

BREESE CITY COUNCIL MEETING * JANUARY 17, 2017

AGENDA

1. TIF ORDINANCE – Approving the removal of certain property from the City of Breese TIF Redevelopment Project Area No. 1. (to be included in the future S. 4th Street/Germantown Road TIF area). Generally, located south of S. 4th St. adjacent to Germantown Road.
2. NEW TIF DISTRICT ORDINANCE – Approving the Tax Increment Redevelopment Plan and Project for the South 4th Street/Germantown Road Redevelopment Project Area.
3. NEW TIF DISTRICT ORDINANCE – Designating the South 4th Street/Germantown Road Redevelopment Project Area.
4. NEW TIF DISTRICT ORDINANCE – Adopting Tax Increment Financing for the South 4th Street/Germantown Road Redevelopment Project Area.
5. HENKEN/ALBERS ZONING – Still waiting on the legal description for the portion of the principal tract they wish to have rezoned from R-2 to C-2.
6. RANDY PEEK ZONING REQUEST – Findings of Fact and Conclusions of the City Council relative to the Petition for a Special Use Permit filed by Randy Peek. The findings stated, in part, that “the construction of a duplex on the lot located at 910 N. 4th Street, will negatively impact the surrounding area in that it places a structure which creates unreasonable population density in a smaller sized lot which will also create issues of increased traffic in a small condensed area as well as problems caused by parking cars on a street that is too narrow and single directional to accommodate the parking of additional vehicles.” And, “the lot is currently vacant and the applicant has numerous options open to him with respect to the use of the lot including constructing a single family structure more suitable for the neighborhood and the location, or selling the lot.”
7. ZONING ORDINANCE – Denying the application for a Special Use Permit by Randy Peek.
8. GOLF CLUBHOUSE RENOVATIONS – Engage Brendel Architects, LLC to prepare plans and specifications for a fee of \$5,500.
9. ORDINANCE – Abolishing and forgiving Interfund Debt as described in the audit of April 30, 2016.

10. **NEW AMBULANCE CHASSIS** – Purchase the chassis from Breese Motor Sales in the amount of \$47,239.00. (Note: This was a State bid so no competitive bidding necessary).
11. **WAIVE COMPETITIVE BIDDING** - For the Emergency Medical Vehicle Conversion (Box) for the new ambulance, which shall also include the power load.
12. **NEW AMBULANCE (BOX)** – Purchase the Emergency Medical Vehicle Conversion (Box) from Sentinel Emergency Solutions, LLC in the amount of \$159,034.00. The price includes the Stryker Power Load System.
13. **NEW AMBULANCE (COT)** – Purchase the Power-Pro XT (Cot) from Stryker Sales Corporation in the amount of \$18,620.28.
14. **ADDENDUM TO CITY/COUNTY AGREEMENT** – The addendum is to the agreement dated July 3, 2013 and revises a section of Phase 3. This phase consists of the construction of the Roundabout at the intersection of County Highway 11 (Jamestown Road) and Holy Cross Lane with an estimated construction cost of \$2,600,000. It describes the financial responsibilities of each party.

BREESE CITY COUNCIL MEETING * JANUARY 17, 2017

Minutes of the proceeding of the 42nd 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.

Alderman 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, City Business Administrator Tim Schleper, City Attorney Joanne Stevenson. Also, Officer Ryan Isaak.

Press: Liz Dowell, Carlyle Union Banner/Centralia Sentinel.

Visitors: Dennis Book.

GENERAL BUSINESS

Motion by Steinman seconded by Hamilton to approve the minutes of the meeting held on January 3rd and place on file. Motion Carried by unanimous voice vote.

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

COMMITTEE REPORTS

FINANCE:

The following four Ordinances are relative to the establishment of the City's 4th Tax Increment Financing District to be called: "South 4th Street/Germantown Road Redevelopment Project Area."

Motion by Koetting seconded by Berndsen to pass Ordinance #1362 as presented. It approves the removal of certain property from the City of Breese TIF Redevelopment Project Area No. 1 (to be included in the future South 4th Street/Germantown Road TIF area). Generally, it is located south of S. 4th St. adjacent to Germantown Road. On Roll Call Voting "aye": Fischer, Hamilton, Koetting, Ratermann, Steinman, Timmermann, Berndsen. Absent: Usselmann. Motion Carried.

FINANCE (continued):

Motion by Koetting seconded by Fischer to pass Ordinance #1363 as presented. It approves the Tax Increment Redevelopment "Plan and Project" for the South 4th Street/Germantown Road Redevelopment Project Area. On Roll Call Voting "aye": Hamilton, Koetting, Ratermann, Steinman, Timmermann, Berndsen, Fischer. Absent: Usselmann. Motion Carried.

Motion by Koetting seconded by Berndsen to pass Ordinance #1364 as presented. The area described in Exhibit A in the ordinance is hereby designated as the South 4th Street/Germantown Road Redevelopment "Project Area." On Roll Call Voting "aye": Koetting, Ratermann, Steinman, Timmermann, Berndsen, Fischer, Hamilton. Absent: Usselmann. Motion Carried.

Motion by Koetting seconded by Hamilton to pass Ordinance #1365 as presented. It "Adopts" Tax Increment Financing for the South 4th Street/Germantown Road Redevelopment Project Area. On Roll Call Voting "aye": Ratermann, Steinman, Timmermann, Berndsen, Fischer, Hamilton, Koetting. Absent: Usselmann. Motion Carried.

Mayor Hilmes commented the City has decided to establish "site specific" type of TIF Districts and only if a business has expressed an interest in developing in that area.

Motion by Koetting seconded by Berndsen to pass Ordinance #1366 as presented. It abolishes and forgives the Interfund Debt described in the audit dated April 30, 2016. On Roll Call Voting "aye": Steinman, Timmermann, Berndsen, Fischer, Hamilton, Koetting, Ratermann. Absent: Usselmann. Motion Carried.

PUBLIC WORKS – STREET/DRAINAGE:

Motion by Timmermann seconded by Steinman to approve the Addendum to the City/County Roundabout Agreement. The addendum is to the agreement dated July 3, 2013 and revises a section of Phase 3. This phase consists of the construction of the Roundabout at the intersection of County Highway 11 (Jamestown Road) and Holy Cross Lane with an estimated construction cost of \$2,600,000. It describes the financial responsibilities of each party.

PUBLIC SAFETY:

Motion by Fischer seconded by Koetting to purchase the chassis for a new ambulance from Breese Motor Sales in the amount of \$47,239.00. (Note: This was a State bid so no competitive bidding was necessary). On Roll Call Voting "aye": Timmermann, Berndsen, Fischer, Hamilton, Koetting, Ratermann, Steinman. Absent: Usselmann. Motion Carried.

PUBLIC SAFETY (continued):

Motion by Fischer seconded by Timmermann to waive competitive bidding for the purchase of the Emergency Medical Vehicle Conversion (Box) for the new ambulance, which shall also include the power load. On Roll Call Voting “aye”: Berndsen, Fischer, Hamilton, Koetting, Ratermann, Steinman, Timmermann. Absent: Usselmann. Motion Carried.

Motion by Fischer seconded by Hamilton to purchase the Emergency Medical Vehicle Conversion (Box) for the new ambulance from Sentinel Emergency Solutions, LLC in the amount of \$159,034.00. The price includes the Stryker Power Load System. On Roll Call Voting “aye”: Fischer, Hamilton, Koetting, Ratermann, Steinman, Timmermann, Berndsen. Absent: Usselmann. Motion Carried.

Motion by Fischer seconded by Koetting to purchase the Power-Pro XT (Cot) for the new ambulance from Stryker Sales Corporation in the amount of \$18,620.28. On Roll Call Voting “aye”: Hamilton, Koetting, Ratermann, Steinman, Timmermann, Berndsen, Fischer. Absent: Usselmann. Motion Carried.

Tim Schleper noted that the new ambulance should be in operation around August or September.

RECREATION:

Motion by Ratermann seconded by Steinman to engage Brendel Architects, LLC to perform architectural work for the proposed addition/renovations to the golf clubhouse for a fee of \$5,500. On Roll Call Voting “aye”: Koetting, Ratermann, Steinman, Timmermann, Berndsen, Fischer, Hamilton. Absent: Usselmann. Motion Carried.

Alderman Ratermann stated the first park board meeting of the year is scheduled for January 25th at 7 p.m. in city hall. Organizations, groups and others who are planning events at the park are expected to attend the meeting for approval.

ZONING/BUILDING INSPECTION:

Alderman Steinman stated in regards to the Henken/Albers zoning request the City is still waiting for the legal description for the portion of the principal tract they wish to rezone from R-2 to C-2.

ZONING (continued):

Motion by Steinman seconded by Timmermann to approve the Findings of Fact and Conclusions of the City Council relative to the Petition for a Special Use filed by Randy Peek. The findings state, in part, that "the construction of a duplex on the lot located at 910 N. 4th Street, will negatively impact the surrounding area in that it places a structure which creates unreasonable population density in a smaller sized lot. This will also create issues of increased traffic in a small condensed area as well as problems caused by parking cars on a street that is too narrow and single directional to accommodate the parking of additional vehicles." And, "the lot is currently vacant and the applicant has numerous options open to him with respect to the use of the lot, including constructing a single family structure more suitable for the neighborhood and location, or selling the lot."

On Roll Call Voting "aye": Ratermann, Steinman, Timmermann, Berndsen, Fischer, Hamilton, Koetting. Absent: Usselmann. Motion Carried

Motion by Steinman seconded by Ratermann to pass Ordinance #1367 as presented. It is an ordinance denying the application for a Special Use Permit filed by Randy Peek. On Roll Call Voting "aye": Steinman, Timmermann, Berndsen, Fischer, Hamilton, Koetting, Ratermann. Absent: Usselmann. Motion Carried.

OLD/NEW BUSINESS:

Mayor Hilmes informed the Council he sent them a copy of the ordinance passed by the Village of New Baden which authorizes and regulates home kitchen operations. This has also been referred to as the "cupcake ordinance" which allows a person to produce baked goods in their kitchen for direct sale by the owner or family member. He said he had a request from a resident that the City pass a similar ordinance. The city attorney will prepare one for the City of Breese and will be considered at the next meeting.

Mayor Hilmes spoke briefly concerning the proposed State Budget which has been described as the "Grand Compromise."

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 7:50 p.m.

Non-verbatim minutes taken by: _____


Robert J. Venhaus, City Clerk