

CITY OF SOUTH BELOIT
REGULAR COUNCIL MEETING
NOVEMBER 6, 2017

CALL TO ORDER: 5:00 pm, Council Chambers, City Hall by Mayor Rehl.

ROLL CALL: Present & answering to roll call were Commissioners Baden, Chambers, Duffy, Fitzgerald and Mayor Rehl.
City Attorney Aaron Szeto was present
City Clerk Tracy Patrick recorded the minutes
Department Heads in attendance:
Fire Chief Mike Davenport
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 Fitzgerald made a motion to approve the agenda second by Commissioner Chambers. Voice vote carried the motion.

PUBLIC COMMENT: None

APPROVAL OF MINUTES:

1. Commissioner Duffy made a motion to approve the minutes of the Public Hearing held on October 16, 2017, the Regular Council Meeting held on October 16, 2017, and the Special Meeting held on October 19, 2017. Commissioner Fitzgerald second the motion. Voice vote carried the motion.

REPORT OF OFFICERS:

1. Finance:
 - a. Commissioner Chambers made a motion to approve the claims to be paid from October 14-November 3, 2017 in the amount of \$218,477.66. Commissioner Fitzgerald second the motion.
Attorney Szeto stated the bills include the first 2 installments for interior repairs to be completed by Custom Design Construction. The City has not received any bill of lathing or proof of materials being ordered. Council is not obligated to pay 2nd installment until such time as required proof is submitted. After discussion, Commissioners Chambers and Fitzgerald withdrew their motions. Commissioner Chambers made a motion to approve paying the first 30% installment to CDC and the 2nd installment to be paid upon further approval by Council. Commissioner Fitzgerald second the motion. Roll call vote showed 5 ayes.

2. Attorney Report:
None.

3. Commissioner's Report:
Accounts & Finance-Commissioner Linda Chambers
Public Health & Safety-Commissioner Tom Fitzgerald
Streets & Public Improvements-Commissioner Lori Duffy
Public Properties-Commissioner Sonya Baden

Winnebago County Board Chairman Frank Haney was present to speak to Council. Chairman Haney said the County would like to partner with the City in any way possible to help attract, retain, and grow businesses. Chairman Haney also said the County would be willing to help partner with any State Legislation issues and recommended the City contact him for any assistance that may be needed.

NEW BUSINESS:

Discussion and/or Motion Items:

1. a. Commissioner Chambers made a motion to approve Resolution 5925 regarding the Estimated Tax Levy. Finance Director, Don Elliott stated the Resolution is a formality needed for the Truth and Taxation requirements. Commissioner Duffy second the motion. Roll call vote showed 5 ayes.
- b. Commissioner Duffy made a motion to approve Resolution 5926 approving Emergency purchase and installation of 1 rooftop heating air unit and 1 interior split heating and air unit in an amount not to exceed \$11,000. Commissioner Chambers second the motion. Attorney Szeto advised Council that the quote in their packets did not include prevailing wage and wiring. The total amount will be more than \$11k. Attorney Szeto also advised Council that previous emergency purchases have been for items that have been broken. The current heating units are not broken even though it would be beneficial for approving the new units at this time since the roof will be open, and there would not have to be additional cutting into the roof if the purchase is delayed. Council asked if there were other quotes obtained. Public Works Director, Jeff Reiningger explained he spoke with 4 other contractors. 2 of the contractors were supposed to provide quotes by the end of day today. 1 other contractor would have been 6 weeks out, and the final contractor did not do the type of work the City was seeking, so he was not able to obtain any other quotes. Finance Director, Don Elliott explained the units that were being replaced. After discussion, Commissioners Duffy amended the motion to an amount not to exceed \$18,000. Commissioner Chambers second the motion. Roll call vote showed 5 ayes.
- c. From the Zoning Board of Appeals Meeting held on October 18, 2017 a positive recommendation was given regarding an Amended Special Use Permit. Commissioner Fitzgerald made a motion to approve Ordinance 2308 approving an Amended Special Use Permit to allow for outdoor exhibit of rented goods accessory to the use in the (CR) Commercial Retail District for the property located at 904 Gardner Street South Beloit, Illinois, Winnebago County, PIN No. 04-05-426-001. From petitioner Anthony Rallo. Commissioner Chambers second the motion. Roll call vote showed 5 ayes.
- d. From the Zoning Board of Appeals Meeting held on October 18, 2017 a positive recommendation was given regarding a Text Amendment. Commissioner Duffy made a motion to approve Ordinance 2309 approving a Text Amendment to the City of South Beloit Zoning Code to amend the City Zoning Code to provide for Fitness Centers/Health Clubs. Filed by the City of South Beloit. Commissioner Baden second the motion. Roll call vote showed 5 ayes.
- e. From the Zoning Board of Appeals Meeting held on October 18, 2017 a positive recommendation was given regarding a Text Amendment. Commissioner Chambers made a motion to approve Ordinance 2310 approving a Text Amendment to the City of South Beloit Code to amend Chapter 118, Article IX, Off-Street Parking and Loading. Filed by the City of South Beloit. Roll call vote showed 5 ayes.
- f. From the Zoning Board of Appeals Meeting held on October 18, 2017 a positive recommendation was given regarding a Text Amendment. Commissioner Chambers made a motion to approve Ordinance 2311 approving a Text Amendment to the City of South Beloit Zoning Code to amend Chapter 118, Article VIII, Signs. Filed by the City of South Beloit. Commissioner Duffy second the motion. Roll call vote showed 5 ayes.
- g. Council discussed the property located at 717 Roscoe Avenue. Attorney Szeto explained that the property is currently dilapidated, but not to the extent that it should be demolished. Taxes have been unpaid for several years. Staff is looking for direction regarding what, if any action should be taken regarding the property. The City could either do nothing until the property is purchased at a tax sale or attempt to take ownership. After discussion, consensus from Council was to let the County Tax Assessor sell the property and work with the new owner to clean up the property. Attorney Szeto advised if the property is sold by the Tax Assessor the mowing liens that have been filed by the City will get wiped out.
- h. Council discussed the property located at Clark Street and with PIN No. 04-05-427-007. Attorney Szeto said the property is the old Firehose Car Wash property. Attorney Szeto is not sure where the property is at for ownership. Council would like to obtain the property and have the car was demolished. Code Enforcement has reported the property to be a mess, but not an imminent danger area. Council would

like to have Attorney Szeto check to see where the property is regarding ownership and report back to Council.

- i. Commissioner Fitzgerald made a motion to layover the discussion and any action needed regarding vacant and abandoned homes. Commissioner Duffy second the motion. Voice vote carried the motion.

MISCELLANEOUS
LICENSES AND PERMITS:

1. Business Licenses:
 - a. Artisan
 - b. CoCo Nails
2. Video Gaming Licenses:
 - a. Viking Lanes Inc.

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

EXECUTIVE SESSION:

At 6:02 pm on a motion made by Commissioner Duffy second by Commissioner Baden. Voice vote carried the motion. 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.
2. Discuss the selection of a person to fill a vacancy in a public office as provided by 5 ILCS 120/2 (c) 3 of the Illinois Open Meetings Act.

Commissioner Baden left the meeting ill at 6:02 pm.

RECONVENE TO OPEN SESSION:

At 6:47 pm. Roll call showed Commissioner Baden absent and all other Council members present.

ADJOURN:

At 6:48 pm on a motion made by Commissioner Fitzgerald second by Commissioner Chambers. Voice vote carried the motion.

Mayor

City Clerk

Approved: