

CITY OF SOUTH BELOIT
REGULAR COUNCIL MEETING
DECEMBER 21, 2015

CALL TO ORDER: 6:00 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 Deputy Chief Adam Truman
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 Duffy made a motion to approve the agenda second by Commissioner Redieske. Voice vote carried the motion.

PUBLIC COMMENT: Ilah Tinder asked if garbage only customers pay their bill ahead will they still receive a bill after January 1st when they go on monthly billing. A response was given by City Clerk, Tracy Patrick that any resident can pay ahead, but billing will not be stopped. The customer will continue to receive a bill with a credit showing. Ms. Tinder stated the Council should put more thought into the Ordinances when making changes.

APPROVAL OF MINUTES:

1. Commissioner Redieske made a motion to layover the minutes of the Regular Council Meeting held on December 7, 2015. Commissioner Duffy second the motion. Voice vote carried the motion.
2. Commissioner Fitzgerald made a motion to approve the minutes of the Special Meeting held on November 9, 2015. Commissioner Chambers 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 December 5-18, 2015 in the amount of \$245,615.80. Commissioner Redieske 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. Commissioner Redieske made a motion to approve Ordinance 2184 approving a Special Use Permit for offsite advertising sign in the (CG) Commercial General Zoning District for the property located at Gardner Street, South Beloit, Illinois, Winnebago County, PIN No. 04-04-326-001. From petitioner, New Champions, LLC. Zoning Officer, Jessica Roberts was present. Applicant's Attorney, Bruce Ross-Shannon was also present. Attorney Sosnowski reviewed the details regarding the Ordinance that was laid over at the last Regular Meeting held on December 7, 2015. Staff recommended denial of the application and provided Findings of Facts to support the denial. The Zoning Board of Appeals did not agree with Staff and recommended

approval with no conditions. Upon request from Council, Attorney Sosnowski also checked with IDOT to verify any permits would be needed. She was informed a permit would be needed through IDOT, and the applications could be submitted in conjunction with the Application for the Special Use Permit. Ms. Roberts explained the reasons for the recommendation for denial of the application. The reasons cited were no sign details were provided to determine if the sign would be appropriate for the area, the size of the sign was the largest size billboard. The applicant was not interested in considering a smaller size, low profile with any landscaping. There were no permits provided, and the sign request did not fit with the Comprehensive Plan. Council discussed the request; however, determined the application did not meet Findings of Facts 1. Noting that it would negatively affect the commercial corridor, the growth of the area, land use, lighting, and aesthetics of the area and 2. The special use permit would be detrimental to the area and surrounding vicinity of the area and further would be in conflict with the City of South Beloit Comprehensive Land use Plan. Roll call vote showed 5 ayes. The application was denied.

NEW BUSINESS:

1. Discussion and/or Motion Items:

- a. Commissioner Redieske made a motion to approve Resolution 5812 to approve waiving a mowing fee for 420 Blackhawk Blvd. in the amount of \$300.00 as requested and discussed at the Regular Council Meeting held on December 7, 2015. Commissioner Duffy second the motion. Roll call vote showed 5 ayes.
- b. Commissioner Chambers made a motion to approve Ordinance 2187 amending Chapter 82 of the City of South Beloit Code of Ordinances Amending Section 82-34 Fees for Collection for garbage services to \$11.50 effective February 1, 2015. This will be in conjunction with the garbage contract, which will include recycling. Commissioner Duffy second the motion. Roll call vote showed 5 ayes.
- c. Commissioner Duffy made a motion to approve Resolution 5813 accepting and approving the Audit Report for July 1, 2014-December 31, 2015. Commissioner Redieske second the motion. Roll call vote showed 5 ayes.
- d. Commissioner Chambers made a motion to approve Ordinance 2188 Appropriation Transfers for the Fiscal year beginning January 1, 2015 and ending December 31, 2015. Commissioner Fitzgerald second the motion. Roll call vote showed 5 ayes.
- e. Commissioner Redieske made a motion to approve Ordinance 2189 approving the Levy and Assessment of Taxes for Corporate purposes for the City of South Beloit for the calendar year beginning January 1, 2016 and ending December 31, 2016 in the amount of \$1,460,000.00. Commissioner Chambers second the motion. Roll call vote showed 5 ayes.
- f. Commissioner Duffy made a motion to approve Resolution 5814 regarding 2% pay raises for certain employees of the City of South Beloit. Commissioner Chambers second the motion. Roll call vote showed 5 ayes.
- g. Commissioner Fitzgerald made a motion to approve Ordinance 2190 amending Employee Health Insurance contributions for non-represented employees to 14% of the total premium. Commissioner Chambers second the motion. Roll call vote showed 5 ayes.
- h. Commissioner Redieske made a motion to approve Ordinance 2191 authorizing the City to sell surplus City property. Commissioner Duffy second the motion. Commissioner Duffy stated she received the Market Analysis of the following properties from Remax:
139 Miller Street
554 S Bluff Street
721 Salmon Ave
212 S Adams Street
Jenkins Drive parcel # 04-04-354-031
The analysis will allow the City to publish the properties for sale in the paper and begin accepting offers for the properties. The City may or may not accept any offers submitted, but is not required to accept any offer submitted. The Jenkins parcel was discussed and determined the parcel would need to be subdivided before being sold. Council would like to keep the portion of the parcel that is currently a park to continue as such. Commissioner Fitzgerald made a motion to amend the Ordinance removing the Jenkins property. Commissioner Chambers second the motion. Voice vote carried the motion. Commissioner Fitzgerald made a motion to approve Ordinance 2191 as

amended removing the Jenkins parcel. Commissioner Chambers second the motion. Roll call vote showed 5 ayes.

- i. Council members discussed the need to update the City’s Code of Ordinances. Several sections are outdated and have not been revised since they were written in the 1970’s. The Liquor, Zoning, and Subdivision sections would be the first to be reviewed for changes. Options were discussed for the process of how to make the changes in particular to the Zoning section. The City could outsource once a Request for Proposal is put out for the Zoning section and Public Meetings are held, depending on what the priorities are for the City. Ms. Roberts recommended possibly having a consultant come in to learn about the community and work with staff to make recommendations. The City could also include as part of the RFP possible grants that could be sought out and secured. Mayor Rehl said he would speak with Fehr Graham regarding both issues and develop a timeline. Ms. Roberts also suggested contacting SLATS for any assistance available.

MISCELLANEOUS
LICENSES AND PERMITS:

1. Miscellaneous Licenses:

a. Angela’s Attic	p. Got Slots	ee. R & D #7 Inc
b. Anna Maria’s	q. David Groves	ff. Road Ranger #5156
c. Behr Beloit	r. Happy Wok	gg. Road Ranger #5232
d. Beloit Animal Hospital	s. Jena’s	hh. Roscoe Antique Mall
e. Blackhawk Auto Sales	t. Hometown Food & Liquor	ii. So Beloit Food & Liquor
f. Bordertown Gaming	u. L & B Coin & Collectibles	jj. SB Smoke Shop
g. Bravo Pizza	v. McDonald’s #29838	kk. Staline Liquors
h. BS Smoke Shop	w. McDonald’s #26694	ll. Subway
i. Call Me A Cab Inc.	x. Mustang’s Bar & Grill	mm. Taco Loco #2
j. Diebold Inc.	y. Mystery Resale	nn. Tobacco City
k. Discount Smoke & Pantry	z. Per Mar Security Services	oo. Vegas Magic
l. Dominick’s Tavern	aa. Pilot Travel Center #646	pp. Viking Lanes
m. Everett’s Liquor	bb. Primasean Food Mart	qq. Wendy’s
n. Fair Oaks Rehab	cc. Primberry Antiques	rr. The Wheel
o. Family Dollar	dd. Quick N Save	

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

2. Tobacco Dealer Licenses:

a. BS Smoke Shop	g. Pilot Travel Center #646	m. So Beloit Food & Liquor
b. Discount Smoke & Pantry	h. Primasean Food Mart	n. SB Smoke Shop
c. Dominick’s Tavern	i. Quick N Save	o. Staline Liquors
d. Everett’s Liquor	j. R & D #7	p. Tobacco City
e. Family Dollar #4871	k. Road Ranger #5156	
f. Hometown Food & Liquor	l. Road Ranger #5232	

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

3. Retail Liquor Dealer’s Licenses:

a. Bilardello Inc d/b/a Anna Maria’s	k. Pilot Travel Center Centers LLC d/b/a Pilot Travel Center #646
b. Bravo Pizza of Poplar Grove d/b/a Bravo Pizza of South Beloit	l. Primasean Food Mart d/b/a Quick N Save
c. Bordertown Gaming Inc	m. 4 Dave Corp d/b/a Quick N Save
d. G4J Inc d/b/a Discount Smoke & Pantry	n. R & D #7 Inc. d/b/a Shell
e. Dominick’s Tavern d/b/a Dominicks	o. GMP Midwest LLC d/b/a Road Ranger #5156

e. Everett's Liquor Store	p. GMP Midwest LLC d/b/a Road Ranger #5232
f. Ariva Hospitality Inc. d/b/a Garden Hotel	q. 64J 3 Inc d/b/a South Beloit Food & Liquor
g. Terry's Enterprises, LLC d/b/a Got Slots	r. Ruchi Ind d/b/a Stateline Liquors
h. Vishat Inc. d/b/a Hometown Food & Liquor	s. Bordertown Gaming d/b/a Vegas Magic
i. Blackhawk Restaurant Group d/b/a Jena's	t. Don Carter Lanes d/b/a Viking Lanes
j. Muaremi Inc. d/b/a Mustang's Bar & Grill	u. Jackson 620 LLC d/b/a The Wheel

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

4. RLE's:

Anna Maria's	e. Glenda Liptow	c. Brad Huntington	a. Brittney Allen
a. Marianna Bilardello	f. Ronda Pleasant	d. Cyle Pearson	b. Savannah Crabtree
b. Rosetta Bilardello	g. Matthew Strand	e. Briana Ramirez	c. Levina Crown
c. Ericka Eddy	h. Melinda Troxel	f. Kelly Ramos	d. Barbara Garner
d. Brittany Gena	i. Zachary Wolf	Primasean Food	e. Mary Guzman
e. Amy Hart-Dunlap	Garden Hotel	a. Pravin Patel	f. Magdalena Kozikowska
f. Luz Olivarez	a. Matthew Bunk	b. Vijaykumar Patel	g. Teresa Marshall
g. Karen Stuessy	b. Nicole Peterson	Quick N Save	h.Carolynn Morrow
h. Cynthia Wolfram	c. Andrew Quintanilla	a. Deval Patel	i. Rhonda Niebergall
Bordertown Gaming	d. Debbie Wilson	b. Hetal Patel	j. Brenda Parkins
a. Heather Dunaway	e. Nicole White	R & D #7	k. Dean Sawyer
b. Deanna Laing	Got Slots	a. Dixit Patel	American Legion
c. Sarah Laing	a. Macie Bouray	b. Suneel Patel	a. Debi Ortega
d. Chantel Pagano	b. Candis Davis	c. Otis Trojniar	SB Food & Liquor
e. Melissa Richardson	c. Gweneth Schuyler	d. Timothy Wirtala	a. Vinodkumar Patel
Bravo Pizza	d. Shondra Scott	Road Ranger #205	b. Amratlal Zala
a. Annalisa Argento	Hometown Foods& Liquor	a. Heather Brinkmeyer	Stateline Liquor
b. Cassandra Badie	a. Anant Patel	b. Brenda Campbell	a. Dane Countryman
c. Danica Basile	b. Harish Patel	c. Nancy Guntermann	b. Patrick Martin-Crawford
d. Kristen Burrow	c. Mrudulaben Patel	d. Nancy Johnson	c. Mamta Patel
e. Nancy Cairns	d. Rameshchandra Patel	e. Toni Lenon	Viking Lanes
f. Teresa Hedrington	e. Yatinkumar Patel	f. Patricia Lusarki	a. Shari Birch
g. Kerri Hotchkiss	Jena's	g. Rhonda Martinez	b. Nicole Fuentes
h. Heather Intravaia	a. Cammya Cokes	h. Nickolas Patrick	c. Barbara Gorton
Discount Smoke & Pantry	b. Desiree Griffin	i. Chris Potts	d. Kelly Kampmeier
a. Chandresh Patel	c. Colleen Grover	j. Aaron Schomldt	e. Cinthia Long
b. Niru Patel	d. Melba Hammelt	k. Jirika Sims	f. Eugene Redieske
Dominick's Tavern	e. Jeffrey Huckeby	l. Mary Thorpe	g. Scott Van Fleet
a. Marki Miller	f. Cynthia Moffitt	m. Alexandra VanRaalte	h. Brandy Holmbeck
b. Evyonne Kemp	Mustang's Bar & Grill	Road Ranger #5156	i. Darin Van Fleet
c. Ashlee Phetteplace	a. Menold Boni	a. Carmen Anderson	The Wheel
d. Duane Phetteplace	b. Paige Mather	b. Lisa Kozak	a. Janice Collins
e. Nicholas Phetteplace	c. Danielle Tracy	c. Roberty McArthur	b. Kristen Kline
Everett's Liquor	d. Brittney Trauth	d. Greg Romanowski	Vegas Magic
a. Amy Baker	Tiphonie Truax	e. Delilah Ruffin	a. Jammie Bridges
b. Jennifer Genore	Pilot Travel Centers, LLC	f. Scott Spangler	b. Katherine Scharlau
c. Janet Gusk	a. Marcus Bold	g. Catrinna Taber	
d. Mary Jo Linderwell	b. Sara Hopper	Road Ranger \$5232	

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

5. Video Gaming:

a. Anna Maria's	e. Mustang's Bar & Grill
b. Jena's	f. Pilot Travel Center #646
c. Bordertown Gaming Inc	g. Vegas Magic
d. Got Slots	h. Viking Lanes

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

6. Tattoo Establishment:
 - a. Exclusive Tattoo
 - b. Twilight Dreamz Tattoo

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

7. Tattoo Artist:
 - a. Michael Beavers-Exclusive Tattoo
 - b. Jordan Wendt-Twilight Dreamz Tattoo

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

EXECUTIVE SESSION:

At 7:08 pm on a motion made by Commissioner Redieske second by Commissioner Duffy. Voice vote carried the motion. The purpose for Executive Session is to:

1. Discuss litigation as provided by 5 ILCS 120/2 (c) 11 of the Illinois Open Meetings Act regarding Stanley Mannino Trust vs. City of South Beloit 2015 MR 578 and 2015 MR 579
2. Discuss litigation as provided by 5 ILCS 120/2 (c) 11 of the Illinois Open Meetings Act regarding City of South Beloit vs. HCP, LLC, South Beloit Iron and Metal Processing Incorporated, Steve Hoefler; and Dwayne Ronczkowski

RECONVENE TO OPEN SESSION:

At 7:39 pm. on a motion made by Commissioner Duffy second by Commissioner Redieske. Roll call showed all members present at onset of the meeting.

ORDER OF BUSINESS:

- j. Commissioner Redieske made a motion to approve Resolution 5815 authorizing the Mayor of the City of South Beloit to execute an agreement with the Stanley Mannino Trust regarding 2015 MR 578 and 2015 MR 579. Commissioner Redieske second the motion. Attorney Sosnowski reviewed the 2 pending cases in the Winnebago County Court. Both cases stem from code violations on 429 Blackhawk Blvd and 301 Charles Ave. Pending amounts are \$5000 in fines and \$500 in costs for each location. Property owners appealed the judgment within the appropriate time frame. As discussed in Executive Session Council members gave direction to Attorney Sosnowski to draft a settlement agreement waiving fines and costs with certain stipulations to include 1.) No further violations on both properties and 2.) Removal of the billboard that is not in compliance with the City's Code of Ordinances. Mayor Rehl also asked that the agreement includes the City be granted access for a Phase 1 Environmental Test to be done on the property. The agreement will not include the property located at 1334 Gardner St which is also owned by the Trust. Attorney Sosnowski stated she would draft the agreement and advised the Council to adopt Resolution 5815 subject to Attorney approval. The settlement agreement will appear on an upcoming Regular Council Meeting agenda. Commissioner Chambers made a motion to amend Resolution 5815 to add "subject to attorney approval". Commissioner Duffy second the motion. Roll call showed 5 ayes.
- k. Commissioner Redieske made a motion to approve Resolution 5816 approving preparation of a Phase 1 Environmental Assessment for 420 Blackhawk Blvd at a cost not to exceed \$3,500.00. Commissioner Chambers second the motion. Attorney Sosnowski reviewed the 2 proposals the City received for the Phase 1. Due to one of the quotes being unclear, Mayor Rehl asked the matter to be laid over until the next Regular Council Meeting. Commissioner Fitzgerald made a motion to layover Resolution 5816 second by Commissioner Chambers. Voice vote carried the motion.

ADJOURN:

At 7:49 pm on a motion made by Commissioner Redieske second by Commissioner Chambers. Voice vote carried the motion.

Mayor

City Clerk

Approved: