City of Belleville
Joint Finance & Economic Development and Annexation Committee Meeting
Minutes
July 11, 2016
Fire House #4 1125 South Illinois Street

In Attendance

(A) Finance Committee Members

Joe Hazel, Alderman
Jane Pusa, Alderman
Kent Randle, Alderman
Raffi Ovian, Alderman
Phil Silsby, Alderman
Paul Seibert, Alderman
Jim Musgrove, Alderman

Economic Development & Annexation Committee Members

Ken Kinsella, Alderman
Jane Pusa, Alderman
Kent Randle, Alderman
Johnny Anthony, Alderman
Phil Silsby, Alderman
Paul Seibert, Alderman
Roger Wigginton, Alderman

(B) Guests

Michael Hagberg
Adam Hill, Sonomacap RE Fund II, LLC

(C) Staff

Jamie Maitret, Finance Director
Dean Hardt, City Treasurer
Mayor Eckert
Tom Pour, Fire Chief
Royce Carlisle, Superintendent WWTP

Chairman Silsby called the meeting to order at 7:28pm. Alderman Galetti was excused.

Evacuation procedures were explained. In case of severe weather everyone should exit through the back door and go to the interior hallway.

Chairman Silsby opened public participation.

No one wished to speak so public participation was closed.

Chairman Silsby asked for a motion to approve the minutes from the June 13, 2016 Meeting.

Motion
Alderman Ovian made a motion to approve the minutes from the June 13, 2016 Meeting. Alderman Seibert seconded. All attending members voted yes. The motion passed.

Joint Items

Consideration of Redevelopment Agreement with Sonomacap RE Fund II, LLC for Redevelopment of 6401 West Main St.
Eric Schauster handed out a draft copy of the development agreement. He discussed the incentive portion of the agreement. This business district will receive an additional 1% increase in sales tax on eligible items and about $275,000 in TIF incentives. Most of the main tenants will remain. The property needs major infrastructure improvements. The total incentives are approximately $2,495,000. Discussion followed about the State Fire Code, parking lot lighting issues and security systems for the businesses. The local developer is aware of these problems. Adam Hill discussed the timeline for this project.

Finance Motion
Alderman Randle made a motion to approve the Redevlopment Agreement with Sonomacap RE Fund II, LLC for the Redevelopment Agreement of 6401 West Main St. Alderman Hazel seconded. Roll call vote was taken. Alderman Hazel, Pusa, Randle, Ovian, Seibert, Musgrove and Silsby all voted yes. Mayor Eckert also voted yes. The motion passed.

EDA Motion
Alderman Wigginton made a motion to approve the Redevelopment Agreement with Sonomacap RE Fund II, LLC for the Redevelopment Agreement of 6401 West Main Street. Alderman Anthony seconded. Roll call vote was taken. Alderman Pusa, Randle, Anthony Silsby, Seibert, Wigginton and Kinsella all voted yes. Mayor Eckert also voted yes. The motion passed.

Consideration of a Lease Agreement with Verizon Wireless for Construction of a Telecommunications Tower at Citizen's Park

Annissa McCaskill explained the terms of the lease agreement with Verizon. They want to lease a parcel of land at Citizen's Park to build a telecommunications tower. They will pay the City $800.00 monthly and maintain the property. The City is hoping to receive more revenue when other co-locaters use this tower and a 15% increase when the annual lease is extended. The City Attorney will negotiate these items and then it will go to City Council.

Finance Motion
Alderman Randle made a motion to approve the lease agreement with Verizon with discussed changes. Alderman Musgrove seconded. Roll call vote was taken. Alderman Hazel, Pusa, Randle, Ovian, Seibert, Musgrove and Silsby all voted yes. Mayor Eckert also voted yes. The motion passed.

EDA Motion
Alderman Pusa made a motion to approve the lease agreement with Verizon with discussed changes. Alderman Silsby seconded. Roll call Vote was taken. Alderman Pusa, Randle, Anthony, Silsby, Seibert, Wigginton and Kinsella all voted yes. Mayor Eckert also voted yes. The motion passed.

Finance Items
Fire Department Administration Payroll
The Fire Chief asked the committee to approve increasing the hourly wage of three Fire Chief Officers by an additional $1.75 each of the next three years which would increase salaries by $3,640 per year over the three year term effective August 1, 2016.

Motion
Alderman Hazel made a motion to approve increasing the hourly wage of three Fire Chief Officers by an additional $1.75 each of the next three years which would increase salaries by $3,640 per year over the three year term effective August 1, 2016. Alderman Ovian seconded. Roll call vote was taken. Alderman Hazel, Pusa, Randle, Ovian, Seibert, Musgrove and Silsby all voted yes. Mayor Eckert also voted yes. The motion passed.

Carlyle Avenue and North Greenmount Sewer Extension
Royce Carlisle discussed the extension of the sewer line along Carlyle and North Green Mount Road. This will make future developments and annexations easier for the City if we don't have to have an inter-governmental agreement with St. Clair Township. The total cost will be approximately $273,000. It is not in the budget. Discussion followed. The City will receive some revenue through tap-in fees.

Motion
Alderman Hazel made a motion to proceed with Carlyle Avenue and North Greenmount Sewer Extension. Alderman Ovian seconded. Roll call vote was taken. Alderman Hazel, Pusa, Randle, Ovian, Seibert, Mugrove and Silsby all voted yes. Mayor Eckert also voted yes. The motion passed.

Parkway West Sewer Line Agreement
Royce Carlisle explained the need for larger and deeper sewers for future growth and development. The cost will not exceed $260,200. This cost is also not budgeted. A legal document will be prepared by the City Attorney for the Council Meeting. Discussion followed concerning the size and cost of these sewers.

Motion
Alderman Ovian made a motion to approve proceeding with the Parkway West Sewer Line Agreement. Alderman Seibert seconded. Roll call vote was taken. Alderman Hazel, Pusa, Randle, Ovian, Seibert, Musgrove and Silsby all voted yes. Mayor Eckert also voted yes. The motion passed.

Budget Amendments
The Finance Director explained that these items were supplemental funds.
The Fire Department amendment is for the self contained breathing apparatus.
The Sewer Department is for equipment that was not paid for in the last fiscal year.

Motion
Alderman Hazel made a motion to approve the budget amendments as recommended by the Finance Director. Alderman Pusa seconded. Roll call vote was taken. Alderman Hazel, Pusa, Randle, Ovian, Seibert, Musgrove and Silsby all voted yes. Mayor Eckert also voted yes. The motion passed.

Revenue Sources
Receive and File.

Motion
Alderman Randle made a motion to receive and file the revenue sources. Alderman Hazel seconded. Roll call vote was taken. Alderman Hazel, Pusa, Randle, Ovian, Seibert, Musgrove, and Silsby all voted yes. Mayor Eckert also voted yes. The motion passed.

Treasurer Hardt Discussed Sewer Billing Changes.
He informed the committee that Illinois American Water is changing to new meters with a different unit of measure. He has generated new rate tables and meter deductions to match the water company. He will take this to Legal and Ordinance and then to the City Council. Discussion followed. No motion was made.

Alderman Ovian made a motion to adjourn at 8:23 pm. Alderman Pusa seconded. All attending members voted yes. The motion passed.