

BREESE CITY COUNCIL MEETING \* DECEMBER 1, 2015

AGENDA

1. 2015 TAX LEVY ORDINANCE (For Taxes Payable in 2016) – Total Levy (excluding Bond Levy): \$822,000; which is the same as 2014.
2. TAX ABATEMENT ORDINANCE – Abate the Tax Levy in the amount of \$281,862.50 for the General Obligation Refunding Bonds (Tax Increment Alternate Revenue Source), Series 2015.
3. WAIVE COMPETITIVE BIDDING – North First Street Improvement Project (between Walnut and Haag Streets). Project consists of sidewalks, drainage and curbing. Project being done to satisfy the relief sewer grant project requirements.
4. AWARD NORTH FIRST STREET PROJECT – Supplied Industrial Solutions Inc. in the amount of \$117,424.00.
5. AWARD SEWER EXTENSION PROJECT – Gelly Excavating & Construction in the amount of \$39,603.65.
6. FINAL PLAT – TLV Estates #4.
7. KORTE VARIANCE REQUEST – Findings of Fact and Conclusions of the City Council relative to the Petition for Zoning Variance filed by Chris Korte for Jeff Rehberger.
8. KORTE ZONING ORDINANCE – Granting the Zoning Variance filed by Chris Korte for Jeff Rehberger. Korte requested a 5' variance so he can build another self storage building 20' from the rear property line and align it with the present buildings. The required minimum setback in an Industrial District is 25'. The property is located at 10225 Holy Cross Lane.
9. STEINMAN VARIANCE REQUEST – Findings of Fact and Conclusions of the City Council relative to the Petition for Zoning Variance filed by Craig Steinman.
10. STEINMAN ZONING ORDINANCE – Granting the Zoning Variance filed by Craig Steinman. Steinman owns two lots. The east lot is 122.5' of frontage and 125' deep. The west lot is 73' of frontage and 125' deep. Steinman wanted to subdivide the 2 lots, creating 3 lots. The east lot would be 61' by 125', the middle lot would be 61' by 125'; and the west lot would be 73.5' by 125'. The minimum side setback in an R-1 District is 8'. Steinman requested a 6' side setback on the east side of the house that is located on the proposed 73.5' by 125' lot and a 6' side setback on the vacant lots for future single family homes. Property located on or near 900 North 7<sup>th</sup> St.

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Minutes of the proceeding of the 15<sup>th</sup> 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, Chris Hamilton, Debbie Koetting, Carl Ratermann, Paul Steinman, Kevin Timmermann, Gary Usselmann.

City Officials: Utility Plant Operations Manager Dale Detmer, Public Works Manager Don Voss, City Business Administrator Tim Schleper, Police Chief Bob Fix, City Attorney Joanne Stevenson, Golf Supt. Paul Smith.

Press: Vicky Albers, Breese Journal.  
Philip Sledge, Centralia Sentinel.

Visitors: Ted Voss, Jean Steinman, Chris Korte, Zachary Tebbe, Jacob Foppe.

GENERAL BUSINESS

Motion by Usselmann seconded by Timmermann to approve the minutes of the meetings held on November 16 & 17, 2015 and place on file. Motion Carried by unanimous voice vote.

Motion by Koetting seconded by Timmermann to authorize payment of the bills submitted. On Roll Call Voting "aye": Steinman, Timmermann, Usselmann, Berndsen, Fischer, Hamilton, Koetting, Ratermann. Motion Carried.

COMMITTEE REPORTS

FINANCE:

Motion by Koetting seconded by Steinman to pass Ordinance #1335 as presented. It is the 2015 Tax Levy (for taxes payable in 2016). Total Levy (excluding Bond Levy): \$822,000. This is the same amount levied in 2014. On Roll Call Voting "aye": Timmermann, Usselmann, Berndsen, Fischer, Hamilton, Koetting, Ratermann, Steinman. Motion Carried.

Motion by Koetting seconded by Timmermann to pass Ordinance #1336 as presented. It abates the real estate tax levy in the amount of \$281,862.50 for the General Obligation Refunding Bonds (Tax Increment Alternate Revenue Source), Series 2015. On Roll Call Voting "aye": Usselmann, Berndsen, Fischer, Hamilton, Koetting, Ratermann, Steinman, Timmermann. Motion Carried.

**PUBLIC WORKS – UTILITIES:**

Motion by Berndsen seconded by Koetting to award the sewer extension project bid to Gelly Excavating & Construction in the amount of \$39,603.65. The project area is in the vicinity of Horstmann Subdivision north to the Wade Sales and Service plant. On Roll Call Voting “aye”: Berndsen, Fischer, Hamilton, Koetting, Ratermann, Steinman, Timmermann, Usselman. Motion Carried.

**PUBLIC WORKS – STREETS/DRAINAGE:**

Motion by Timmermann seconded by Steinman to waive competitive bidding for the North First Street Improvement Project (between Walnut and Haag Streets). Project consists of sidewalks, drainage and curbing. Project being done to satisfy the relief sewer grant project requirements. On Roll Call Voting “aye”: Fischer, Hamilton, Koetting, Ratermann, Steinman, Timmermann, Usselman, Berndsen. Motion Carried.

Motion by Timmermann seconded by Berndsen to award the North First Street Project, as described, to Supply Industrial Solutions, Inc. in the amount of \$117,424.00. On Roll Call Voting “aye”: Hamilton, Koetting, Ratermann, Steinman, Timmermann, Usselman, Berndsen, Fischer. Motion Carried.

Motion by Timmermann seconded by Ratermann to approve the Final Plat of TLV Estates #4. On Roll Call Voting “aye”: Koetting, Ratermann, Steinman, Timmermann, Usselman, Berndsen, Fischer, Hamilton. Motion Carried.

**RECREATION:**

Alderman Ratermann stated Bent Oak Golf Course is holding an Appreciation Day this Sunday. Also, the Christmas lights in the north park have been turned on and look really nice. The Mayor and Council thanked the park personnel and the volunteers for the time in making the project a success.

**ZONING/BUILDING INSPECTION:**

Motion by Fischer seconded by Koetting to approve the Findings of Fact and Conclusions of the City Council relative to the Petition for Zoning Variance filed by Chris Korte for Jeff Rehberger. On Roll Call Voting “aye”: Ratermann, Steinman, Timmermann, Usselman, Berndsen, Fischer, Hamilton, Koetting. Motion Carried.

Motion by Fischer seconded by Hamilton to pass Ordinance #1337 as presented. It grants the request for a Zoning Variance as stated in the agenda filed by Chris Korte for Jeff Rehberger. On Roll Call Voting “aye”: Steinman, Timmermann, Usselman, Berndsen, Fischer, Hamilton, Koetting, Ratermann. Motion Carried.

ZONING (continued):

Motion by Fischer seconded by Ratermann to approve the Findings of Fact and Conclusions of the City Council relative to the Petition for Zoning Variance filed by Craig Steinman. On Roll Call Voting "aye": Timmermann, Usselman, Berndsen, Fischer, Hamilton, Koetting, Ratermann. Voting "abstain": Steinman. Motion Carried.

Motion by Fischer seconded by Timmermann to pass Ordinance #1338 as presented. It grants the request for a Zoning Variance as stated in the agenda filed by Craig Steinman. On Roll Call Voting "aye": Usselman, Berndsen, Fischer, Hamilton, Koetting, Ratermann, Timmermann. Voting "abstain": Steinman. Motion Carried.

HEALTH & WELARE:

Alderman Hamilton noted that the last day for the Leaf Dump is December 16.

ADJOURNMENT:

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

The meeting adjourned at 7:47 p.m.

Non-verbatim minutes taken by:   
Robert J. Venhaus, City Clerk