



Village of Caseyville

909 South Main Street
Caseyville, Illinois 62232

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REGULAR BOARD MEETING MINUTES February 15, 2023

G. W. SCOTT, SR.
Mayor

CINDY MILLER
Village Clerk

WALLY ABERNATHY
Trustee

JOHN BUCKLEY
Trustee

KENT LUEBBERS
Trustee

RON SANFTLEBEN
Trustee

ANTHONY(TONY)ALVAREZ
Trustee

DAN CARY
Trustee

BRIAN RADER
Supt. of Public Works

THOMAS COPPOTELLI
Chief of Police

DOUG STEWART
Attorney

TAMARA AMMANN
Treasurer/Comptroller

PHILLIP LITTLE
Zoning Administrator

JEREMY DIEL
Fire Chief

Call to Order:

The Regular Board Meeting of the Village of Caseyville was called to order at 7:00 pm by Mayor G.W. Scott, Sr. in Council Chambers at 909 S. Main Street, Caseyville, Illinois.

The meeting opened with the Pledge of Allegiance and Moment of Silence.

Roll Call:

Mayor G.W. Scott, Sr.

Trustees: Tony Alvarez, Ron Sanftleben, Wally Abernathy, Dan Cary, John Buckley, Kent Luebbers

Village Clerk Cindy Miller

Attorney Doug Stewart

Others Present: Public Works Superintendent Brian Rader, Police Chief Tom Coppotelli, Tamara Ammann, Gabby Ahle

Minutes:

A motion was made by Ron Sanftleben and seconded by Wally Abernathy to approve the Regular Meeting minutes and Committee Meeting February 1, 2023.

No additions or corrections.

Voting on Motion: - 6 Ayes – 1 Present; – Motion Passed

Citizen's Input:

Robyn Eberts – Would like to obtain approval to have a Community Garden, located at 8786 Maple Ave., behind her house in the Field. The property owners are a private motorcycle club and have given her permission. What needs to be done. At this time there is no Codes for a Community Garden, but Attorney Stewart will get with the Zoning Administrator to discuss and pass on any information obtained. Individuals would be able to handle their own plots with flowers, vegetables, etc. It is a very small parcel. Meeting with Seed STL, which is a sponsor for orientation and get more information on 3/9/2023.

Minutes February 15, 2023 (cont.)

Announcement

An announcement was made by Mayor Scott that on Tuesday, February 28, 2023, at 3:30 p.m. Sealed bids will be opened at Caseyville Village Hall for a Top Mount Rescue Pumper for the Caseyville Fire Department

Presentation

A presentation was made by Jake Zimbaldi from Moran Economic regarding the proposed TIF District #4. He provided a Tax Increment Financing Feasibility Study (copies available at Village Hall). Qualifications of the Developed Portion of the Area that qualify in a "Conservation Area", include; Deterioration, Deleterious Land Use or Layout, Lack of Community Planning and Stagnant or Declining Property Values. Qualifications of the Vacant Portions of the Area, the qualifying factors include; Obsolete Platting, Deterioration of Structures or Site Improvements in Neighboring Areas, Stagnant or Declining Property Values. There were stand-alone factors as well; the area is subject to chronic flooding, as certified by an appropriate regulatory agency. It was found that the Area of Analysis for this Feasibility Study contains conditions that qualify it as a combination of "conservation area" and "blighted area". This tax increment financial redevelopment program would serve to reduce or eliminate the factors which cause the Area to qualify under the TIF Act. (A Boundary Map TIF District IV was provided).

Discussion/question was asked why is LC's or the Mexican Restaurant not included? It can be added if you feel the need. Why not the Bus Garage? Due to residential surrounding. This map was also a school district decision, not just a Village decision. They really wanted to focus on the roads around the schools. The Unit 10 school district will be taking a vote later this month. This plan is to help both the Village and School District out without raising taxes. If there is no new development, how do we fund in the future, apply for grants and TIF 2 can help fund.

Finance/TIF/Grants/Ins

A motion was made by Ron Sanfleben and seconded by John Buckley to approve Resolution #23-18; A Resolution declaring an intent to Reimburse certain redevelopment project costs.

Voting on Motion: - All Ayes; - Motion Passed

A motion was made by Ron Sanfleben and seconded by John Buckley to approve Resolution #23-19; A Resolution providing for a Feasibility Study on the Designation Areas of Redevelopment Project Areas.

Voting on Motion: - All Ayes; - Motion Passed

A motion was made by Ron Sanfleben and seconded by Dan Cary to approve Resolution #2023-01; An Ordinance of the Village of Caseyville, Illinois authorizing the establishment of Tax Increment Financing “Interested Parties” registries and adopting Registration Rules for these Registries.

Voting on Motion: - All Ayes; - Motion Passed

A motion was made by Ron Sanfleben and seconded by Wally Abernathy to place the Feasibility Study on file (10 days) and to approve sending it to all affected taxing districts.

Voting on Motion: - All Ayes; - Motion Passed

Planning/Zoning

A motion was made by Wally Abernathy and seconded by Kent Luebbers to approve Resolution #23-15; A Resolution authorizing to take appropriate abatement measures for 8788 & 8790 Maple Ave (duplex), Caseyville, IL. Permanent Parcel number 02-13.0-406.013.

Voting on Motion: - All Ayes; - Motion Passed

A motion was made by Wally Abernathy and seconded by Dan Cary to approve Resolution #23-16; A Resolution to grant a rezoning from B-1 (Business) to I-1 (Industrial) on property known as 8601 California Drive, East St. Louis, IL 62203. Permanent Parcel number 02-23.0-400-009.

Voting on Motion: - All Ayes; - Motion Passed

Special Events

A motion was made by John Buckley and seconded by Wally Abernathy to approve Resolution #23-14; A Resolution to approve Caseyville Fireworks Display Agreement.

Voting on Motion: - All Ayes; - Motion Passed

Police Department

A motion was made by John Buckley and seconded by Tony Alvarez to approve Resolution #23-17; A Resolution waiving the competitive Bid Process and Approving the Purchase of Four (4) License Plate Reader Cameras from Utilitra.

Voting on Motion: - All Ayes; - Motion Passed

Correspondence:

None.

Approval of Bills:

A Motion was made by Ron Sanfleben, seconded by Kent Luebbbers to pay the bills and the money drawn from the proper accounts.

No additions or corrections

Voting on Motion: - All Ayes; - Motion Passed

Police Chief:

- Working on Digital Tickets in all patrol cars, being furnished thru St. Clair County (printers, scanners, provided 11 units paid from fines). Do all paperwork in the patrol cars and then send directly to County. Hopefully to have installed in all patrol cars by end of week. We only need to purchase the paper. The Officers will keep paper ticket books, in case of glitches with the system. However, once the system is back up and running, we can submit properly.
- Exploring Body Cameras that the department must purchase. Grant applications become available tomorrow. Bids are coming in and grants open tomorrow and once we prove purchase we will be reimbursed by the State.

Minutes February 15, 2023 (cont.)

Superintendent of Public Works:

- Architectural plans for the Police Department are 75% done. Engineers will be obtaining their plans within the next 2-3 months. An Archeology study was done, no artifacts were located, no items of concern.
- Planning/Zoning – Will be meeting on 2/21 to rediscuss the changing current accessory structure from 15 feet in residential to not exceed the eaves of the single-family home. Also, the request for a Special Use Permit for trailer storage outside on property know as 13 S. Long Street for Petroff.
- Water Department – Have obtained an EPA permit to allow for ammonia and chemical feed building. Will be building a (16 x 20 building) to house the chemicals.
- Tanglewood commercial lift station is still being worked on. Once this is totally up and running it will be beneficial to the Doctors Office and a new Dollar General that will be built on the Southside, with construction to begin after May.
- Street Department – Doing ditching and hauling, maintenance of equipment.

Attorney Doug Stewart:

- 646 Hill Road has been in litigation for 3 years and the current homeowner has now decided to tear down within 30 days and then start building a new home.
- 8735 Garden Avenue is also in litigation and is now going to be purchased by the Village and demolished.
- TIF District 4 process has begun.

Adjournment:

A motion was made by John Buckley, seconded by Kent Luebbers to adjourn the meeting, and go into Committee.

Voting on Motion: - All Ayes; - Motion Passed

Meeting adjourned at 7:54 p.m.