

CITY OF SOUTH BELOIT
REGULAR COUNCIL MEETING
March 18, 2019

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

ROLL CALL: Present & answering to roll call were Commissioners Duffy, Fitzgerald, Moore, Teeters, 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 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 approve the agenda second by Commissioner Moore. Voice vote carried the motion.

PUBLIC COMMENT: South Beloit School Superintendent, Scott Fisher, and School Board Members, Scott Bonnett, Michelle Becorest, and Ted Zierath were present. Mr. Fisher said 3 weeks ago the School District was notified of a proposed Tax Increment Financing (TIF) District for Mid-States Concrete Company. Mr. Fisher said the district would like to make sure Council is aware of how TIF Districts affect the school. Mr. Fisher said in 2015 the School District agreed to a 10 year tax incentive for Conagra (now Tree House Foods). The School District gave some land off of the Jr High location for the Axiom Food Oak Grove project to widen the road, which caused the school to have to take out the baseball field and auxiliary road. The school has to have the baseball field re-seeded. The district also agreed to the Gardner-Blackhawk TIF. Mr. Fisher said in 2010 the district's EAV was \$88,000,000. As of 2017 the school's EAV is \$77,000,000. The School District has not increased the tax rate, which is still at 6.8%. Mr. Fisher said the district doesn't ask for help, but would ask that the City does not tie down the taxes for a 24 year period. The School District wants to help but would like the City to consider another alternative that does not hurt the School District.
Scott Bonnett said the TIF will be for a 24 year period. Mr. Bonnett added that 24 years is almost 2 generations for the school system. Mr. Bonnett said the School District is concerned with the City setting precedence with TIF's, and asked Council to consider how long taxes will be locked down. Mr. Bonnett asked Council to consider another alternative instead of the TIF and said the school would be in favor of a tax incentive similar to Conagra's.
Mayor Rehl said this was the first time some Council members have heard of the proposed TIF. The full Council will vote on the matter, and the School District has been heard.

Commissioner Fitzgerald said he attended an Illinois Emergency Management Agency (EMA) meeting. Commissioner Fitzgerald said at the meeting it was noted that the flooding in the area is historic. The agency has sand and sandbags available, and wanted to remind residents to stay out of the flood area. Rockford has a shelter for residents who need to leave their homes. The shelter number is 877-597-0747. Commissioner Fitzgerald said Sheriff Caruana will coordinate with agencies regarding any information. Fire Chief Davenport said he was asked to be the Operation Section Chief of the Instant Management Team and would be in charge of any rescues, evacuations etc.

APPROVAL OF MINUTES: Commissioner Teeters made a motion to approve the minutes of the Regular Council Meeting held on February 18, 2019, and March 4, 2019. Commissioner Fitzgerald second the motion. Voice vote carried the motion.

REPORT OF OFFICERS:

1. Finance:
Commissioner Teeters made a motion to approve the claims to be paid from March 2-15, 2019 in the amount of \$413,693.84. Commissioner Duffy second the motion. Roll call vote showed 5 ayes.
2. Attorney Report:
None
4. Commissioner's Report:
Accounts & Finance-Commissioner Moore
Public Health & Safety-Commissioner Tom Fitzgerald
Streets & Public Improvements-Commissioner Lori Duffy
Public Properties-Commissioner Angela Teeters

UNFINISHED BUSINESS:

1. Discussion and/or Motion Items:
 - a. Commissioner Moore made a motion to approve Resolution 6018 authorizing the City to enter into a Franchise Agreement with Charter Cable Partners, LLC N/K/A Charter Communications Entertainment I, LLC. Commissioner Duffy second the motion. Commissioner Fitzgerald said he initially had questions with the agreement, however, after speaking with Attorney Gibbons all questions and concerns have been addressed. Roll call vote showed 5 ayes.

NEW BUSINESS

1. Informational Items:
 - a. Council discussed the proposed Mid States TIF. Attorney Szeto explained the Annexation Agreement with Mid States included the City would agree to see if Mid States would be eligible for a TIF District. After research and review, the TIF Consultant determined Mid States would qualify for a TIF District. The Joint Review Board (JRB) met. At that meeting there was good discussion from the South Beloit School District and Rock Valley College representatives. The JRB recommended approval by a 3-2 vote to move the Mid States TIF to the Council level. A Public Hearing has been scheduled for April 15th prior to the Council Meeting. Council will not be able to vote on the TIF until May. Mayor Rehl said the school's position is understandable. Mayor Rehl said he didn't know if a tax rebate would have worked for this business. The TIF will still allow the School District to collect \$31,000.00/year in tax revenue. The difficulty for the City is it does not have incentives. Mayor Rehl spoke about the difference between a TIF and a tax rebate and said the decision is not to be considered lightly. Mayor Rehl added that Mid States annexation benefitted the City. Attorney Szeto said the Mid States TIF would go to the Council and Council will have further discussion at that time. The decision won't be easy. The Council is charged with the economic incentive and what's right for growth.
1. Discussion and/or Motion Items:
 - a. Commissioner Fitzgerald made a motion to approve Resolution 6027 regarding the Memorial Day Parade. Commissioner Moore second the motion. Roll call vote showed 5 ayes.
 - b. Commissioner Moore made a motion to approve Resolution 6028 approving the purchase of two (2) new Panasonic Toughbook CF-54 Semi Rugged computers and two (2) Havis CF-54 Docking Stations at a cost not to exceed \$5,632.00. Commissioner Fitzgerald second the motion. Roll call vote showed 5 ayes.
 - c. Commissioner Moore made a motion to approve Resolution 6029 approving the purchase of 1 Lifepak 15 V4 Cardiac Monitor from Physio Control at a cost not to exceed \$23,395.40. Commissioner Duffy second the motion. Roll call vote showed 5 ayes.
 - d. Commissioner Duffy made a motion to approve Ordinance 2412 approving an agreement for the purchase of real property located at 15300 Twin Oaks Lane, South Beloit, Illinois by the City. Commissioner Teeters second the motion. Attorney Szeto said the property is not buildable and has several utility easements as well as one of

the City's lift stations located on the property. The property was sold at a tax sale by Winnebago County. The buyer was not aware of all the issues when he purchased the property. The City offered to purchase the property from the buyer, who agreed to sell. Roll call vote showed 5 ayes.

- e. Commissioner Teeters made a motion to approve Ordinance 2413 regarding no parking on Carpenter Street. Commissioner Moore second the motion. Attorney Szeto said vehicles are blocking the alleyway and driveway entrances. There are also safety concerns when turning off of Gardner Street on to Carpenter. Mayor Rehl said the City had received complaints regarding the blocking of driveways and the alley. Roll call vote showed 5 ayes.

ADJOURN:

At 5:54 pm on a motion made by Commissioner Teeters second by Commissioner Fitzgerald. Voice vote carried the motion.

Mayor

City Clerk

Approved: