

CITY OF SOUTH BELOIT
REGULAR COUNCIL MEETING
April 7, 2025

CALL TO ORDER: 5:02 pm, Council Chambers, City Hall by Mayor Fitzgerald

ROLL CALL: Present & answering to roll call were Commissioners Adleman, Hedrington, Morse, Prentice, and Mayor Fitzgerald.
City Attorney Roxanne Sosnowski was present
City Administrator Sonya Hoppes was present
City Clerk Tracy Patrick recorded the minutes
Department Heads in attendance:
Wastewater Superintendent Jeff Reininger
Police Chief Adam Truman
Fire Chief Dan Pease
Street Superintendent Steve Haas
Community Development Director Shawna Henthorn

PLEDGE OF ALLEGIANCE: Led by Mayor Fitzgerald and recited by all members present.

INVOCATION: Police and Fire Chaplin, Dan Herman delivered the invocation.

APPROVE AGENDA: Commissioner Adleman made a motion to approve the agenda. Commissioner Prentice second the motion. Voice vote carried the motion.

PUBLIC COMMENT: Neely Erikson and Conner Brown with the Illinois Relator's Association were present. Ms. Erickson read a letter on behalf of the Association in opposition of the Rental Registry on the agenda.
Mayor Fitzgerald said the city is looking for way to fix the problems with rentals and will make decisions based on what's best for the city. Council will research and discuss what can legally be done at the next Regular Council Meeting.

APPROVAL OF MINUTES:
1. Commissioner Prentice made a motion to approve the minutes from the Regular Council Meeting held on March 17, 2025. Commissioner Morse second the motion. Voice vote carried the motion.

REPORT OF OFFICERS:
1. Finance:
Commissioner Adleman made a motion to approve the claims paid from March 5 – April 4, 2025 in the amount of \$507,08.43. Commissioner Morse second the motion. Roll call vote showed 5 ayes.
2. Attorney Report:
3. Reports:
City Administrator Report and Staff Report
Accounts and Finance-Commissioner Ryan Adleman
Health & Public Safety-Commissioner Ken Morse
Streets & Public Improvement-Commissioner Brian Hedrington
Public Properties-Commissioner Courtney Prentice
Mayor-Tom Fitzgerald

NEW BUSINESS:

- a. Commissioner Morse made a motion to approve hiring Paul Reed as Detective Sergeant for the Police Department at a rate of \$44.92/hour. Commissioner Adleman second the motion. Roll call vote showed 5 ayes.
- b. City Clerk, Tracy Patrick swore in Paul Reed as Detective Sergeant.
- c. Commissioner Morse made a motion to approve Ordinance 2842 Amending Various Provisions of Chapter 102 Traffic and Vehicles, Article II Stopping, Standing, and Parking. Commissioner Prentice second the motion. Administrator Hoppes said the odd/even parking is difficult and needed for emergency issues. The ordinance would be amended from changing daily parking to odd/even monthly parking on the appropriate side of the street. Snow emergency removal and maintenance would still be in effect if a snow emergency were needed. Attorney Sosnowski asked that the ordinance be laid over so that Council could be provided with the correct ordinance. Commissioner Adleman made a motion to layover Ordinance 2842 Amending Various Provisions of Chapter 102 Traffic and Vehicles, Article II Stopping, Standing, and Parking. Commissioner Prentice second the motion. Voice vote carried the motion.
- d. Commissioner Adleman made a motion to approve Ordinance 2843 Approving a Real Estate Contract for purchase and sale and a Lift Station Agreement related to the property located at 663 South Bluff Street. Commissioner Prentice second the motion. City Engineer, Brandon Boggs explained the small strip of land on the property that will be used for a new lift station for the Wastewater Treatment Plant. Roll call vote showed 5 ayes.
- e. Commissioner Morse made a motion to approve Resolution 6610 Approving a five-year Road Improvement Plan for the years 2025 through 2029. Commissioner Prentice second the motion. Roll call vote showed 5 ayes.
- f. Commissioner Morse made a motion to approve Resolution 6611 Approving a Services and Purchasing Agreement with Axon Enterprise, Inc. Commissioner Prentice second the motion. Chief Truman reviewed the current contract and updates that would come with the new contract. Chief Truman said the difference in cost will be an additional \$691.18 for all upgrades. Roll call showed 5 ayes.
- g. Commissioner Adleman made a motion to approve Resolution 6612 Approving the use of MFT (RBI-Rebuild Illinois) Funds for the Manchester Road resurfacing project in the amount of \$575,000.00. Commissioner Prentice second the motion. Administrator Hoppes said the location is across from Kwik Star. The funds need to be spent by June 30, 2025. Roll call vote showed 5 ayes.
- h. Commissioner Adleman made a motion to approve Custom Service Proposal & Contract with Chemsan Custom Service for the Wastewater Treatment Plant not to exceed \$9,900.00. Commissioner Morse second the motion. Roll call vote showed 5 ayes.
- i. Commissioner Morse made a motion to approve repairs to the Boulevard Clock at a cost not to exceed \$9,485.00. Commissioner Prentice second the motion. Administrator Hoppes said the clock has not been working for 4 years. Cost for other options were provided. The consensus from Council was to repair the clock so that the clock is operational and consider budgeting for additional repairs after IDOT roadwork is completed. Roll call vote showed 5 ayes.
- j. Commissioner Morse made a motion to approve hiring Amanda Nelson as part-time Seasonal Employee at a rate of \$15.00/hour. Commissioner Prentice second the motion. Roll call votes showed 5 ayes.
- k. Council discussed possible ordinance regarding a registration process for rental properties. Mayor Fitzgerald said the item was brought up due to Code Meetings, and having many absentee landlords. Mayor Fitzgerald said houses are selling with code violations, and there are many abandoned houses. Mayor Fitzgerald provided pictures of 2 houses being built in Beloit on Shirland Avenue where 2 story homes are being built on small lots. Mayor Fitzgerald said there are many rentals that are in disrepair. Attorney Sosnowski said the subject has been previously discussed with staff. There are issues of change in ownership without the city having any knowledge

of the transfer of deed. The city has Sewer Certification and Clearwater Certificate requirements before a deed can transfer to a new owner. Outstanding sewer bills are left when there is no realtor involved. Attorney Sosnowski said single family homes are being turned into multi-family homes without proper zoning or building permits being approved. A registry would not need to have a fee attached to the paperwork, and the city would not need to purchase expensive software. The registration information could be limited to a contact person and contact information. Mayor Fitzgerald said Code Violations are sent out and returned to the city because there are new owners. Commissioner Adleman referenced starter kits for flippers and called for the city to look better and cleaned up. Commissioner Prentice said he is not in favor of the registry, and said South Beloit needs re-generation. Elevating property values will help. Commissioner Prentice said the rebate program he presented was shot down by the South Beloit School District. Commissioner Prentice said lots could be purchased and incentives could be offered. Replacing vacant lots or rehabbed homes could start re-generation. Attorney Sosnowski said there has been an issue with people buying properties at a tax sale then stripping the property of all its copper. The buyer would file for a sale in error and be left in further disrepair. Mayor Fitzgerald said having the city mow the properties is not helpful to the city. Commissioner Prentice said the bigger picture is how to grow and not look at penal portion.

LICENSES AND PERMITS:

1. Video Gaming:
 - a. Gardner Liquor Inc.
Commissioner Morse made a motion to approve the license second by Commissioner Prentice. Voice vote carried the motion.

EXECUTIVE SESSION:

At 6:16 pm on a motion made by Commissioner Morse the council approved going into Executive Session. Commissioner Prentice second the motion. Voice vote carried the motion. The purpose of Executive Session is to:

1. Discuss personnel issues as provided by 5 ILCS 120/2 (c) (1) of the Illinois Open Meetings Act
2. Discuss the purchase or lease of real property as provided by 5 ILCS 120/2 (c) (5) of the Illinois Open Meetings Act.

RECONVENE TO OPEN SESSION:

At 6:36 pm.

ROLL CALL:

Roll call showed all members previously at the meeting at the reconvening of the meeting.

ORDER OF BUSINESS:

- a. Commissioner Morse made a motion to approve Ordinance 2840 Adding a new Section 2-55 to Division 2 Meetings, Article II City Council of Chapter 2 Administration of the Code of Ordinances. Commissioner Prentice second the motion. Roll call vote showed 5 ayes.
- b. Commissioner Adleman made a motion to approve Resolution 6609 Adopting Civility Pledge. Commissioner Morse second the motion. Roll call vote showed 5 ayes.

ADJOURN:

At 6:37 pm on a motion by Commissioner Adleman second by Commissioner Morse. Voice vote carried the motion.

Mayor

City Clerk

Approved: