

CITY OF SOUTH BELOIT
REGULAR COUNCIL MEETING
November 21, 2022

CALL TO ORDER: 5:00 pm, Council Chambers, City Hall by Mayor Fitzgerald

ROLL CALL: Present & answering to roll call were Commissioners Adleman, Hedrington, Morse, Prentice, and Mayor Fitzgerald.
City Attorney Clayton Zamudio was present
City Administrator Sonya Hoppes was present
City Clerk Tracy Patrick recorded the minutes
Department Heads in attendance:
WWTP Superintendent Jeff Reiningger
Street Superintendent Steve Haas
Police Chief Adam Truman
Fire Chief Jason Griffin
Community Development Director Shawna Henthorn

PLEDGE OF ALLEGIANCE: Led by Mayor Fitzgerald and recited by all members present.

INVOCATION: Police and Fire Chaplain Dan Herman delivered the invocation.

APPROVE AGENDA: Commissioner Morse made a motion to approve the agenda second by Commissioner Hedrington. Commissioner Prentice made a motion to amend the agenda to move item b. under Resolutions to immediately after the approval of the minutes. Commissioner Morse second the motion. Commissioner Morse made a motion to approve the agenda as amended. Commissioner Hedrington second the motion. Voice vote carried the motion.

PUBLIC COMMENT: Neeley Erickson, Governmental Affairs Director, Illinois Realtors was present to listen to the discussion regarding the Residential Rental Registry, and asked that should any decision to move forward on the item in the future the City consider a collaborative effort be made to develop a solution for property owners who properly maintain their rental units by not creating undue fees and burdens on those responsible owners.

APPROVAL OF MINUTES:
1. Commissioner Morse made a motion to approve the Minutes of the Regular Council Meeting held on November 7, 2022, and the Minutes of the Special Meeting held on October 31, 2022. Commissioner Prentice second the motion. Voice vote carried the motion.

REPORT OF OFFICERS:
1. Finance:
Commissioner Morse made a motion to approve the claims to be paid from November 5-18, 2022 in the amount of \$565,350.95. Commissioner Adleman second the motion. Roll call vote showed 5 ayes.
2. Reports:
City Administrator Report and Staff Report
Accounts and Finance-Commissioner Ryan Adleman
Health & Public Safety-Commissioner Ken Morse
Streets & Public Improvement-Commissioner Brian Hedrington
Public Properties-Commissioner Courtney Prentice
Mayor-Tom Fitzgerald

ORDINANCES-SECOND READ:

- a. None.

ORDINANCES-FIRST READ:

- a. Commissioner Adleman made a motion to approve Ordinance 2716 authorizing the disposal of certain personal property owned by the City. Commissioner Hedrington second the motion. Commissioner Adleman made a motion to waive the 2nd read. Commissioner Prentice second the motion. Voice vote carried the motion. Commissioner Prentice made a motion to approve second by Commissioner Hedrington. Roll call vote showed 5 ayes.
- b. Commissioner Hedrington made a motion to approve Ordinance 2717 authorizing the City to sell 632 Lathrop Terrace and 233 S. Harrison Ave as Surplus City Real Estate. Commissioner Morse second the motion. Attorney Zamudio said Council needs to determine if there will be a minimum bid for 632 Lathrop Terrace. There are currently 2 interested parties. 1 party would use the property as a primary residence for their daughter, and the other is a landlord to use as a rental unit. Administrator Hoppes said 233 S. Harrison is a vacant lot where the former Fire Chief burned the house down. An adjacent property owner would like to purchase the lot. Attorney Zamudio reviewed the process for advertising properties for bids. Mayor Fitzgerald would like to see a timeline for rehabbing the property in any contract for the purchase. Administrator Hoppes will work with staff to create a timeline. After discussion, Commissioner Prentice made a motion to waive the 2nd read and include a minimum bid of \$500.00 for the vacant lot. Commissioner Adleman second the motion. Voice vote carried the motion. Commissioner Adleman made a motion to approve the Ordinance as amended. Commissioner Morse second the motion. Voice vote carried the motion. Commissioner Adleman made a motion to amend the ordinance to reflect no minimum bid for 632 Lathrop Terrace. Commissioner Morse second the motion. Voice vote carried the motion. Commissioner Adleman made a motion to approve the ordinance and waive the 2nd read. Commissioner Morse second the motion. Roll call vote showed 5 ayes.

RESOLUTIONS:

- a. Commissioner Morse made a motion to approve Resolution 6384 approving the City to accept a Quit Claim Deed for the property with PIN Number 04-05-326-006 from Warner Electric, LLC. Commissioner Prentice second the motion. Roll call vote showed 5 ayes.
- b. Commissioner Adleman made a motion to discuss Resolution 6385 to approve a Developers Agreement with Project Window. Commissioner Prentice second the motion. Attorney Zamudio reviewed the agreement with Kwik Trip, Inc. that will provide up to \$2.2 million in abatements and rebates. The agreement includes Hononegah and Prairie Hill School Districts property tax abatement of 50% for no more than 5 years. The City will provide a 50% Sales Tax Rebate for no more than 10 years or until the \$2.2 million cap is reached. Administrator Hoppes added that the City's Matrix program showed an opportunity for up to \$2.8 million. The \$2.2 million will go towards infrastructure improvements. Mr. Connely thanked Council for a great program and partnership, and explained how the funds will help stimulate traffic, infrastructure, and move sanitary lines. Commissioner Prentice said the amounts are close to the cost for the intersection amount. Commissioner Prentice said both Prairie Hill and Hononegah School understood the School Tax Abatements are for the first developer in that area, and most likely won't be given for future developers. Roll call vote showed 5 ayes.
- c. Commissioner Morse made a motion to approve Resolution 6386 approving a Services Agreement with Peterson, Johnson, and Murray Chicago, LLC. Commissioner Adleman second the motion. Attorney Zamudio explained the City received a subpoena. Counsel believes the same firm that previously handled the

case the subpoena is in regards to should handle the response to the subpoena. Roll call showed 5 ayes.

- d. Commissioner Morse made a motion to approve Resolution 6387 approving an amendment to the Intergovernmental Agreement for Fire Chief Services with City of Beloit, Wisconsin. Commissioner Adleman second the motion. Administrator Hoppes said the agreement will extend services until April 10, 2023. Roll call vote showed 5 ayes.
- e. Commissioner Adleman made a motion to approve Resolution 6388 approving the Master Planning Design File by Fehr Graham for Nature at the Confluence Park. Commissioner Prentice second the motion. Administrator Hoppes said the plan is for the future park area. The approval will help with any grant funding applications for cleanup dollars. The plan does not obligate an amount, and planning can be spread out over a number of years. Commissioner Adleman confirmed the map still shows the Dari Ripple as a continued business at their current location. Roll call vote showed 5 ayes.
- f. Commissioner Adleman made a motion to approve Resolution 6389 appointing member to the Library Board as follows:
 - Ruth Marty is hereby appointed to fill the un-expired three (3) year term of Marilyn Bukove set to expire on July 1, 2024.Commissioner Hedrington second the motion. Roll call vote showed 5 ayes.
- g. Commissioner Morse made a motion to approve Resolution 6390 approving Pay Schedule for FT PT Fire Fighters 22-23 Pay Schedule. Commissioner Adleman second the motion. Administrator Hoppes said the schedule is an adjusted wage schedule. Administrator Hoppes reviewed the schedule and said the purpose is to promote wages in hiring for vacant positions. Roll call vote showed 5 ayes.

NEW BUSINESS:

- a. Commissioner Morse made a motion to discuss the sale of 317 Burr Oak. Commissioner Hedrington second the motion. Attorney Zamudio explained the City foreclosed on a lien that was on the property, and a Sheriff's deed was recorded. After the deed was recorded an individual claimed to have a deed to the property, however; that deed was not recorded. Attorney Zamudio said it is the City's legal position that the City is the owner of the property. Community Development Director, Shawna Henthorn reviewed the renovations that have been done by the individual since assuming his residency at the property. The individual states he was purchasing the property via cash to the previous owner. All renovations have been completed with the proper permits and inspections required. Council determined the best course of action would be to allow the individual to purchase the property from the City. Council discussed options for the sale of the property and determined to have the property appraised at the state of the property prior to all renovations. The interested party would then have to pay 80% of that pre-renovation appraised value.
- b. Council had discussion regarding a Residential Rental Registry. Mayor Fitzgerald said he has discussed the issue with other mayors who require Rental Registrations. Attorney Zamudio prepared a memo at the Mayor's request to research options. Attorney Zamudio said he researched the City of Rockford as a comparison. Rockford requires landlords to register contact information. If they do not register, it would be a code violation with fines being from \$100-750/day. Attorney Zamudio reviewed the requirements. Other municipalities require licenses with a fee. Short-term vacation rentals are sometimes included in the registration. Attorney Zamudio said their offices' recommendation is to join in a collaborative effort to obtain contact information before licensing property owners prior to implementing anything. Research showed the city does have the authority to require licenses for property owners with rental properties. Mayor Fitzgerald said in the past the city had issues with tenants not paying the sewer bills. Mayor Fitzgerald asked Ms. Erickson for her to comment on the discussion. Ms. Erickson said they have no issue with a registration, however; the fear is it will lead to fees, inspections and more processes.

The concern is for the responsible property owners. Ms. Erickson reviewed other municipalities methods of handling code violations. The focus was on any Code violations with problem property owners, not on the compliant property owners. Mayor Fitzgerald said Code violations are a problem in South Beloit. Ms. Erickson said the goal is to work together. Mayor Fitzgerald said the objective is to make things better for the City. There will be further discussion regarding the matter. Commissioner Adleman asked how Freeport is handling the issue. Ms. Erickson provided details for how Freeport is operating their Residential Rental Registry program. Commissioner Adleman said the City is trying to protect the tenants and the City both. Commissioner Prentice said the City is not looking to go after good landlords.

UNFINISHED BUSINESS:

- a. Commissioner Hedrington made a motion to approve Resolution 6376 approving an amendment to the Intergovernmental Agreement with IDOT regarding Maintenance of Traffic Control Devices. Commissioner Adleman second the motion. Attorney Zamudio said the language clarifying costs has been amended. Roll call vote showed 5 ayes.
- b. Commissioner Morse made a motion to approve Resolution 6383 approving a potential sign on bonus for Paramedic candidates for the Fire Department. Commissioner Adleman second the motion. Administrator Hoppes said this item was laid over from the previous Council Meeting for amount clarification. Staffing the Fire Department is crucial and difficult. The sign on bonus will be an incentive to attract Paramedics. Commissioner Morse explained the cost of schooling for Paramedics, as well as the cost of covering a full-time employee with other staff. The bonus would only be paid out to a candidate that already possesses paramedic qualifications. Council discussed the amount and the payout schedule for a 2-year and 3- year commitment. Council discussed options amending the first payout. Roll call vote showed 5 ayes.

MISCELLANEOUS

LICENSES AND PERMITS:

1. Miscellaneous License's:
 - a. Naked Esthetics

Commissioner Morse made a motion to approve the license second by Commissioner Hedrington. Voice vote carried the motion.

ADJOURN:

At 6:29 pm on a motion made by Commissioner Morse second by Commissioner Adleman. Voice vote carried the motion.

Mayor

City Clerk

Approved: