of real property in the Redevelopment Project Area over and above the initial equalized assessed value of each property in the project area shall be allocated to and when collected shall be paid to the municipal treasurer who shall deposit said taxes into a special fund called the special tax allocation fund of the municipality for the purpose of paying Redevelopment Project Costs and obligations incurred in

the payment thereof.

SECTION 3. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

SECTION 4. This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

SECTION 5. The City Clerk shall forthwith transmit to the County Clerk of St. Clair County a certified copy of this Ordinance and Ordinances No. _____ and _____, a legal description of the Redevelopment Project Area, a map of the Redevelopment Project Area, identification of the year **2015** as the year that the County Clerk shall use for determining the total initial equalized assessed value of the Redevelopment Project Area consistent with subsection (a) of Section 11-74.4-9 of the TIF Act, and a list of the parcel or tax identification number of each parcel of property included in the Redevelopment Project Area.

PASSED by the City Council of the City of Belleville, Illinois, this 26th day of May, 2015.

	<u>AYE</u>	<u>NAY</u>
Joe Hazel	_____	_____
Ken Kinsella	_____	_____
Janet Schmidt	_____	_____
Michael Buettner	_____	_____
Kent Randle	_____	_____
Scott Tyler	_____	_____
Johnnie Anthony	_____	_____
Raffi Ovian	_____	_____
Ed Dintelman	_____	_____
Phillip Silsby	_____	_____
Paul Seibert	_____	_____
Bob White	_____	_____
Phil Elmore	_____	_____
Trent Galetti	_____	_____
Roger Wigginton	_____	_____
James Musgrove	_____	_____

MAYOR

ATTEST:

CITY CLERK

(SEAL)

EXHIBIT A
Legal Description

Part of Section 3 of Township 1 North, Range 9 West, of the 3rd Principal Meridian, St. Clair County, Illinois, (All references herein to "Parcel ID" refers to the Parcel Identification Number of Parcel(s) on file in the St. Clair County Court House, 10 Public Square, Belleville, Illinois) with the exception or exclusion of lands lying within public Right-of-Ways Dedicated for Highway Purposes for Illinois Route 15; reference being made to the plat thereof recorded in the Recorder's Office of the afore said County and State in Book of Plats 42 page 77; Is described as follows:

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EXHIBIT B

Redevelopment Project Area