



CITY COUNCIL, CITY OF LOVES PARK, ILLINOIS
Journal of Proceedings
Regular Meeting, Monday, March 28, 2022
City Hall Council Chambers

Mayor Gregory Jury called the meeting to order at 6:00 p.m.

City Clerk Bob Burden opened the meeting with an invocation, followed by the Pledge of Allegiance.

Present: Aldermen John Jacobson, Jim Puckett, Dan Jacobson, John Pruitt, Jim Thompson, Mark Peterson, A. Marie Holmes, Robert Schlensker, Doug Allton (via telephone)
Nancy Warden

Also Present: City Clerk Bob Burden
City Attorney Gino Galluzzo

1. Approve Minutes 03/21/22 The Journal of Proceedings for the regular meeting of March 21, 2022 was approved as submitted by the city clerk on a motion by Alderman Schlensker. Second by Alderman Pruitt. Motion carried. 10 Ayes (Aldermen John Jacobson, Puckett, Dan Jacobson, Pruitt, Thompson, Peterson, Holmes, Schlensker, Allton, Warden)
2. General Fund Bills Alderman John Jacobson presented the General Fund and all other bills dated March 21, 2022, in the amount of \$517,514.29, and moved that they be paid. Second by Alderman Peterson. Motion carried. 10 Ayes (Aldermen John Jacobson, Puckett, Dan Jacobson, Pruitt, Thompson, Peterson, Holmes, Schlensker, Allton, Warden)
3. Water Department Bills Alderman John Jacobson presented the Water Department bills dated March 21, 2022, in the amount of \$53,888.60, and moved that they be paid. Second by Alderman Peterson. Motion carried. 10 Ayes (Aldermen John Jacobson, Puckett, Dan Jacobson, Pruitt, Thompson, Peterson, Holmes, Schlensker, Allton, Warden)
4. Public Safety Report Alderman Puckett presented the Fire Department Report dated March 28, 2022; presented the Police Department Report dated March 28, 2022, to be placed on file.
5. Public Works Report Alderman Schlensker presented the Street Department Report dated March 28, 2022; presented the Water Department Report for March 28, 2022, to be placed on file.
6. Finance Committee Alderman John Jacobson of the Finance and Administration Committee presented the General Fund and all other bills dated March 28, 2022, in the amount of \$203,281.20, for consideration at next week's city council meeting; presented the minutes from the committee meeting held March 21, 2022, to be placed on file.
7. Public Works Committee Alderman Schlensker of the Public Works Committee presented the Water Department list of bills dated March 28, 2022, in the amount of \$129,540.34, for consideration at next week's city council meeting.
8. Codes & Regulations Alderman Warden of the Codes and Regulations Committee presented the minutes from the committee meeting held March 7, 2022, to be placed on file.
9. Appointment Of Michael Owens To Fourth Ward Alderman Alderman John Jacobson moved to approve Mayor Jury's appointment of Michael Owens as Fourth Ward Alderman to fill the remainder of the term of Alderman Nancy Warden who is resigning effective March 31, 2022. Second by Alderman Peterson. Motion carried. 10 Ayes (Aldermen John Jacobson, Puckett, Dan Jacobson, Pruitt, Thompson, Peterson, Holmes, Schlensker, Allton, Warden)

10. Appointment Of Deputy Chief Michael McCammond To Acting Chief Of Police

Alderman Peterson moved to approve Mayor Jury's appointment of Deputy Chief Michael McCammond as Acting Chief of Police for the duration of Chief Charles Lynde's administrative leave with Acting Chief of Police Michael McCammond to receive an increase in salary to that of Chief of Police, with an effective date of March 29, 2022. Chief Charles Lynde has been placed on administrative leave for medical reasons pending application for disability. Second by Alderman Schlensker. Motion carried. 10 Ayes (Aldermen John Jacobson, Puckett, Dan Jacobson, Pruitt, Thompson, Peterson, Holmes, Schlensker, Allton, Warden)

11. Community Development Block Grant

Alderman John Jacobson presented the following resolution, **WHEREAS**, the City of Loves Park is applying to the State of Illinois for a Community Development Block Grant, and **WHEREAS**, it is necessary that an application be made and agreements entered into with the State of Illinois. **NOW, THEREFORE, BE IT RESOLVED** as follows:

1. That the City of Loves Park apply for a grant under the terms and conditions of the State of Illinois and shall enter into and agree to the understandings and assurances contained in said application.
2. That the Mayor and City Clerk on behalf of the City execute such documents and all other documents necessary for the carrying out of said applications.
3. That the Mayor and City Clerk are authorized to provide such additional information as may be required to accomplish the obtaining of such grant.

Second by Alderman Peterson. Motion carried. 10 Ayes (Aldermen John Jacobson, Puckett, Dan Jacobson, Pruitt, Thompson, Peterson, Holmes, Schlensker, Allton, Warden)

RESOLUTION NO. 22-028

12. Accept Revised Bid From MaxCor For Rehabilitation & Painting Of Water Tower No. 1.

Alderman John Jacobson presented the following resolution accepting the revised bid from MaxCor, Inc. for the rehabilitation and painting of Water Tower No. 1 and authorizing the Mayor to sign a contract on the bid terms. **WHEREAS**, the City passed a Resolution on March 21, 2022, rejecting all bids previously received for the rehabilitation and painting of Water Tower No. 1 and authorizing the Mayor to negotiate with one or more companies to obtain a revised bid; and **WHEREAS**, pursuant to negotiation, MaxCor, Inc. has submitted a bid for \$1,024,100.00 which is attached hereto as Exhibit A; and **WHEREAS**, the City, finding that MaxCor, Inc. is a responsible bidder, wishes to accept the proposed bid and enter into a contract on its terms. **NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and the City Council of the City of Loves Park, County of Winnebago and County of Boone, Illinois, that by the adoption of this resolution, that the Mayor and the City Council hereby agree as follows:

1. The above recitals are hereby incorporated into this Resolution as if fully stated herein.
2. The City hereby accepts the bid of MaxCor, Inc. for the rehabilitation and painting of Water Tower No. 1 in the amount of \$1,024,100.00.
3. The Mayor is authorized to sign a contract with MaxCor, Inc. in keeping with the terms of the Bid.
4. Should any provision of this Resolution be declared invalid by a court of competent jurisdiction, the invalidity of such provision shall not affect any of the other provisions of this Resolution.
5. This Resolution shall be in full force and effect from and after its passage and approval.

Second by Alderman Peterson. Motion carried. 10 Ayes (Aldermen John Jacobson, Puckett, Dan Jacobson, Pruitt, Thompson, Peterson, Holmes, Schlensker, Allton, Warden)

RESOLUTION NO. 22-029

13. Redevelopment Agreement With Rocket Group LLC
- Alderman John Jacobson presented the following resolution and moved for its adoption: **RESOLVED**, that by the adoption of this Resolution, that the City of Loves Park, Illinois, is authorized to enter into a Redevelopment Agreement with Rocket Group, LLC., (“Developer”), relating to property located at 5919 North Second Street, within the North Second Street Tax Increment Financing Redevelopment Project Area, as per the attached Redevelopment Agreement. Second by Alderman Peterson. Motion carried. 10 Ayes (Aldermen John Jacobson, Puckett, Dan Jacobson, Pruitt, Thompson, Peterson, Holmes, Schlensker, Allton, Warden)
RESOLUTION NO. 22-030
14. Loves Park Corporate Center Redevelopment Project Area
- Alderman John Jacobson presented the following resolution regarding the negotiation of a Redevelopment Agreement regarding the possible reimbursement of certain expenditures in connection with the Loves Park Corporate Center Redevelopment Project Area. **WHEREAS**, the Mayor and City Council (the “Corporate Authorities”) of the City of Loves Park, Winnebago County, Illinois (the “City”), in an effort to revitalize the local economy and provide for the redevelopment and reuse of an underutilized and blighted area within the community, have established the Loves Park Corporate Center Redevelopment Project Area in accordance with the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the “TIF Act”), and have enacted Tax Increment Financing (“TIF”) pursuant to the TIF Act within the Project area to pay eligible “redevelopment project costs” as defined in the Act for the benefit of the Project Area; and **WHEREAS**, in order to stimulate private investment in the Project Area, it is necessary for the City to Provide TIF assistance to private parties utilizing the powers and authority conferred by the TIF Act; **NOW THEREFORE BE IT AND IT IS HEREBY RESOLVED**, by the Mayor and City Council of the City of Loves Park, Winnebago County and Boone County, Illinois, that:
1. The statements set forth in the preambles to this Resolution are found to be true and correct and are incorporated by reference and made a part of this Resolution.
 2. The Corporate Authorities have been approached by East Riverside Farms, Inc. and Subtle Brewing Company, LLC (Collectively, “Developer”), to provide economic support for a proposed development (the “Developer Project”), with such parties stating that their Developer Project would not be economically viable but for the receipt of TIF assistance.
 3. The City believes it to be in the best interests of the City and in keeping with the Loves Park Corporate Center Redevelopment Project Plan to explore whether the granting of TIF assistance to the Developer Project is warranted.
 4. The Corporate Authorities authorize the Mayor and his designees to proceed in good faith with negotiating and preparing a Redevelopment Agreement (“RDA”), between the City and Developer or any one of them, however this authorization does not obligate the City to enter into an RDA, and shall reflect that TIF assistance shall be limited to payment or reimbursement of eligible redevelopment project costs as defined by the TIF Act. To the extent assistance is provided, such assistance shall also be dependent upon receipt of sufficient TIF revenue from the property where Developer will construct a new building and shall not become a general obligation of the City.
 5. Such RDA shall provide that zoning, planned unit development, subdivision, and site plan approvals must be approved separately by the Corporate Authorities where otherwise required by law.
 6. While Developer may of their own volition, begin to undertake certain costs and expenditures in the hope of the same being reimbursed pursuant to an RDA, all negotiations and all agreements relating to the redevelopment of portions of the Project Area shall be and shall remain non-binding on the City unless and until they are formally approved by the Corporate Authorities in a written RDA. The City shall not be liable for the payment of any costs, expenditures, or reimbursement obligations unless and until the same are authorized by a duly approved and enacted RDA which if

15. Loves Park Corporate Center Redevelopment Project Area (Continued) approved, may include costs incurred by Developer in anticipation of an RDA.
7. If any provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this Resolution, and to that effect all provisions of this Resolution are deemed severable.
8. This Resolution shall be in full force and effect immediately upon its passage and approval by the Corporate Authorities, as provided by law.
- Second by Alderman Peterson. Motion carried. 10 Ayes (Aldermen John Jacobson, Puckett, Dan Jacobson, Pruitt, Thompson, Peterson, Holmes, Schlensker, Allton, Warden)
- RESOLUTION NO. 22-031**
16. ORD 4468-22 Establishing McFarland Road Business District Alderman John Jacobson presented for second reading an ordinance establishing and designating the McFarland Road Business District and approving the McFarland Road Business District Plan within the City of Loves Park, Illinois, and moved for passage of the ordinance. Second by Alderman Peterson. Motion carried. 10 Ayes (Aldermen John Jacobson, Puckett, Dan Jacobson, Pruitt, Thompson, Peterson, Holmes, Schlensker, Allton, Warden)
- ORDINANCE NO. 4468-22**
17. ORD 4469-22 Impose Business District Taxes For McFarland Road Business District Alderman John Jacobson presented for second reading an ordinance establishing and imposing certain business district taxes for the McFarland Road Business District in the City of Loves Park, and moved for passage of the ordinance. Second by Alderman Peterson. Motion carried. 10 Ayes (Aldermen John Jacobson, Puckett, Dan Jacobson, Pruitt, Thompson, Peterson, Holmes, Schlensker, Allton, Warden)
- ORDINANCE NO. 4469-22**
18. Removed From Agenda Mayor Jury indicated that Ordinances No. 18 and 19 have been removed from tonight's Agenda, and will be presented at next week's council meeting.
19. Public Comments Carmine DeStefano, Laura Johns, and Victoria White spoke about a water services agreement that was made in 2016 between the City of Loves Park and Forest Hills Village, regarding the supply of water and billing methods for the Forest Hills Village mobile home park.
20. Plaque presentation Mayor Jury presented Alderman Nancy Warden with a plaque in appreciation of her service to the City of Loves Park as Fourth Ward Alderman.
21. Adjourn Alderman John Jacobson moved that the meeting be adjourned. Second by Alderman Schlensker. Motion carried by voice vote. The meeting was adjourned at 6:26 p.m.

APPROVED:

Robert J. Burden, City Clerk

STANDING COMMITTEE MEETINGS:

Community Development:	Following Council Meeting 6:15 p.m.
Finance and Administration:	Prior to Council Meeting 5:40 p.m.
Public Works:	Prior to Council Meeting 5:15 p.m.
Zoning Board of Appeals:	3 rd Thursday of the Month 5:30 p.m.