

VILLAGE OF MARYVILLE
WEDNESDAY, DECEMBER 3, 2014

BOARD MEETING MINUTES

6:30 PM CALL TO ORDER

Mayor Gulledge called the Board Meeting of Wednesday, December 3, 2014 to order. Asked all in attendance to stand for prayer and to remain standing for the Pledge of Allegiance. Mayor led in prayer followed by the Pledge of Allegiance.

6:31 PM ROLL CALL

Trustees Present: Schmidt, Bell, Kostyshock, Garcia, Short.

Trustees Absent: Vallino.

Also in attendance were Clerk Henry, Attorney Motil, Comptroller Brussatti, Police Chief Carpenter, Building & Zoning Administrator/Fire Chief Flaughter, Public Works Director Presson, 2 reporters and 1 guest.

6:32 PM MINUTES

Mayor Gulledge called for approval of the minutes of the November 19, 2014 Board Meeting. Asked if there were any questions, additions or subtractions to the minutes as prepared by the Clerk. There were none.

Motion to Approve, Moved by Bell, Seconded by Schmidt.

Vote: Motion carried by unanimous roll call vote (summary: Yes = 5).

Yes: Schmidt, Bell, Kostyshock, Garcia, Short.

6:32 PM APPROVAL OF BILLS

Mayor Gulledge called for approval of the bills submitted for payment. Asked if there were any questions, additions or subtractions to the bills as presented. There were none.

Motion to Approve, Moved by Kostyshock, Seconded by Short.

Vote: Motion carried by unanimous roll call vote (summary: Yes = 5).

Yes: Schmidt, Bell, Kostyshock, Garcia, Short.

6:33 PM COMMUNICATIONS

There were none.

6:33 PM LEGAL MATTERS

6:33 PM Attorney Motil presented the following Proclamation:

Proclamation: Proclaiming December 2014 as Drunk and Drugged Driving (3D) Prevention Month.

Motion to Pass, Moved by Schmidt, Seconded by Short.

Vote: Motion carried by unanimous roll call vote (summary: Yes = 5).

Yes: Schmidt, Bell, Kostyshock, Garcia, Short.

6:35 PM Attorney Motil presented the following Resolution:

Resolution 2014-18: A Resolution of the Village of Maryville, Illinois Adopting the Madison County Multi-Jurisdictional All Hazards Mitigation Plan.

Motion to Pass, Moved by Kostyshock, Seconded by Garcia.

Vote: Motion carried by unanimous roll call vote (summary: Yes = 5).

Yes: Schmidt, Bell, Kostyshock, Garcia, Short.

6:37 PM Attorney Motil presented the following Ordinance:

Ordinance 2014-29: An Ordinance Authorizing the Execution of a Water Service and Pre-Annexation Agreement – Pertaining to property owned by Daniel Scott located at 5721 State Route 162, Glen Carbon.

Motion to Pass, Moved by Kostyshock, Seconded by Short.

Vote: Motion carried by unanimous roll call vote (summary: Yes = 5).

Yes: Schmidt, Bell, Kostyshock, Garcia, Short.

6:39 PM Attorney Motil presented the following Ordinance:

Ordinance 2014-30: An Ordinance Establishing an Enterprise Zone Within the Village of Maryville. Said Enterprise Zone within Madison County encompassing contiguous portions of the City of Highland, the City of Troy, the Village of St. Jacob, the Village of Maryville, the Village of Glen Carbon and the City of Collinsville.

Attorney Motil stated as this Ordinance is quite lengthy, he will only be reading certain excerpts from the Ordinance. The Ordinance is available to the public for full review at any time.

Motion to Pass, Moved by Schmidt, Seconded by Kostyshock.

Vote: Motion carried by unanimous roll call vote (summary: Yes = 5).

Yes: Schmidt, Bell, Kostyshock, Garcia, Short.

6:49 PM OLD BUSINESS

6:49 PM Mayor introduced Keith Moran from Moran Economic Development. Mayor asked Mr. Moran to summarize the prepared Tax Increment Financing Redevelopment Plan & Project Report for the Board and public. Mr. Moran gave an overview of the Study/Report. Gave a general description of the properties that are to be included in the District, namely those along Highway 159. Noted many of the properties that are included have undermining issues which have stopped development. Purpose of the TIF District is to stimulate development in these stagnate areas. Plan is to use the TIF program to address the undermining problems, to continue to clean up older properties in the area. Stated he has met with some of the taxing districts that will be affected and believes the TIF District will have their support. The school district has not objected. Discussed the factors that allow the area to be qualified under the Illinois TIF Act. Noted there are 308 total parcels included.

7:00 PM Motion to Proceed with a Tax Increment Financing (TIF) Plan as Presented, Moved by Schmidt, Seconded by Kostyshock.

Vote: Motion carried by unanimous roll call vote (summary: Yes = 5).

Yes: Schmidt, Bell, Kostyshock, Garcia, Short.

7:01 PM Mr. Moran then presented the redevelopment plan for the TIF area. Explained what TIF funds can be used for. Plan purpose is to create investment in the area and create jobs in the TIF. Funds can be used to assist existing business owners with aging and deteriorating buildings. Infrastructure system improvements, vacant buildings, remediate undermining issues, in general to improve conditions in the area. Stated next steps in establishing the TIF will include a number of mailings and a public hearing in February.

Trustee Short asked Mr. Moran based on his past experiences, how long do public hearings usually last. Mr. Moran stated since school board is supportive, the hearing should go smoothly. However, stated there really is no way to gauge, each community is and has been different. Mr. Moran also wanted to emphasize that there is no tax increase to the properties in the TIF. Also there are no changes to the building codes or zoning classifications. Mayor Gulledge stated most issues at the public hearings deal with misconceptions about TIF's. In his opinion properties included in a TIF generally become more valuable. Stated the purpose of establishing a TIF is to help the whole community.

7:10 PM Motion to Place the Tax Increment Financing (TIF) Plan & Feasibility Study on File (10 Days) and to Approve Sending the TIF Plan and Feasibility Study to All Affected Taxing Districts, Moved by Schmidt, Seconded by Short.

Vote: Motion carried by unanimous roll call vote (summary: Yes = 5).

Yes: Schmidt, Bell, Kostyshock, Garcia, Short, Gulledge

Mayor Gulledge thanked Mr. Moran for his work and assistance.

7:11 PM NEW BUSINESS / TRUSTEE COMMENTS

7:11 PM Trustee Schmidt thanked Mr. Moran for time and effort. Stated he has had numerous questions regarding both the TIF and the Enterprise Zone and is appreciative of Mr. Moran's assistance.

7:11 PM Trustee Bell stated he stopped by the Community Center and noted it looks really nice. Stated the tile is in. Currently working on dry walling.

7:12 PM Trustee Kostyshock commented on the Christmas decorations, thinks they are the best around. Appreciates the Public Works employees' efforts.

7:12 PM Trustee Short informed the Board fire engine #2413 has been repaired and is back in service.

7:13 PM CALENDAR UPDATES

12/6 Santa Fest at the Firehouse; 12/10 Caucus Meeting; 12/11 Museum Meeting; 12/15 Fire Pension Board Meeting; 12/15 need to confirm if Park Meeting is cancelled; 12/16 Holiday Lighting Contest; 12/17 Board Meeting.

7:15 PM STAFF REPORTS

7:15 PM Flaucher presented the November Building Permit report.

Trustee Schmidt asked about the permit for the Catholic Church. Flaucher stated it is for a new rectory on the East Perry side.

7:16 PM Flaucher presented the November report for the Fire Department.

Trustee Bell asked if this was the all-time high, Flaucher confirmed it is.

7:17 PM Mayor asked Flaucher to comment on Monday's Planning Commission meeting. Flaucher stated a preliminary development plan was presented by engineers representing McDonalds. The Planning Commission voted to recommend the approval of the plan. A Resolution will be presented to the Board at December 17th's meeting. Stated due to there being a drive-thru there will be a Special Use Permit which will need the Zoning Board of Appeals approval, which the Planning Commission also recommended be approved. Trustee Schmidt asked if this is a stand-alone building or attached to something else. Flaucher stated it is stand alone. Mayor explained the location.

Mayor Gulledge wanted to express his and the Village's appreciation to the Fire Department members who were asked to assist the Riverview Gardens and Black Jack Fire Departments during the Ferguson issue.

Trustee Short also recognized Chief Flaucher and the Glen Carbon Chief for working together to provide the assistance to the neighboring fire districts/departments.

Trustee Schmidt asked if the fire call point totals will be presented next week, Flaucher answered yes.

Flaucher also reminded all to RSVP for the Fire Department Christmas party.

7:24 PM Carpenter presented the November report for the Police Department.

Mayor Gulledge also acknowledged the Police Department and Chief who were ready and prepared to lend assistance during the Ferguson events.

7:25 PM BUSINESS FROM THE FLOOR

There was none.

7:25 PM MAYOR'S COMMENTS

Mayor noted an ADA plan will be discussed at next week's caucus. Stated there have been ADA improvements already made at the Community Center. Employees are doing a great job and are saving the Village a lot of money by completing these improvements.

Asked for the Board's consent to cancel the December 24th (Christmas Eve) and the December 31st (New Year's Eve) Caucuses. All agreed.

7:29 PM ADJOURN

There being no further business to come before this meeting, Mayor Gullledge called for a motion to adjourn.

Motion to Adjourn, Moved by Bell, Seconded by Schmidt.

Mayor wanted to also thank Attorney Motil for his work on the TIF and Enterprise Zone.

Vote: Motion carried by unanimous roll call vote (summary: Yes = 5).

Yes: Schmidt, Bell, Kostyshock, Garcia, Short.

7:29 PM Meeting Adjourned.

Respectfully submitted,

Jolene R. Henry
Village Clerk