City Council

# COMMITTEE OF THE WHOLE

*City of Belvidere, Illinois*

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|---|---|
| Alderman Clayton Stevens | Vice Chairman Public Works |
| Alderman Tom Porter | Chairman Building, Planning & Zoning |
| Alderman Daniel Snow | Co-Chairman City-County |
| Alderman Daniel Arevalo | Vice-Chairman Finance and Personnel |
| Alderman Wendy Frank | Vice Co-Chairman City-County |
| Alderman Thomas Ratcliffe | Chairman Finance and Personnel |
| Alderman Matt Fleury | Vice Chairman Public Safety |
| Alderman Mike McGee | Vice Chairman Building, Planning & Zoning |
| Alderman Marsha Freeman | Chairman Public Works |
| Alderman Ric Brereton | Chairman Public Safety |

## AGENDA

January 11, 2021
6:00 p.m.
City Council Chambers
401 Whitney Blvd., Belvidere, Illinois

Call to Order – Mayor Mike Chamberlain.

Roll Call:

Public Comment:

Public Forum:

Reports of Officers, Boards, and Special Committees:

1. Building, Planning & Zoning, Unfinished Business: None.
2. Building, Planning & Zoning, New Business:

   (A) Planning & Zoning Department - Update.

(B) Building Department - Update.

3. Public Works, Unfinished Business:
   (A) Stormwater Utility Implementation Phasing.
   Tabled August 10, 2020.
4. Public Works, New Business:
   (A) Public Works - Update.
   (B) Well #4 Chemical Treatment.
   (C) Well #5 Borehole Rehabilitation.
   (D) Sale of Old Equipment (End loader).
   (E) Environmentally Safe Salt for Downtown.
   (F) Letter-of-Credit Reduction – Plat #5 Sager Corporate Park.
   (G) Disposition of the property located at 407 W. Madison Street.

5. Adjournment:

401 Whitney Boulevard, Suite 200
Belvidere, Illinois 61008
815-544-9256 Fax: 815-544-4255

**City of Belvidere**
**Department of Public Works**

# Memo

**To:** Mayor and City Council

**From:** Brent Anderson, Director of Public Works

**Date:** January 7, 2021

**Re:** Well #4 Chemical Treatment

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We have received the following bids for the chemical treatment of Well #4 (317 North Main Street):

1. Cahoy Well & Pump Service — $211,119.00
   202 West Howard Street
   Durand, IL 61024

2. Municipal Well & Pump — $314,560.00
   1212 Starbeck Drive
   Waupun, WI 53963

I would recommend approval of the proposal from Cahoy Group to complete the chemical treatment of Well #4 at a cost of $211,119.00. This work will be paid for from the Water Depreciation Fund (#04-09).

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**City of Belvidere**
**Department of Public Works**

# Memo

**To:** Mayor and City Council

**From:** Brent Anderson, Director of Public Works

**Date:** January 7, 2021

**Re:** Well #5 Borehole Rehabilitation

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We have received the following bids for the borehole rehabilitation of Well #5 (324 West 5th Street):

1. Cahoy Well & Pump Service — $72,928.00
   202 West Howard Street
   Durand, IL 61024

2. Municipal Well & Pump — $137,900.00
   1212 Starbeck Drive
   Waupun, WI 53963

I would recommend approval of the proposal from Cahoy Group to complete the borehole rehabilitation of Well #5 at a cost of $72,928.00. This work will be paid for from the Water Depreciation Fund (#04-09).

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**Belvidere Public Works**

# Memo

**To:** Mayor and City Council

**From:** Brent Anderson, Director of Public Works

**Date:** 1/6/2021

**Re:** Sale of Old Equipment

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The Street Department has two Caterpillar 920 end loaders, one is a 1974 model and the other is a 1979 model. In 2018, we purchased a new Volvo end loader with the intent to replace the 1974 model. However, the motor in the 1979 unit is bad and that unit is not operable.

A local firm, Cordray Brothers, Inc. is interested in acquiring the inoperable end loader. This unit weighs 18,600 pounds and the current scrap value ranges between $1,500 to $2,000. Cordray Brothers has offered to provide $2,500 worth of redi-mix concrete in exchange for the 1979 end loader.

I would recommend selling the 1979 Caterpillar 920 End Loader (Serial #62K10576) to Cordray Brothers, Inc. for $2,500 worth of redi-mix concrete. An ordinance will need to be passed by the City Council in order to complete this sale.

ORDINANCE #

AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN PERSONAL PROPERTY
(PUBLIC WORKS 1979 CAT 920 END LOADER)

WHEREAS, the City of Belvidere Public Works Department is in possession of a 1979 CAT 920 End Loader (the Property) that is no longer needed or useful; and

WHEREAS, the Property is cost prohibitive to repair and constitutes surplus personal property within the meaning of 65 ILCS 5/11-76-4; and

WHEREAS, the Corporate Authorities of the City find that the previously referenced Property is no longer necessary or useful to or in the best interest of the City.

THERFORE be it ordained the CITY COUNCIL of the City of Belvidere, Boone County Illinois, as follows:

**SECTION 1:** The foregoing recitals are incorporated herein as if fully set forth.

**SECTION 2:** The Mayor, or his designee, is authorized and directed to sell, scrap or trade the 1979 CAT 920 End Loader (SN 62K10576) by any means, including but not limited to an internet auction site, scrap or trade for useful material (including ready mix concrete with an approximate value of $2,500.00).

**SECTION 3:** If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

**SECTION 4:** All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 5:** This Ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as required by law which publication is hereby authorized.

Ayes: .
Nays: .
Absent: .

APPROVED:

_____
Mayor Michael W. Chamberlain

(SEAL)

ATTEST:_____
City Clerk

Passed:
Approved:
Published:

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**City of Belvidere**
**Department of Public Works**

# Memo

**To:** Mayor and City Council

**From:** Brent Anderson, Director of Public Works

**Date:** January 5, 2021

**Re:** Environmentally Safe Salt for Downtown

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At the last Committee Meeting, Alderman Frank inquired about the use of "pet friendly" salt for the downtown sidewalks. We currently use a 50/50 mix of Peladow pellets which is a fast-acting catalyst enhanced Calcium Chloride rated to -25 degrees with a standard Sodium Chloride pellet.

There are two products that we will do a comparison with our current Sodium Chloride pellet that are more friendly to the environment. Those products are straight Urea, which is a fertilizer (46-0-0) and Simple and Safe, which is a pellet form mixture of Sodium Chloride, Magnesium Chloride and Potassium Chloride. The two products are the same cost and will be about $100 more expensive per application than our current ice melt product.

We will utilize the products that provide the best results based on our side-by-side comparison of the new products.

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**Belvidere Public Works**

# Memo

**To:** Mayor and City Council

**From:** Brent Anderson, Director of Public Works

**Date:** 1/7/2021

**Re:** Letter-of-Credit Reduction – Plat #5 Sager Corporate Park

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The developer of Sager Corporate Park Subdivision Plat #5 has requested a reduction in their letter-of-credit for the public improvements that they have completed to date. A review of the project indicates that the original Letter-of-Credit in the amount of $513,646.50 may be reduced to $38,150.00. The reduced amount represents 125% of the cost for the remaining items to be completed.

I would recommend approval of the reduction in the letter-of-credit for Plat #5 of Sager Corporate Park Subdivision from $513,646.50 to $38,150.00.

**CITY OF BELVIDERE**
**CITY ATTORNEY**

# Memo

**To:** Mayor and City Council

**From:** Mike Drella

**cc:** City Clerk

**Date:** January 6, 2021

**Re:** 407 W. Madison St.

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As you know the City of Belvidere obtained title to the above property on July 10, 2020 utilizing the Illinois Municipal Code statute on abandoned properties. The abandoned property contained a dilapidated garage and a dilapidated house. With Council approval the Public Works Department demolished the dilapidated house and both garages.

At this point it would be appropriate for the City to dispose of the property to place back on the tax rolls. There are of course several options the City could pursue including:

1) Transfer the property to a non-profit like Habitat for Humanity if they have an interest in the property;

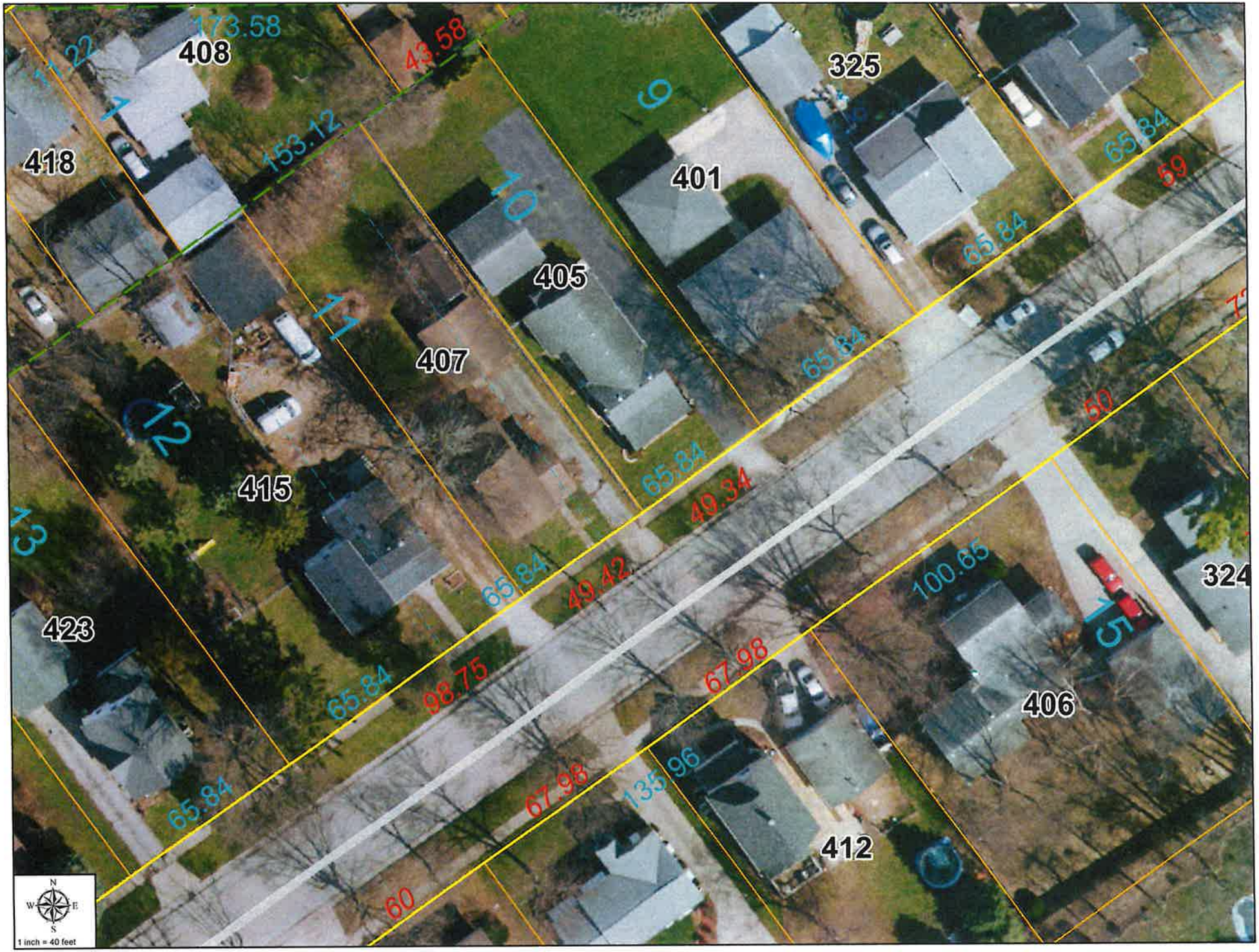
2) Transfer the property to the Northern Illinois Land Bank if they have an interest in the property;

3) List the property for sale with a local real estate agent for sale no different than any other residential property; or

4) Auction the property.

There are two alternative statutes that a non-home rule municipality may use to sell real property §11-76-1 and §11-764.1. The first is very cumbersome and requires public hearings and notices to be placed in the newspaper increasing costs of the sale. The second, and the one most frequently used by non-home rule units, is more streamlined but increases costs by requiring an appraisal prior to a sale.

Recently, we have used the City's home rule power to sell real estate in a more streamlined manner. Often, we obtain an appraisal anyway. In this case, if the City decides to either transfer the property to Habitat for Humanity or the Land Bank or decides to utilize a real estate agent, I recommend utilizing home rule authority for the transfer and not utilize an appraiser. Obviously, in the first two cases there would be no true sale anyway and in the last, the real estate agent could provide a good estimate as to value.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1 inch = 40 feet