

## MINUTES STREATOR CITY COUNCIL MEETING

### **PROCEEDINGS OF THE STREATOR CITY COUNCIL SPECIAL MEETING & COMMITTEE OF THE WHOLE MEETING OF JULY 12, 2016 HELD AT THE CITY ADMINISTRATION BUILDING, CITY COUNCIL CHAMBERS AT 5:30 P.M.**

**CALL TO ORDER:** Mayor Lansford called the meeting to order.

**TIME:** The Special meeting began at 5:30 p.m.

**PRESENT:** Councilwoman Bedei, Councilman Ed Brozak, Councilman Brian Crouch, Councilman William Phelan and Mayor Lansford.

**OTHERS PRESENT:** City Manager, Scot Wrighton, City Clerk, Linda J. Underwood, Public Works Director, Larry Hake.

**PUBLIC COMMENT:** No one requested to speak.

#### **OLD BUSINESS:**

#### **NEW BUSINESS:**

#### **1. PUBLIC HEARING REGARDING THE EXPANSION AND ENLARGEMENT OF THE STREATOR AREA ENTERPRISE ZONE.**

Mayor Lansford requested a motion and second to open the public hearing regarding the expansion and enlargement of the Streator Area Enterprise Zone.

**MOTION:** Councilman Brozak made a motion to open the public hearing. The motion to open was seconded by Councilman Crouch.

The motion to open the public hearing passed upon the roll call vote:

**ROLL:** Ayes: Bedei, Brozak, Crouch, Phelan and Mayor Lansford

Nays: None

**Time:** The public hearing was officially opened at 5:35 p.m.

Scot Wrighton, City Manager gave a history of Streator's Enterprise Zone and its expansion.

Adam Dontz, Greater Livingston County Economic Development Council, addressed City Council, stating the benefits not only to Streator but the region with the expansion of Streator's Enterprise Zone.

Mayor Lansford requested that anyone wishing to make public comment regarding the expansion and enlargement of the Enterprise Zone to please step to the podium and address Council.

No one from the audience wished to make comment.

Seeing none and hearing none, Mayor Lansford requested a motion and second to close the public hearing.

**MOTION:** Councilman Phelan made a motion to close the public hearing regarding the expansion and enlargement of the Streator Area Enterprise Zone. The motion to close was seconded by Councilman Brozak.

The motion to close the public hearing passed upon the roll call vote:

**ROLL:** Ayes: Bedei, Brozak, Crouch, Phelan and Mayor Lansford  
Nays: None

**TIME:** The public hearing was officially closed at 5:37 p.m.

**2. RESOLUTION 2016-17. APPROVING A \$150,000 REVOLVING FUND LOAN EAGLE THEATER OPERATING, LLC, BEAUTIFUL CITY, LLC AND EAGLE THEATER, INC. FOR THE PURPOSE OF ASSISTING IN THE FINANCING OF EQUIPMENT NECESSARY FOR THE OPERATION OF A MOVIE THEATER FOR THE PURPOSE OF ECONOMIC DEVELOPMENT.**

Mayor Lansford presented the item to Council. Wrighton introduced Eric Gubelmann, theater developer and his daughter Kelsa to Council. Gubelmann stated that he and his family have been the theater business since 2004. Gubelmann thanked the Council and the revolving loan committee for their help in making the reopening of the theater a possibility. Council also thanked the Gubelmann's for their interest in Streator.

**MOTION:** Phelan made a motion to adopt the resolution as presented. Crouch seconded the motion.

**ROLL:** Ayes: Bedei, Brozak, Crouch, Phelan and Mayor Lansford

**3. ORDINANCE 2016-07. APPROVING A TIF REDEVELOPMENT AGREEMENT BETWEEN THE CITY OF STREATOR AND BEAUTIFUL CITY THEATER, CORPORATION.**

Mayor Lansford presented the item for Council consideration. Wrighton reported on the item and stated that prior to the meeting the Council was provided an amended version of the TIF agreement.

**MOTION:** Brozak made a motion to adopt the ordinance as amended. The motion was seconded by Crouch..

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

**4. MAYORAL APPOINTMENTS.**

Mayor Lansford presented the names of Gloria Gubbels and Spencer Lawrence for re-appointment to the Library Board and Ed Brozak for appointment to the Library Board and Robert Lee II to the Fire and Police Commission to replace Robert Turner Sr.

**MOTION:** Phelan made a motion to adopt the resolution as presented. The motion was seconded by Bedei.

**ROLL:** Ayes: Bedei, Crouch, Phelan and Mayor Lansford. Abstain: Brozak

**DISCUSSION ONLY ITEMS:**

**5. ELECTRONICS RECYCLING EVENT**

Wrighton gave a PowerPoint presentation regarding the proposed electronics recycle event and the pricing proposals from Waste Management and Republic Waste Services, stating that if the event were to go over 50,000 pounds, the pricing from Waste Management was more cost effective. Following discussion, it was the consensus of the Council to go with Waste Management for the event on August 13<sup>th</sup>.

## 6. CITY PARK IMPROVEMENTS/USUAGE AGREEMENTS

Wrighton addressed City Council regarding the proposed shelter project that Council wished to have built in City Park, stating that they initial amount budgeted for the project was \$17,000 but following Council's requested changes to the design and size of the shelter the estimate of cost is now roughly \$24,000. Wrighton questioned Council as to whether they wished to proceed at the project additional amounts. Following discussion, it was the consensus of the Council to proceed with the project with the additional design and size option and agreed to the additional costs.

Wrighton also talked about the Hardscrabble Park Project to make a trail from Sherman Street to Cedar and Water Street, tying it into the trail that goes to the Treatment Plant facility.

## 7. STREATOR ARMORY/INCUBATOR FACILITY PLANNING.

Wrighton reported to Council regarding two grants which are available for incubators, but in order to apply for the grants a feasibility study and 3 year plan for improvement are needed. Wrighton stated that at this point in Phase I of the Incubator project, the Incubator is almost at a breakeven point, but Phase II would need grant support in order to accomplish the following:

- Upgrade the kitchen
- Upgrade the boiler
- Air condition the building
- Run 220 electrical to other parts of the building
- Connect the building with gigabyte/second broadband and improve the internet

Wrighton questioned the Council if they should proceed with a feasibility study necessary in order to apply for a grant. It was the consensus of the Council that they should do the study and see where it goes.

Wrighton then questioned whether the Council thought that the phasing of the project should be altered in anyway. It was the consensus of the Council that the project should just continue as planned for now.

Wrighton also commented on the possibility of eventually utilizing the public works property on Murdock Street as an extension of the Incubator and the possibility of looking at the steps necessary to relocate the Public Works Department in the future.

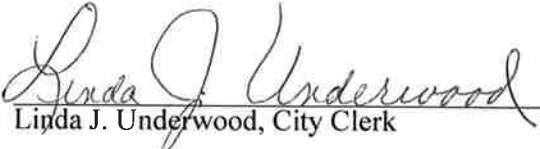
**ADJOURNMENT:** With no other items for discussion, Mayor Lansford requested a motion to adjourn the meeting.

**MOTION:** Phelan made the motion; seconded by Crouch.

**ROLL:** Ayes: Bedei, Brozak, Crouch, Phelan, and Mayor Lansford

**TIME ADJOURNED:** 6:29 p.m.

Respectfully Submitted,

  
Linda J. Underwood, City Clerk