

MINUTES STREATOR CITY COUNCIL MEETING

PROCEEDINGS OF THE CITY COUNCIL MEETING HELD AT
204 SOUTH BLOOMINGTON STREET, STREATOR, IL 61364
DECEMBER 20, 2017 – 7:00 P.M.

CALL TO ORDER: Mayor Lansford called the meeting or order at 7:00 p.m

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

APPROVAL OF AGENDA: No changes to the agenda, but the resolutions written for the two redevelopment agreements need to be changed to ordinances, not resolutions.

PUBLIC COMMENT: None.

NEW BUSINESS

1. RESOLUTION 2017-57. AUTHORIZING THE SUPPLEMENTATION AND REPLACEMENT OF THE CITY OF STREATOR'S SEXUAL HARASSMENT POLICY PROHIBITING SEXUAL HARASSMENT IN THE CITY OF STREATOR, LASALLE AND LIVINGSTON COUNTIES, ILLINOIS.

Scot Wrighton, City Manager, presented this item to the Council explaining that the Illinois General Assembly mandated that all units of government adopt sexual harassment policies in conformance with the State's new standards. The City of Streator already had a policy in place and this resolution will merely update our policy to meet the mandate. Mayor Lansford requested a motion and second to approve the resolution as written.

MOTION: Crouch made a motion to approve the resolution; seconded by Scarbeary.

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

2. ORDINANCE 2017-35. ADOPTING AND APPROVING THE LEVY AND ASSESSMENT OF TAXES ON REAL PROPERTY FOR ALL PURPOSES FOR DEFRAYING EXPENSES FOR CORPORATE PURPOSES FOR THE CITY OF STREATOR, LASALLE AND LIVINGSTON COUNTIES, ILLINOIS FOR THE FISCAL YEAR COMMENCING ON JANUARY 1, 2018 AND ENDING ON DECEMBER 31, 2018.

Wrighton presented this item to the Council reporting that this is the City's annual tax levy and the Council has kept it as close to zero change as last year's amount as possible. The effect of this levy request be to spread the same amount of tax across a slightly larger base which means that most tax payers should see a very small decrease in their taxes, unless their individual property values are increased. Wrighton also stated it is important to note that there are two different actuarial reports on the Fire Pension Fund. This is not uncommon. He is speaking with our Labor attorney and advises that the levy ordinance be passed because it needs to be recorded in LaSalle and Livingston county courthouse by December 26, 2017. We can do an abatement ordinance later if need be. Mayor Lansford requested a motion and second to adopt the ordinance approving the levy and assessment of real property tax.

MOTION: Brozak made a motion to approve the ordinance as written; seconded by Crouch.

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

Abstain: Scarbeary.

3. ORDINANCE 2017-36. ADOPTING AND APPROVING THE AMENDING OF THE ANNUAL BUDGET OF THE CITY OF STREATOR, LASALLE AND LIVINGSTON COUNTIES, ILLINOIS FOR FISCAL YEAR 2017.

Wrighton presented this item to the Council explaining that this is the way we adjust the budget each year to close and balance. The ordinance will adjust the line items up or down to complete the year's budget. Mayor Lansford requested a motion and second to adopt the ordinance as written.

MOTION: Brozak made a motion to adopt the ordinances as presented, seconded by Scarbeary.

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

4. ORDINANCE 2017-37. ADOPTING AND APPROVING A BUDGET FOR FISCAL YEAR 2018, JANUARY 1, 2018 THROUGH DECEMBER 31, 2018 FOR THE CITY OF STREATOR, LASALLE AND LIVINGSTON COUNTIES, ILLINOIS.

Wrighton presented this item to the Council and reported that the proposed budget includes all of the revisions requested by the Council during their three budget review sessions. Some additional minor revisions have been made based on new information, the proposed budget is substantially the same as the document finalized by the council at its work sessions and overall the budget is very close to last year. Mayor Lansford requested a motion and second adopt the ordinance as written.

MOTION: Crouch made a motion to adopt the ordinance; seconded by Bedei.

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

5. MOTION: APPROVING A CITY OF STREATOR OFFICIAL 2018 MEETING SCHEDULE

Wrighton presented this item to the Council reporting that each year municipalities prepare a schedule of all regular meetings of the City Council and must include the meeting schedules of its boards and commissions. Changes noted for the year 2018 meeting schedule were the January COW meeting has been rescheduled to January 16 and the Streator Library board meetings will be held on the third Tuesday of each month instead of Monday.

Mayor Lansford called for a motion and second to approve the 2018 City of Streator meeting schedule.

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

ROLL: Ayes: Crouch; Scarbeary and Mayor Lansford.

6. ORDINANCE 2017-38. APPROVING AND AUTHORIZING A TIF REDEVELOPMENT AGREEMENT WITH NORTHPOINT DEVELOPMENT HOLDINGS, LLC.

Wrighton presented this item to the Council. Making note that this agreement is still not completely finalized. The direction of the Council is required how we should proceed. Do you want to hold this over until next month or authorize the Mayor to sign when the document is completed? The agreement states the developer will build a 60-room hotel, but he plans to build an 80-room motel. 100% of TIF incremental taxes can be captured for this project after bonds have been repaid on debts issued. Councilman Brozak asked that the section on page 6, 5 a i be deleted from the agreement. The site of the hotel is to run east to west on the lot south of the Streator Eagle 6 theatre. The consensus of the Council was to move forward with the ordinance after language changes are made. Mayor Lansford requested a motion and second to approve and authorize the TIF Redevelopment agreement with Northpoint Holdings, LLC substantially in the form presented at the Council Meeting of December 20, 2017.

MOTION: Brozak made a motion to adopt the ordinance as presented, seconded by Crouch.

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

7. ORDINANCE 2017- 39. APPROVING AND AUTHORIZING THE VACATION OF CERTAIN PUBLIC ALLEYS IN CENTRAL PARK ADDITION.

Wrighton presented this item to the Council explaining that it was discovered during the title search that it is possible that the alleys in the two city blocks that will be transferred to the new owners of Sherman School, may never have been vacated legally. Wrighton asked that the Council vote to waive the City Council Policy 5E on notification to adjacent property owners, and adopt an ordinance to vacate both alleys before the final sale of the property. Mayor Lansford requested a motion to suspend the public notice requirements of City Council Policy 5E.

MOTION: Scarbeary made a motion to waive City Council Policy 5E; seconded by Crouch.

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

Mayor Lansford then requested a motion and a second to adopt the ordinance to vacate the alleys in blocks 1 and 2 in the Central Park Addition in the town of Streator, LaSalle and Livingston Counties, Illinois.

MOTION: Brozak made a motion to adopt the ordinance as presented, seconded by Bedei.

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

8. ORDINANCE 2017-40. APPROVING AND AUTHORIZING THE VACATION OF A PUBLIC (CITY) RIGHT-OF-WAY FOR AN UNIMPROVED SECTION OF CROSS STREET, CITY OF STREATOR LASALLE, COUNTY, ILLINOIS.

Wrighton presented this item to the Council explaining that this right-of-way had never had a final plat filed. It needs to be vacated so Mr. Fieldman can begin development of the Golf Road Villas. Mayor Lansford requested a motion and a second to adopt the ordinance as presented.

MOTION: Crouch made a motion to adopt the ordinance as presented, seconded by Scarbeary.

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

9. RESOLUTION 2017- 49. APPROVING AND AUTHORIZING A BID FOR INSTALLATION OF LIGHTING IN THE HERITAGE PARK VINTAGE MURAL WALL.

Wrighton presented this item to the Council and gladly reported that the \$15,000 mark was met by fund raising to provide lighting for the Heritage Park Vintage Mural Wall. The cost will be \$13,170 and the fund raising will continue to provide landscaping for the park in the Mayor Lansford requested a motion and second to adopt the ordinance as written.

MOTION: Brozak made a motion to adopt the ordinance as presented, seconded by Crouch.

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

10. RESOLUTION 2017-50. APPROVING AND AUTHORIZING A TIF REDEVELOPMENT AGREEMENT WITH STREATOR TWO, LLC FOR COMMERCIAL CONSTRUCTION ON NORTH BLOOMINGTON STREET.

Wrighton presented this item to the Council reporting this redevelopment agreement will be development a 5-unit strip mall at the southeast corner of Marilla Park Road and North Bloomington Streets. The largest of these units will be occupied by a combined Dunkin Donuts & Baskin Robbins. This land is in the TIF II District and will allow 50% of TIF funds rather than 100%. Construction will begin in April 2018.

Mayor Lansford requested a motion and second to approve the resolution.

MOTION: Crouch made a motion to approve the resolution; seconded by Bedei.

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

11. RESOLUTION 2017-58. APPROVING THE APPROPRIATION OF \$133,850 OF MOTOR FUEL TAX FUNDS IN CONNECTION WITH MAINTENANCE MATERIALS FOR FY2018 AND MAINTENANCE OF STREETS AND HIGHWAYS BY THE CITY OF STREATOR UNDER PROVISIONS OF THE ILLINOIS HIGHWAY CODE.

Wrighton presented this item to the Council. He explained that a separate resolution must done for each use of MFT money. Larry Hake, Public Works Director, explained the process for bidding out each year for oil, gravel and stone and getting approval from IDOT. With no further discussion Mayor Lansford requested a motion and second to approve the appropriation of funds for the maintenance of streets and highways in the city of Streator.

MOTION: Scarbeary made a motion to approve the resolution; seconded by Crouch.

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

12. CONSENT AGENDA:

A The fund warrant totals are \$1,060,232.14 a copy is on file in the City Clerk's office.

B Payroll totals for the periods ending:

- November 19, 2017 are \$196,769.24.
- December 3, 2017 are \$285,395.56.

- C. FHLB Owner Occupied Grant Award:
- 105 E. Wilson Street - \$7,000 – Award
 - 126 W. Elm Street- \$5,875- Payment

D. Minutes of meetings of the City Council.

- Minutes of the Special City Council meeting on November 2, 2017.
- Minutes of the Special City Council and Committee of the Whole meeting on November 8, 2017.
- Minutes of the Committee of the Whole meeting on November 14, 2017.
- Minutes of the Regular Meeting of the City Council on November 15, 2017.
- Minutes of the Special City Council Budget meeting on November 28, 2017.

E. Financial reports for the month of November 2017.

Mayor Lansford requested a motion and second to approve the consent agenda.

MOTION: Brozak made a motion to approve the consent agenda; seconded by Scarbeary.

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

Scarbeary abstained from Section B and Crouch abstained from Section C.

13. CITY OFFICIALS COMMENTS

Bedei – Welcomed Dunkin Donuts and Baskin Robbins to Streator and wanted to thank the group for raising funds to light the Heritage Park Vintage Wall.

Brozak – Thanked Dunkin Donuts and Baskin Robbins and the new hotel construction for coming to Streator. Wanted to mention that none of these businesses would be coming here if it wasn't for the TIF funds. He also thanked Scot for putting in all the extra hours to work on these projects. He gets all the criticism, but never the thanks. He also thanked the START Committee for getting the downtown growing again.

Crouch – He thanked Dunkin Donuts and Baskin Robbins and the Hilton Tru for giving Streator a chance.

Scarbeary – He thanked everyone for coming to the meeting and wished everyone and all the citizens of Streator a Merry Christmas!

Mayor Lansford – He read a list of long accomplishments that was completed in the city of Streator and was pleased to report that Streator has a lot of good things that have happened in 2017 and a lot more to come in 2018. He wished everyone a Merry Christmas and Happy New Year!

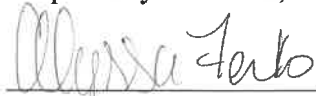
ADJOURNMENT: With no further items for discussion Mayor Lansford called for a motion and second to adjourn the meeting.

MOTION: Scarbeary made a motion to adjourn the meeting, seconded by Bedei.

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

TIME: Adjourned 7:45 p.m.

Respectfully submitted,



Alyssa Ferko, Deputy Clerk

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's office at (815) 672-2517, 24 hours prior to the meeting. Staff will be pleased to make the necessary arrangements.