

CITY OF SOUTH BELOIT
REGULAR COUNCIL MEETING
NOVEMBER 16, 2015

CALL TO ORDER: 6:03 pm, Council Chambers, City Hall by Mayor Rehl.

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

PUBLIC COMMENT: Ilah Tinder had a question regarding funds from the IHDA grant that are being transferred in the amount of \$25k and being returned to the General Fund. Finance Director, Don Elliott explained the funds in the amount of \$50k were put into the grant fund for local match, but were not needed, so they are being returned to the General Fund due to the grant being completed.

APPROVAL OF MINUTES: Commissioner Duffy made a motion to approve the minutes of the Regular Council Meeting held on November 2, 2015. Commissioner Redieske second the motion. Voice vote carried the motion.

REPORT OF OFFICERS:

1. Finance:
Commissioner Redieske made a motion to approve the claims to be paid from October 31-November 13, 2015 in the amount of \$254,812.78. Commissioner Duffy second the motion. Roll call vote showed 5 ayes.
2. Commissioner's Report:
Accounts & Finance-Commissioner Linda Chambers
Public Health & Safety-Commissioner Tom Fitzgerald
Streets & Public Improvements-Commissioner Jeff Redieske
Public Properties-Commissioner Lori Duffy

UNFINISHED BUSINESS:

1. Discussion and/or Motion Items:
 - a. From the Zoning Board of Appeals meeting held on October 21, 2015 a positive recommendation was given regarding a request for a Zoning Map Amendment. Commissioner Redieske made a motion to approve Ordinance 2178 approving a Map Amendment for the (CR) Commercial Retail District to the (CG) Commercial General District for the property located at 1334/1338 Gardner Street South Beloit, Illinois, Winnebago County, PIN Nos. 04-05-427-004 and 04-05-427-005. From petitioner First National Bank as Trustee for Mannino Living Trust and Stephanie Mannino. Commissioner Duffy second the motion. Council discussed concern for the future uses for the property if the zoning is changed to Commercial General. The Commercial General zoning allows for a more intense, heavier use. The Comprehensive Plan shows the property as Commercial General. Attorney Sosnowski added that if the zoning is changed, the current business would not be able to operate without a Special Use Permit.

The property owner currently has an Application for a Special Use Permit to allow an open sales lot which was held over at the last Zoning Board of Appeals meeting. The recommendation from staff was denial. The applicant had asked for time to submit additional information over 1 month ago, however nothing was submitted. Roll call vote showed 5 nays. The motion was denied.

NEW BUSINESS:

1. Informational Items:

Council discussed a possible limit for the Centennial Celebration Budget. Commissioner Chambers informed Council the planning group for the event would be meeting on Wednesday. The group would like to have some idea of what amount the City would be able to provide. She asked if Council would consider a limit of \$100k for the budget. The group is trying to estimate the costs of a parade. Finance Director, Don Elliott suggested the City spread the funds to be provided to the event over a 2-year period. The Hotel/Motel fund currently has \$80k. The City could budget \$50k for 2016 and 2017. The second year could be less than \$50k depending on the amount of funds the group is able to obtain through fundraising donations. The consensus was for a ballpark amount of \$100k and not to exceed that amount.

2. Discussion and/or Motion Items:

- a. Commissioner Duffy made a motion to approve Resolution 5802 approving a Class "PE" Public Event Liquor License for St Vincent de Paul for an event to be held on December 4, 2015. Commissioner Redieske second the motion. Voice vote carried the motion.
- b. Council discussed the sale of City owned property, 402 Clark Street. Attorney Sosnowski explained the history of the property. The City previously obtained an appraisal on the property then advertised the property for sale. The amount the City would have needed to receive was 80% of the appraisal amount. No offers in that amount were received at the time. Due to no offers the City is able to sell through another mechanism provided through the state statute. The City has considered the property as surplus and advertised the property for sale. 2 offers on the property were received in the amount of \$10k and \$22,5k. The offers were discussed in Executive Session, and it was determined to go into negotiations with Jeffery Adelman, who bid \$22,5k. The City discovered through the Title Policy it obtained there is a strip of parcel the City believed was theirs next to the property where the building was encroaching on. There is no deed to the strip. The property title must be cleared up before the sale can be completed. Mr. Adelman would like to begin working on the roof repairs in the meantime. Consensus was to allow Mr. Adelman access to the property in order to repair the roof prior to the closing of the sale. The Resolution for the sale will appear on the next agenda in order for the Council to take action.
- c. Commissioner Redieske made a motion to approve the pay increase of \$1.00/hr for Public Works Foreman, Mike Murphy with retroactive pay from January 27, 2015. Commissioner Duffy second the motion. Roll call vote showed 5 ayes.
- d. Commissioner Chambers made a motion to approve Ordinance 2181 approving a Local Agency Agreement for Jurisdictional Transfer of Dearborn Avenue from Roscoe Township to the City of South Beloit. Commissioner Fitzgerald second the motion. Voice vote carried the motion.
- e. Commissioner Chambers made a motion to approve Resolution 5803 approving an Intergovernmental Agreement with Winnebago County for a Public Infrastructure Grant from the County to the City in and around the area of the intersection of Blackhawk Boulevard and Oak Grove Avenue. Commissioner Fitzgerald second the motion. Roll call vote showed 5 ayes.
- f. Commissioner Duffy made a motion to approve Resolution 5804 authorizing and approving Ayers Association to apply for an EPA Brownfield Community-Wide Petroleum and Hazardous Materials Assessment Grant. Commissioner Redieske second the motion. Voice vote carried the motion.
- g. Commissioner Chambers made a motion to approve a motion to waive Section 2-488 requirement to bid through formal public bid procedures and to authorize the purchase of a 2016 Ford Utility Police Interceptor SUV for the Police Department at a cost not to exceed \$35,282.94. Police Chief Dean Stiegemeier stated the bid is all-inclusive for the emergency equipment, and lettering. The bid submitted is less than the State bid, which is the benchmark for the lowest bid. Commissioner Redieske second the motion. Roll call vote showed 5 ayes.

- h. Commissioner Redieske made a motion to approve Resolution 5805 to authorize the purchase of a 2016 Ford Utility Police Interceptor SUV from Currie Motors and corresponding emergency equipment from Ultra Strobe Inc., and Eby Graphics at a cost not to exceed \$35,282.94. Commissioner Duffy second the motion. Roll call vote showed 5 ayes.
- i. Commissioner Fitzgerald made a motion to approve a motion to waive Section 2-488 requirement to bid through formal public bid procedures and to authorize the purchase of a 2016 Ford F250 SRW 4 x 4 with 8' plow and Tommy gate for the Public Works department at a cost not to exceed \$34,242.00. Public Works Superintendent Jeff Reininger stated they acquired 4 quotes for the purchase, which included 1 state bid. The recommendation for purchase was under the state bid received. Commissioner Chambers second the motion. Roll call vote showed 5 ayes.
- j. Commissioner Redieske made a motion to approve Resolution 5806 to authorize the purchase of a 2016 Ford F250 SRW 4 x 4 with 8' plow and Tommy gate for the Public Works Department at a cost not to exceed \$34,242.00. Commissioner Duffy second the motion. Roll call vote showed 5 ayes.
- k. Commissioner Redieske made a motion to approve the purchase of 2 used salt boxes for the Street Department from Bonnell Industries, Inc., in an amount not to exceed \$12,500.00. Commissioner Duffy second the motion. Roll call vote showed 5 ayes.
- l. Commissioner Chambers made a motion to approve Resolution 5807 determining Estimated Tax Levy for 2015. Commissioner Duffy second the motion. Roll call vote showed 5 ayes.

MISCELLANEOUS
LICENSES & PERMITS:

- 1. RLE's:
 - a. Robert McArthur-Road Ranger #5156
Commissioner Chambers made a motion to approve second by Commissioner Fitzgerald. Voice vote carried the motion.

EXECUTIVE SESSION:

At 7:33 pm on a motion made by Commissioner Duffy second by Commissioner Redieske. The purpose of Executive Session is to:
 1. Discuss personnel as provided by 5 ILCS 120/2 (c) (1) of the Illinois Open Meetings Act.

RECONVENE TO
OPEN SESSION:

At 7:52 pm on. Roll call showed all members present at onset of the meeting.

ORDER OF BUSINESS:

None

ADJOURN:

At 7:53 pm on a motion made by Commissioner Duffy second by Commissioner Redieske. Voice vote carried the motion.

Mayor

City Clerk

Approved: