

CITY OF SOUTH BELOIT
REGULAR COUNCIL MEETING
FEBRUARY 5, 2018

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

ROLL CALL: Present & answering to roll call were Commissioners Chambers, Duffy, Fitzgerald, Jones and Mayor Rehl.
City Attorney Roxanne Sosnowski was present
City Clerk Tracy Patrick recorded the minutes
Department Heads in attendance:
Fire Chief Mike Davenport
Police Chief Pat Hoey
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 amend the agenda to move the Swearing in of Nick Miller as Full Time Fire Fighter to follow Public Comment, and to move Item j. to the first item under New Business. Commissioner Fitzgerald second the motion. Voice vote carried the motion.
Commissioner Duffy made a motion to approve the agenda as amended second by Commissioner Jones. Voice vote carried the motion.

PUBLIC COMMENT: None

Nick Miller was sworn in by City Clerk, Tracy Patrick as Full Time Fire Fighter. Mr. Miller thanked the Council for the opportunity to work for the Fire Department and stated he would make the City proud.

- j. Council discussed the bid award for the Waste Water Treatment Plant project. Mayor Rehl said the bid opening for the project was on February 2nd. The bids received were significantly over budget.
City Engineer, Mick Gronewold was present to review the project. Mr. Gronewold said all bids were good bids and pretty even. The City has been in touch with the Illinois Environmental Protection Agency, who agreed and encouraged the City to borrow the full amount of \$39,753,000 for the project instead of the original amount of \$25,100,000 and extend the term from 20 years to 30 years. Mr. Gronewold said the City would need to decide how to proceed. If the decision would be to move forward the Debt Ordinance would need to be amended and notices would need to be followed.
Council discussed some options. There was built in funding to update the plant as needed. The sewer rate fee schedule will not need to change if the City determines to extend the loan to 30 years.
Finance Director, Don Elliott said the original plan included the City contributing \$4m. If the longer term is selected, the City could invest around \$3.6-\$4.8m. The IEPA also offered a rate of 1.32% for the 30 year term. City funds could be invested for a higher rate of return than the rate for the loan. Mr. Elliott stated if the City scaled the project down adding options later would most likely cost more.
Financially, the longer term and at the lower rate would make sense.
Mr. Gronewold gave a time frame for construction. If the City chooses to revise the Debt Ordinance that could be presented at the next Regular Council Meeting.

APPROVAL OF MINUTES:
1. Commissioner Chambers made a motion to approve the minutes of the Regular Meeting held on January 16, 2018. Commissioner Fitzgerald second the motion. Voice vote carried the motion.

REPORT OF OFFICERS:

1. Finance:
 - a. Commissioner Jones made a motion to approve the claims to be paid from January 13-February 2, 2018 in the amount of \$316,092.21. Commissioner Chambers 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 Nick Jones

CORRESPONDENCE:

Robert Hill from Vorex was present to speak to Council and presented options for a Splash Pad for the City Park. Commissioner Jones has been speaking with Mr. Hill regarding future plans for the park. Mr. Hill said costs for the Pad with installation would depend on the Pad selected, but could run approximately \$100k. Council discussed the cost to operate and sustain the Pad. Mayor Rehl and Commissioner Jones will look at local businesses that may be interested in partnering with the City.

NEW BUSINESS:

Discussion and/or Motion Items:

1. a. From the Zoning Board of Appeals Meeting held on January 17, 2018 a positive recommendation was given regarding a request for a Special Use Permit to amend a Planned Unit Development. Commissioner Duffy made a motion to approve Ordinance 2332 approving a request for Special Use Permit to Amend a Planned Unit Development for Manchester Trails LLC in the (RM) Multifamily Residential District for the properties located at 15577 Finley Way, South Beloit, Illinois, Winnebago County with PIN No. 04-04-478-004, 15582 Sienna Lane, South Beloit, Illinois, Winnebago County with PIN No. 04-04-478-005, 15572 Sienna Lane, South Beloit, Illinois, Winnebago County with PIN No. 04-04-478-006, 15562 Sienna Lane, South Beloit, Illinois, Winnebago County with PIN No. 04-04-478-007, 15546 Sienna Lane, South Beloit, Illinois, Winnebago County with PIN No. 04-04-478-008, 15547 Finley Way, South Beloit, Illinois, Winnebago County with PIN No. 04-04-478-011, 15557 Finley Way, South Beloit, Illinois, Winnebago County with PIN No. 04-04-478-012, 15567 Finley Way, South Beloit, Illinois, Winnebago County, with PIN No. 04-04-478-013, 15544 Finley Way, South Beloit, Illinois, Winnebago County, with PIN No. 04-04-426-020, 15554 Finley Way, South Beloit, Illinois, Winnebago County, with PIN No. 04-04-426-021, 15564 Finley Way, South Beloit, Illinois, Winnebago County, with PIN No. 04-04-426-022, 15572 Finley Way, South Beloit, Illinois, Winnebago County, with PIN No. 04-04-426-023, 15580 Finley Way, South Beloit, Illinois, Winnebago County, with PIN No. 04-04-426-024, 15588 Finley Way, South Beloit, Illinois, Winnebago County, with PIN No. 04-04-426-025, 15602 Sienna Ct, South Beloit, Illinois, Winnebago County, with PIN No. 04-04-426-026, 15612 Sienna Ct, South Beloit, Illinois, Winnebago County, with PIN No. 04-04-426-027, 15622 Sienna Ct, South Beloit, Illinois, Winnebago County, with PIN No. 04-04-426-028, 15632 Sienna Ct, South Beloit, Illinois, Winnebago County, with PIN No. 04-04-426-029, 5562 Bastian Blvd, South Beloit, Illinois, Winnebago County, with PIN No. 04-04-477-014, 5552 Bastian Blvd, South Beloit, Illinois, Winnebago County, with PIN No. 04-04-477-013, 5534 Bastian Blvd, South Beloit, Illinois, Winnebago County, with PIN No. 04-04-479-003, 55XX Bastian Blvd, South Beloit, Illinois, Winnebago County, with PIN No. 04-04-479-020, 15541 Finley Way, South Beloit, Illinois, Winnebago County, with PIN No. 04-04-479-006, 55XX Bastian Blvd, South Beloit, Illinois, Winnebago County, with PIN No. 04-04-479-018, 156XX Sienna Ct, South Beloit, Illinois, Winnebago County, with PIN No. 04-04-479-022, 55XX Bastian Blvd, South Beloit, Illinois, Winnebago County, with PIN No. 04-04-479-017, 55XX Bastian Blvd, South Beloit, Illinois, Winnebago County, with PIN No. 04-04-479-019, 156XX Sienna Ct, South Beloit, Illinois, Winnebago County, with PIN

No. 04-04-479-027, 156XX Sienna Ct, South Beloit, Illinois, Winnebago County, with PIN No. 04-04-479-028, 156XX Sienna Ct, South Beloit, Illinois, Winnebago County, with PIN No. 04-04-479-021, 156XX Sienna Ct, South Beloit, Illinois, Winnebago County, with PIN No. 04-04-479-023, 156XX Sienna Ct, South Beloit, Illinois, Winnebago County, with PIN No. 04-04-479-024, 5530 Bastian Blvd, South Beloit, Illinois, Winnebago County, with PIN No. 04-04-479-001, 15542 Finley Way, South Beloit, Illinois, Winnebago County, with PIN No. 04-04-479-008, 15537 Finley Way, South Beloit, Illinois, Winnebago County, with PIN No. 04-04-479-005, 15538 Finley Way, South Beloit, Illinois, Winnebago County, with PIN No. 04-04-479-010, 15538 Sienna Dr, South Beloit, Illinois, Winnebago County, with PIN No. 04-04-479-016, 15542 Sienna Dr, South Beloit, Illinois, Winnebago County, with PIN No. 04-04-479-015, 5540 Bastian Blvd, South Beloit, Illinois, Winnebago County, with PIN No. 04-04-479-011, 5544 Bastian Blvd, South Beloit, Illinois, Winnebago County, with PIN No. 04-04-479-013, 5546 Bastian Blvd, South Beloit, Illinois, Winnebago County, with PIN No. 04-04-479-014, 5532 Bastian Blvd, South Beloit, Illinois, Winnebago County, with PIN No. 04-04-479-002, 156XX Sienna Ct, South Beloit, Illinois, Winnebago County, with PIN No. 04-04-479-025, 5536 Bastian Blvd, South Beloit, Illinois, Winnebago County, with PIN No. 04-04-479-004, 5542 Bastian Blvd, South Beloit, Illinois, Winnebago County, with PIN No. 04-04-479-012, 15536 Finley Way, South Beloit, Illinois, Winnebago County, with PIN No. 04-04-479-009, 156XX Sienna Ct, South Beloit, Illinois, Winnebago County, with PIN No. 04-04-479-026, 15540 Finley Way, South Beloit, Illinois, Winnebago County, with PIN No. 04-04-479-007; and the following PIN Nos. 04-04-478-002, 04-04-477-009, 04-04-477-010, 04-04-426-018, 04-04-478-025, 04-04-478-026, 04-04-478-027, 04-04-478-028, 04-04-478-029, 04-04-426-030, 04-04-478-003 all located within the City of South Beloit, Illinois, Winnebago County. Commissioner Chambers second the motion. Attorney Sosnowski read the conditions of the approval into the record. Roll call vote showed 5 ayes.

- b. From the Zoning Board of Appeals Meeting held on January 17, 2018 a positive recommendation was given regarding a replat. Commissioner Jones made a motion to approve Resolution 5940 approving the replat of Manchester Trails Plat 2. Commissioner Chambers second the motion. Roll call vote showed 5 ayes.
- c. From the Zoning Board of Appeals Meeting held on January 17, 2018 a positive recommendation was given regarding a Special Use Permit. Commissioner Duffy made a motion to approve Ordinance 2333 approving a request for a Special Use permit for a below peak rooftop sign Section 118-321 (c) in the (CR) Commercial Retail Zoning District for the property located at 309 South Park Avenue, South Beloit, Illinois, Winnebago County with PIN No. 04-05-260-001. Commissioner Jones second the motion. Attorney Sosnowski stated under the new Sign Ordinance this type of sign is not allowed, however; the previous business had their sign located in the same place, and there is no other place for the business to place the sign. The only thing changing is the facing stating the name of the new business. Roll call vote showed 5 ayes.
- d. From the Zoning Board of Appeals Meeting held on January 17, 2018 a positive recommendation was given regarding a request for a Planned Unit Development. Commissioner Jones made a motion to approve Ordinance 2334 approving approving a request for a Planned Unit Development in the (CT) Commercial Traffic Zoning District for signage (number allowed, height, free-standing) for the property located at 16049 Willowbrook Road, South Beloit, Illinois, Winnebago County with PIN No. 04-03-151-039. Commissioner Chambers second the motion. Attorney Sosnowski stated there was 1 objection noted, however; the objection was not related to the request, but to other Code issues that have been submitted to the Code Enforcement Officer. Roll call vote showed 5 ayes.
- e. From the Zoning Board of Appeals Meeting held on January 17, 2018 a positive recommendation was given regarding a request for a Special Use Permit. Commissioner Jones made a motion to approve Ordinance 2335 approving a Special Use Permit to allow an open sales lot in the (CG) Commercial General Zoning District for property located at 1802 Blackhawk Blvd., South Beloit, Illinois, Winnebago County, PIN No. 04-07-327-020. Commissioner Fitzgerald second the motion. Attorney Sosnowski read the conditions, and stated there were several neighbors who had objected to the request at the Zoning Board Meeting. Council discussed the Findings of Facts. Council determined the Findings of Facts had not

been met relating to Findings of Fact #2 stating the number of vehicles coming in and out of the proposed car lot would be detrimental to the neighborhood, which is primarily residential. Findings of Fact #3 was not met due to the City's Comprehensive Plan. The plan shows the area as a Residential preservation area. Council also discussed the location being an entryway into the City. Roll call vote showed 1 aye and 4 nays by Commissioners Chambers, Duffy, Fitzgerald and Mayor Rehl. Ordinance 2335 did not pass.

- f. Commissioner Duffy made a motion to approve the request to waive fines for violations for the property located at 553 Northwestern Avenue in the amount of \$6,346.50 from Home America Fund III, LP. Commissioner Chambers second the motion. Attorney Sosnowski said the request amount on the agenda was wrong and should have been for \$5500. (\$5k in fines and \$500 in cost) from Code violations in the letter for the request. Commissioner Duffy amended her motion to approve the request to waive fines for violations for the property located at 553 Northwestern Avenue in the amount of \$5,500 for fines in the amount of \$5000 and costs in amount of \$500. Commissioner Chambers was not in favor of amending her second. Commissioner Fitzgerald second the amended motion. Council discussed the request. Home America Fund states they have a buyer for the property, however; they are seeking to have a waiver for the Code fines and costs. The request stated the fines are excessive and precluding the sale of the property from closing. Commissioner Chambers stated Home America Fund was sent the Notice of Violations as well as the Notice of Hearing and chose not to attend the Hearing which could have avoided the fees. Council was not in favor of waiving all the fees. Council reviewed the cost for the time of Hearing and determined in order for the property to sell rather than go to Tax Sale a waiver of some fees would be considered. Commissioner Duffy made a motion to amend the waiver amount to waive \$4,500. Commissioner Fitzgerald amended the second. Roll call vote showed 5 ayes.
- g. Commissioner Fitzgerald made a motion to approve Ordinance 2336 amending Chapter 2 Division 5 City Clerk of the City of South Beloit Code of Ordinances. Commissioner Chambers second the motion. Roll call vote showed 5 ayes.
- h. Commissioner Jones made a motion to approve Resolution 5941 approving a Lease Agreement with Marco Technologies, LLC for a copier for the Fire Department. Commissioner Fitzgerald second the motion. Roll call vote showed 5 ayes.
- i. Commissioner Fitzgerald made a motion to approve Resolution 5942 approving the purchase of a 2018 Interceptor Utility Command vehicle from Currie Motors for the Fire Department at a cost not to exceed \$31,194.00. Commissioner Duffy second the motion. Roll call vote showed 5 ayes.
- k. Commissioner Chambers made a motion to approve Phase 2 purchase for cameras at the City Park at an amount not to exceed \$29,659.00. Commissioner Duffy second the motion. Roll call vote showed 5 ayes.
- l. Commissioner Duffy made a motion to approve hiring Mark Williams as Part-Time employee for the Street Department to replace vacant employee position. Commissioner Jones second the motion. Voice vote carried the motion.
- m. Commissioner Duffy made a motion to approve hiring Sean Rushing as Full-Time employee for the Waste Water Treatment Plant. Commissioner Jones second the motion. Voice vote carried the motion.
- n. Clerk Patrick advised Council that she had received a call from Mike Charles with the Illinois Environmental Protection Agency regarding the properties located at 126 Shirland Ave (PRS International), and 232 Shirland Ave (Krouse Brothers Site). The IEPA will be sending out a letter of Notice of Intent to terminate the Voluntary Claimant Program Services Agreements (SRP program) for properties that have not had any activity on the property for 2 years or more. Mr. Charles would like to know the current status and intent of the City for the properties. If the intent is to move forward with the properties, a notice will need to be sent regarding the intent. After discussion, Council determined the City would like to contact consultants to see what could be done with the properties. Clerk Patrick will notify Mr. Charles with the determination.

MISCELLANEOUS

LICENSES AND PERMITS:

1. Business Licenses:
 - a. A & B Paint Supply

- b. Hertz
- c. Society Cleaners

2. RLE's:
- a. Tywan Godwin-GPM #5232
 - b. Mariah Kelley-GPM #5232
 - c. Marissa Manos-American Legion
 - d. Toby Niedermeier-American Legion
 - e. Taylor Smith-GPM#5232
 - f. Nicole Wellington-American Legion
 - g. Debi Ortega-American Legion

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

EXECUTIVE SESSION:

At 6:26 pm on a motion made by Commissioner Duffy second by Commissioner Jones. 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.

RECONVENE TO OPEN SESSION:

At 7:24 pm.

ROLL CALL:

Roll call showed all members present.

ORDER OF BUSINESS:

None.

ADJOURN:

At 7:24 pm on a motion made by Commissioner Jones second by Commissioner Fitzgerald. Voice vote carried the motion.

Mayor

City Clerk

Approved: