



CITY COUNCIL, CITY OF LOVES PARK, ILLINOIS

Journal of Proceedings

Regular Meeting, Monday, April 18, 2022

City Hall Council Chambers

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

Invocation given by Gary Holmes, VFW Department of Illinois State Chaplain Candidate and Loves Park resident, followed by the Pledge of Allegiance.

Present: Aldermen Jim Thompson, Mark Peterson, A. Marie Holmes, Robert Schlensker, Doug Allton, Mike Owens, John Jacobson, Dan Jacobson, Jim Puckett

Absent: Alderman John Pruitt

Also Present: City Clerk Bob Burden
City Attorney Gino Galluzzo

1. Approve Minutes 04/11/22 The Journal of Proceedings for the regular meeting of April 11, 2022 was approved as submitted by the city clerk on a motion by Alderman Schlensker. Second by Alderman Allton. Motion carried. 9 Ayes (Aldermen Thompson, Peterson, Holmes, Schlensker, Allton, Owens, John Jacobson, Puckett, Dan Jacobson) 1 Absent (Alderman Pruitt)
2. SEP/State Line Complex/ Music Festival/Request Received a Special Event Permit for State Line Complex, 7003 N. Alpine Road as a back-up venue for a music festival to be held May 29, 2022, from 8:00 p.m. to 2:00 a.m. at the Rockford Speedway. Referred to Alderman Thompson of the Codes and Regulations Committee.
3. General Fund Bills Alderman John Jacobson presented the General Fund and all other bills dated April 11, 2022, in the amount of \$338,670.95, and moved that they be paid. Second by Alderman Peterson. Motion carried. 9 Ayes (Aldermen Thompson, Peterson, Holmes, Schlensker, Allton, Owens, John Jacobson, Puckett, Dan Jacobson) 1 Absent (Alderman Pruitt)
4. Water Department Bills Alderman John Jacobson presented the Water Department bills dated April 11, 2022, in the amount of \$30,131.72, and moved that they be paid. Second by Alderman Peterson. Motion carried. 9 Ayes (Aldermen Thompson, Peterson, Holmes, Schlensker, Allton, Owens, John Jacobson, Puckett, Dan Jacobson) 1 Absent (Alderman Pruitt)
5. Public Safety Report Alderman Allton presented the Fire Department Report dated April 18, 2022, to be placed on file.
6. Public Works Report Alderman Schlensker presented the Street Department Report dated April 18, 2022; presented the Water Department Report for April 18, 2022, to be placed on file.
7. Finance Committee Alderman John Jacobson of the Finance and Administration Committee presented the General Fund and all other bills dated April 18, 2022, in the amount of \$83,779.82, for consideration at next week's city council meeting; presented the minutes from the committee meeting held April 11, 2022, to be placed on file.
8. Public Works Committee Alderman Schlensker of the Public Works Committee presented the Water Department list of bills dated April 18, 2022, in the amount of \$38,889.20, for consideration at next week's city council meeting; presented the minutes from the committee meeting held April 11, 2022, to be placed on file.

9. Codes & Regulations Alderman Thompson of the Codes and Regulations Committee announced that a committee meeting will be held April 25, 2022, at 6:15 p.m. Alderman Thompson also presented the minutes from the committee meeting held April 11, 2022, to be placed on file.
10. Amendment To Redevelopment Agreement With Loves Park One, LLC Alderman John Jacobson presented the following resolution authorizing the City of Loves Park to enter into an amendment to a Redevelopment Agreement with Loves Park One, LLC. **WHEREAS**, the City of Loves Park (“City”) is a duly organized and existing municipality created under the provisions of the laws of the State of Illinois, and is now operating under the provisions of the Illinois Municipal Code, as supplemented and amended from time to time; **WHEREAS**, the City has duly established the “Spring Creek Lakes Redevelopment Project Area” (“SCL”) pursuant to the Industrial Jobs Recovery Law, 65 ILCS 5/11-74.6-1 et seq. (“Law”), and has implemented Tax Increment Financing therein; and **WHEREAS**, the City is authorized under provisions of the law to enter into agreements which are necessary or incidental to the implementation of the redevelopment plan and project for SCL; and **WHEREAS**, Loves Park One, LLC (“Developer”) acquired certain real property located within the SCL (“Developer Property”) and the City entered into a Redevelopment Agreement with the Developer (“Developer RDA”) for the purposes of assisting with the development of the Developer’s property; and **WHEREAS**, the City has determined that Developer has experienced Permitted Delays, as that term is defined in the Developer Agreement, during the construction process that will make it difficult to obtain an occupancy permit for the building by the time stated in the Developer RDA and that a modification of certain terms of the Redevelopment Agreement is necessary to allow Developer additional time for completion of the Developer Project; and **WHEREAS**, the City has determined that the execution of an amendment to the Developer RDA is in the best interests of the City. **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, AS FOLLOWS:**
1. The above recitals are incorporated herein and made a part hereof.
 2. The City hereby approves entry into an Amendment to a Redevelopment Agreement for Loves Park One, LLC (“First Amendment”) in substantially the same form as attached hereto and incorporated herein as Exhibit “A”.
 3. The Mayor is hereby authorized to sign the First Amendment and any and all other necessary documentation as required.
 4. This Resolution shall become effective upon its passage, approval and publication as provided by law.
- Second by Alderman Peterson. Motion carried. 9 Ayes (Aldermen Thompson, Peterson, Holmes, Schlensker, Allton, Owens, John Jacobson, Puckett, Dan Jacobson) 1 Absent (Alderman Pruitt)
- RESOLUTION NO. 22-037**
11. Water Department To Purchase Used 2013 Freightliner Utility Truck Alderman Schlensker presented the following resolution and moved for its adoption: **RESOLVED**, that by the adoption of this Resolution, that the Water Department Manager is authorized to purchase a used 2013 Freightliner Utility Truck from All Trucks USA Inc., 12106 Old River Road, Rockton, IL., 61072 for a cost of sixty-five thousand three hundred sixty-five dollars (\$65,365.00) Second by Alderman John Jacobson. Motion carried. 9 Ayes (Aldermen Thompson, Peterson, Holmes, Schlensker, Allton, Owens, John Jacobson, Puckett, Dan Jacobson) 1 Absent (Alderman Pruitt)
- RESOLUTION NO. 22-038**

12. Omnibus Vote Alderman Jacobson moved that Ordinances 12 through 17 on the Agenda be acted upon through a single omnibus vote. Second by Alderman Peterson. Motion carried. 9 Ayes (Aldermen Thompson, Peterson, Holmes, Schlensker, Allton, Owens, John Jacobson, Puckett, Dan Jacobson) 1 Absent (Alderman Pruitt)
13. 1st Reading
Redevelopment
Plan & Project
McFarland Road
Redevelopment Alderman Jacobson presented for first reading an ordinance approving a Redevelopment Plan and Project for the McFarland Road Redevelopment Project Area in the City of Loves Park, and moved to waive the reading of the ordinance as all aldermen have been provided copies. Second by Alderman Peterson. Motion carried. 9 Ayes (Aldermen Thompson, Peterson, Holmes, Schlensker, Allton, Owens, John Jacobson, Puckett, Dan Jacobson) 1 Absent (Alderman Pruitt) Laid over
14. 1st Reading
Designating
McFarland Road
Redevelopment
Project Area Alderman Jacobson presented for first reading an ordinance designating the McFarland Road Redevelopment Project Area for the City of Loves Park, and moved to waive the reading of the ordinance as all aldermen have been provided copies. Second by Alderman Peterson. Motion carried. 9 Ayes (Aldermen Thompson, Peterson, Holmes, Schlensker, Allton, Owens, John Jacobson, Puckett, Dan Jacobson) 1 Absent (Alderman Pruitt) Laid over
15. 1st Reading
TIF For
McFarland Road
Redevelopment
Project Area Alderman Jacobson presented for first reading an ordinance adopting Tax Increment Allocation Financing within the McFarland Road Redevelopment Project Area, and moved to waive the reading of the ordinance as all aldermen have been provided copies. Second by Alderman Peterson. Motion carried. 9 Ayes (Aldermen Thompson, Peterson, Holmes, Schlensker, Allton, Owens, John Jacobson, Puckett, Dan Jacobson) 1 Absent (Alderman Pruitt) Laid over
16. 1st Reading
Approving
Redevelopment
Plan & Project
Area Alderman Jacobson presented for first reading an ordinance approving a Redevelopment Plan and Project for the Illinois 173 and Forest Hills Redevelopment Project Area in the City of Loves Park, and moved to waive the reading of the ordinance as all aldermen have been provided copies. Second by Alderman Peterson. Motion carried. 9 Ayes (Aldermen Thompson, Peterson, Holmes, Schlensker, Allton, Owens, John Jacobson, Puckett, Dan Jacobson) 1 Absent (Alderman Pruitt) Laid over
17. 1st Reading
Designating
Illinois 173 &
Forest Hills Road
Redevelopment
Project Area Alderman Jacobson presented for first reading an ordinance designating the Illinois 173 and Forest Hills Redevelopment Project Area for the City of Loves Park, and moved to waive the reading of the ordinance as all aldermen have been provided copies. Second by Alderman Peterson. Motion carried. 9 Ayes (Aldermen Thompson, Peterson, Holmes, Schlensker, Allton, Owens, John Jacobson, Puckett, Dan Jacobson) 1 Absent (Alderman Pruitt) Laid over
18. 1st Reading
TIF For Illinois
173 & Forest
Hills Road
Redevelopment
Project Area Alderman Jacobson presented for first reading an ordinance adopting Tax Increment Allocation Financing within the Illinois 173 and Forest Hills Redevelopment Project Area, and moved to waive the reading of the ordinance as all aldermen have been provided. Second by Alderman Peterson. Motion carried. 9 Ayes (Aldermen Thompson, Peterson, Holmes, Schlensker, Allton, Owens, John Jacobson, Puckett, Dan Jacobson) 1 Absent (Alderman Pruitt) Laid over
19. Adjourn Alderman John Jacobson moved that the meeting be adjourned. Second by Alderman Owens. Motion carried by voice vote. The meeting was adjourned at 6:09 p.m.

APPROVED:

Robert J. Burden, City Clerk

COMMITTEE MEETINGS:

Codes & Regulations: Monday, April 25, 2022
Following City Council

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: 3rd Thursday of the Month
5:30 p.m.