

CITY OF SOUTH BELOIT
REGULAR COUNCIL MEETING
February 19, 2024

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

ROLL CALL: Present & answering to roll call were Commissioners Adleman, Hedrington, Morse, Prentice, and Mayor Fitzgerald
City Attorney Roxanne Sosnowski was present
City Administrator Sonya Hoppes was present
City Clerk Tracy Patrick recorded the minutes
Department Heads in attendance:
Police Chief Adam Truman
Street Superintendent Steve Haas
Fire Chief Jason Griffin
Community Development Director Shawna Henthorn

PLEDGE OF ALLEGIANCE: Led by Mayor Fitzgerald and recited by all members present.

INVOCATION: Finance Director, Don Elliott delivered the invocation.

APPROVE AGENDA: Commissioner Morse made a motion to approve the agenda. Commissioner Prentice second the motion. Voice vote carried the motion.

PUBLIC COMMENT: None.

APPROVAL OF MINUTES:
1. Commissioner Prentice made a motion to approve the Minutes of the Regular Council Meeting held on February 5, 2024. Commissioner Adleman second the motion. Voice vote carried the motion.

REPORT OF OFFICER

1. Finance:
Commissioner Adleman made a motion to approve the claims paid from February 3 – 16, 2024 in the amount of \$395,599.16. Commissioner Morse second the motion. Roll call vote showed 5 ayes.
2. Attorney Report:
3. Reports:
City Administrator Report and Staff Report
Accounts and Finance-Commissioner Ryan Adleman
Health & Public Safety-Commissioner Ken Morse
Streets & Public Improvement-Commissioner Brian Hedrington
Public Properties-Commissioner Courtney Prentice
Mayor-Tom Fitzgerald

Commissioner Prentice made a motion to approve moving item a. under Ordinances-Second Read to after item e. under Ordinances-Second Read. Commissioner Adleman second the motion. Voice vote carried the motion.

ORDINANCES-SECOND READ:

- a. Commissioner Morse made a motion to approve Ordinance 2776 Adopting a revised Zoning Code. Commissioner Prentice second the motion. Mayor Fitzgerald said the

Ordinance will need to be laid over to the March 18, 2024 meeting. Commissioner Morse made a motion to approve laying over Ordinance 2776 Adopting a revised Zoning Code. Commissioner Prentice second the motion. Council members discussed several sections of the draft version of the Zoning Code to determine any amendments, and if any additional language would be added. Discussion will continue for any further amendments at the March 18th meeting. Voice vote carried the motion.

- b. Commissioner Adleman made a motion to approve the second reading of Ordinance 2777 approving a Special Use Permit in the (UT) Urban Transitional Zoning District to allow a Planned Unit Development for a RV resort, which includes vacation home rentals, recreation and swimming facilities for the property located at 1220 Dearborn Ave. South Beloit, Illinois 61080, Winnebago County, with PINs: 04-08-476-002, 04-08-426-001, 04-08-226-001, 04-08-251-004, 04-08-251-003, & 04-08-204-003. Commissioner Prentice second the motion. Attorney Sosnowski said at the first reading of the ordinance some proposed changes were discussed, however no changes were made to the agreement regarding the Professional Fee reimbursement, and the sewer connection phasing as well as when any sewer connection fees would be paid. Council discussed the phasing and connection fees. Administrator Hoppes said WWTP Superintendent, Jeff Reininger was at a conference, but he had previously discussed with developer, Lance Beatch and it was agreed that hookups could be done in phases, and would be paid for as the phases came in. Administrator Hoppes reviewed the current amount due for Professional Fee Reimbursement is \$8,717.60 as of February 5, 2024. Administrator Hoppes said those fees do not include staff time, and Engineering time that is spent at City Hall by Engineer, Brandon Boggs-only additional contracted staff like legal or zoning review. Council discussed a 20% reduction. Commissioners Morse and Hedrington were not in favor of any reduction as the fees need to be recouped by the city. Commissioners Adleman and Prentice, and Mayor Fitzgerald were in favor of rounding the amount to \$7,000.00. Administrator Hoppes said there would be additional minimal fees after February 5, 2024. Commissioner Prentice made a motion to amend Page 5 section 3. d. of the agreement to amend the professional fees to not to exceed \$7,500.00. Commissioner Prentice second the motion. Roll call vote showed 3 ayes and 2 nays by Commissioners Hedrington and Morse.
- c. Commissioner Adleman made a motion to approve the second reading of Ordinance 2778 approving a Special Use Permit in the (UT) Urban Transitional Zoning District to allow a Planned Unit Development for a RV resort, which includes vacation home rentals, recreation and swimming facilities for the property located at 1220 Dearborn Ave. South Beloit, Illinois 61080, Winnebago County, with PINs: 04-08-476-002, 04-08-426-001, 04-08-226-001, 04-08-251-004, 04-08-251-003, & 04-08-204-003. Commissioner Prentice second the motion. Attorney Sosnowski said this is a companion Ordinance that will go with Ordinance 2778. Roll call vote showed 5 ayes.
- d. Commissioner Adleman made a motion to approve the second reading of Ordinance 2779 approving a Zoning Map Amendment for the property commonly known as 1322 Gardner St., South Beloit, IL 61080, with PIN: 04-05-427-003 proposing that said property be zoned from the (CR) Commercial Retail to the (CT) Commercial Traffic Zoning District. Commissioner Prentice second the motion. Roll call vote showed 5 ayes.
- e. Commissioner Adleman made a motion to approve the second reading of Ordinance 2780 approving a Special Use Permit in the (CT) Commercial Traffic Zoning District to allow a Planned Unit Development for an Adult – Use Cannabis, for the property located at 1322 Gardner St., South Beloit, Illinois 61080, Winnebago County, with PIN No. 04-05-427-003. Commissioner Prentice second the motion. Commissioner Adleman said the ownership for the proposed business has been easy to work with regarding the signage and branding and that all concerns he voiced at

the previous meeting have been addressed by the owners. Commissioner Adleman voiced concern with allowing any further adult use cannabis businesses beyond two. Attorney Sosnowski said the State Statute allows the City to limit these types of businesses. The process would start with the Zoning Board of Appeals. Roll call vote showed 4 ayes and 1 nay by commissioner Morse.

ORDINANCES-FIRST READ:

- a. Commissioner Morse made a motion to approve the first reading of Ordinance 2783 amending Chapter 82 Solid Waste Article II City Collection, Section 82-34 Fees for Collection. Commissioner Adleman second the motion. Attorney Sosnowski said the ordinance was regarding the garbage only customers. The ordinance matches the utility chapter of the code and has the same late fee. The city will follow the same process as the utility section that states the city will record a lien and terminate garbage services for nonpayment. Commissioner Prentice asked about the city's process when the garbage is piled up for a number of days. Attorney Sosnowski said those instances would become a code enforcement issue. Attorney Sosnowski explained the process for code enforcement of this type of issue. Roll call vote showed 5 ayes.

RESOLUTIONS:

- a. Commissioner Adleman made a motion to approve Resolution 6501 approving TRICOR Insurance as Broker of Record Authorization to administer the City Employee Health, Dental, Vision, and Group Life/AD&D Insurance. Commissioner Prentice second the motion. Commissioner Prentice second the motion. Administrator Hoppes said the change is only affecting the agent who handles the program to a local agent. Roll call vote showed 5 ayes.

NEW BUSINESS:

- a. Commissioner Adleman made a motion to approve hiring Raymond Slater as Full Time for the Wastewater Treatment Plant at a rate of \$17.85/hour. Commissioner Morse second the motion. Roll call vote showed 5 ayes.
- b. Commissioner Morse made a motion to approve hiring Dawn Hickok as Part Time for the Wastewater Treatment Plant at a rate of \$15.00/hour. Commissioner Adleman second the motion. Roll call vote showed 5 ayes.
- c. Commissioner Morse made a motion to hire Bodee Redieske as a paid-on call Firefighter at a rate of \$15.00/hour. Commissioner Adleman second the motion. Roll call vote showed 5 ayes.
- d. Commissioner Adleman made a motion to approve Bodee Redieske to attend Basic Operations Firefighter Schooling. Commissioner Morse second the motion. Roll call vote showed 5 ayes.

EXECUTIVE SESSION:

At 6:12 pm on a motion made by Commissioner Adleman the council approved going into Executive Session. Commissioner Prentice second the motion. The purpose of Executive Session is to:

1. Discuss the purchase of real property as provided by 5 ILCS 120/2 (c) (5) of the Illinois Open Meetings Act.

RECONVENE TO OPEN SESSION:

At 6:34 pm.

ROLL CALL:

Roll call showed all members previously at the meeting at the reconvening of the meeting.

ORDER OF BUSINESS:

None.

ADJOURN:

At 6:34 pm on a motion by Commissioner Adleman second by Commissioner Prentice.
Voice vote carried the motion.

Mayor

City Clerk

Approved: