

MINUTES OF THE REGULAR COUNCIL MEETING OF THE SAVANNA CITY COUNCIL IN THE CITY OF SAVANNA, CARROLL COUNTY, ILLINOIS, ON TUESDAY, JUNE 27, 2017 AT 7:30 P.M. IN THE COUNCIL CHAMBERS AT 333 CHICAGO AVENUE, SAVANNA, ILLINOIS 61074

CALL TO ORDER:

Mayor Chris Lain called the meeting to order on said date at 7:30 PM. Notice of the meeting was delivered to all Council members and posted at 333 Chicago Avenue, Savanna, Illinois in accordance with the State of Illinois Open Meetings Act.

PLEDGE OF ALLEGIANCE:

Mayor Chris Lain led the council in the pledge of allegiance.

ROLL CALL / ESTABLISH QUORUM:

Mayor Chris Lain declared establishment of a quorum with members in attendance Mayor Chris Lain, Samantha Ritchie, Sara DeSpain Purdom, Jeff Griswold, Chris James, Roger Husband, Pat Sanchez, Christine Lee and Jim Friedenbach. Non-members in attendance were Sharon Gatzke Eckstein, Marne LaShelle, Linda Grissinger, Janet Stolder, Judy Stolder, Tom Potter, Travis Prowant, Karen Robinson Rev. Gary Panetta, Dave & Kay Engaldo, John & Carol Gloor, JC Carey, Craig Hatteberg, Media: Michael Miller, Superintendent John Lindeman, Interim Police Chief Kevin Dimmick, Fire Chief Shawn Picolotti, City Attorney Phil Jensen and City Clerk Rhonda Weiss.

APPROVAL OF AGENDA:

Mayor Chris Lain asked for a motion to approve the agenda. **Pat Sanchez made a motion to approve the agenda, Sara DeSpain Purdom seconded the motion, with a voice roll call of all voting in favor.**

APPROVAL OF MINUTES:

Consideration of the Minutes of the June 13, 2017, Regular Meeting: Mayor Chris Lain asked for a motion to approve the minutes of June 13, 2017. After a brief review, **Samantha Ritchie made a motion to approve the minutes and waive the reading. Pat Sanchez seconded the motion, with a voice roll call of all voting in favor.**

COMMITTEE REPORTS:

Building & Public Property/Health & Safety Committee 6-20-17: Jim Friedenbach reported to the council, the committee received a report from the ordinance officer Matt Herpstreith. His list of violations was in depth & thorough. Building permit fees are currently \$15, but are looking at raising them based on project cost. Also looking at possible building inspector to assist in code enforcement for residential & commercial buildings. The fire dept. does an annual inspection on some commercial properties. Jim explained about the city watch list and the checklist that is used to determine how the properties are added. He also reported about a property on Cooley that is not on the list but he was recently made aware of. The home is in need of repair with a bad roof, broken windows, but it does appear to be occupied. Jim Friedenbach also stated this helps the appearance of the city but also keeps the landlords maintaining the property so it's safe for tenants. The next item was the Savanna Service Club survey that was taken to the downtown businesses for color and type of planters and receptacles. The business owners presented their recommendation for a consistent look. John Lindeman had provided a firm estimate for 30 planters and 20 trash receptacles for 5 blocks of Main Street for \$20,730. This was considerably under the budget of \$30,000. Jim Friedenbach also talked about the replacement of the faded black & white street signs. The new ones will be green & white letters. Replacement will be on the main thoroughfares to begin with, from the \$10,000 budgeted, then filter onto secondary roads as funds are available. Christine Lee asked John roughly how much to replace them all. John guesstimate for all the poles & signs it may be an additional \$10,000. Christine wondered if the excess from the planters couldn't be transferred to the signs so we could possibly replace most, if not all the street signs. Mayor Chris Lain agreed and John Lindeman will get a better estimate. With that suggestion Jim Friedenbach concluded his report. **Christine Lee made a motion to accept the report from 6-20-17, seconded by Samantha Ritchie.** Voice roll call had all in favor, none opposed. The motion passed.

TIF Committee 6-21-17: Pat Sanchez reported the TIF Committee met on 6-21-17. He explained there was some wording that was changed on the redevelopment agreements and Sharon Pepin also gave a presentation on how the TIF works. He encouraged anyone who was unable to attend to contact him or Sharon Pepin with any questions. **Roger Husband made a motion to accept the report from 6-21-17, seconded by Sara DeSpain Purdom.** Voice roll call had all in favor, none opposed. The motion passed.

WARRANT #2A:

Additional Invoices, Totaling \$180,104.94: Mayor Chris Lain called for a motion to approve Warrant 2A. **Samantha Ritchie made a motion to approve Warrant 2A, Sara DeSpain Purdom seconded.** A roll call showed Roger Husband, Pat Sanchez, Samantha Ritchie, Jim Friedenbach, Christine Lee, Jeff Griswold, Sara DeSpain Purdom and Chris James in favor, none opposed. The motion passed.

COMMUNICATIONS:

Mt. Carroll Fire Protection District:

Mayor Chris Lain shared a letter from the Mt. Carroll Fire Protection District regarding their Independence Day Celebration and festivities being held on Saturday July 1st this year in honor of Mt. Carroll's sesquicentennial year.

APPOINTMENTS:

Whiteside Enterprise Zone: Mayor Chris Lain does not have a recommendation at this time and tabled this appointment.

MONTHLY REPORTS:

Fire Department for May 2017:

Mayor Chris Lain tabled the May 2017 report until the next meeting.

UNFINISHED BUSINESS:

Wastewater Treatment Facility Main and Bowen Street Lift Stations and In-System Sewer Improvements Project Update and Associated Action Items: John Lindeman explained that these invoices were a series of change orders for WWTF. Due to funding sources not liking a lot of different change orders these were consolidated into a lump sum to process once, with another to be submitted at the end of construction. All these changes had been approved by the council previously. **Christine Lee made a motion to approve the change order to Williams Bros. in the amount of \$43,580.27, with Pat Sanchez second.** A roll call in favor showed Pat Sanchez, Roger Husband, Samantha Ritchie, Jim Friedenbach, Christine Lee, Jeff Griswold, Sara DeSpain Purdom and Chris James, with none opposed. The motion passed. Jim Friedenbach commented on a tour he recently took with John Lindeman. He was very impressed with the new facility and what an improvement this will be going into the future. He also toured the current facility and better understands how much change the new facility will bring.

NEW BUSINESS:

Savanna Helping Savanna: Rev. Gary Panetta spoke to the council about a recent project on Hill St. The group is still in need of volunteers but is also looking for assistance with materials. Rev. Panetta asked if any council members could volunteer or might know of an organization or person to assist with the costs of landscaping materials, mulch, etc. Their recent project was on Hill St. is an elderly lady who is physically unable to maintain her steep hillside yard. She also doesn't have the means to pay someone. This yard will continue to return to the city's watch list without permanent landscaping. The group is willing to provide the sweat equity but needs assistance with materials. Karen Robinson also asked a couple of questions of the council. The height of the grass before a citation is issued and the fine costs for that citation. Chief Kevin Dimmick responded the city's ordinance is 8" and the fine varies depending on the number warnings, whether it is paid within the time frame or if it has incurred court costs. It is also a recurring fine and can accumulate. Christine Lee clarified that while the city has stepped up warnings the last couple of years, the City has never to her knowledge fined an elderly resident for not being able to mow their yard. The majority have been mowed by the city employees with the fine being written off uncollected. Karen also wondered how it was determined. Mayor Lain said that neighbors can recommend or the council can drive by & verify. The current ordinance officer will then follow up with contact. Christine Lee also pointed out that Savanna is a city on hills and it not up to the city to absolve able bodied residents from maintaining their own property. The property ownership comes with that responsibility. Rev. Panetta closed with reiterating that the group is looking for assistance with materials or resources and volunteers and thanked the council for their consideration.

Ordinance, Approving a TIF Redevelopment Agreement with The Answer: Mayor Chris Lain asked for a motion to approve the first reading by title only and send this to the second reading. Pat Sanchez explained the committee decided to reimburse The Answer 20% of project costs, which is estimated to be \$11,375, to be paid out in equal installments of \$2,275 over five years, and the business must remain in business for those five years. **Pat Sanchez made a motion to accept the first reading by title only with Christine Lee seconded. All members votes in favor, with Samantha Ritchie abstaining.** The motion passed.

Ordinance, Approving a TIF Redevelopment Agreement with TDP Investments: Mayor Chris Lain asked for a motion to approve the first reading by title only and send this to the second reading. Pat Sanchez explained the committee decided to reimburse 30% of project costs, which is estimated to be \$82,368, to be paid out in equal installments of \$6,864 over 12 years, and the business must remain in business for 12 years. **Pat Sanchez made a motion to accept the first reading by title only with Jim Friedenbach seconded. All members in favor, with Samantha Ritchie abstaining.** The motion passed.

Ordinance, Approving a TIF Redevelopment Agreement with Dwarika Liquors, Inc: Mayor Chris Lain asked for a motion to approve the first reading by title only and send this to the second reading. Pat Sanchez explained the committee decided to reimburse Dwarika Liquors, Inc. 25% of project costs, which is estimated to be \$3,462, to be paid out in equal installments of \$1,731 for 2 years, and the business must remain in business for 2 years. **Pat Sanchez made a motion to accept the first reading by title only with Sara DeSpain Purdom seconded. All members voted in favor, with Samantha Ritchie abstaining.** The motion passed.

Intersection Solicitors License, VFW Post 2223: Mayor Chris Lain asked for a motion to approve. **Christine Lee made a motion to approve the request for an Intersection Solicitors license from the VFW Post 2223 for Sept 1-2, 2017, with Sara DeSpain Purdom seconding.** All voting in favor, none opposed. Motion approved.

Intersection Solicitors License, Muscular Dystrophy Association: Mayor Chris Lain asked for a motion to approve. **Pat Sanchez made a motion to approve the request for an Intersection Solicitors license from the MDA Muscular Dystrophy Association for Aug 26, 2017, with Christine Lee seconding.** All voting in favor, none opposed. Motion approved.

Planning & Zoning Board Minutes: John Lindeman reported on the public hearing held on June 15, 2017 at city hall for two rezoning requests from J.C. Carey for 1811 Wacker Road & 1819 Wacker Road and amending the City code Title 10, Chapter 4, Section 2, Subsection (B), Conditional Uses, Chickens. The Board made a positive recommendation to the council to approve the rezoning request for 1811 Wacker Road since the property adjoins J.C. Carey's current property. The Board did not recommend the rezoning of 1819 Wacker since this property does not currently adjoin J.C. Carey's property. There is a residential lot in between the properties. The Board looked at the conditional use description being changed to allow chickens within city limits when conditions are met. This did not meet voting approval to recommend approval to the full council. **Roger Husband made a motion to accept the report from John Lindeman from the Zoning Board Meeting on June 15, 2017, with a second from Samantha Ritchie.** All voting in favor, none opposed. The motion passed.

Mayor Chris Lain called for a motion to approve the first reading of the ordinances included in the Planning & Zoning Board report.

Ordinance Approving a Certain Request for Re-Zoning and Amending the Official Zoning Map, J.C. Carey, Jr, 1811 Wacker Road: Accepting the recommendation from the Planning and Zoning Board, **Sara DeSpain Purdom made a motion to accept the first reading seconded by Samantha Ritchie.** All voting in favor, none opposed. Motion passed.

Ordinance Approving a Certain Request for Re-Zoning and Amending the Official Zoning Map, J.C. Carey, Jr, 1819 Wacker Road: **Sara DeSpain Purdom made a motion to accept the first reading of this Ordinance, with a second by Samantha Ritchie.** Roger Husband questioned approving this request because it isolates a residential property with no development plan in place. City Attorney Phil Jensen reminded the council they are bound by the record established at the Planning & Zoning Board meeting. The council cannot do their own fact finding. They can approve or vote down or send back to the Planning & Zoning Board to request more information. The Planning & Zoning Board are the finder of facts. Jeff Griswold questioned if the council was taking the board recommendation, which was to not approve this particular request, then the council would vote nay and Phil Jensen agreed with that. Christine Lee asked why two board members abstained on these two votes. Phil Jensen clarified those two people do not have a conflict of interest but it could give the appearance of impropriety or impartiality for them to vote on this. John Lindeman explained that the Planning & Zoning Board looks at zoning consistent with the plan the city has for that area and how it will affect the property values of surrounding property. The board didn't feel it was consistent to land-lock a particular piece of property. After further discussion it was pointed out that by not approving this it may be presenting a negative impact for incoming businesses. **Voting in favor of accepting the first reading are Jim Friedenbach, Christine Lee, Samantha Ritchie, Sara DeSpain Purdom and Chris James and voting to oppose Roger Husband, Jeff Griswold and Pat Sanchez.** The motion is carried for first reading.

Ordinance Amending Title 10, Chapter 4, Section 2, Subsection (B), Conditional Uses, Chickens: Jeff Griswold made a motion to not accept the first reading, with no second the motion died. Roger Husband made a motion to not accept the amending Ordinance and continue not allowing chickens in the city limits, with a second by Jeff Griswold. The recommendation of the board was to not accept the new ordinance. Sara DeSpain Purdom asked what happens to the lady that already has chickens. It was decided she was in violation already and the chickens would have to go. Sara DeSpain Purdom questioned if she voted Aye, was it a vote for or against chickens. A suggestion was made by John Lindeman for Roger to rescind his motion and make a positive motion. Roger then rescinded his motion. **Christine Lee then made a motion to accept the first reading of this Amending Ordinance, with a second by Sara DeSpain Purdom. A roll call had Samantha Ritchie, Sara DeSpain Purdom and Christine Lee voting in favor and opposed were Roger Husband, Chris James, Pat Sanchez, Jeff Griswold and Jim Friedenbach. The motion did not passed.**

CITIZENS, COMMITTEE MEMBERS:

Sharon Gatzke Eckstein asked if the chickens are permitted, unless they are deemed a nuisance. John Lindeman and Phil Jensen clarified that no they are not permitted under the zoning ordinance. Sharon also asked if the Planning and Zoning Board does not recommend approval of a request are the City Council members allowed their own opinion or do they have to go along with the board's recommendation. John Lindeman said no everyone is entitled and encouraged to voice their opinion on all matters before them. She also inquired about the "L" on the older signs. John explained they were probably sponsored by the Lions or another group but they can't be ordered that way anymore. She also asked if there will be landscaping, berms or evergreens around the fence at the treatment plant. John explained there is an entire landscaping plan to be done yet when all the construction is done and Oak St will be chip & sealed. Sharon also asked if the new trash receptacles would be concrete with plastic tops so they won't be dented.

Sara DeSpain Purdom received a tour of the fire station and encouraged everyone too. It will reinforce your sense of security that they know what they are doing.

Pat Sanchez remarked about the Independence Day parade being on July 5th at 6pm with line up being at 5:30. The festivities will then go to the high school.

Samantha Ritchie toured the new sewer treatment plant with John Lindeman and was encouraged with the progress.

Christine Lee asked Shawn Picolotti how the donations for fireworks were going. Shawn responded there were some larger donations that came in recently for a total of \$3,000 to \$4,000.

ADJOURNMENT:

Mayor Chris Lain made a motion to adjourn at 9:04 pm.

Minutes composed by Rhonda Weiss, City Clerk.