

BREESE CITY COUNCIL MEETING * FEBRUARY 3, 2015

AGENDA

1. TIF RESOLUTION – Authorizing a TIF Agreement with Jeffrey Niemeyer d/b/a/ The Niemeyer Agency. Terms include a maximum reimbursement of \$88,780.30 over the remaining life of TIF #1, which shall end in 2021. Project: Construction of an office complex at 541 Mason Drive.
2. TIF RESOLUTION – Authorizing a TIF Agreement with Breese Development Group, LLC. Terms include a maximum reimbursement of \$1,625,761.34 over the remaining life of TIF #2, which shall end in 2036. Project: Construction of an Assisted Living and Long Term Care facility called “Legacy Place” located at 13887 Progress Drive.
3. RELIEF SEWER PAYMENT REQUEST #1 – Haier Plumbing & Heating, Inc. in the amount of \$682,129.80.
4. ZONING HEARING – February 5th at 7:30 p.m. in City Hall. Derek Mayberry request a Special Use Permit for a Home Occupation. It consists of welding and fabrication of signs, fire pits and other misc. goods. Property located at 790 N. Walnut St. Works would be performed in the detached garage.

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BREESE CITY COUNCIL MEETING * FEBRUARY 3, 2015

Minutes of the proceeding of the 43rd 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. Absent: 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.

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

Visitors: Macy Kuhl, Johnny Hock, Abby Hock, Seth Hock.

GENERAL BUSINESS

Motion by Steinman seconded by Koetting to approve the minutes of the meetings held on January 19 & 20, 2015 and place on file. Motion Carried by unanimous voice vote.

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

COMMITTEE REPORTS

FINANCE:

Motion by Tebbe seconded by Timmermann to pass Resolution #2015-3 as presented. It authorizes the execution of a TIF Agreement with Jeffrey Niemeyer d/b/a The Niemeyer Agency. Terms include a maximum reimbursement of \$88,780.30 over the remaining life of TIF #1, which shall end in 2021. The project consisted of the construction of an office complex at 541 Mason Drive. On Roll Call Voting "aye": Steinman, Tebbe, Timmerman, Berndsen, Fischer, Koetting, Ratermann. Absent: Usselmann. Motion Carried.

FINANCE (continued):

Motion by Tebbe seconded by Fischer to pass Resolution #2015-4 as presented. It authorizes the execution of a TIF Agreement with Breese Development Group, LLC. Terms include a maximum reimbursement of \$1,625,761.34 over the remaining life of TIF #2, which shall end in 2036. The project consisted of the construction of an Assisted Living and Long Term Care Facility called "Legacy Place" located at 13887 Progress Drive. On Roll Call Voting "aye": Tebbe, Timmermann, Berndsen, Fischer, Koetting, Ratermann, Steinman. Absent: Usselmann. Motion Carried.

PUBLIC WORKS – UTILITIES:

Motion by Berndsen seconded by Steinman to approve Pay Request #1 from Haier Plumbing & Heating, Inc. in the amount of \$682,129.80. Payment is for the Relief Sewer Project. The final testing of the lift station is scheduled for this Thursday. There is also some change orders that will be presented later. The City is withholding a retainage of \$75,827.20. On Roll Call Voting "aye": Timmermann, Berndsen, Fischer, Koetting, Ratermann, Steinman, Tebbe. Absent: Usselmann. Motion Carried. Funding for the project included a \$465,000 grant.

RECREATION:

Alderman Ratermann reported the park board met last Wednesday. Representatives from three organizations were there requesting the use of the park for special events.

ZONING/BUILDING INSPECTION:

Alderman Steinman stated a zoning hearing is scheduled for February 5th at 7:30 p.m. in City Hall. Derek Mayberry request a Special Use Permit for a Home Occupation. It consists of welding and fabrication of signs, fire pits and other misc. goods. Property located at 790 N. Walnut St. Works would be performed in the detached garage.

OLD/NEW BUSINESS:

Mayor Hilmes made the following comments:

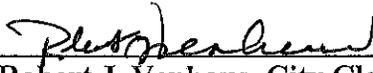
- Lebanon Bypass Phase 1 Study is about finished and plans for Phase 2 are being prepared. The matter of the terminus at Route 4 is an issue. The desired plan is a full blown interchange but the current plan is just a stop sign.
- Read a report of the building permits issued in the County for 2002-2014.
- Attended an IDOT transportation meeting last week. More funds are needed to repair the roads and bridges throughout Illinois.
- Economic development in Breese in 2014 was very active. There were 5 companies that expanded or relocated for a total of about 79,000 sq. ft. of commercial development and about 52 new jobs created.

ADJOURNMENT:

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

The meeting adjourned at 7:55 p.m.

Non-verbatim minutes taken by:


Robert J. Venhaus, City Clerk