

CITY OF SOUTH BELOIT
REGULAR COUNCIL MEETING
JULY 5, 2016

CALL TO ORDER: 6:00 pm, Council Chambers, City Hall by Mayor Pro Tem Linda Chambers.

ROLL CALL: Present & answering to roll call were Commissioners Chambers, Duffy, Fitzgerald, and Redieske. Mayor Rehl was absent.
City Attorney Doug Henry 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 Pro Tem Chambers and recited by all members present.

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

PUBLIC COMMENT: Ilah Tinder asked to speak after the report by Steve Girard.
Commissioner Fitzgerald spoke as a resident regarding regulating fireworks to make them illegal. He added the fireworks went in his neighborhood from Thursday through Sunday. This is concerning to families with babies, pets or veterans who have Post Traumatic Stress Disorder. Commissioner Fitzgerald would like to look into an Ordinance that will allow the Police Department to ticket anyone lighting fireworks and allow the PD to confiscate any unlit fireworks. Belvidere just adopted an Ordinance "If you light it we will write it" which allows the same. Shirley Tracy thanked Mayor Rehl, Commissioner Fitzgerald, and Chief Morse for going to the Robert Johnson Apartments and speaking to the residents there and answering any questions they had.

APPROVAL OF MINUTES:
1. Commissioner Duffy made a motion to approve the minutes of the Regular Council Meeting held on June 20, 2016 and the Special Meeting held on June 27, 2016.
Commissioner Redieske second the motion. Voice vote carried the motion.

REPORT OF OFFICERS:
1. Finance:
Commissioner Fitzgerald made a motion to approve the claims to be paid from June 18-July 1, 2016 in the amount of \$182,086.53. Commissioner Duffy second the motion. Roll call vote showed 4 ayes and 1 absent by Mayor Rehl.

3. Attorney Report:
Attorney Henry provided a background history for the property located at 642 Fairview Avenue. This property is abandoned and set to be demolished by the City. Attorney Henry stated the Code Department reviewed approximately 30 homes that have been abandoned or are in disrepair. 6 of those homes were identified as being open and vacant. The City has properly proceeded with all requirements of the law to authorize the City to demo the properties. 642 Fairview was previously dealt with in 2013 and at that time was deemed as unsafe. The City had previously spoken with the owner of the property, who stated he no longer owned the property. At that time Winnebago County Building Inspector, Steve Girard inspected the property and posted the property as condemned. The property has \$225k in various liens filed against the property. The City has \$1500.00 in mowing liens from 2015. Attorney Henry stated the cost to the City is too much to maintain as well as the property taxes have not been paid and there is no interested buyer for the property. There have also been no parties interested in stopping the process for demolition.

2. Commissioner's Report:
Accounts & Finance-Commissioner Chambers
Public Health & Safety-Commissioner Tom Fitzgerald

Streets & Public Improvements-Commissioner Jeff Redieske
Public Properties-Commissioner Lori Duffy

CORRESPONDENCE:

1. a. Winnebago County Building Inspector, Steve Girard was present to provide an update to the Council. The County works with the South Beloit Code Enforcement Department helping to solve issues with property maintenance, inspections, determinations of buildings, as well as issuing permits for various building related items. Mr. Girard believes the City is on the right track for bringing properties into compliance as well as requiring properties to be maintained. Ilah Tinder stated she does not believe 642 Fairview is beyond repair and believes the property can be rehabbed. She believes it should be auctioned off quickly. Ms. Tinder asked Mr. Girard if the property can be repaired. Mr. Girard stated no property is beyond repair, however; this property is beyond cost benefit to repair. There are also issues with the corners of the aluminum siding being removed and the large windows in front have been broken and are a danger to anyone attempting to go on the property. Attorney Henry stated the City has no authority to auction the property. The LLC that owned the property is no longer open. There is \$225k in liens against the property by other lenders, as well as others who have filed liens against the property. Attorney Henry stated it is not uncommon for cities to either repair or demolish properties such as these. Due to the condition of the property the City had to obtain an administrative search warrant in 2014. At that time it was recommended that the property be demolished. Ms. Tinder said she was told by the Tax Assessors Office that the taxes were messed up. Attorney Henry said once the City demolishes the property the City can foreclose on its lien. After the foreclosure process is completed the City would become owner of the property. At that time the City can sell the property and a potential buyer could most likely build on the lot. The property would be marketable.

UNFINISHED BUSINESS:

1. Discussion and/or Motion Items:
 - a. Commissioner Redieske made a motion to layover Resolution 5842 authorizing the Mayor to execute a Memorandum of Understanding with Winnebago County Department of Information Technology for IT services for City Hall and the Police Department. Commissioner Duffy second the motion. Voice vote carried the motion.
 - b. Commissioner Redieske made a motion to approve waiving the bidding rules pursuant to Section 2-488 of the City of South Beloit Code of Ordinances for specific asphalt and fence work to be performed on the tennis and basketball courts at South Beloit City Park by Midwest Sealcoat, LLC at a cost not to exceed \$58,000.00. Commissioner Duffy second the motion. Roll call vote showed 4 ayes and 1 absent by Mayor Rehl.
 - c. Commissioner Fitzgerald made a motion to approve authorizing the Mayor of the City of South Beloit to sign a contract with Midwest Sealcoat, LLC to perform specific asphalt and fence work to be performed on the tennis and basketball courts at South Beloit City Park at a cost not to exceed \$58,000.00 following attorney approval of the contract. Commissioner Duffy second the motion. Roll call vote showed 4 ayes and 1 absent by Mayor Rehl.

NEW BUSINESS:

1. Discussion and/or Motion Items:
 - a. Commissioner Redieske made a motion to layover the request for seal coating and restriping of the parking lot at The Wheel in an amount not to exceed \$1,400.00 until the quote from Asphalt Maintenance Systems is clarified and discussed with the owner of The Wheel. Commissioner Duffy second the motion. Voice vote carried the motion.
 - b. Commissioner Redieske made a motion to approve Resolution 5851 authorizing an RLF loan and Necessary Loan Documents to Asphalt Maintenance Systems in an amount of \$60,000.00. Commissioner Duffy second the motion. Roll call vote showed 4 ayes and 1 absent by Mayor Rehl.
 - c. Commissioner Redieske made a motion to approve Resolution 5852 authorizing payment to Rogers Development Co. for a Developers Agreement in the amount of \$80,000.00 to be taken from the Sewer Fund. Commissioner Fitzgerald second the motion. Roll call vote showed 4 ayes and 1 absent by Mayor Rehl.
 - d. Commissioner Duffy made a motion to approve Resolution 5853 appointing Orland Cruise and Randy Shepard to a 3-year term set to expire on July 1, 2019 to the Library Board. Commissioner Fitzgerald second the motion. Roll call vote showed 4 ayes and 1 absent by Mayor Rehl.

- e. Commissioner Fitzgerald made a motion to approve Resolution 5854 awarding 2016 Neighborhood Stabilization Project at a cost not to exceed \$39,025.00 to NTRAK for the demolition of:
629 Northwestern
866 Marvin
711 Salmon
642 Fairview
327 Burr Oak
910 Ingersoll
Commissioner Redieske second the motion. Roll call vote showed 4 ayes and 1 absent by Mayor Rehl.
- f. Commissioner Duffy made a motion to approve the quote for Area Mechanical in the amount of \$10,375.00 for installing stainless steel toilets and lavatories in the restrooms at the City Park. Commissioner Redieske second the motion. Roll call vote showed 4 ayes and 1 absent by Mayor Rehl.
- g. Commissioner Duffy made a motion to approve waiving bidding rules pursuant to Section 2-488 of the City of South Beloit Code of Ordinances for the replacement of 1,055 square yard of asphalt in the parking lot of the City Park to be performed by Rock Road Companies in the amount of \$20,855.65. Commissioner Fitzgerald second the motion. Roll call vote showed 4 ayes and 1 absent by Mayor Rehl.
- h. Commissioner Redieske made a motion to approve the quote from Rock Road Companies for the replacement of 1,055 square yard of asphalt in the parking lot of the City Park from the Community Development Fund in the amount of \$20,855.65. Commissioner Duffy second the motion. Roll call vote showed 4 ayes and 1 absent by Mayor Rehl.

ADJOURN:

At 6:55 pm on a motion made by Commissioner Duffy second by Commissioner Redieske. Voice vote carried the motion.

Approved:

Mayor

City Clerk