

AGENDA
FAIRVIEW HEIGHTS PLANNING COMMITTEE
March 25, 2015
Conference Room A
7:00 P.M.

1. Approval of Minutes from February 25, 2015
2. Citizens' Comments
3. TIF Streetscape, Planning Design Studio Invoice
4. Accessory Use, Residential / Nuisance
5. Adjournment

**MINUTES
PLANNING COMMITTEE
February 25, 2015**

1. Roll Call

Chairman Carol Warner, called the meeting to order at approximately 6:30 p.m. Meeting was held in the Conference Room A of the Fairview Heights Municipal Complex with Alderman Pat Baeske, Alderman Roger Lowry, Alderman Joshua Frawley, Alderman Scott Greenwald, Alderman Dennis Baricevic, City Administrator Jim Snider, City Treasurer Michele Isaacson (6:40pm), Director of Land Use & Development Tim Tolliver, Director of Economic Development Mike Malloy, Land Use Recording Secretary Kendra Tucker, and guests.

2. Citizens' Comments

None

3. Approval of Minutes

Alderman Baeske made a motion to approve the Minutes of January 26, 2015. Chairman Warner seconded.

VOTE: 2 YEAS (Baeske, Warner); 0 NAYS

4. Cost Sharing Agreement, Business/Industrial Park Design – Fairview Heights & Seven Arrowhead Properties, LLC

Director Malloy briefed Committee on agreement in which the City would contribute 50% of the design costs, approximately \$28,500.00, with Arrowhead Properties covering the remaining 50%. The agreement would allow for the design of infrastructure for the Business/Industrial Park. The agreement stipulates that if Arrowhead Properties does not build the Business/Industrial Park the City will receive two acres plus the contributed costs refunded.

Malloy commented that the proposed funds have already been accounted for in the upcoming budget. Additionally, the property owner directly to the East is interested in joining the Industrial Park and with this interest Malloy commented the agreement may need to be tabled until further information is confirmed. Malloy asked for questions or concerns from Committee.

Alderman Lowry noted concerns that the City will receive no return on the money as an Industrial area provides no tax revenues. Lowry commented on additional City costs to maintain roads, etc. Alderman Greenwald asked for clarification if area is part of proposed TIF district and if Arrowhead will be applying for TIF funds in the

future; Malloy commented it was part of the proposed TIF district and could not confirm if TIF funds would be applied for. Greenwald noted he was unsure if this is the direction the City should pursue at this time due to financing/budgeting issues.

Alderman Baricevic requested clarification of zoning, inclusion in 189 School District, inclusion in proposed TIF boundary and owner. Malloy and Tolliver confirmed zoning as Industrial, included within both District 189 and proposed TIF boundaries and owned by Holdener Trust. Tolliver commented on a recent meeting with Mr. Holdener.

Upon further discussion, Alderman Baeske made a motion to forward the Cost Sharing Agreement between Fairview Heights & Seven Arrowhead Properties LLC, to City Council. Chairman Warner seconded.

VOTE: 2 YEAS (Baeske, Warner); 0 NAYS

5. Special Event Permit, VFW Post 8677, Bike Nights

Director Tolliver briefed Committee on application for Bike Nights. Special Event will be similar to events held in 2014 with additional dates. Events would be held Thursday nights from 6:00pm to 9:00pm over 21 consecutive Thursdays. One For-Profit vendor will be on site. Outdoor music will be played during the events.

Alderman Frawley commented there will no live music and the speakers are approximately 10" in size and amplify towards Hwy 159. Alderman Baeske asked for clarification of dates; Tolliver noted events beginning April 2nd through August 20th.

Upon further discussion, Alderman Baeske made a motion to forward to City Council with recommendation to approve all dates for Bike Nights as one Special Event with conditions as previously stipulated for similar events by City Council. Chairman Warner seconded.

VOTE: 2 YEAS (Baeske, Warner); 0 NAYS

Meeting adjourned at approximately 6:50 p.m.

The next regularly scheduled meeting of the Planning Committee is scheduled for March 18, 2015, in Conference Room A of the Fairview Heights Municipal Complex.

Respectfully Submitted,

Carol Warner

CW/ab

Planning Design Studio

727 North First Street - Suite 360 St. Louis, Missouri 63102

Telephone 314 231 3600

Invoice # **J14.25-15.03**

Submitted to: City of Fairview Heights
 10025 Bunkum Road
 Fairview Heights, Illinois 62208
Attention: Mike Malloy, AICP - Director of Economic Development

Date March 6, 2015
Invoice Period December 16, 2014 through February 28, 2015
Project Lincoln Trail Streetscape Improvements - ADDITIONAL SERVICES (NTE \$5,000.00)
PDS Project # J14.25 As Authorized: September 16, 2014

INVOICE SUMMARY

PDS Labor Category	Hrly Rate	Current Invoice		Prior Invoices	Job Inception to Date	
		Hours (A)	\$'s Earned	Total Hours (B)	Total Hrs (A+B)	Total \$'s Earned
Principal	\$140	8.0	\$1,120.00	20.5	28.5	\$3,990.00
Senior Professional	\$120	0.0	\$0.00	1.5	1.5	\$180.00
Professional	\$85	0.0	\$0.00	0.0	0.0	\$0.00
Associate Professional	\$60	2.5	\$150.00	12.0	14.5	\$870.00
Technical/Administrative	\$50	0.0	\$0.00	0.0	0.0	\$0.00
Total Hours		10.5		34.0	44.5	
TOTAL PDS LABOR FEE EARNED			\$1,270.00			\$5,040.00

Subconsultants & Reimbursible Cost	Current Invoice	Prior Invoices	Total Inception to Date
Subconsultant	\$0.00	\$0.00	\$0.00
Reimbursable Other Direct Cost (See Attached for Backup)	\$0.00	\$0.00	\$0.00

TOTAL SUBCONSULTANT & REIMBURSIBLE COST EARNED **\$0.00**

TOTAL FEE EARNED - Authorized Not-to-Exceed Amount =	NTE Amount	% Fee Earned	
	\$5,000.00	100%	\$5,000.00

LESS PRIOR INVOICES **\$3,770.00**

AMOUNT DUE THIS INVOICE **\$1,230.00**

Please remit payment to: Planning Design Studio LLC
 727 North First Street - Suite 360
 St. Louis, Missouri 63102

Respectfully submitted
 Planning Design Studio LLC



Noel T. Fehr, Project Manager

Description of Task Completed:

1. Refinements and Updates to Plan and Cost Estimate for Phases 1 and 2
2. Assist with ITEP Application by updating plan graphic and streetscape cost