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BREESE CITY COUNCIL MEETING \* APRIL 5, 2016

AGENDA

1. TIMMERMANN PROPERTIES VARIANCE REQUEST – Findings of Fact and Conclusions of the City Council relative to the Petition for Zoning Variance filed by Timmermann Properties.
2. ZONING ORDINANCE – Consider an Ordinance granting the request for Variance filed by Timmermann Properties.
3. SUPPLIED INDUSTRIAL SOLUTIONS – Pay Request #1 in the amount of \$99,385.00. Project: North First Street Improvements/Relief Sewer Grant.
4. BENT OAK GOLF COURSE CLUBHOUSE MANAGER APPOINTMENT: Eddie Greer effective April 9, 2016.
5. RESOLUTION – Authorizes the execution of an employment contract for newly appointed clubhouse manager Eddie Greer.
6. PARK BOARD APPOINTMENT – Christopher Pollmann.
7. PARK BOARD APPOINTMENT – Louis Deien.
8. RESOLUTION TIF ASSIGNMENT – J.S.L.S., Inc. to MJLSTOC Properties LLC.
9. RESOLUTION TIF ASSIGNMENT – Robert Krebs d/b/a Krebs Studio to Alan G. Becker Revocable Living Trust.
10. RESOLUTION TIF ASSIGNMENT - Steven Wintermann, Bev Wintermann, Tammy Wintermann and Chris Hamilton, D/B/A Breese Meats and Produce to Tran Van Loc and Quyen Dang.

BREESE CITY COUNCIL MEETING \* APRIL 5, 2016

Minutes of the proceeding of the 23<sup>rd</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. Absent: 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.

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

Visitors: Lynn Wedekemper, Richard Kuiken, Eric Timmermann, Nicole Warnecke, Kristine Daiber, Aaron Munie, Cody Huelsmann, Nick Huelsmann, Spencer Kohrman, Chase Hilmes, Gabrielle Garland.

GENERAL BUSINESS

Motion by Steinman seconded by Hamilton to approve the minutes of the meetings held on March 14 & 15, 2016 and place on file. Motion Carried by unanimous voice vote.

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

Mayor Hilmes acknowledged some high school students who were attending for their government class at Central.

COMMITTEE REPORTS

FINANCE:

Motion by Koetting seconded by Berndsen to pass Resolution #2016-4 as presented. It assigns the TIF Agreement with J.S.L.S., Inc. dated October 19, 2004 to MJLSTOC Properties, LLC. On Roll Call Voting "aye": Timmermann, Berndsen, Fischer, Hamilton, Koetting, Ratermann, Steinman. Absent: Usselmann. Motion Carried.

**FINANCE (continued):**

Motion by Koetting seconded by Steinman to pass Resolution #2016-5 as presented. It assigns the TIF Agreement with Robert Krebs d/b/a Krebs Studio dated August 3, 1999 to Germantown Trust and Savings Bank as Trustee of the Alan G. Becker Trust. On Roll Call Voting "aye": Berndsen, Fischer, Hamilton, Koetting, Ratermann, Steinman, Timmermann. Absent: Usselmann. Motion Carried.

Motion by Koetting seconded by Fischer to pass Resolution #2016-6 as presented. It assigns the TIF Agreement with Steven Wintermann, Bev Wintermann, Tammy Wintermann and Chris Hamilton dated December 1, 2009 to Tran Van Loc and Quyen Dang. On Roll Call Voting "aye": Fischer, Koetting, Ratermann, Steinman, Timmermann, Berndsen. Voting "abstain": Hamilton. Absent: Usselmann. Motion Carried.

**PUBLIC WORKS – UTILITIES:**

Motion by Berndsen seconded by Timmermann to approve Supplied Industrial Solutions Pay Request #1 in the amount of \$99,385.00. This is for the North First Street Improvements/Relief Sewer Grant Project. On Roll Call Voting "aye": Hamilton, Koetting, Ratermann, Steinman, Timmermann, Berndsen, Fischer. Absent: Usselmann. Motion Carried.

**RECREATION:**

Mayor Hilmes appointed Eddie Greer as Bent Oak Golf Course Clubhouse Manager effective April 9, 2016. Mayor explained he will be working with Clubhouse Manager Barb Jansen until her retirement on June 30, 2016.

Motion by Ratermann seconded by Koetting to approve the Greer appointment. On Roll Call Voting "aye": Koetting, Ratermann, Steinman, Timmermann, Berndsen, Fischer, Hamilton. Absent: Usselmann. Motion Carried.

Motion by Ratermann seconded by Steinman to approve Resolution #2016-7 as presented. It authorizes the execution of an employment contract with the newly appointed Clubhouse Manager, Eddie Greer. Mayor noted the annual starting salary shall be \$30,000. On Roll Call Voting "aye": Ratermann Steinman, Timmermann, Berndsen, Fischer, Hamilton, Koetting. Absent: Usselmann. Motion Carried.

Mayor Hilmes appointed Christopher Pollmann and Louis Deien to the Park Board. They replaced Bob Strieker and Al Mourlam who recently retired.

Motion by Ratermann seconded by Fischer to approve the Pollmann and Deien appointments. On Roll Call Voting "aye": Steinman, Timmermann, Berndsen, Fischer, Hamilton, Koetting, Ratermann. Absent: Usselmann. Motion Carried.

## ZONING/BUILDING INSPECTION:

Mayor Hilmes stated the zoning board approved the variance request of Eric Timmermann of Timmermann Properties at their hearing on March 31. He would like to build a third commercial building on the one acre lot but the zoning code stipulates only one principal building per lot.

Mayor Hilmes stated there was some opposition to the request and were present at tonight's meeting. He gave them an opportunity to give their reasons for opposing the variance.

Richard Kuiken, a lawyer, said he was representing the owner of the property which is located north and east of the one-acre tract owned by Timmermann. This property is about 74 acres of farm ground. The owner is Lynn Wedekemper.

Kuiken stated he believes that there was not enough evidence presented at the hearing to justify granting the variance. He then cited the requirements in the zoning code relating to variances and also some court cases.

Eric Timmermann stated he owns the property and would be leasing it to an established business from Nashville, IL. He already spoke to the City's public works manager about the drainage requirements. He would also create parking for an additional 14 spots.

City Attorney Joanne Stevenson commented that the City can act on the Ordinance or refer back to the zoning board. Eric Timmermann could subdivide the property or present further evidence/information. She noted that the claims cited by Kuiken were subject to interpretation.

Mayor Hilmes suggested tabling the Ordinance until the next meeting on April 19. This would give the city attorney some time to do some research. Also, to give Timmermann a chance to provide additional evidence/information or decide what direction he would like to go. Attorney Kuiken said they had no problem waiting two weeks.

It was brought out the one-acre tract has always been a commercial area for the past 50 years. There was a blacksmith shop there for many years.

Motion by Berndsen seconded by Hamilton to table action on the two zoning issues on the agenda: (1) Findings of Fact and Conclusions; and (2) Zoning Ordinance. On Roll Call Voting "aye": Timmermann, Berndsen, Fischer, Hamilton, Koetting, Ratermann, Steinman. Absent: Usselman. Motion Carried.

Mayor Hilmes asked Wedekemper about the run-off from his fields during heavy rains. Wedekemper said he is addressing this matter.

**HEALTH & WELFARE:**

Alderman Hamilton reported the Spring Cleanup Day is scheduled for April 23<sup>rd</sup> from 9 a.m. – 3 p.m. at the street department. He noted that new this year is the acceptance of e-waste including televisions.

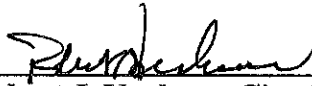
**PUBLIC SAFETY:**

Alderman Fischer stated the police department will host a Street Safety Fair on April 18-22 at Elementary District #12. All grade schools in Clinton County will be invited to learn about safety on the streets.

**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 8:20 p.m.

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