

**MINUTES SPECIAL CC MEETING
AND COMMITTEE OF THE WHOLE MEETING
PROCEEDINGS OF THE STREATOR CITY COUNCIL SPECIAL MEETING
AND COMMITTEE OF THE WHOLE
TUESDAY, SEPTEMBER 11, 2018
204 S. BLOOMINGTON STREET, STREATOR, ILLINOIS 61364**

SPECIAL MEETING

CALL TO ORDER: Mayor Lansford called the meeting to order at 12:30 p.m.

ROLL CALL: Members present: Bedei, Brozak, Crouch and Mayor Lansford.
Absent: Scarbeary.

A. MOTION TO TEMPORARILY ALLOW THE PLAN COMMISSION TO SERVE AS A ZONING BOARD OF APPEALS: Mayor Lansford explained it has been many years since the Board of Zoning Appeals has met and he is in the process of appointing members. Mayor Lansford requested a motion and second to approve the Plan Commission replacing the Board of Zoning Appeals temporarily.

MOTION: Crouch made a motion to approve the Plan Commission replacing the Board of Zoning Appeals temporarily; seconded by Brozak.

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

B. DISCUSSION WITH SELECTED INSURANCE BROKERS: Scot Wrighton, City Manager, introduced Peter McGrath and Jay Bottarini from Streator Insurance Center, and Brian Stumm and Matt Martin from, Stumm Insurance. Each company gave a 15-minute presentation to the Council regarding their bid for selection to serve as the broker of the City of Streator's insurance. Councilman Scarbeary arrived at the meeting at 12:40 p.m. After the presentations and discussion, Mayor Lansford asked if the council wanted to choose a new broker or stay with the company we have? Mayor Lansford called for a motion and a second to select a broker.

MOTION: Scarbeary made a motion to select Streator Insurance Center as the City of Streator's insurance broker; seconded by Crouch.

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

RECESS: 5 Minute Recess at 1:40 p.m.

PUBLIC COMMENTS:

Steve Broadus, Streator Business Owner – Would like the city to continue the conversation regarding the Fire Department and Police Department pension deficit we are facing. His perspective is to break the deficit down into \$ per household to see what each family would have to pay to make up this deficit. He was placing no blame on either side, because it has happened over the years and it is going to fall on all of us to make it up. His time limit was up.

1:30 P.M. REGULAR COMMITTEE OF THE WHOLE SESSION

DISCUSSION ITEMS-

1. Use of Opportunity Zone Assistance

Wrighton presented this item to the council and asked them: "Our challenge is how can we make our Opportunity Zone stand out from the rest given that we are the only one in LaSalle County?" After discussion the council would like Wrighton to investigate the risk for developers and

possibly starting our own fund, or have other Opportunity Zone cities join us in creating an investment fund.

2. Property Assessed Clean Energy Program (PACE)/Northpoint Hotel Project

Wrighton asked Keith Weinstein, developer of North Point Holdings, LLC. to explain the PACE Program (Property-Assessed Clean Energy) to the council. PACE allows property owners to borrow money to pay for energy improvements. The amount borrowed is typically repaid by a special assessment on the property over a period of years and PACE funds are non-recourse. The city must adopt this program so it can be used to assist in financing the hotel project for Northpoint Plaza. The council unanimously agreed to approve a PACE program for the city of Streator.

3. Five-Year Street Improvement Plan

Jeremy Palm, City Engineer, presented this item to the council and reviewed the Five-Year Street Improvement Plan for 2019-2023. An amendment was made regarding S. Everett Street.

4. Update Park Use Policies/Ordinances

Wrighton presented this item to the council. The council decided it was appropriate because of cold weather to lock the restrooms from November 1 through May 1 and to impose a fee of perhaps, as much as \$100 charged to non-residents, to utilize the Plumb Pavilion. As the city prepares to schedule and plan for budgets these park use policies will be reviewed again, and when revised language is prepared, submitted for final Council adoption.

ADJOURNMENT

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

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

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

TIME ADJOURNED: 2:45 P.M.

Respectfully submitted,



Patricia L. Henderson, City Clerk