

CITY OF SOUTH BELOIT
REGULAR COUNCIL MEETING
June 2, 2025

CALL TO ORDER: 5:00 pm, Council Chambers, City Hall by Mayor Fitzgerald

ROLL CALL: Present & answering to roll call were Commissioners Hedrington, Morse, Prentice, and Mayor Fitzgerald. Commissioner Adleman was absent
City Attorney Laura Goding 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
Deputy Fire Chief Brian Snyder
Street Superintendent Steve Haas
Community Development Director Shawna Henthorn

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

INVOCATION: Finance Director, Donald Elliott delivered the invocation.

APPROVE AGENDA: Commissioner Prentice made a motion to approve the agenda to amend laying over item #2 under Correspondence, item a. under Unfinished Business, item d. under New Business, and amending item e. under New Business adding “not to exceed \$46,550.00. Commissioner Morse second the motion as amended. Voice vote carried the motion.

PUBLIC COMMENT: None

APPROVAL OF MINUTES:

1. Commissioner Morse made a motion to approve the minutes from the Regular Council Meeting held on May 19, 2025. Commissioner Prentice second the motion. Voice vote carried the motion.

REPORT OF OFFICERS:

1. Finance:
Commissioner Morse made a motion to approve the claims paid from May 16 - 30, 2025 in the amount of \$403,853.12. Commissioner Prentice second the motion. Roll call vote showed 4 ayes and 1 absent by Commissioner Adleman.
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

CORRESPONDENCE:

1. Lauterbach & Amen representative, Kevin Cavanaugh gave a presentation to Council for the draft review of the Police and Fire Pensions Actuarial Studies, which are subject to change. Mr. Cavanaugh explained that Lauterbach & Amen provides recommended contributions beyond the statutory minimum funding requirements. The recommended contribution for the Fire Pension Fund is \$22,745. The Police Pension Fund recommended contribution is \$262,024. Mr. Cavanaugh said the Fire Pension Fund is funded at 100.4%, while the Police Pension Fund is funded at 81.8%, both of which are ahead of the state average. Mr. Cavanaugh reviewed demographic changes, actuarial assumptions, and investment returns for both funds. Mr. Cavanaugh recommended a more aggressive policy targeting 100% funding over 15 years for the Police fund in order to meet the requirement to be 90% funded by 2040.
2. Presentation from Karoline Qasem with Fehr Graham regarding the Sewer Study was laid over.
3. City Attorney, Laura Goding spoke to Council regarding the potential issue with the sale of THC/Delta 8, and Delta 9 drinks and consumables from businesses holding liquor and tobacco licenses. Attorney Goding said the sale of THC products, particularly Delta 8 and Delta 9 are not currently regulated by the FDA or state laws. Attorney Goding said there are concerns for the potential risks of these products, including adverse reactions in both adults and children who may consume them unknowingly. Council previously considered implementing local ordinances to regulate the sale of these products but decided to wait for state action due to uncertainty about the legality and enforceability of such measures. Attorney Goding said though these products are not regulated they do have a psychoactive effect. Police Chief, Adam Truman was not aware of any increased activity due to Delta 8 and Delta 9 products. Deputy Fire Chief, Brian Snyder said they do deal with these products since convenience stores have a lot of Delta 8 and Delta 9 products. DC Snyder said the product can cause someone to not feel well along with other issues. Chief Morse said he does not believe the City should wait for an issue by putting the issue on a back burner. After discussion it was determined that Attorney Goding will look at other municipalities that have adopted an ordinance, and bring back to Council for review and further consideration.

UNFINISHED BUSINESS:

1. Discussion and/or Motion Items:
 - a. Ordinance 2848 Amending Chapter 18, Businesses, by adding Article XII, Residential Rental Property Regulation was laid over.

NEW BUSINESS:

1. Discussion and/or Motion Items:
 - a. From the Planning and Zoning Commission Meeting held on May 21, 2025 a positive recommendation was given regarding Ordinance 2849 Approving a Variance in the Required Side Yard Setback from 4' 6" to 4' 3" and the Required Front Yard Setback from 15' down to 6' 9" for the property commonly known as 553 Northwestern Avenue, South Beloit, Illinois, Winnebago County (PIN NO. 04-05-306-014). Commissioner Morse made a motion to approve Ordinance 2849 Approving a Variance in the Required Side Yard Setback from 4' 6" to 4' 3" and the Required Front Yard Setback from 15' down to 6' 9" for the property commonly known as 553 Northwestern Avenue, South Beloit, Illinois, Winnebago County (PIN NO. 04-05-306-014). Commissioner Prentice second the motion. Community Development

Director, Shawna Henthorn said the owner was constructing 2 porches, however; only 1 was approved. Permits have been obtained. The variance is needed due to hardship. Roll call vote showed 4 ayes and 1 absent by Commissioner Adleman.

- b. From the Planning and Zoning Commission Meeting held on May 21, 2025 a positive recommendation was given regarding Ordinance 2850 Approving a Special Use Permit to allow for construction of an Island Structure for Electric Vehicle Charging in the Commercial Traffic (CT) Zoning District for 16069 Willowbrook Rd, South Beloit, Illinois. Commissioner Morse made a motion to approve Ordinance 2850 Approving a Special Use Permit to allow for construction of an Island Structure for Electric Vehicle Charging in the Commercial Traffic (CT) Zoning District for 16069 Willowbrook Rd, South Beloit, Illinois. Commissioner Prentice second the motion. Roll call vote showed 4 ayes and 1 absent by Commissioner Adleman.
- c. From the Planning and Zoning Commission Meeting held on May 21, 2025 a positive recommendation was given regarding Ordinance 2851 Approving a Bulk Map Amendment to re-zone various properties located in South Beloit, Illinois, from the (RM) Multi-Family Residential Zoning District to the (R2A) Two-Family Residential Zoning District. Commissioner Prentice made a motion to approve regarding Ordinance 2851 Approving a Bulk Map Amendment to re-zone various properties located in South Beloit, Illinois, from the (RM) Multi-Family Residential Zoning District to the (R2A) Two-Family Residential Zoning District. Commissioner Morse second the motion. Community Development Director, Shawna Henthorn explained there were several residential properties that were all zoned as Multi-Family that needed to be corrected. Correcting the zoning will help if there are any issues with fire, flooding, etc. Ms. Henthorn said she spoke with a number of the residents that were effected, and all were in agreement with the change. Roll call vote showed 4 ayes and 1 absent by Commissioner Adleman.
- d. Ordinance 2852 Amending Chapter 10 – Animals, Article II – Dogs and Cats was laid over.
- e. Commissioner Morse made a motion to approve Resolution 6623 Authorizing the expansion of a parking lot and expansion of a driveway entrance at 851 Doner Drive. Commissioner Prentice second the motion. City Engineer, Brandon Boggs reviewed the parking lot and floor drain projects. Council discussed the City's Code of Ordinance requirement to include curb and gutter. Concerns were voiced about the cost of the project that included a floor drain for the building as well. Street Superintendent, Steve Haas said the floor drain could wait until the next budget year but the parking lot is needed. Council discussed concerns regarding the cost of the project. There was consideration for the item to be laid over until the next Regular Council Meeting. Mr. Boggs advised the design work would take 3-4 weeks, followed by advertising and bidding processes, which could potentially delay construction into October, and construction costs could be higher. Mr. Boggs said some of the scope of the project can be removed. Consensus was to remove the floor drain and bring back to Council at the next meeting and approve the current submission with the previous amendment of no to exceed amount of \$48,550.00. Roll call vote showed 3 ayes, 1 nay by Commissioner Prentice, and 1 absent by Commissioner Adleman.
- f. Commissioner Morse made a motion to approve masonry repairs at 624 Eastern Avenue from Abbey Roads at a cost not to exceed \$17,200.00. Commissioner Prentice second the motion. Administrator Hoppes said the City received 2 bids. Abbey Roads

was the lowest bid. Roll call vote showed 4 ayes and 1 absent by Commissioner Adleman.

- g. Commissioner Prentice made a motion to approve masonry repairs at 225 Perry Avenue with Abbey Roads at a cost not to exceed \$8,700.00. Commissioner Morse second the motion. Roll call vote showed 4 ayes and 1 absent by Commissioner Adleman.
- h. Commissioner Prentice made a motion to approve the relocation of fencing at 624 Eastern Avenue from Century Fence at a cost not to exceed \$8,825.00. Commissioner Morse second the motion. Roll call vote showed 4 ayes and 1 absent by Commissioner Adleman.
- i. Commissioner Morse made a motion to approve hiring Niall Cain as part-time for the Wastewater Treatment Plant at a rate of \$15.00/hour. Commissioner Prentice second the motion. Voice vote carried the motion.

ADJOURN:

At 6:30 pm on a motion by Commissioner Prentice second by Commissioner Morse. Voice vote carried the motion.

Mayor

City Clerk

Approved: