

BREESE CITY COUNCIL MEETING * AUGUST 19, 2014

AGENDA

1. RESOLUTION – Celebrating the 50th Anniversary of Warren G. Murray Developmental Center and Declaring the Week of September 20th as “Celebrate Murray-Celebrate Our Citizens” week.
2. RESOLUTION – Adopts the City of Breese Net Metering Policy. Sets standards for Net Metering of certain customer-owned generation.
3. TRUCK PURCHASE – 2009 International 4400 Dump Truck from Effingham Truck Sales in the amount of \$48,500. Truck to be used in the utility department.
4. ZONING REQUEST OF CRAIG STEINMANN – Findings of Fact and Conclusions of the City Council relative to the Special Use Permit filed by Craig Steinmann. It allows Steinman to tear down existing buildings for the purpose of constructing a duplex in its place and shall give him two years from the enactment of the ordinance to construct the duplex. Special Use shall be transferable to a subsequent owner. Property located 900 N. 7th St.
5. ZONING ORDINANCE – Granting the application for a Special Use Permit filed by Crain Steinman.
6. ZONING REQUEST OF PRECISION DESIGN AND BUILD INC – Findings of Fact and Conclusions of the City Council relative to the Variance filed by Precision Design and Build. It relaxes the 75’ minimum lot width at the building line for structures in an R-3 District to 67’ for property located at 13869 Lincoln Drive and to 55’ for property located at 13871 Lincoln Drive for the purpose of building single family residences on each lot.
7. ZONING ORDINANCE – Granting the request for a Variance filed by Precision Design and Build, Inc.
8. ZONING ORDINANCE – Granting the request for a Zoning Amendment filed by Randy Peek and Kenny Thole. It re-zones property located at 617 N. Main St. from R-2 to C-1.
9. ZONING ORDINANCE – Chapter 40 of the City of Breese Municipal Code (The Zoning Code) shall be amended in its entirety.
10. ZONING HEARING – August 21st at 7:30 p.m. in City Hall. Jeff Jung request a special use permit for a home occupation. He wants to operate a repair shop for golf carts and small engines in his garage in an R-1 District. Property located at 657 S. 2nd St.
11. ZONING HEARING – August 19th at 7 p.m. in City Hall. Final hearing for the revisions to the zoning code.

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Minutes of the proceeding of the 32nd Regular Meeting of the Breese City Council held in City Hall on the above date.

Mayor Charles E. Hilmes called the meeting to order at 7:30 p.m.

Aldermen in attendance: Robert Berndsen, Bill Fischer, Debbie Koetting, Carl Ratermann, Paul Steinman, Norb Tebbe, Kevin Timmermann, Gary Usselmann.

City Officials: Utility Plant Operations Manager Dale Detmer, Public Works Manager Don Voss, Police Chief Bob Fix, City Attorney Joanne Stevenson, Zoning Administrator John Becker, Zoning Board Chairman Tom Grawe.

Press: Philip Sledge, Centralia Sentinel.

Visitors: Theresa Richards, Terry Richards, Terese Kasson, Ken Thole, Randy Peek, Kim Peek, Stephanie Garcia, Norina Poettker, Julie Becker, Keith Wilken, Justin Eilermann, Craig Steinman.

GENERAL BUSINESS

Motion by Steinman seconded by Berndsen to approve the minutes of the meeting held on August 5th and place on file. Motion Carried by unanimous voice vote.

Motion by Berndsen seconded by Tebbe to authorize payment of the bills submitted at the finance and regular meetings. Further, to approve the city clerk and city treasurer reports for July. On Roll Call Voting "aye": Tebbe, Timmermann, Usselmann, Berndsen, Fischer, Koetting, Ratermann, Steinman. Motion Carried.

COMMITTEE REPORTS

ZONING/BUILDING INSPECTION:

Motion by Timmermann seconded by Usselmann to approve the Findings of Fact and Conclusion of the City Council relative to the Special Use Permit filed by Craig Steinman. It allows Steinman to tear down existing buildings for the purpose of constructing a duplex in its place and gives him two years from the enactment of the ordinance to construct the duplex. The special use shall be transferable to a subsequent owner. Property located at 900 N. 7th St. On Roll Call Voting "aye": Timmermann, Usselmann, Berndsen, Fischer, Koetting, Ratermann, Tebbe. Voting "abstain": Steinman. Motion Carried.

ZONING (continued):

Motion by Berndsen seconded by Ratermann to pass Ordinance #1306 as presented. It grants the request for a Special Use Permit filed by Craig Steinman. On Roll Call Voting "aye": Usselmann, Berndsen, Fischer, Koetting, Ratermann, Tebbe, Timmermann. Voting "abstain": Steinman. Motion Carried.

Motion by Steinman seconded by Timmermann to approve the Findings of Fact and Conclusions of the City Council relative to the Variance filed by Precision Design and Build. It relaxes the 75' minimum lot width at the building line for structures in an R-3 District to 67' for property located at 13869 Lincoln Drive and to 55' for property located at 13871 Lincoln Drive for the purpose of building a single family residences on each lot. On Roll Call Voting "aye": Usselmann, Berndsen, Fischer, Koetting, Ratermann, Steinman, Tebbe, Timmermann. Motion Carried.

Motion by Steinman seconded by Usselmann to pass Ordinance #1307 as presented. It grants the request for a Variance filed by Precision Design and Build, Inc. On Roll Call Voting "aye": Berndsen, Fischer, Koetting, Ratermann, Steinman, Tebbe, Timmermann, Usselmann. Motion Carried.

Motion by Steinman seconded by Berndsen to pass Ordinance #1308 as presented. It grants the request for a Zoning Amendment filed by Randy Peek and Kenny Thole. It re-zones property located at 617 N. Main St. from R-2 to C-1. On Roll Call Voting "aye": Fischer, Koetting, Ratermann, Steinman, Tebbe, Timmermann, Usselmann, Berndsen. Motion Carried.

A group of nearby residences in attendance voiced their opposition and were given an opportunity to address the matter prior to the Council voting on the issue. Country Companies will house their insurance company there. Theresa Richards of Country Companies explained she has had an office in downtown on Main St. for about 10 years and need to expand/consolidate. Keith Wilken of Country Companies commented that they would offer adjacent property owner Norina Poettker the 1st option to purchase the property in the event the Company would want to sell the property.

Stephanie Garcia asked why the property could not be sold as residential. She asked what type of sign would be erected. Julie Becker was perturbed that the property is changing to commercial since the area is residential. It was brought out the property is located next to the American Legion and the property just west of it there is a group home and beauty salon.

Motion by Steinman seconded by Koetting to pass Ordinance #1309 as presented. It provides that Chapter 40 of the City of Breese Municipal Code (The Zoning Code) shall be amended in its entirety. On Roll Call Voting "aye": Koetting, Ratermann, Steinman, Tebbe, Timmermann, Usselmann, Berndsen, Fischer. Motion Carried.

ZONING (continued):

Alderman Steinman stated there is another zoning hearing scheduled for August 21st at 7 p.m. in City Hall. Jeff Jung request a special use permit for a home occupation. He wants to operate a repair shop for golf carts and small engines in his garage in an R-1 District. Property located at 657 S. 2nd St.

PUBLIC WORKS – UTILITIES:

Motion by Berndsen seconded by Tebbe to pass Resolution #2014-14 as presented. It adopts the City of Breese Net Metering Policy which sets standards for net-metering of certain customer-owned generation. This is regarding a form of renewable generation (solar, wind, etc) that is becoming more available to individual customers for installation in the homes and businesses. On Roll Call Voting "aye": Ratermann, Steinman, Tebbe, Timmermann, Usselmann, Berndsen, Fischer, Koetting. Motion Carried.

Motion by Berndsen seconded by Usselmann to purchase a 2009 International 4400 Dump Truck from Effingham Truck Sales in the amount of \$48,500. The truck to be used in the utility department. On Roll Call Voting "aye": Steinman, Tebbe, Timmermann, Usselmann, Berndsen, Fischer, Koetting, Ratermann. Motion Carried.

PUBLIC WORKS – STREETS/DRAINAGE:

Alderman Timmermann commented that the 1st Phase of the drainage project for the Roundabout at North Walnut and Holy Cross Lane has been completed. The contractor will be putting down asphalt on the affected areas on Wednesday. The Roundabout is a joint City-County project. He said the rock/oiling and the Mater Dei retention project has also been completed. No date has been set for the rock/oiling of the alleys and driveways.

PUBLIC SAFETY:

Alderman Fischer asked motorist to slow down, observe the traffic signs and be careful as school has started. He noted the new speed monitor will be moved to various areas of town.

Alderman Fischer reported the Breese Police Department will be sponsoring the annual DARE motorcycle ride. The ride is usually 125-150 miles long will start at the north park and end at the American Legion. The event will be held on September 14 and proceeds will benefit the Breese DARE Fund. New Baden Police Department used to sponsor it but no longer participates in the DARE program.

RECREATION:

Alderman Ratermann noted that the swim pool hours of operation will be sporadic due to a lack of lifeguards. The next park board meeting is scheduled for August 27th at 7 p.m. in City Hall.

OLD/NEW BUSINESS:

Motion by Ratermann seconded by Timmermann to pass Resolution #2014-15 as presented. It recognizes the 50th Anniversary of the Warren G. Murray Developmental Center and the Declares the Week of September 20th as "Celebrate Murray-Celebrate Our Citizens" week. Motion Carried by unanimous voice vote.

ADJOURNMENT:

Motion by Steinman seconded by Ratermann to adjourn after no further business was brought before the Council. Motion Carried by unanimous voice vote.

The meeting adjourned at 8:04 p.m.

Non-verbatim minutes taken by:



Robert J. Vehhaus, City Clerk