

**BREESE CITY COUNCIL MEETING \* JUNE 3, 2014****AGENDA**

1. **RESOLUTION** – Authorizing the execution of a TIF Agreement with Arrow Shed LLC. Terms include a total reimbursement of \$40,000 payable over 8 years.
2. **ZONING REQUEST OF ELIZABETH KLUTHO** – Findings of Fact and Conclusions of the City Council relative to the Petition for Zoning Variance filed by Elizabeth Klutho. It relaxes the 3' minimum set-back line for fences in a residential district. Property located at 416 N. 6<sup>th</sup> St.
3. **ZONING ORDINANCE** – Granting the request for Variance filed by Elizabeth Klutho.
4. **ZONING REQUEST OF JACK AND LOIS GARCIA** – Findings of Fact and Conclusions of the City Council relative to the Petition for Zoning Variance filed by Jack and Lois Garcia. It relaxes the 3' minimum set-back line for fences in a residential district. Property located at 71 N. 12<sup>th</sup> St.
5. **ZONING ORDINANCE** – Granting the request for a Variance filed by Jack and Lois Garcia.
6. **ZONING REQUEST OF RANDY PEEK AND KENNY THOLE** – Findings of Fact and Conclusions of the City Council relative to the Petition for a Zoning Special Use Permit. It would allow a Group Home in an R-2 District. Property located at 617 N. Main St.
7. **ZONING ORDINANCE** – Granting the request for a Special Use Permit filed by Randy Peek and Kenny Thole.

**BREESE CITY COUNCIL MEETING \* JUNE 3, 2014**

Minutes of the proceeding of the 27<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, Debbie Koetting, Carl Ratermann, Paul Steinman, Kevin Timmermann, Gary Usselmann. Absent: Norb Tebbe.

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. Also, Officer Tom Wuest.

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

Visitors: Stephanie Garcia, Norina Poettker, Keith Poettker, Pam Koch, Dave Hummert, Carol Hummert, Emma Niemeyer, Mike Huelsmann, James Masching, Geri Masching, Ryan Poettker, Joe Vinarcsik, Sharon Fehrmann, Carol Fischer, Lillian Iiams, Ralph Maue, Kim Peek, Randy Peek, Kenny Thole, Kathy Crain, Phil Becker, Julie Becker, Elizabeth Klutho, Emily Blaekburn, Melissa Webster, Cheryl Farnham, Steve Richter, Christine Fulbright Foppe, John Foppe, Terese Kasson, Jack Garcia, Lois Garcia.

**GENERAL BUSINESS**

Motion by Usselmann seconded by Timmermann to approve the minutes of the meetings held on May 19<sup>th</sup> & 20<sup>th</sup> and place on file. Motion Carried by unanimous voice vote.

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

COMMITTEE REPORTSZONING/BUILDING INSPECTION:

Motion by Steinman seconded by Berndsen to approve the Findings of Fact and Conclusions of the City Council relative to the Petition for Zoning Variance filed by Elizabeth Klutho. It allows Klutho to build a fence within one-half foot (1/2') of her property line on the east, west and rear line for the property located at 416 N. 6<sup>th</sup> St. On Roll Call Voting "aye": Ratermann, Steinman, Timmermann, Usselmann, Berndsen, Fischer, Koetting. Absent: Tebbe. Motion Carried.

Motion by Steinman seconded by Koetting to pass Ordinance #1297 as presented. It grants the request for a Variance filed by Elizabeth Klutho. On Roll Call Voting "aye": Steinman, Timmermann, Usselmann, Berndsen, Fischer, Koetting, Ratermann. Absent: Tebbe. Motion Carried.

Motion by Steinman seconded by Timmermann to approve the Findings of Fact and Conclusions of the City Council relative to the Petition for Zoning Variance filed by Jack and Lois Garcia. It allows them to build a fence on their property line on the north and west line for the property located at 71 N. 12<sup>th</sup> St. On Roll Call Voting "aye": Timmermann, Usselmann, Berndsen, Fischer, Koetting, Ratermann, Steinman. Absent: Tebbe. Motion Carried.

Motion by Steinman seconded by Usselmann to pass Ordinance #1298 as presented. It grants the request for a Variance filed by Jack and Lois Garcia. On Roll Call Voting "aye": Usselmann, Berndsen, Fischer, Koetting, Ratermann, Steinman, Timmermann. Absent: Tebbe. Motion Carried

Mayor Hilmes remarked that the majority of those in attendance were there for the zoning request of Randy Peek and Kenny Thole for a Special Use Permit to allow a Group Home (One Faith United) in an R-2 District located at 617 N. Main St. He said the zoning board approved the request at a hearing on May 22, 2014 with no negative comments from the neighbors and Community Link.

Mayor said there were 4 Aldermen at the hearing and had questions about the home and was asked to look into the background of the home residents. These residents would be between 12-18 years old with behavior and disciplinary issues and DCFS was involved. Police Chief Fix contacted the Centralia P.D. about a similar home already located in their town. They reported there were 182 calls to the home in 2013. There were also 81 incidents involving someone residing there, but the incident occurred at a different location. He said most of the calls dealt with runaway juveniles, but many calls also dealt with criminal activities.

**ZONING (continued):**

Mayor concluded that the zoning board was not given all the facts needed to make an informed decision and that a residential neighborhood in Breese was not a good location for One Faith United. Mayor stated that based on everything, he recommends the Council vote against the approval of the special use permit.

Melissa Webster of One Faith United addressed the Council. She noted that the home in Centralia had 32 residents but the proposed home in Breese would house only 8 children from the ages of 15-18 yrs old. She said these kids do have behavior and mental problems and had trauma in their lifetime. They are trying to integrate them into society. They could come from all areas of Illinois. They would go to the local high school if able. She then answered questions from the audience.

John Foppe, former executive director at Community Link, asked about what type of diagnosis the children would have. Melissa said that many suffer from post traumatic stress disorder because of extreme neglect and child abuse. Some have diagnoses from slight behavioral issue to bipolar disorders. Foppe stated the home may have an affect on the Community Link home which is located nearby to the west.

Julie Becker felt these kids would not be able to integrate into a town the size of Breese whether the police would be able to handle all the additional calls.

Other questions concerned how the staff would be able to handle such teenagers, the quality of the staff, how much freedom these teenagers would have, the cost to the schools, etc.

Mayor commented that it would only take one resident to disrupt the neighborhood and with the history associated with these types of homes, did not feel it is right for this town. He recommended the special use be denied. He noted that he spoke to the city attorney and there are all kinds of problems with the information given in the application.

The Petitioner, Randy Peek, stated they did not want to disrupt the entire community and did not intend to mislead the public. Therefore, he would like to withdraw the request for the Special Use Permit. Since he withdrew his request, the Council did not need to act on the agenda items relative to the Randy Peek and Kenny Thole special use permit.

FINANCE:

Motion by Koetting seconded by Usselmann to pass Resolution #2014-13 as presented. It authorizes the execution of a TIF Agreement with Arrow Shed LLC. Terms include a maximum reimbursement of \$40,000 made in 8 annual installments beginning in 2014. On Roll Call Voting "aye": Berndsen, Fischer, Koetting, Ratermann, Steinman, Timmermann, Usselmann. Absent: Tebbe. Motion Carried.

PUBLIC WORKS – UTILITIES:

Alderman Berndsen noted the new engine/generator is expected to arrive in 2-3 weeks and take about a month to install.

PUBLIC SAFETY:

Police Chief Bob Fix reported on the successful recovery of a missing 9-year old boy. The boy had some medical issues and was missing from about 5-6 pm to 11 pm. The City's Code Red Emergency system was activated and was instrumental in finding the boy. He said there were about 100-150 people involved in the search and thanked all who participated.

RECREATION:

The new splash pad/baby pool needs an epoxy coating and will be done once the weather cooperates. A mid-June opening is anticipated.

ZONING/BUILDING INSPECTION:

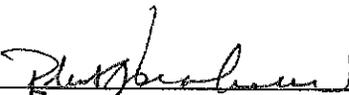
Alderman Steinman stated a zoning hearing is scheduled for June 5<sup>th</sup> at 7:30 p.m. in City Hall. The request was made by Angeline Holtgrave.

ADJOURNMENT:

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

The meeting adjourned at 8:25 p.m.

Non-verbatim minutes taken by:

  
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 Robert J. Venhaus, City Clerk