

CITY OF SOUTH BELOIT
REGULAR COUNCIL MEETING
September 3, 2024

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

ROLL CALL: Present & answering to roll call were Commissioners Adleman, Morse, Prentice, and Mayor Fitzgerald. Commissioner Hedrington was absent.
City Attorney David Kurlinkus was present
City Administrator Sonya Hoppes was present
City Clerk Tracy Patrick recorded the minutes
Department Heads in attendance:
Wastewater Superintendent Jeff Reininger
Police Chief Truman
Street Superintendent Steve Haas
Community Development Director Shawna Henthorn

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

INVOCATION: Finance Director, Don Elliott delivered the invocation.

APPROVE AGENDA: Mayor Fitzgerald asked for a motion to amend the agenda to move New Business items f, and n. above New Business item 1. a. Commissioner Adleman made a motion to amend the agenda as stated. Commissioner Prentice second the motion. Voice vote carried the motion. Commissioner Prentice made a motion to approve the agenda as amended. Commissioner Adleman second the motion. Voice vote carried the motion.

PUBLIC COMMENT: Lisa Reshkus was present regarding the 1403 Pate Plaza zoning item and said she is looking to open a Recording Studio.

APPROVAL OF MINUTES:
1. Commissioner Morse made a motion to approve the Minutes of the Regular Council Meeting held on August 19, 2024. Commissioner Prentice second the motion. Voice vote carried the motion.

REPORT OF OFFICERS:
1. Finance:
Commissioner Adleman made a motion to approve the claims paid from August 17 – 30, 2024 in the amount of \$313,093.23. Commissioner Prentice second the motion. Roll call vote showed 4 ayes and 1 absent by Commissioner Hedrington.
2. Attorney Report:
3. 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

CORRESPONDENCE:
1. Tom Shaw from Lauterbach & Amen was present to review the City's 2023 Audit. Mr. Shaw said the City had a clean audit year with no issues.

NEW BUSINESS:

1. Discussion and/or Motion Items:

- f. Commissioner Adleman made a motion to approve Resolution 6546 approving a Hotel Motel Fund Tax Agreement with Rockford Area Convention & Visitors Bureau. Commissioner Prentice second the motion. Administrator Hoppes said new agreement will change the amount from 20% to 10% due to the number of events going on in the city. Administrator Hoppes said while the city values the relationship, the funding can be used for the projects within the city. Roll call vote showed 4 ayes and 1 absent by Commissioner Hedrington.
- n. Commissioner Adleman made a motion to approve appointing Member to the Library Board as follows:
 - Stephanie Kohl is hereby appointed to fulfill the remaining three (3) year term of Kylie Loeweck set to expire on July 1, 2025.Commissioner Prentice second the motion. Voice vote carried the motion.
- a. From the Planning and Zoning Commission Meeting held on August 21, 2024 a positive recommendation was given regarding a Zoning Map Amendment from the (IL) Light Industrial Zoning District to the (CG) Commercial General Zoning District for the property located at 1403 Pate Plaza Dr., South Beloit, Illinois, Winnebago County, with PIN No. 04-04-100-002. Commissioner Morse made a motion to approve Ordinance 2812 approving a Zoning Map Amendment from the (IL) Light Industrial Zoning District to the (CG) Commercial General Zoning District for the property located at 1403 Pate Plaza Dr., South Beloit, Illinois, Winnebago County, with PIN No. 04-04-100-002. Commissioner Prentice second the motion. Community Development Director, Shawna Henthorn said the parcel was initially zoned in the Commercial General (CG) Zoning District. When the new Zoning Code was adopted, the parcel was reclassified to the Industrial Light (IL) Zoning District. The Ordinance is just changing the zoning back the Commercial General (CG) Zoning District. Roll call vote showed 4 ayes and 1 absent by Commissioner Hedrington.
- b. From the Planning and Zoning Commission Meeting held on August 21, 2024 a positive recommendation was given regarding a Special Use Permit in the (CG) Commercial General Zoning District to allow for an automobile use, gas station already in existence for the property located at 1403 Pate Plaza Dr., South Beloit, Illinois, Winnebago County, with PIN No. 04-04-100-002. Commissioner Adleman made a motion to approve Ordinance 2813 approving a Special Use Permit in the (CG) Commercial General Zoning District to allow for an automobile use, gas station already in existence for the property located at 1403 Pate Plaza Dr., South Beloit, Illinois, Winnebago County, with PIN No. 04-04-100-002. Commissioner Prentice second the motion. Roll call vote showed 4 ayes and 1 absent by Commissioner Hedrington.
- c. From the Planning and Zoning Commission Meeting held on August 21, 2024 a positive recommendation was given regarding a Zoning Map Amendment from the (R2a) Two Family Residential Zoning District to the (R1a) Single Family Residential Zoning District for the property located at 541 Clark St., South Beloit, Illinois, Winnebago County, with PIN No. 04-05-327-018. Commissioner Morse made a motion to approve Ordinance 2814 approving a Zoning Map Amendment from the (R2a) Two Family Residential Zoning District to the (R1a) Single Family Residential Zoning District for the property located at 541 Clark St., South Beloit, Illinois, Winnebago County, with PIN No. 04-05-327-018. Commissioner Prentice second the motion. Community Development Director Henthorn said when the new Zoning Map was adopted the parcel was inappropriately zoned as R2a. The correct zoning should be R1a. Roll call vote showed 4 ayes and 1 absent by Commissioner Hedrington.
- d. Commissioner Morse made a motion to approve Ordinance 2815 amending Chapter 62, Offenses and Miscellaneous Provisions, Article VII, Weapons. Commissioner

Prentice second the motion. Attorney Kurlinkus said the Ordinance would bring the code into compliance with the Criminal Code. Chief Truman said the prior ordinance was from 1972. Commissioner Prentice said he was only voting no due to his personal beliefs on Second Amendment rights and the new ordinance changes. Roll call vote showed 3 ayes, 1 nay by Commissioner Prentice, and 1 absent by Commissioner Hedrington.

- e. Commissioner Adleman made a motion to approve Resolution 6545 approving and accepting the 2023 Audit. Commissioner Prentice second the motion. Roll call vote showed 4 ayes and 1 absent from Commissioner Hedrington.
- g. Commissioner Morse made a motion to approve Resolution 6547 committing a 50% match for an OSLAD Grant. Commissioner Prentice second the motion. Roll call vote showed 4 ayes and 1 absent by Commissioner Hedrington.
- h. Commissioner Adleman made a motion to approve Resolution 6548 approving a Forty-Fifth IEPA Loan Disbursement request regarding the Wastewater Treatment Plant facility in the amount of \$50,000.00. Commissioner Prentice second the motion. City Engineer, Brandon Boggs said this is the final loan disbursement closing out the grant and payment to River City. Roll call showed 4 ayes and 1 absent by Commissioner Hedrington.
- i. Commissioner Adleman made a motion to approve Resolution 6549 approving a Website Design Proposal with Revive Creative, LLC to create a website for the City of South Beloit. Commissioner Prentice second the motion. Roll call vote showed 4 ayes and 1 absent by Commissioner Hedrington.
- j. Commissioner Morse made a motion to approve Resolution 6550 authorizing the write-off of old unpaid sewer balances. Commissioner Prentice second the motion. Administrator Hoppes reviewed the chart of accounts with amounts less than \$100.00 balances, and accounts that uncollectible due to an owner being deceased that are being recommended for write-off. Administrator Hoppes said City Attorney Sosnowski recommended writing off accounts that are less than \$1,000.00 and uncollectible. Roll call vote showed 4 ayes and 1 absent by Commissioner Hedrington.
- k. Commissioner Prentice made a motion to approve Resolution 6551 approving a Grant Agreement for the Law Enforcement Camera Grant. Commissioner Morse second the motion. Police Chief Adam Truman said the grant is a partial reimbursement for body-worn cameras. Roll call vote showed 4 ayes and 1 absent by Commissioner Hedrington.
- l. Commissioner Adleman made a motion to approve Resolution 6552 approving Grant Agreement for Organized Retail Crime Grant Program. Commissioner Morse second the motion. Police Chief Truman said the grant is for 5 Flock cameras. Roll call vote showed 4 ayes and 1 absent by Commissioner Hedrington.
- m. There was no motion or second to approve Resolution 6553 approving the Expenditures for the Repaving of the Parking Lot at 529 Blackhawk Blvd. Mayor Fitzgerald said the approval is only for resealing. Administrator Hoppes said the agreement is for shared uses for a number of parking stalls and handicap parking. Roll call vote showed 4 ayes and 1 absent from Commissioner Hedrington. The item will appear on the next Regular Council Meeting held on September 16, 2024.

EXECUTIVE SESSION:

At 5:54 pm on a motion made by Commissioner Adleman the council approved going into Executive Session. Commissioner Prentice second the motion. The purpose of Executive Session is to:

1. Discuss Personnel Issues as provided by 5 ILCS 120/2 (c) (1) of the Illinois Open Meetings Act.
2. Discuss Pending Litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in

which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting as provided by 5 ILCS 120/2 (c) (11) of the Illinois Open Meetings Act.

3. Discuss the purchase or lease of real property as provided by 5 ILCS 120/2 (c)(5) of the Illinois Open Meetings Act.

RECONVENE TO
OPEN SESSION:

At 7:02 pm.

ROLL CALL:

Roll call showed all members previously at the meeting at the reconvening of the meeting.

ORDER OF BUSINESS:

None.

ADJOURN:

At 7:01 pm on a motion by Commissioner Adleman second by Commissioner Morse. Voice vote carried the motion.

Mayor

City Clerk

Approved: