

**SPECIAL CITY COUNCIL MEETING AND
COMMITTEE OF THE WHOLE MEETING**
TUESDAY, MARCH 12, 2019 - 1:30 P.M.

CALL TO ORDER Mayor Lansford called the meeting to order at 1:30 p.m.

ROLL CALL Members present: Tara Bedei, Ed Brozak, Brian Crouch, Joe Scarbeary and Mayor Jimmie Lansford.

PUBLIC COMMENT None. Scot Wrighton, City Manager, stated it was his last Council meeting in Streator and it has been his pleasure to serve in Streator as City Manager.

SPECIAL CITY COUNCIL MEETING

- 1. Resolution 2019-14. Awarding a Professional Service contract for PACE Program Administration Services.** Wrighton presented this item to the Council recommending a Professional Service contract for the Administration Services for the PACE program. This resolution was tabled and the Council recommended moving ahead with bids for the services. Mayor Lansford called for a motion and second to table the resolution and move ahead with bids.
MOTION: Brozak made a motion to table the resolution and move ahead with bids; seconded by Bedei.
ROLL: Ayes: Bedei, Brozak, Crouch Scarbeary and Mayor Lansford.
- 2. Resolution 2019-15. Indicating the intention of the city of Streator to create a Business Improvement District, and approving a professional services agreement for the same.** Wrighton presented this item to the Council and asked the Council if they would be willing to create a Business Improvement District and approve a professional agreement for the same with Jacob & Klein, our TIF attorneys. Mayor Lansford requested a motion and second to approve a Business Improvement District as well as a professional agreement for the same.
MOTION: Crouch made a motion to approve a Business Improvement District and a professional services agreement; seconded by Brozak.
ROLL: Ayes: Bedei, Brozak, Crouch Scarbeary and Mayor Lansford.
- 3. Resolution 2019-16. Approving a Redevelopment Agreement with Phillips Investments, LLC. (d.ba. Villas of Hollybrook).** Wrighton presented this item to the Council reporting that we failed to follow up with a Redevelopment Agreement with Phillips Investments, LLC, last year when the Villas of Hollybrook project began. Mayor Lansford requested a motion and second to approve a Redevelopment Agreement with Phillips Investments, LLC for the Villas of Hollybrook.
MOTION: Crouch made a motion to approve the Redevelopment Agreement with Phillips Investments, LLC; seconded by Brozak.
ROLL: Ayes: Bedei, Brozak, Crouch Scarbeary and Mayor Lansford.
- 4. Resolution 2019-17. Approving an amendment of a Redevelopment Agreement with Northpoint Development Holdings, LLC.** Wrighton presented this item to the Council and reported that we need to keep the hotel project moving forward with this agreement. The Redevelopment Agreement Amendment increases the allowable reimbursement to \$2.75 million to include rehab costs, acquisition costs and professional development costs. Mayor Lansford requested a motion and second to approve amending the Redevelopment Agreement with Northpoint Development Holdings, LLC.
MOTION: Crouch made a motion to approve the Redevelopment Agreement with Northpoint Development Holdings, LLC, Brozak.
ROLL: Ayes: Bedei, Brozak, Crouch Scarbeary and Mayor Lansford.

STUDY SESSION

5. Regulation of Sweepstakes Machines.

Discussion on this topic was three options; abolish sweepstake machines in Streator, regulate the machines or do nothing and allow them. After discussion on the three options, Mayor Lansford said he would like to invite a group of liquor license holders to attend the April COW meeting.

6. Armory/Incubator Repairs and Grant Scope.

Wrighton informed the Council that the Armory needs roof repairs done that are not included in the city's budget. The Council agreed unanimously that this repair should be completed. A question for the Council to ponder is where does the Council want to go with the Incubator now that Wrighton is gone.

7. Insurance Program for Water & Sewer Lateral Failures.

Wrighton reported this item to the Council explaining that one of the companies offering this insurance has asked the city of Streator for endorsement for their company. The Council agreed unanimously that the city will not make endorsements to the company

ADJOURN TO EXECUTIVE SESSION – 2:25 p.m.

Mayor Lansford requested a motion and second to adjourn to Executive Session.

MOTION: Brozak made a motion to adjourn to Executive Session; seconded by Scarbeary.

ROLL: Ayes: Bedei, Brozak, Crouch Scarbeary and Mayor Lansford.

CLOSED SESSION FOR THE PURPOSE OF DISCUSSING:

a. Collective Bargaining {5 ILCS 120/2 c (2)}

RECONVENE TO OPEN SESSION – 3:24 p.m.

Mayor Lansford requested a motion and second to reconvene to Open Session.

MOTION: Scarbeary made a motion to reconvene to Open Session; seconded by Crouch.

ROLL: Ayes: Bedei, Brozak, Crouch Scarbeary and Mayor Lansford.

ADJOURNMENT – 3:27 p.m.

Mayor Lansford requested a motion and second to adjourn the meeting.

MOTION: Scarbeary made a motion to adjourn the meeting; seconded by Crouch.

ROLL: Ayes: Bedei, Brozak, Crouch Scarbeary and Mayor Lansford.

Submitted by


Patricia L. Henderson, City Clerk