

**CITY OF KANKAKEE
CITY COUNCIL MEETING
SUMMARY OF MINUTES
MONDAY, DECEMBER 3RD, 2018
7:00 P.M.**

MAYOR WELLS-ARMSTRONG: I would like to call the meeting to order. We will start with a prayer by Pastor Chad Dolton of Grace Baptist and go on to the pledge of allegiance by the Grace Baptist Student Council Students. Moving on to Public Comments we have: Lance Marczak, Rick, and Melissa Kahoun.

PUBLIC COMMENTS

LANCE MARCZAK:

I am a lifelong resident and optimistic property owner in the area; 139 South Schuyler "Out On A Limb". I feel as if the City has lost sight rushing to spend the TIF money that could possibly be extended another twelve years; extended further if that is an option. I am asking that you would allow more time to figure it out. This has an impact on my business in reference to a loss of parking.

RICK *(no last name provided):*

We live in the same area. Two weeks ago a lady clipped me at my driveway; I was driving my friends car. The driver that caused the accident had improper insurance but my friend has liability insurance. I will have to take this to Small Claims Court. She received three tickets. I made contact with the Alderman in my Ward and received very little information. The area of the accident (7th/Stone Street) is in the vicinity of Huff School and there is no 20 mph sign by this school, I am requesting that the City Engineer look into this. I would like to have a sign up by January 1st, 2019 or I will come back and give you a hard time.

MELISSA KAHOUN:

I am here to briefly discuss Aqua Aid. I have provided brochures. Craig Blanchette has worked hard to get this program in place to benefit those that are in hardship. Without donations, it will not exist. Anything we can give is benefits the program. Reoccurring donations are used throughout the State of Illinois. Most people using this program live in Kankakee County.

MAYOR WELLS-ARMSTRONG: Thank you. Roll Call of City Council.

CLERK DUMAS: **PRESENT:** Tetter, Brown, Baron, Curtis, Lewis, Tall, Faford, Swanson, Crawford, O'Brien, Gall, Malone Marshall, Kennedy
ABSENT: Osenga
(13) Present (1) Absent

MAYOR WELLS-ARMSTRONG: Department Heads.

CLERK DUMAS: **PRESENT:** Hunt, Schuldt, Kubal, McGrath, Schiel, Piggush, Nelson, Schmitz, Hoffman. Thank you.

MINUTES

MAYOR WELLS-ARMSTRONG: Thank you. Moving on to the minutes for December 3rd, 2018...motion to approve...

ALD KENNEDY: So move.

ALD MALONE MARSHALL: Second.

MAYOR WELLS-ARMSTRONG: Motioned by Alderwoman Kennedy and Seconded by Alderwoman Malone Marshall. Any edits or corrections? Hearing none...all in favor?

COUNCIL: Aye.

MAYOR WELLS-ARMSTRONG: Minutes are approved. Before going on, Please note we will be moving around the Agenda to accommodate our guests that are present tonight. We will now go to Item 8 Communications.

ITEM 8B: Presentation by Dan McCarthy, Vice President of Development STNL Regarding Tractor Supply. Highlights: Based out of Nashville Tennessee, 1700 stores nationwide in 49 states, does not sell tractors, we will be located South of Walmart Riverstone Parkway, 4.5 acres, highway visibility from exit, 79 parking spaces allowing spaces for trucks and trailers, online sales pick up in store, we will hire 15-16 employees.

ITEM 12C: Development Agreement between STNL Kankakee, LLC and the City of Kankakee Regarding the Riverstone Parkway Property, PIN# 16-17-17-307-003 and 16-17-17-307-004.

MAYOR WELLS-ARMSTRONG: Motion to approve the development agreement.

ALD SWANSON: So move.

ALD FAFORD: Second.

MAYOR WELLS-ARMSTRONG: Motioned by Alderwoman Swanson and Seconded by Alderman Faford. Discussion? Roll Call...

CLERK DUMAS: **AYES:** Tetter, Brown, Baron, Lewis, Tall, Faford, Swanson, Crawford, O'Brien, Gall, Malone Marshall, Kennedy
ABSTENTIONS: Curtis,
(12) Ayes (0) Nays (1) Abstentions

MAYOR WELLS-ARMSTRONG: Motion Carries. Thank you Dan.

ITEM 7B: PB2018-11-1 Ordinance Granting A Conditional Use Permit to allow U-Haul/Amerco Real Estate to Operate A Self-Storage and Outdoor Storage Facility in the City of Kankakee, Illinois, located at 1200 Kennedy Drive in the Meadowview Shopping Center, on Parcels #16-09-32-120-005 and #16-09-32-120-004
Highlights: 9 Independent Retailers; 5 of do not off retail supplies for of which do not offer trailers. Extends Social & Economic Sustainability, Customers are within a 3 mile radius/ 60,000 households, Integrating Green Building Practices/LED Lighting, Ultra Foods Building, Repaired Roof and Sliding Doors Already, Can offer Electric Vehicle Charging Stations, Equipment Shunting, Self-Storage inside building, ADA Bathrooms, Ruse Center saving 4.6 pounds from Landfill, Sustainable Retail Products, Take-A-Box/Reuse-A-Box, Bicycle & Bike Rack Sales, Kayaks & Recreational items and U-Haul Customer Off Set Remissions. Also plans to introduce customers to storage opportunity next to Ultra Building and Along Henry Street. There will be specific landscaping and additional development in consideration of the steep decline on Henry. Value Range from \$4-\$10 Million; this would be near the middle of the range
(1st and 2nd Reading).

MAYOR WELLS-ARMSTRONG: Motion to suspend the rules that would interfere with the passing of the Ordinance.

ALD LEWIS: So move.

ALD TALL: Second.

MAYOR WELLS-ARMSTRONG: Motioned by Alderwoman Lewis and Seconded by Alderman Tall. Discussion? Roll Call...

CLERK DUMAS: **AYES:** Tetter, Brown, Curtis, Baron, Lewis, Tall, Faford, Swanson, Crawford, O'Brien, Gall, Malone Marshall, Kennedy
(13) Ayes (0) Nays

MAYOR WELLS-ARMSTRONG: Motion Carries. May I have a motion to place the Ordinance of final passage?

ALD LEWIS: So move.

ALD TALL: Second.

MAYOR WELLS-ARMSTRONG: Motioned by Alderwoman Lewis and Seconded by Alderman Tall. Roll Call...

CLERK DUMAS: **AYES:** Tetter, Brown, Curtis, Baron, Lewis, Tall, Faford, Swanson, Crawford, O'Brien, Gall, Malone Marshall, Kennedy
(13) Ayes (0) Nays

MAYOR WELLS-ARMSTRONG: Motion carries.

ITEM 8A: Presentation by Scott Snavelly, Market President II with Midland States Bank to the Kankakee Police Department. Recognizing the City of Kankakee Police for apprehending The Bank Robber within the hour on October 30th, 2018. This story showcases how we work well together. With Great gratitude, Midland Bank is donating \$3000.00 to the City of Kankakee Police Department.

EXECUTIVE SESSION

ITEM 14A Personnel: The Appointment, Employment, Compensation, Discipline, Performance, or Dismissal of Specific Employees of the Public Body or Legal Counsel for the Public Body. Purpose of Pending Litigation – Follow Up.

MAYOR WELLS-ARMSTRONG: Motion to go into Executive Session...

ALD OBRIEN: So move.

ALD CRAWFORD: Second.

MAYOR WELLS-ARMSTRONG: Motioned by Alderman O'Brien and Seconded by Alderman Crawford. All in favor

COUNCIL: Aye.

MAYOR WELLS-ARMSTRONG: We are now in Executive Session. Roll Call

CLERK DUMAS: **PRESENT:** Tetter, Brown, Baron, Curtis, Lewis, Tall, Faford, Swanson, Crawford, O'Brien, Gall, Malone Marshall, Kennedy
ABSENT: Osenga
(13) Present (1) Absent

RETURN TO OPEN SESSION

MAYOR WELLS-ARMSTRONG: Motion to leave Executive Session and Return to Open Session...

ALD SWANSON: So move.

ALD KENNEDY: Second.

MAYOR WELLS-ARMSTRONG: Motioned by Alderwoman Swanson and Seconded by Alderwoman Kennedy. All in favor

COUNCIL: Aye.

MAYOR WELLS-ARMSTRONG: We are now back in Open Session. Roll Call

CLERK DUMAS: **PRESENT:** Tetter, Brown, Baron, Curtis, Lewis, Tall, Faford, Swanson, Crawford, O'Brien, Gall, Malone Marshall, Kennedy
ABSENT: Osenga
(13) Present (1) Absent

MAYOR WELLS-ARMSTRONG: Thank you. No action resulting from the Executive Session regarding the follow up. Moving on to Appointments.

ITEM 12D: Appointment #1: Marsha Lloyd for City Treasurer. Third person to sign checks and designee to address Pension documents.

MAYOR WELLS-ARMSTRONG: Motion to approve.

ALD KENNEDY: So move.

ALD OBRIEN: Second.

MAYOR WELLS-ARMSTRONG: Motioned by Alderwoman Kennedy and Seconded by Alderman O'Brien. Roll Call...

CLERK DUMAS: **AYES:** Tetter, Brown, Curtis, Baron, Lewis, Tall, Faford, Swanson, Crawford, O'Brien, Gall, Malone Marshall, Kennedy
(13) Ayes (0) Nays

MAYOR WELLS-ARMSTRONG: Motion Carries.

Appointment #2: James Ellexson, Director of Human Resources.

MAYOR WELLS-ARMSTRONG: Motion to approve.

ALD TETER: So move.

ALD LEWIS: Second.

MAYOR WELLS-ARMSTRONG: Motioned by Alderman Tetter and Seconded by Alderwoman Lewis. Roll Call...

CLERK DUMAS: **AYES:** Tetter, Brown, Curtis, Baron, Lewis, Tall, Faford, Swanson, Crawford, O'Brien, Gall, Malone Marshall, Kennedy
(13) Ayes (0) Nays

MAYOR WELLS-ARMSTRONG: Motion Carries.

ITEM 7A: Minutes of November 20th, 2018, Planning Board Meeting.

MAYOR WELLS-ARMSTRONG: Motion to approve...

ALD BROWN: So move.

ALD GALL: Second.

MAYOR WELLS-ARMSTRONG: Motioned by Alderman Brown and Seconded by Alderwoman Gall. Any edits or corrections? Hearing none...all in favor?

COUNCIL: Aye.

MAYOR WELLS-ARMSTRONG: Opposed? Motion carries.

ITEM 7C: PB2018-8-1 Ordinance Granting Conditional Use Permit to allow SGC IL Development One, LLC to Operate A Solar Array Farm In the City of Kankakee, Illinois Located at the North West Corner of South 2000 East Road and River Road, On Parcel #16-17-200-005 (*1st and 2nd Reading*).

MAYOR WELLS-ARMSTRONG: Motion to suspend the rules that interfere with the passage Ordinance?

ALD SWANSON: So move.

ALD FAFORD: Second.

MAYOR WELLS-ARMSTRONG: Motioned by Alderwoman Swanson and Seconded by Alderman Faford. Roll Call.

CLERK DUMAS: **AYES:** Tetter, Brown, Curtis, Baron, Lewis, Tall, Faford, Swanson, Crawford, O'Brien, Gall, Malone Marshall, Kennedy
(13) Ayes (0) Nays

MAYOR WELLS-ARMSTRONG: Motion Carries. Motion to place the Ordinance on Final passage.

ALD SWANSON: So move.

ALD FAFORD: Second.

MAYOR WELLS-ARMSTRONG: Motioned by Alderwoman Swanson and Seconded by Alderman Faford. Roll Call.

CLERK DUMAS: **AYES:** Tetter, Brown, Curtis, Baron, Lewis, Tall, Faford, Swanson, Crawford, O'Brien, Gall, Malone Marshall, Kennedy
(13) Ayes (0) Nays

MAYOR WELLS-ARMSTRONG: Motion Carries.

ITEM 7D: PB2018-8-2 Ordinance Granting Conditional Use Permit to allow SV CSG Kensington 1, LLC to Operate A Solar

Array Farm in the City of Kankakee, Illinois, Located at 3005 Festival Driven Parcel #16-17-18400-042
Highlights: On Lottery Basis on a couple different rounds, Conditional use of 3 years; Ownership Transferrable within that 3 year period which is routine (*1st and 2nd Reading*).

MAYOR WELLS-ARMSTRONG: Motion to suspend the rules that interfere with the passage Ordinance?

ALD SWANSON: So move.

ALD FAFORD: Second.

MAYOR WELLS-ARMSTRONG: Motioned by Alderwoman Swanson and Seconded by Alderman Faford. Roll Call.

CLERK DUMAS: **AYES:** Tetter, Brown, Baron, Lewis, Tall, Faford, Swanson, Crawford, O'Brien, Gall, Malone Marshall, Kennedy
ABSTENTION: Curtis
(12) Ayes (0) Nays (1) Abstention

MAYOR WELLS-ARMSTRONG: Motion Carries. Motion to place the Ordinance on Final passage.

ALD SWANSON: So move.

ALD FAFORD: Second.

MAYOR WELLS-ARMSTRONG: Motioned by Alderwoman Swanson and Seconded by Alderman Faford. Roll Call.

CLERK DUMAS: **AYES:** Tetter, Brown, Baron, Lewis, Tall, Faford, Swanson, Crawford, O'Brien, Gall, Malone Marshall, Kennedy
ABSTENTION: Curtis
(12) Ayes (0) Nays (1) Abstention

MAYOR WELLS-ARMSTRONG: Motion Carries.

ITEM 7E: PS2018 -10-1 Ordinance Granting A Conditional Use Permit To Allow Calvert Energy, LLC To Operate a Solar Array Farm in the City of Kankakee, Illinois, Located on Festival Drive, On Parcels#13-17-19-101-005 and 13-17-19-101-007 ...Highlights: Sun Chemical Site; they are going to enter the Lottery; High Probability to Sell

(1st and 2nd Reading).

MAYOR WELLS-ARMSTRONG: Motion to suspend the rules that interfere with the passage Ordinance?

ALD SWANSON: So move.

ALD FAFORD: Second.

MAYOR WELLS-ARMSTRONG: Motioned by Alderwoman Swanson and Seconded by Alderman Faford. Roll Call.

CLERK DUMAS: **AYES:** Tetter, Brown, Curtis, Baron, Lewis, Tall, Faford, Swanson, Crawford, O'Brien, Gall, Malone Marshall, Kennedy
(13) Ayes (0) Nays

MAYOR WELLS-ARMSTRONG: Motion Carries. Motion to place the Ordinance on final passage.

ALD SWANSON: So move.

ALD FAFORD: Second.

MAYOR WELLS-ARMSTRONG: Motioned by Alderwoman Swanson and Seconded by Alderman Faford. Roll Call.

CLERK DUMAS: **AYES:** Tetter, Brown, Curtis, Baron, Lewis, Tall, Faford, Swanson, Crawford, O'Brien, Gall, Malone Marshall, Kennedy
(13) Ayes (0) Nays

MAYOR WELLS-ARMSTRONG: Motion Carries.

ITEM 7F: PB2018-9-2 Ordinance Granting A Conditional Use permit to Allow Solar 5B, LLC To Operate a Solar Garden in the City of Kankakee, Illinois, Located at 1875 American Way Parcel #6-09-34-400-001 (1st and 2nd Reading).

MAYOR WELLS-ARMSTRONG: Motion to suspend the rules that interfere with the passage Ordinance?

ALD TETTER: So move.

ALD BROWN: Second.

MAYOR WELLS-ARMSTRONG: Motioned by Alderman Tetter and Seconded by Alderman Brown. Roll Call.

CLERK DUMAS: **AYES:** Tetter, Brown, Baron, Lewis, Tall, Faford, Swanson, Crawford, O'Brien, Gall, Malone Marshall, Kennedy
ABSTENTION: Curtis
(12) Ayes (0) Nays (1) Abstention

MAYOR WELLS-ARMSTRONG: Motion Carries. Motion to place the Ordinance on Final passage.

ALD TETTER: So move.

ALD BROWN: Second.

MAYOR WELLS-ARMSTRONG: Motioned by Alderman Tetter and Seconded by Alderman Brown. Roll Call.

CLERK DUMAS: **AYES:** Tetter, Brown, Baron, Lewis, Tall, Faford, Swanson, Crawford, O'Brien, Gall, Malone Marshall, Kennedy
ABSTENTION: Curtis
(12) Ayes (0) Nays (1) Abstention

MAYOR WELLS-ARMSTRONG: Motion Carries.

REPORT OF OFFICERS

ALD FAFORD: I move that we approve the report of officers, place the money in the in the proper accounts and pay the bills in the amount of \$512,389,87.

ALD TALL: I will second the motion.

MAYOR WELLS-ARMSTRONG: Motion made by Alderman Faford and Seconded by Alderman Tall. Any discussion? Roll Call.

CLERK DUMAS: **AYES:** Tetter, Brown, Curtis, Baron (abstain on #2860 and #704), Lewis, Tall, Faford, Swanson, Crawford, O'Brien, Gall (abstain on #2860 and #704), Malone Marshall, Kennedy
(13) Ayes (0) Nays

MAYOR WELLS-ARMSTRONG: Motion carries. No Unfinished Business. Moving on to New Business.

NEW BUSINESS

ITEM 12A: Proposal By Teska Associates to Approve Land Bank Feasibility Study. The City Received a \$150,000.00 Grant. The Land Bank is designed to get properties on the Tax Roll; completely funded by the Grant.

MAYOR WELLS-ARMSTRONG: Motion to approve.

ALD O'BRIEN: So move.

ALD SWANSON: Second.

MAYOR WELLS-ARMSTRONG: Motioned by Alderman O'Brien and Seconded by Alderwoman Swanson. Roll Call

CLERK DUMAS: **AYES:** Tetter, Brown, Curtis, Baron, Lewis, Tall, Faford, Swanson, Crawford, O'Brien, Gall, Malone Marshall, Kennedy
(13) Ayes (0) Nays

MAYOR WELLS-ARMSTRONG: Motion carries.

ITEM 12B: Recommendation to Award the Bid in the Amount off \$34,717.25 Kankakee Valley Construction Co., INC., for the Duane Boulevard Project PEI Job No. 18086. The Bid opening is Monday, November 26th at 5:00P.M.

MAYOR WELLS-ARMSTRONG: May I have a motion to approve the recommendation?

ALD CURTIS: So move.

ALD O'BRIEN: Second.

MAYOR WELLS-ARMSTRONG: Motioned by Alderman Curtis and Seconded by Alderman O'Brien. Roll Call

CLERK DUMAS: **AYES:** Tetter, Brown, Curtis, Lewis, Tall, Faford, Swanson, Crawford, O'Brien, Gall, Malone Marshall, Kennedy
ABSTENTION: Baron
(12) Ayes (0) Nays (1) Abstention

MAYOR WELLS-ARMSTRONG: Motion carries. Moving on to Alderman Comments.

ALDERMAN COMMENTS

ALDERMEN & ALDERWOMEN: Economic Development meeting has been cancelled for December. Public Safety meeting is tomorrow December 4th at 5:30 P.M. We should honor Bishop Mac for the accomplishment in football; will contact Nichelle regarding a resolution.

MAYOR WELLS-ARMSTRONG: The Chamber Annual Dinner on Wednesday December 5th, 2018 will be held at North Field Square Mall. On Thursday, we have the Lion Wreathing and Lighting at the Public Library and Lighting of the Tree and have refreshments at the Depot. I am working with the National League of Cities Economy addressing people new to the workforce and those that can't find work due to criminal backgrounds etc...In addressing TIF #1 it expired, it had been extended already and now we have to use the funds. We are eliminating some parking on the East side of the Street but there will still be 110 parking stalls available.

ADJOURNMENT

MAYOR WELLS-ARMSTRONG: May I have a motion to adjourn?

ALD SWANSON: So move.

ALD MALONE MARSHALL: Second.

MAYOR WELLS-ARMSTRONG: Motioned by Alderwoman Swanson. Seconded by Alderwoman Malone Marshall. All in favor aye?

COUNCIL: Aye.

MAYOR WELLS-ARMSTRONG: Opposed same sign. We are adjourned.