

CITY OF SOUTH BELOIT
REGULAR COUNCIL MEETING
OCTOBER 3, 2016

CALL TO ORDER: 6:00 pm, Council Chambers, City Hall by Mayor Rehl.

ROLL CALL: Present & answering to roll call were Commissioners Duffy, Fitzgerald, and Redieske and Mayor Rehl. Commissioner Chambers was absent.
City Attorney Roxanne Sosnowski was present
City Clerk Tracy Patrick recorded the minutes
Department Heads in attendance:
Fire Chief Ken Morse
Deputy Chief Adam Truman
Public Works Director 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 Redieske made a motion to approve the agenda second by Commissioner Fitzgerald. Voice vote carried the motion.

PUBLIC COMMENT: Ilah Tinder asked to speak on items a. under Unfinished Business and item c. under New Business.

APPROVAL OF MINUTES:
1. Commissioner Duffy made a motion to approve the minutes of the Regular Council Meeting held on September 19, 2016. Commissioner Redieske second the motion. Voice vote carried the motion.

REPORT OF OFFICERS:

1. Finance:
Commissioner Duffy made a motion to approve the claims to be paid from September 17-30, 2016 in the amount of \$214,715.00. Commissioner Redieske second the motion. Roll call vote showed 5 ayes and 1 absent by Commissioner Chambers.
2. Attorney Report:
None
3. Commissioner's Report:
Accounts & Finance-Finance Director Don Elliott
Public Health & Safety-Commissioner Tom Fitzgerald
Streets & Public Improvements-Commissioner Jeff Redieske
Public Properties-Commissioner Lori Duffy

CORRESPONDENCE:

1. a. Presentation by Buxton:
Antwon Long and Matthew Tate were present from Buxton to give a presentation update to Council and residents regarding how Buxton has been working with the City to help find retailers that would fit with the City. The presentation provided a summary to show how Buxton works to help identify target retailers using analysis and methodology. Buxton uses their Scout program and market insight to show potential retailers the benefits of a location in South Beloit. Mr. Long explained how Buxton analyzes competition, retail analysis, area draw, and accessibility to identify their top 20 target retailers that would make a good fit for South Beloit. Buxton assists in the marketing process and also helps prepare the City prior to meeting with retailers with research data obtained by Buxton. Mr. Long gave a brief overview of what Buxton has done since partnering with the City in April. Mayor Rehl stated Buxton does their homework of not only our community, but also the retailer as well for retailer possibilities to help match up

retailers that would best work with the City. The response has been positive. Mr. Long said there have been several retailers that have expressed interest. Most are waiting on an anchor store to come first. Mr. Tate said with more than 1 retailer expressing interest allows the City to be patient, but not desperate.

Ilah Tinder asked how close the City is to bringing a grocery store.

Mr. Tate explained the process takes time and there are a lot of things to consider. Mayor Rehl added he has met with 3 possible grocery retailers that have expressed interest. It could be 6 months to 1½ year. The City needs to be patient.

Bill Tinder said the sales tax revenues are down so who would want to come?

Mr. Long explained that a retailer would not only be able to pick up the residents, but also the by passers from I-90 when they consider a 20 minute drive area from South Beloit. The retailer would look at the surrounding area to see how close the competition would be.

Mayor Rehl said he is quite optimistic and believes partnering with Buxton will work. Chad Bryden representing The Garden Hotel stated recruitment efforts take time. The local businesses need support from the community, and there is too much negative talk that comes from some people in the community. Mr. Bryden suggested the community take pride in their community and talk positive about the community. Use local retailers to help support and encourage those businesses as well as support any new potential business.

Ilah Tinder said she spoke with a previous business owner who was discouraged when working with the City.

Mayor Rehl stated the City works through any issues a small business owner may have. The support with Buxton is great, and eventually retailers will come.

UNFINISHED BUSINESS:

1. Discussion and/or Motion Items:

- a. Council discussed the 65-gallon recycling cart option and rate increase from \$11.50 to \$12.75 for the City's Waste Disposal Agreement with Rock River Disposal. Clerk Patrick said she spoke with Greg Jury from RRD who told her the City has 3 options for the recycling:
 1. Do nothing. If no option is considered the CPI rate will apply.
 2. Offer the 65-gallon cart option along with the rate increase
 3. Offer the 65-gallon cart or an additional 18-gallon tote to those residents who want an additional tote, but not the 65-gallon

Council determined they did not want to force residents to take the larger recycle tote; however, they were in favor of residents who want to purchase the bin on their own. 65-gallon totes can be purchased by residents directly through Rock River Disposal. Roll call vote showed 4 nays and 1 absent by Commissioner Chambers.

NEW BUSINESS:

1. Informational Items:

- a. Clerk Patrick informed Council of a new hire, Deborah Gray who will be working in the Clerk's Office as an assistant. Ms. Gray will be employed through Elliott and Company. Ms. Gray's start date is Monday, October 10, 2016.

1. Discussion/and or Motion Items:

- a. Commissioner Duffy made a motion to approve the request from the South Beloit High School for the Homecoming Parade to be held on October 7, 2016 from 1:25 pm-2:10 pm. Commissioner Fitzgerald second the motion. Voice vote carried the motion.
- b. From the Zoning Board of Appeals meeting held on September 21, 2016 a positive recommendation was given regarding a Fence Variance. Commissioner Redieske made a motion to approve Ordinance 2227 approving a Variance in the fence height in the front yard from four feet up to six feet in height in the One-Family Residential (R1) Zoning District for the property located at 11 Smith Lane, South Beloit, IL and with PIN No. 04-07-279-001 by petitioner Mindy Udell. Commissioner Duffy second the motion. Roll call vote showed 4 ayes and 1 absent by Commissioner Chambers.
- c. From the Zoning Board of Appeals meeting held on September 21, 2016 a positive recommendation was given regarding a Variance in a front yard setback. Commissioner Redieske made a motion to approve Ordinance 2228 approving a Variance in the required front yard setback of 30 feet down to 10 feet in the Industrial Light (IL) Zoning District for the property located at 722 Progressive Lane, South

Beloit, IL and with PIN No. 04-18-126-013 by petitioner Precision Dose. Commissioner Fitzgerald second the motion. Roll call vote showed 4 ayes and 1 absent by Commissioner Chambers.

- d. From the Zoning Board of Appeals meeting held on September 21, 2016 a positive recommendation was given regarding an amendment to the Zoning Code. Commissioner Redieske made a motion to approve Ordinance 2229 amending the City of South Beloit's Zoning Code regarding signs. The Ordinance allows for the Code Enforcement Officer to require the owner to remove a dilapidated sign within 30 days or have the City remove it. Commissioner Duffy second the motion. Roll call vote showed 4 ayes and 1 absent by Commissioner Chambers.
- e. Commissioner Redieske state he met with several business owners who reviewed the Ordinance in regards to signs. A list of desired items was presented for Council to consider for revisions to the Ordinance. Attorney Sosnowski advised the Council per State Statute, the City cannot regulate based on content. If yard style signature signs are to be used for events/auctions they must be allowed for commercial businesses as well. Council will review the proposed changes. Ilah Tinder inquired as to who Commissioner Redieske met with. Commissioner Redieske named the business owners.
- f. Council determined Trick or Treat hours to be from 4:30 pm-7:30 pm.
- g. Commissioner Duffy made a motion to approve Resolution 5865 approving final pay request to Insituform Technologies, USA, LLC for 2013 Sanitary Sewer Improvements C.I.P. Lining in the amount of \$31,503.02. Commissioner Redieske second the motion. Roll call vote showed 4 ayes and 1 absent by Commissioner Chambers.
- h. Commissioner Duffy made a motion to approve Resolution 5866 awarding of audit contract for fiscal years ending December 31, 2016, 2017, and 2018 to Benning Group in the amount of \$49,800. Commissioner Fitzgerald second the motion. Mr. Elliott informed Council of a concern with the Library report. The previous audit had not included an audit for the Library. State Statute requirements were reviewed. Roll call vote showed 4 ayes and 1 absent by Commissioner Chambers.
- i. Commissioner Duffy made a motion to approve Resolution 5867 declaring 201 South Eighth Street as surplus property and authorizing its sale. Commissioner Redieske second the motion. Council discussed the sale of the property. There was a previous appraisal done on the property in 2011. Council agreed to sell the property via auction, however; pending an updated appraisal. Roll call vote showed 4 ayes and 1 absent by Commissioner Chambers.
- j. Commissioner Redieske made a motion to approve establishing the Budget Timetable fy 2017 dates provided by Mr. Elliott. Commissioner Duffy second the motion. Voice vote carried the motion.
- k. Commissioner Redieske made a motion to approve bid notice for snow plowing removal. Commissioner Duffy second the motion. Council would prefer a 2-year contract rather than a 1-year. Public Works Director Jeff Reininger agreed. Voice vote carried the motion.

MISCELLANEOUS

LICENSES AND PERMITS:

1. RLE's:

- a. Lenna Meuret-Fasmart #5232

Commissioner Fitzgerald made a motion to approve the license second by Commissioner Duffy. Voice vote carried the motion.

EXECUTIVE SESSION:

At 7:51 pm on a motion made by Commissioner Redieske second by Commissioner Duffy.

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 8:14 pm. Roll call showed all members present at onset of the meeting.

ORDER OF BUSINESS:

None

ADJOURN:

At 8:14 pm on a motion made by Commissioner Fitzgerald second by Commissioner Redieske. Voice vote carried the motion.

Mayor

City Clerk

Approved: