

CITY OF SOUTH BELOIT
REGULAR COUNCIL MEETING
MARCH 21, 2016

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 Aaron Szeto was present
City Clerk Tracy Patrick recorded the minutes
Department Heads in attendance:
Fire Chief Ken Morse
Police Chief Dean Stiegemeier
Public Works Supervisor Mike Murphy

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 stated she spoke with an attorney regarding the approval of a \$5k donation to Vets Roll at the Council Meeting held on March 7, 2016. She was advised by the attorney that any donation from the General Fund has to benefit the city. She would like to know how the donation benefits the city. Attorney Szeto said he would look into the donation and provide an answer for her at a later date.

APPROVAL OF MINUTES:
1. Commissioner Chambers made a motion to approve the minutes of the Regular Council Meeting held on March 7, 2016. Commissioner Fitzgerald 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 March 5-18, 2016 in the amount of \$239,723.61. Commissioner Redieske second the motion. Roll call vote showed 5 ayes.

3. Attorney Report:
Attorney Szeto reviewed and explained the demolition of 6 properties by the City of South Beloit. 4 properties that will be demolished pursuant to State Statute due to being open and a hazard are:
327 Burr Oak
711 Salmon
640-642 Fairview
910 Ingersoll

629 Northwestern will be discussed under New Business item 1 c. on the agenda. 866 Marvin is in the process of a title search. Once the title search is complete the steps for demo will begin.

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

CORRESPONDENCE: Lisa Hill-McKay from Buxton was present to speak to Council in regards to retaining their firm for Economic Development Consulting for 2016. Ms. McKay provided an overview of Buxton services. Buxton works with several communities to help recruit new retailers and restaurants based

on analytic data. First they research the community for potential sites available for development. Buxton then looks at several resources of information such as credit and debit card transactions and purchasing behavior, brands purchased, and numerous other data resources. Buxton then uses that information to see what best fits the community and is able to market the community to retailers. Ms. McKay provided several communities Buxton has worked with in the area.

UNFINISHED BUSINESS:

1. Discussion and/or Motion Items:

- a. Commissioner Redieske made a motion to approve Ordinance 2202 approving a Special Use Permit to allow for accessory outdoor storage of items and material accessory to primary use, limited to no more than 25% of the total lot area shall be located within the rear yard, and subject to screening from view of adjacent properties by a combination of landscaping and fencing in the (IL) Light Industrial District for the property located at 82 Prairie Hill Road. Commissioner Duffy second the motion. Petitioner, Tim Kudlacik was not present, however; had met with City Engineer, Ben Bushman regarding a portion of the condition requirements he had questioned as outlined by Zoning Official, Jessica Roberts. Mr. Kudlacik agreed to meet all condition requirements as provided in the Ordinance. Roll call vote showed 5 ayes.
- b. Commissioner Redieske made a motion to layover Ordinance 2203 approving a Special Use Permit to allow for accessory outdoor storage of items and material accessory to primary use, limited to no more than 25% of the total lot area and shall be subject to screening from view of adjacent properties by a combination of landscaping and fencing in the (IL) Light Industrial District on the Northerly portion of the property located at 114 Prairie Hill Road. Commissioner Duffy second the motion. Petitioner, Tom Witte was not present at the meeting, but has met with City Engineer, Ben Bushman. Voice vote carried the motion.

NEW BUSINESS:

1. Discussion and/or Motion Items:

- a. Commissioner Chambers made a motion to approve Resolution 5827 authorizing the Mayor to execute a professional agreement with Buxton for Economic Development Consulting for 2016. Commissioner Fitzgerald second the motion. Mayor Rehl stated the developers are not making any headway for developing areas within the City. Council agreed the City has to try to find ways to increase revenue, and that the City needs to invest in its own future. Roll call vote showed 5 ayes.
- b. Commissioner Fitzgerald made a motion to approve Resolution 5828 approving the sale of 139 Miller St., 554 S Bluff St., and 721 Salmon Ave. by auction to be held on April 30, 2016 at 1:00 p.m. in the Council Chambers of the South Beloit City Hall authorizing Kitson Auctioneering. 139 Miller St. and 721 Salmon Ave. will have a minimum bid of \$525. 554 S Bluff St. will have a minimum bid of \$4k. Commissioner Chambers second the motion. Attorney Szeto stated the City will not pay any fees to the Kitson Auctioneering. Auctioneer will charge the buyer a buyer's premium 10% of gross total sale for which each of the properties has been sold as compensation for managing, auctioneering and also clerking the auction. Roll call showed 5 ayes.
- c. Commissioner Duffy made a motion to approve the donation of the property located at 629 Northwestern Ave by property owner Tom Morgan. Commissioner Redieske second the motion. Attorney Szeto explained the property has been deemed condemned by the Winnebago County Building Department. The City has been set to be demolished. Mr. Morgan has stated he would like to donate the property to the City and is not willing to pay the cost to demolish the property. There are current outstanding bills due to the City for both properties. The City could ask for a personal financial statement, however; the owner does not have to provide one. Cost for the City to file lawsuits and filings vs. the cost of demolishing the home were discussed by Council. Mr. Morgan lives in the state of Wisconsin, which would be additional cost to retain Counsel in that state to file suit. Council determined the cost of lawsuits and filings was not worth spending City funds to see if Mr. Morgan may have funding to demolish the home himself. Mr. Morgan also owns the property at 909 Guetschow and would like to donate that property as well. The City has mowing liens on this property. This property was demolished by Mr. Morgan in 2012 and is now a vacant lot. The lot is small and is not able to be built on. If the City wanted to pursue this would also need to be pursued in Wisconsin. Roll call vote showed 5 ayes.
- d. Commissioner Duffy made a motion to approve the donation of the property located at 909 Guetschow by property owner Tom Morgan as discussed with item c. under New Business. Commissioner Redieske second the motion. Roll call vote showed 5 ayes.
- e. Commissioner Chambers made a motion to approve Resolution 5829 authorizing the Mayor to execute an Intergovernmental Agreement to join a coalition of municipalities to object to Illinois

- American Water's rate increase with a cost not to exceed \$1,533.00. Commissioner Fitzgerald second the motion. Roll call vote showed 5 ayes.
- f. Commissioner Fitzgerald made a motion to approve release of Request for Proposals for Mowing 2016. Commissioner Chambers second the motion. Roll call vote showed 5 ayes.
 - g. Commissioner Duffy made a motion to approve Resolution 5830 regarding the Memorial Day Parade to be held on May 30, 2016. Commissioner Redieske second the motion. Roll call vote showed 5 ayes.
 - h. Council discussed the Phase 1 Environmental Study that was completed by Terracon for the property located at 624 Eastern Ave. Attorney Szeto stated the Phase 1 study came back with some potential environmental concerns on the property. There were leaking storage tanks on adjacent properties that could have created leaching onto the property. A Phase 2 will be needed. Cost for the Phase 2 study could be approximately \$5-8k. Council would like to get further detailed information before a determination is made to see if the City should spend funds for the Phase 2 or consider asking the property owner to consider paying for the study. Commissioner Chambers made a motion to layover the Phase One Environmental Assessment of 624 Eastern Ave and any action second by Commissioner Fitzgerald. Voice vote carried the motion.

MISCELLANEOUS
LICENSES AND PERMITS:

- 1. RLE's:
 - a. Kurstin Coffey-Bordertown Gaming
 - b. Brandie Fort-Jena's Eatery
- 2. Video Gaming:
 - a. Blackhawk Restaurant Group
- 3. Flea Market:
 - a. Vern's Flea Market

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

EXECUTIVE SESSION:

At 7:01 pm on a motion made by Commissioner Redieske second by Commissioner Duffy. The purpose for Executive Session is to:

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

RECONVENE TO
OPEN SESSION:

At 7:12 pm. Roll call showed all members present at the onset of the meeting.

ORDER OF BUSINESS:

None

ADJOURN:

At 7:12 pm on a motion made by Commissioner Redieske second by Commissioner Fitzgerald. Voice vote carried the motion.

Mayor

City Clerk

Approved: