



City Council
City Council Chambers 230 West Stephenson Street Freeport, Illinois 61032

COMMITTEE OF THE WHOLE REPORT
REGULAR MEETING
Monday, October 15, 2007

Call to Order

ROLL CALL BY MAYOR GAULRAPP

Present: Aldermen Klemm, Bush, DeVine, Endress, O'Neill, Corbin and Chairman Helms (7)

Absent: Boldt (1)

PUBLIC COMMENTS

Steve Spudich, 1660 Gladewood Drive, spoke in regard to the proposed West Avenue TIF Feasibility. He stated that he was not against the TIF unless it would fill the flood plain and catchments used in case of flood water. A map of the FEMA 100-year flood boundary map was handed out and used as a reference and Mr. Spudich stated that is inaccurate and refer to the note on the map. The second map used as a reference was a blow up of the USGS map with elevations looking at the line of fill surrounding K-Mart and Rosenstiel Drive. A third map showing an aerial view shown a detention pond behind the Ford Dealership was also referenced.

Lee Butler, 1550 Woodside Drive, spoke as the Vice President of the Yellow Creek Watershed Partnership and spoke against the TIF if it is used to build another building and the empty buildings are not used.

Linda Weigle, 320 N. Harlem Ave, stated that she is a member of the Audubon Society. She spoke against the TIF in the Yellow Creek area if it means building more buildings also building in flood plains.

Warren Burstrom, 1820 Gladewood Avenue, spoke in regard to the TIF feasibility and asked the council not to fill in the flood plain due to the floods in 2002. Mr. Burstrom stated that the Park District has filled in parts of the flood plain.

Mayor Gaulrapp addressed the public and stated that the City would not fill in the flood plain or build in the flood plain. Mayor Gaulrapp stated that the City has a flood mitigation plan at hand and will comply with the Army Core of Engineers and the DNR.

COMMITTEE OF THE WHOLE REPORT

Alderswoman O'Neill moved to approve the Committee of the Whole Report from the regular meeting of October 1, 2007, seconded by Alderman Endress. Vote to approve 7-0.

PUBLIC SAFETY

1. Alderman Bush presented an Ordinance amending Chapter 659 Chronic Nuisances of the Codified Ordinance of the City of Freeport – regarding violation of Chapter 670 (Peace Disturbances) Subsection 670.05 – Noise. Alderman Bush stated the issue of noise was brought up at the Neighborhood Meeting at St. Mary's Church. He stated that the Police Department was asked to change the ordinance for chronic nuisances to add a violation for chronic noise. Lieutenant Davis spoke on the ordinance and answered questions from the Aldermen. Alderman Bush referred to the eviction process of the ordinance.

Motion to approve – Bush

Second – Corbin

Motion passed 7-0

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COMMUNITY DEVELOPMENT

1. Community Development Director Shelly Griswold presented an Ordinance amending Chapter 1252 (Business Districts) of the Codified Ordinances of the City of Freeport, Illinois regarding zoning of repair shops. Director Griswold stated that item #33 was added for repair, rental, servicing of any article the sale of which is a permitted use in the district.
Motion to approve – Klemm
Second – Endress
Motion passed – 7-0

2. Community Development Director Shelly Griswold presented an Ordinance amending Chapter 1475 (Historic Preservation) Section 1475.03 (Historic Preservation Commission), Section 1475.13 (Application Review), and Section 1475.14 (Certificate of Appropriateness) of the Codified Ordinances of the City of Freeport – regarding signs in historic districts. She stated that this makes the certificate of appropriateness binding for any signage that is visible from the exterior of the building. Director Griswold said she contacted Catherine O’Conner of the Illinois Historic Preservation District who recommended that when this comes to council, the City should make an effort to notify downtown property owners to make them aware that this change is being proposed. Chairman Helms asked if the expense for changing a sign would fall on the property owner and Director Griswold answered yes unless they applied and were awarded a façade improvement grant. Alderman Klemm asked if neon signs would be affected and Director Griswold answered yes.
Motion to approve the changes presented – Corbin
Second – O’Neill
Motion passed – 5-2 (Nays – Klemm and Bush)
Mayor Gaulrapp stated that it was the City’s intent to notify the property owners of the changes and how it affects them.

3. An informational item was presented by Community Development Director Griswold on a comparison of regulation for licensing of contractors and issuance of building permits among other similarly-sized Illinois home-rule municipalities. Director Griswold stated that she is looking for items which should be changed in our current ordinance and asked the aldermen to write their suggested changes and return it to her for the next meeting on November 5. No action this evening.

4. Mayor Gaulrapp and Alderwoman O’Neill presented an informational item on the proposed West Avenue TIF Feasibility Study. Mayor Gaulrapp referred to the aerial view of the area which he stated would start on the corner of South Street and Route 26, then east to Walnut Street to south to the Yellow Creek, then west to Route 26, and then north to encompass Route 26 and South Street. The area may or may not include the section of the County Highway Department and a plot to the west of that building. Mayor Gaulrapp referred to the vacant buildings in the area including Lloyd Smith Flooring, former Eagle’s store, soon-to-be vacant Wal-Mart building, former Econo Foods, the Mathews Distributors building (could be vacant – it is up for sale) and, in addition, the County Department Building. Mayor Gaulrapp reiterated that the intent is not to fill in any ponds, no building will be done in the flood plain, and we will have designation for the flood plain by the Department of Natural Resources. The silt that has been built up on the Walnut Street bridge will be addressed. Mayor Gaulrapp stated that job creation is very important. The intent of the TIF is to bring businesses to the area and this will be a feasibility study. Mayor Gaulrapp stated that the intent is to hire Vandewalle & Associates to look at this area and give their recommendations. Alderwomen O’Neill expressed the concern of the aldermen about the empty buildings and that this study will look at the feasibility for a TIF. She stated that it the first step before a developer comes in and to fill the empty buildings. Chairman Helms asked about the expense of the feasibility study and where the funds come from. Mayor Gaulrapp stated that it will be less than \$10,000 and the funds would not come out of the general budget they would come out of the Southside Development Fund. No action this evening.

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5. Community Development Director presented a Resolution to enter into agreement with Vandewalle & Associates for services related to Brownfields Redevelopment implementation in conjunction with two \$200,000 Brownfields assessment grants with emphasis on the Rawleigh building and the east side. Total fee of \$42,000 to be paid to Vandewalle & Associates.

Motion to approve the resolution agreement– Klemm

Second – Bush

Motion passed – 7-0

Motion to move to council floor this evening – Klemm

Second – Bush

Motion passed – 7-0

6. Community Development Director Griswold presented a Resolution to enter into agreement with Fehr-Graham & Associates for services related to Brownfields Redevelopment implementation. Scope of work which includes a total of \$262,000 to be paid to Fehr-Graham & Associates.

Motion to approve the resolution – Klemm

Second – Endress

Motion passed – 7-0

Motion to move to council floor this evening – Klemm

Second – Endress

Motion passed – 7-0

FINANCE

1. Finance Director Craig Joesten presented a resolution authorizing the execution of the IMLRMA Minimum/Maximum Contribution Agreement for Calendar Year 2008. Director Joesten reiterated the information included in the packets for the upcoming renewal of property casualty/worker's compensation insurance for the calendar year 2008. The premiums are due December 14, 2007, however if we pay before November 16, 2007, the City will receive a 2% discount. Director Joesten will continue to research these costs compared to other companies with similar coverage.

Motion to approve the resolution – Klemm

Second – Endress

Motion passed – 7-0

2. Mayor Gaulrapp presented an informational item on health care costs for non-bargaining employees stating that there concern of administration due to a difference of costs compared to union employees.
3. Finance Director Craig Joesten presented an informational item on Land Lease at the Airport describing a reversion policy at the airport where hangars are relinquished to the City after twenty years. Administration will be looking at a concept that would lease out the land at \$.10 per square foot for a time period of 20-25 years with an extension of another 25 years. Currently there are no buildings to be reverted at the airport, they have already been done. Action to bring forward to next scheduled meeting.
4. Finance Director Craig Joesten presented an informational item on Tax Levy Calculation for 2007 on the administration proposing on a \$100,000 home the tax rate would go down \$2.00. No action on this item at this meeting and Director Joesten will bring it forward to the next scheduled meeting.

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PUBLIC WORKS

1. Public Works Director Craig LeBaron presented a Resolution authorizing memorandum of agreement with Federal Aviation Administration Facilities on Albertus Airport incorporating runway 24 MALSR into the National Airspace System. Director LeBaron stated that this would be a good thing to have instrument landing at the airport allowing airplanes to land in inclement weather. This transfers the instrument landing system to the FAA with the cost savings of \$1,400.00 per month.

Motion to approve – Klemm

Second – Bush

Motion passed - 7-0

Motion to move to forward to tonight's council agenda - Klemm

Second – Endress

Motion passed – 7-0

2. Public Works Director Craig LeBaron presented an Ordinance to authorize right of way of easement to Freeport Park District for Public Recreational Path. Director LeBaron stated this is a dedicated street within Countryside Estates. This previously had a gravel road now turned in to a walking/bike path to tie into the greenways and trails map to the Jane Addams trail.

Motion to approve – O'Neill

Second – Bush

Motion passed – 7-0

3. Discussion items – *Presented by Alderman Klemm*

A. Slow signs on Greenfield (Winter Park)

B. Slow signs on Brad Mar (Children Playing) – asked advice to get motorists to slow down.

C. Sidewalk enforcement (Sheriff) basketball area on Greenfield Avenue

D. Sidewalk work in Liberty Village Area – to discussed a performance bond with Public Works

E. Crossing at Stewart Street – stripping now done.

OTHER

1. Corporation Counsel Sarah Griffin presented an Ordinance authorizing sale of real estate 522 West Homer Street, Freeport, Illinois to Keith Huenfeld for the transfer of deed.

Motion to approve – O'Neill

Second – Corbin

Motion passed – 7-0

2. Corporation Counsel Sarah Griffin presented an Ordinance authorizing sale of real estate 526 West Homer Street, Freeport, Illinois to Keith Huenfeld for the transfer of deed.

Motion to approve – O'Neill

Second – Corbin

Motion passed – 7-0

3. City Council Retreat was presented by Alderman Bush referring to the handouts from the October 1, 2007 meeting. Alderman Bush asked council to list the top five items of importance to discuss and asked for possible dates. Mayor Gaulrapp gave his top list of important items for the City – Housing and Physical Environment, Business Environment, Public Safety, Finance and Infrastructure.

Motion for adjournment at 6:37 p.m.