

THE CITY OF MOMENCE

Momence, IL 60954

MICK PORTER, Mayor
JENENE HENSON, Clerk
MARGARET PETERSON, Treasurer

ALDERMEN

Diann Denton	Richard Kupferer
Carolyn Navratil	David Cook
Nova Metz	Mark Lesyna
Charles Steele Jr.	John Metz Sr.

MOMENCE CITY COUNCIL Monday, February 1, 2016 Council Meeting

Time: 7:30 P.M.

The City Council Meeting of the City of Momence was held in the Council Chambers at 123 W. River Street, Momence. Mayor Mick Porter called the meeting to order.

ROLL CALL

Roll was called by the Clerk with Aldermen Denton, Navratil, Nova Metz, Steele, Kupferer, Cook, Lesyna and John Metz present. Also present was Mayor Mick Porter.

APPROVAL OF PREVIOUS MEETING MINUTES

Alderman Cook made a motion to approve the Regular and Executive Session minutes of the January 18, 2016, Council Meeting as presented. Alderman Denton seconded the motion with Aldermen Denton, Navratil, Nova Metz, Steele, Kupferer, Cook, Lesyna and John Metz voting yes.

APPROVAL OF THE BILLS

The bills were discussed at tonight's Budget and Finance Committee Meeting. Alderman Denton made a motion to approve the bills for payment. Alderman Kupferer seconded the motion with Aldermen Denton, Navratil, Nova Metz, Steele, Kupferer, Cook, Lesyna and John Metz voting yes.

CITIZEN FORUM

John Metz Jr., addressed Council regarding the City's towing policy. Police now using Beaupre's towing from Kankakee if person arrested from that area, from Momence using Metz towing. John Metz Jr. believes there is no legitimate reason for City to use service out of town. It was stated that Department policy doesn't require Council approval.

Doug Newton addressed Council on the sale of his building (124 River Street, Momence) and what a great opportunity it is for the people of Momence. Owned property for 28 years, stated it is not a good spot for retail. Planning Commission passed it through voting yes for a change from B-1 to M-1.

Jane Johnson also addressed Council regarding the M-1 Zoning recommendation by Planning Commission. Downtown historic district is selling point of Momence and she objects to M-1 zoning. Location is inconsistent with the patterns of development of Momence. Inconsistent with the Downtown Master Plan and action to zone one building different from others adjacent is not recommended. To divide at property line doesn't make sense to her. Mainstreet has design guidelines for the historic district. Doesn't think that M-1 zoning is appropriate. Mayor opened the floor to individuals to speak, no comments were made.

OLD BUSINESS

Alderman Nova Metz, Diann Denton and Tina Demack are meeting to go over the handbook.

ALDERMANIC REPORTS

Alderman Denton called a Budget and Finance Committee Meeting for Monday, February 15, at 7:15PM to go over bills.

Discuss and vote on recommendation from Plan Commission. Mومence Plan Commission met Thursday, discussion was on manufacturing, owners would enhance building location as far as appearance, noise and odor concerns/questions were answered. It was stated that this would be good for the City with addition of jobs, employees dining downtown and shopping. Recommendation was made for location to be changed from B-1 to M-1 zoning.

Nick Elliott presented Council with map of proposed property with new façade including several windows and redoing the building inside and out raising value of property along with redoing the sidewalk making it ADA compliant. Dan and Jeannine Sambrooks are requesting that property be rezoned from B-1 to M-1. They have operated a business for over 6 years (metal works, designing and building process systems) and are in need to expand, which will create 12 new jobs. Granting a variance was discussed (not feasible for the direction of this business) M-1 designation prevents any businesses to go in there that creates excessive noise or odors. Mayor contacted City attorney about this situation, concern was that because we do have a downtown master plan, taking one spot and going with manufacturing could be an issue, not legally on the City, but this business could be approached in the legal system suggesting that they shouldn't be there. Concern raised at commission meeting was the long term of this business, protecting the City of the unknown. Nick Elliott stated that for the long-term goal it has to be zoned as M-1; extra delays will compromise the sale. It was stated that the City's Zoning Ordinance protects itself. If it's not rezoned as M-1, Dan will have a difficult time selling it. Whenever time comes, Dan has to look at return on this investment. It was stated that the only other offer received for this property was for an adult book store. Timeframe was discussed. Commission made a recommendation to go ahead with this M-1 Zoning. Alderman Nova Metz questioned if it gets changed to M-1, how the B-1 or B-2 fits into this for future reference. According to the Zoning Chart, most restrictive is R-1, less restrictive as you go down, all permitted uses; building can go back to commercial. Alderman Jack Metz made a motion to approve the recommendation from the Plan Commission from B-1 to M-1. Alderman Denton seconded the motion with Aldermen Denton, Navratil, Nova Metz, Steele, Kupferer, Cook, Lesyna and John Metz voting yes.

First reading on an Ordinance amending Regulation Size and Weight of Vehicles. Discussed fees associated with the size and weight of vehicles. Separate funds will be established, which will be split 40% to police department and 60% for street repair. City department to make specific changes as needed and will not need to change ordinance. Also, ordinance not needed to set up a specific street fund. Revenue line item to be created under Street and Alley Department, strictly used for street repair (will be a new line item).

Alderman Nova Metz: Water and Sewer Meeting tonight, committee discussed delinquent water bills, information for new ordinance, ordinance would state that bill has to be paid in full with penalties if water has been turned off.

Alderman Kupferer: Discuss and vote on hiring of Police Personnel. Chief requested Zarius West being hired as full time police officer. Police force currently has 8 full time officers and 3 part time officers. Officer West will graduate from police academy in June. Alderman Kupferer made a motion to hire police officer Zarius West effective February 16, at a salary of \$38,610 per union contract. Alderman

Lesyna seconded the motion with Aldermen Denton, Nova Metz, Kupferer, Cook and Lesyna voting yes. Alderman Navratil, Steele and John Metz voting no. Motion carried.

Alderman Cook: Local Improvement Committee met tonight, discussed compensation of website designers and maintainers, to be voted on at next Council meeting. Also spoke about data storage, estimate regarding data storage to be looked into further.

Alderman Lesyna: Discuss and vote on Enterprise Zone and the Boundaries Ordinance. Passed this Ordinance earlier, came back that there are two spots on page 2 Section 2 and 5 that states County Board of Kankakee, and the County, which needs to be corrected from the County to the City of Momence. Alderman Lesyna made a motion to pass an ordinance regarding the Establishment of the City of Momence Enterprise Zone and the Boundaries Thereof in the City of Momence. Alderman Nova Metz seconded the motion with Aldermen Denton, Navratil, Nova Metz, Steele, Kupferer, Cook, Lesyna and John Metz voting yes. Ordinance #808.

DEPARTMENT HEAD REPORTS

Scott Behrends stated that the street lights are fixed.

TREASURER REPORT – Treasurer Becky Peterson none

MAYORAL REPORT

Appointment of Carolyn Navratil to Plan Commission. Alderman Nova Metz made a motion to approve Mayor Porter's appointment of Carolyn Navratil to Plan Commission. Alderman Denton seconded the motion with Aldermen Denton, Navratil, Nova Metz, Steele, Kupferer, Cook, Lesyna and John Metz voting yes.

Alderman Steele stated that they are waiting to hear back from Allied regarding fees/contract, possibly as early as next week.

EXECUTIVE SESSION

Alderman Kupferer made a motion to enter into Executive Session to discuss the employment and compensation, of specific employees of the public body and land acquisition, with the potential of actions on matters discussed in closed session. Alderman Nova Metz seconded the motion with Aldermen Denton, Navratil, Nova Metz, Steele, Kupferer, Cook, Lesyna and John Metz voting yes. Entered into Executive Session at 8:24P.M.; returned from Executive Session at 8:52P.M.

Alderman Kupferer made a motion to adjourn the meeting. Alderman Cook seconded the motion with Aldermen Denton, Navratil, Nova Metz, Steele, Kupferer, Cook, Lesyna and John Metz voting yes. Meeting adjourned at 8:53P.M.

Respectfully submitted,

Jenene Henson, City Clerk