

**CITY OF BELLEVILLE, ILLINOIS  
REGULAR CITY COUNCIL MEETING MINUTES  
COUNCIL CHAMBERS – CITY HALL  
AUGUST 1 , 2016 – 7:00 PM**

Alderman Randle made a motion seconded by Alderman Galetti to elect Alderman Silsby to serve as Mayor Pro Tem for this meeting.

Members voting aye on roll call: Hazel, Kinsella, Buettner, Randle, Anthony, Tyler, Ovian, Dintelman, Seibert, White, Galetti, Elmore, Wigginton and Musgrove. (14)

Member abstaining aye on roll call: Silsby. (1)

Mayor Pro Tem Silsby explained the disaster procedures. Mayor Pro Tem Silsby reminded anyone speaking this evening to step up to a microphone because the meetings are being taped and posted the next day on the website.

Mayor Pro Tem Silsby requested City Clerk Cook to call roll. Members present on roll call: City Clerk Dallas B. Cook, City Treasurer Hardt and City Attorney Hoerner. Aldermen: Joe Hazel, Ken Kinsella, Mike Buettner, Kent Randle, Scott Tyler, Raffi Ovian, Phil Silsby, Ed Dintelman, Paul Seibert, Bob White, Trent Galetti, Phil Elmore, Roger Wigginton and Jim Musgrove.

Member excused on roll call: Jane Pusa.

**ROLL CALL DEPARTMENT HEADS**

Roll Call Department Heads: Police Chief, Bill Clay; Fire Chief, Tom Pour; Director of Maintenance, Ken Vaughn; Director of Wastewater, Royce Carlisle;; City Engineer, Tim Gregowicz; Human Resource Director, Jim Schneider; Director of Library, Leander Spearman; Director of Economic Development, Annissa McCaskill; Director of Parks and Recreation, Debbie Belleville and Health and Housing Director, Bob Sabo.

Excused: Finance Director, Jamie Maitret; Director of Public Works, Chuck Schaeffer.

**PLEDGE**

Mayor Pro Tem Silsby led the Pledge of Allegiance.

**PUBLIC HEARING**

None.

**PUBLIC PARTICIPATION**

**Lillian Schneider**

Requesting one additional street light to be installed on Kansas Avenue. Requesting this be an agenda item at the Streets and Grades meeting on August 15, 2016. Ms. Schneider read a statement, presented a petition from residents and disseminated pictures.

**Rick Brown**

At the last meeting he stated he made an error. He excluded the sixteen aldermen, the City Clerk and City Treasurer; however, he did not exclude the Mayor. After watching the video the Mayor did not know about what Mr. Sabo did regarding housing and apologizes.

Mr. Brown had an occupancy permit that one of his tenants added his girlfriend without an inspection and without having to pay \$50 to add her on and \$60 for an inspection which is dated 7/21/2014. Mr. Sabo stated he started doing this a year ago; however, when Mr. Brown started submitting FOIAs for specific dates Mr. Sabo sent a copy of a vague ordinance dated February 2013.

Alderman Ken Kinsella is one of the meticulous aldermen as far as ordinances and he did not know Mr. Sabo had changed the ordinance. Alderman Kinsella is head of the Health and Housing Committee. So now this all falls on Mr. Sabo so anyone that sues it will go on Mr. Sabo and none of the aldermen. "Possession" is the key. The last sentence that Mr. Sabo is redefining "or any other manner of tenancy". The first part of the last sentence is "occupancy shall be a change in possession of a dwelling unit". Possession does not change when you have a baby or get married.

Since Mr. Sabo has been in the housing department tickets are up 63% in 2015 from 2014. The tickets were written to the people that elected you. He bets most of them were for being there or getting married or having a baby. There are 13%

more rental units from 2011 to 2014. Landlords are 65%. There are unintended consequences for all of the ordinances that are passed that keep piling on the owner occupied. What do they do...they get out of dodge. Landlords purchase low and rent the property.

**Stewart Lannert**

Approximately 8 years ago he filled out a complaint against the Belleville Police Department because he had gotten beaten up in front of a tavern and the officer in charge would not take his complaint.

**Rose Wilson**

As a citizen and talking with other citizens in Belleville they have the support of a supreme leader in Chief Clay.

**PRESENTATIONS, RECOGNITIONS & APPOINTMENTS**

Mayor Pro Tem Silsby recognized the character word of the month "Caring" meaning being compassionate and showing other you care.

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Assistant Director of Economic Development, Eric Schauster, introduced Mike Lundy, Executive Director of SWIDA.

Mr. Lundy introduced the team for the project and gave a presentation on the redevelopment of the Meredith Home along with David Dotson and James Nations, of Bywater.

**APPROVAL OF MINUTES**

Alderman Wigginton made a motion seconded by Alderman Elmore to approve to accept and file the minutes of July 18, 2016.

All members voted aye.

## CLAIMS, PAYROLL, AND DISBURSEMENTS

Alderman Seibert made a motion seconded by Alderman White to approve claims and disbursements in the amount of **\$1,168,427.94** and payroll in the amount of **\$937,984.90**.

*Discussion...*

Alderman Buettner questioned the payment out of the Narcotics line item; Chief Clay stated this is the asset forfeiture money and it was used for the acquisition of the machine to clean the garage floors, sally port and the prisoner holding area.

Members voting aye on roll call: Hazel, Kinsella, Buettner, Randle, Tyler, Anthony, Ovian, Silsby, Dintelman, Seibert, White, Galetti, Elmore, Wigginton and Musgrove. (15)

## REPORTS

Alderman Elmore made a motion seconded by Alderman Galetti to accept the Treasurer Report – June 2016 and Statement of Cash Investments Report - June 2016.

Members voting aye on roll call: Hazel, Kinsella, Buettner, Randle, Tyler, Anthony, Ovian, Silsby, Dintelman, Seibert, White, Galetti, Elmore, Wigginton and Musgrove. (15)

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Alderman Seibert made a motion seconded by Alderman Buettner to accept and file the City Attorney's report dated July 28, 2016.

All members voted aye.

## ORAL REPORTS

### ADMINISTRATION

Alderman Kinsella made a motion seconded by Alderman White to accept the SWIDA team proposal for redevelopment of the Meredith Home and to direct staff to enter into negotiations on a redevelopment agreement.

*Discussion...*

Alderman Elmore asked if part of the motion should state what committee will address next; Mayor Pro Tem Silsby stated this will go back to Economic Development.

Alderman Elmore asked when the project is up and running who will be running the day-to-day operations? Mr. Dodson stated they will hire a firm and have someone on site and they will be managing managers.

Alderman Elmore asked if there will be financial qualifications; Mr. Nations stated this is not public housing and funding will be from the tax credits and Illinois Housing Authority which allows to lower the direct cost and hence lower the rental amounts.

Alderman Ovian asked what is the average rent that will be charged; Mr. Nations stated \$600-\$700/mo.

Mr. Nations stated this will be for active seniors and will not be a nursing home.

Alderman Ovian asked what , if any, will be subsidized by the federal government; Mr. Dodson stated there is no subsidy's to the residents themselves. There will be a maximum income to qualify approximately \$30k per year for a single person.

Alderman Randle asked if the project is approved if there can be a bi-weekly management update to keep the council members informed; Mr. Dodson stated they will be happy to provide and stated this will be a community effort.

Alderman Tyler stated during the slide show there was a breakdown of \$12 million dollars and noticed the initial investment will be \$230k which is less than 2%. Is this the in line from previous projects; Mr. Nations stated this is lower than normal; however, every job is different.

Alderman White stated he hopes they use local contractors; Mr. Nations stated they are committed to using local participants wthey they can; unfortunately, some of the people in this industry are highly specialized and have a unique relationship with the funding sources.

Alderman Ovian asked if security will be provided; Mr. Dodson stated they will be working with advocates to determine what the best way to handle security.

Members voting aye on roll call: Hazel, Kinsella, Buettner, Randle, Tyler, Anthony, Ovian, Silsby, Dintelman, Seibert, White, Galetti, Elmore, Wigginton and Musgrove. (15)

### **MASTER SEWER**

Alderman Dintelman made a motion seconded by Alderman White to approve an easement with Green Mount Road Church of Christ for the purpose of installing sewers on Carlyle Avenue.

Members voting aye on roll call: Hazel, Kinsella, Buettner, Randle, Tyler, Anthony, Ovian, Silsby, Dintelman, Seibert, White, Galetti, Elmore, Wigginton and Musgrove. (15)

### **COMMUNICATIONS**

Alderman Wigginton made a motion seconded by Alderman Elmore to approve the following requests:

Lindenwood University-Belleville is requesting the following:

- August 22: Outdoor movie night- 11 p.m.
- August 26: Back to School Paint Bash- DJ – until 12 a.m.
- August 11-August 21: Banner Request - 510 West Main

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Pitchers Sports Pub is requesting for a street closure on Saturday August 20th from 4-7pm.

They will again be hosting the Party Time Cruisers Car Cruise from 1st to 2nd on West Main Street. This will be our third such event this year.

All previous events have occurred without incident and we have no objection from our retail neighbors. Thank you for your help in this matter.

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Request for a Peace Gathering on August 13, 2016 from 1:00-3:00 PM at 19 Public Square. Also requesting obtain and set up a stage and one electrical panel.

All members voted aye.

**RESOLUTIONS**

None.

**ORDINANCES**

None.

**UNFINISHED BUSINESS**

None.

**MISCELLANEOUS & NEW BUSINESS**

Alderman Seibert made a motion seconded by Alderman Elmore to approve Motor Fuel Claims in the Amount of **\$5,598.03**.

Members voting aye on roll call: Hazel, Kinsella, Buettner, Randle, Tyler, Anthony, Ovian, Silsby, Dintelman, Seibert, White, Galetti, Elmore, Wigginton and Musgrove. (15)

**EXECUTIVE SESSION**

Alderman Tyler made a motion seconded by Alderman Randle to go into executive session to discuss Pending Litigation (5 ILCS 120/2(c)(11)).

All members voted aye.

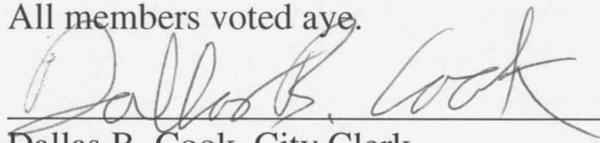
Entered executive session at 7:55 p.m.

Resumed from Executive Session at 7:50 p.m.

**ADJOURNMENT**

Alderman Galetti made a motion seconded by Alderman Randle to adjourn at 8:12 pm.

All members voted aye.



Dallas B. Cook, City Clerk