

CITY OF SOUTH BELOIT
REGULAR COUNCIL MEETING
September 20, 2021

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

ROLL CALL: Present & answering to roll call were Commissioners Adleman, Fitzgerald, Hedrington, Morse, and Mayor Rehl.
City Attorney Roxanne Sosnowski was present
City Administrator Sonya Hoppes was present
City Clerk Tracy Patrick recorded the minutes
Department Heads in attendance:
Police Chief Adam Truman
Fire Administrator Dan Zerfass
Waste Water Treatment Plant Superintendent Jeff Reininger

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

INVOCATION: Mayor Rehl asked for a moment of silence.

APPROVE AGENDA: Commissioner Adleman made a motion to approve the agenda. Commissioner Fitzgerald second the motion. Voice vote carried the motion.

PUBLIC COMMENT: Ilah Tinder said she received a code violation that needed to be corrected by September 9, 2021. Ms. Tinder would like to know who she is able to talk to regarding additional time. City Administrator Hoppes said she would speak with Code Enforcement Officer, Shawna Henthorn and get back with Ms. Tinder.
Jim Hellsell spoke about his property at 532 Gardner that is on the agenda for the Zoning Variance. Mr. Hellsell spoke of other properties that are non-conforming in the City. Mr. Hellsell said Covid issues are adding to their hardships. Mr. Hellsell said the insurance money to fix the property is waiting to be used for the repairs. Mr. Hellsell added that the property has been the same since the 1960's, and he is trying to make things better.

APPROVAL OF MINUTES:
1. Commissioner Fitzgerald made a motion to approve the minutes of the Regular Council Meeting held on September 7, 2021. Commissioner Hedrington 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 September 4-17, 2021 in the amount of \$1,157,561.25. Commissioner Adleman second the motion. Roll call vote showed 5 ayes.
2. Reports:
Staff Report-City Administrator, Sonya Hoppes
Accounts & Finance-Commissioner Tom Fitzgerald
Health & Public Safety-Commissioner Brian Hedrington
Streets & Public Improvement-Commissioner Ryan Adleman
Public Properties-Commissioner Ken Morse
Mayor-Ted Rehl

CORRESPONDENCE:
1. Jenny Blocker from Benning Group reviewed and presented the City's 2020 Audit Report.

2. Seth Gronewold from Fehr Graham presented options regarding a Feasibility Study Lift Station Improvements that included:

- Existing lift stations
- Need for the project
- Alternatives considered
- Comparative evaluation
- Recommendation

City Administrator, Hoppes said the hope is to have the item on the next agenda for a vote. Commissioner Fitzgerald said WWTP Superintendent Reininger and Mr. Gronewold should make the recommendation.

NEW BUSINESS:

1. Discussion and/or Motion Items:

- a. Commissioner Morse made a motion to accept the 2020 Audit Report. Commissioner Adleman second the motion. Roll call vote showed 5 ayes.
- b. Commissioner Hedrington made a motion to approve the request for a Candy Day Fundraiser on the corners of Dorr Road and Prairie Hill Road from 9 am – 3 pm on October 9, 2021 by the South Beloit Lion's Club. Commissioner Morse second the motion. Commissioner Fitzgerald said at the last Candy Day Fundraiser there was an incident. Any further issues will not be tolerated and further requests will not be approved. Roll call vote showed 4 ayes and 1 nay by Commissioner Fitzgerald.
- c. Commissioner Hedrington made a motion to approve Ordinance 2649 approving a Class G Liquor License for 64J3 Inc. d/b/a South Beloit Food and Liquor. Commissioner Fitzgerald second the motion. Roll call vote showed 5 ayes.
- d. From the Zoning Board of Appeals Meeting held on August 18, 2021 a positive recommendation was given regarding a Zoning Variance in the (CR) Commercial Retail Zoning District to allow for a variance of the front yard setback of 30 feet down to 0 feet for the property located at 532 Gardner Street, South Beloit, Illinois, Winnebago County, with PIN No. 04-05-327-006. Commissioner Hedrington made a motion to approve Ordinance 2650 approving a Zoning Variance in the (CR) Commercial Retail Zoning District to allow for a variance of the front yard setback of 30 feet down to 0 feet for the property located at 532 Gardner Street, South Beloit, Illinois, Winnebago County, with PIN No. 04-05-327-006. Commissioner Fitzgerald second the motion. Attorney Sosnowski explained the request for the variance. In the minutes of the Zoning Board of Appeals Meeting the ZBA gave a positive recommendation, however; staff gave a negative recommendation. Attorney Sosnowski reviewed the Findings of Facts and explained Council has to find a hardship. Attorney Sosnowski explained the vote process if the Findings of Facts are met or are not met. Council discussed the difference of recommendations between staff and the Zoning Board. Commissioner Hedrington asked why there was a requirement for a variance. Attorney Sosnowski explained there was never a front yard setback approved for the structure. The applicant was asking for the same footprint. Attorney Sosnowski said repairs would not be allowed within 30' of the setback. Commissioner Hedrington said he believes the property owner should be able to repair the structure. Commissioner Adleman said he believes this is an opportunity to correct a mistake that was made by a property owner who did not go through the process of applying for a variance, and felt that the City would be at risk if approval is granted, and the structure is damaged by another vehicle. Mayor Rehl said this is 2021. Property owners should follow the requirements for setbacks, and added that in order to support the future plans for improvement on Gardner Street the setback should not be approved. Attorney Sosnowski advised Council the application could be sent back to the Zoning Board for reconsideration, however; the matter would not be heard until the November meeting. Consensus was not to send the item back to the Zoning Board. Council adopted staff's Findings of Facts. Roll call vote showed 4 nays and 1 aye by Commissioner Hedrington. The Ordinance failed.

- e. Commissioner Adleman made a motion to approve Ordinance 2651 creating Article XI Establishing a Foreign Fire Insurance Tax Board of the City of South Beloit Code of Ordinances. Commissioner Morse second the motion. Roll call vote showed 5 ayes.
- f. Commissioner Morse made a motion to approve Ordinance 2652 amending the Sick Leave Policy in the Employee Handbook. Commissioner Hedrington second the motion. Roll call vote showed 5 ayes.
- g. Commissioner Fitzgerald made a motion to approve Resolution 6266 authorizing the Mayor to execute an Intergovernmental Agreement with City of Beloit, Wisconsin for sharing of Pavement Striping Costs. Commissioner Hedrington second the motion. Roll call vote showed 5 ayes.
- h. Commissioner Morse made a motion to approve authorization of the purchase of a new vehicle under lease agreement with Enterprise and authorize the resale of current vehicle for the sewer department per resale program. Commissioner Fitzgerald second the motion. Waste Water Treatment Plant Superintendent, Jeff Reiningger explained the program with incentives and the re-sale values of the trucks. Roll call vote showed 5 ayes.

MISCELLANEOUS

LICENSES AND PERMITS:

1. RLE's:

- a. Erica Eytalis-American Legion
- b. Lola McCaa-Quick Hit Slots
- c. Rohitkumar Patel-South Beloit Food and Liquor
- d. Megan Stafford-American Legion

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

EXECUTIVE SESSION:

At 6:23 pm on a motion from Commissioner Morse second by Commissioner Adleman the Council approved going in to Executive Session. The purpose for Executive Session is to:

- 1. Discuss personnel issues as provided by 5 ILCS 120/2 (c)(1) of the Illinois Open Meetings Act.

RECONVENE TO OPEN SESSION:

At 7:20 pm.

ROLL CALL:

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

ORDER OF BUSINESS:

None.

ADJOURN:

At 7:20 pm on a motion made by Commissioner Adleman second by Commissioner Morse. Voice vote carried the motion.

Mayor

City Clerk

Approved: