



*City Council*

City Council Chambers ♦ 524 West Stephenson Street ♦ Freeport, IL 61032

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**COMMITTEE OF THE WHOLE REPORT  
REGULAR MEETING  
Monday, April 13, 2015**

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**1. CALL TO ORDER**

The regular meeting of the Freeport, Illinois, Committee of the Whole was called to order in council chambers by Mayor James Gitz with a quorum being present at 6:00 p.m. on Monday, April 13, 2015.

**2. ROLL CALL**

Present on roll call: Mayor James Gitz and council members Tom Klemm, Shawn Boldt, Ronnie Bush, Jennie DeVine, Dennis Endress, Sally Brashaw, Michael Koester and Andrew Crutchfield (8).

City Staff Present: Corporation Counsel Sarah Griffin, City Engineer Shaun Gallagher, Finance Director Cynthia Haggard, Public Works Director Tom Dole, Fire Chief Scott Miller, Chief of Police Todd Barkalow and City Clerk Meg Zuravel.

**3. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Alderperson Boldt and he became chairperson of meeting.

**4. APPROVAL OF MINUTES FEBRUARY 9, 2015**

Alderperson Endress moved for approval of the minutes as presented, seconded by Alderperson Koester. Motion prevailed by voice vote without dissent.

Chairperson Boldt requested leave of council due setting up the projector to move forward item number eight and allow for a presentation by Freeport Downtown Development Foundation to come before the Vandewalle presentations.

Chairperson Boldt noted there will be no presentation for healthcare for retirees so that item number nine will be removed from the agenda this evening.

**5. PUBLIC COMMENTS – AGENDA ITEMS**

There was no one signed on the sheet for public comments this evening.

**6. PRESENTATION ON A PROPOSED SPECIAL SERVICE AREA TO SUPPORT THE OPERATIONS OF THE FREEPORT DOWNTOWN DEVELOPMENT FOUNDATION BY FDDF**

FDDF Executive Director, Danielle Rogers and FDDF Finance Committee Member, Brian Borger provided an overview of Special Service Areas. Ms. Rogers stated that when she started in her position as FDDF director she was asked to look at sustainable funding. They have worked on this project through the Finance Committee of FDDF along with Pat Leitzen Fye.

**COMMITTEE OF THE WHOLE REPORT**  
**REGULAR MEETING**  
**Monday, April 13, 2015**

She explained the definition of a special service area (referred to as an SSA) by stating that it is a combined effort of sustainable funding for promotion and enhancement. Property and business owners within that designated area work together to develop strategies to increase business and build property values. One percent of the assessed value of the property is collected by the County Treasurer who disperses those funds to FDDF to invest into downtown. Ms. Rogers stated the average assessed value of a downtown property is \$25,000, which equals to \$250.00 per year investment. FDDF would lead the effort with the help of business owners, property owners, downtown employees and residents. Those within the SSA boundaries would have the majority of seats on the FDDF board of directors, giving them control of how the money is used. She explained that with TIF funds they cannot do that. Ms. Rogers explained the Special Service Area, if passed by the city council, will fund FDDF so that this vital organization can increase its efforts to revitalize, promote, and develop Freeport's downtown. She explained that the advantage of having an SSA fund the work of FDDF is that property owners decide the future of downtown Freeport.

Ms. Rogers explained the FDDF is looking at an SSA because the downtown TIF will inevitable expire and the city asked FDDF to look at sustainable funding options. After a year of planning, an SSA rose as the most fair and most beneficial funding option. She stated past and current funding sources are not guaranteed to continue. An SSA is a mechanism where all entities in the SSA district participate in funding the services provided by FDDF which are beneficial to all in the downtown community. Currently, only a few businesses regularly provide support to FDDF and, at the same time, many others who do not contribute gain the benefits. The momentum that FDDF has gained over the past several years can only be enhanced with sufficient funding. Ms. Rogers used several examples to explain what funding with an SSA would mean to build a bigger and better downtown through 1) improved property values, 2) increased traffic and vibrancy and 3) more sales. It was explained that with an SSA, the current funding for FDDF would then stay with the TIF. She explained that would mean \$50,000 per year could be used to expand the façade grant, provide improvements at Tutty's Crossing, upgrade the utilities downtown including lighting, perform improvements to the alleys and sidewalks or to do upgrades in our parking lots.

FDDF representatives explained that in order to adopt a Special Service Area in the downtown, the City council would need to review the SSA application and either accept or reject. There would also need to have a public hearing. They explained that an SSA can be rejected if petitions are signed by 51% of the property owners and 51% of registered votes (both in SSA boundaries) and then the SSA would fail. If the SSA fails, it cannot be tried again for two years.

Ms. Rogers introduced Willis Johnson of Classic Cinemas, owner of the Lindo Theatre. He stated they have movie theaters in twelve communities across Illinois and they have been in Freeport since 1984. Mr. Johnson explained that he is a proponent of the SSA and it has been very useful to the downtown in Oak Park, Elmhurst, and Downers Grove where they have other movie theaters. It was explained that a special service area would allow constant funding to be generated and that would allow for full time staff to perform the planning and scheduling of events. This would be beneficial for longer term planning. There would be a lot of partners involved and the users who benefit from FDDF events would be equally shared among those benefiting from a highly functioning downtown.

Council was provided the opportunity to ask questions. Alderperson Koester asked what the next step would be whether council would need to vote on this or what the involvement would be once it is

**COMMITTEE OF THE WHOLE REPORT**  
**REGULAR MEETING**  
**Monday, April 13, 2015**

approved. Ms. Rogers explained that once an SSA is approved, then council would receive updates from the administration.

Aldersperson Klemm asked what the procedure would be to have the SSA approved. Ms. Rogers explained that you need to have 51% of the property owners approve. Corporation Counsel Griffin explained that this is little more complicated than that. This would be a tax placed on the downtown business owners to fund FDDF and the City would need to impose the tax on the property owners and this would need to be done by ordinance and prove that it is for a public purpose. She explained that usually a SSA is used for street lighting improvements, curb and gutter enhancements so that the first thing that FDDF would need to do is prove that this is for a public purpose. Aldersperson Koester noted that if we are looking at a new tax on the downtown then we need to be more involved. Aldersperson Brashaw asked how the tax is assessed. Corporation Counsel Griffin stated that it could be based on street frontage, service contract as a percentage property, or it can be based on a formula.

Aldersperson Brashaw asked how the FDDF's SSA funding would be formulated. Ms. Rogers stated that they have estimated it to be based on 1% of the assessed property values for the properties within the boundaries in the downtown.

Aldersperson Klemm asked about the estimated funding that could be generated through an SSA. Ms. Rogers stated that based on the property values of the downtown buildings, they estimated an annual funding of \$100,000 from the SSA and that would be compared to \$50,000 funding from the downtown TIF. She explained that because of the promotional events, they also generate another \$90,000 and that goes for marketing and operational costs of FDDF so the funding for FDDF would be \$190,000 total.

Aldersperson Crutchfield asked that if this was presented to the council in 2010 then why it did not get any further. Ms. Rogers explained that in 2010 it was presented to council and it did not go any further than the presentation. Ms. Rogers stated that it was recently presented at the downtown spring forum and there were 40 people present and it received a favorable response. There was one business owner who was not in favor of it and their building is not occupied by anyone other than singularly occupied.

Aldersperson Brashaw stated that it is unusual for a city business to request a tax upon their businesses but there again if this is passed the businesses that do not want this must pay. She asked for confirmation. Ms. Rogers stated that is correct.

Aldersperson Crutchfield asked for clarification how this could help build the TIF. Ms. Rogers stated it would be built through the health and vibrancy of the downtown. If the SSA works with the business owners in partnership with FDDF and they are successful and they are able to get things done by getting more people downtown and business built up; then it will increase property values and the downtown TIF grows. There would be more money to be used for other things such as sidewalk improvements or building façade improvements.

Aldersperson Koester stated he would like to have further information on it and he is by no means ready to make a decision on this. He would like to review this further and make contact with the other cities as to how it works for them. Ms. Rogers stated Willis Johnson has provided the committee with documentation from all three cities using the SSA and she can email that to council.

**COMMITTEE OF THE WHOLE REPORT**  
**REGULAR MEETING**  
**Monday, April 13, 2015**

Ms. Rogers thanked the council and stated she has provided on the council desks a copy of the directory of the downtown as it was recently updated. There are now 203 businesses in the downtown with a map on the back.

Chairperson Boldt asked if there were council elect with questions or comments. There were no questions or comments from the council elect present at the meeting.

**7. REPORT TO COUNCIL FROM WATER AND SEWER COMMISSION & FEHR GRAHAM REGARDING IEPA WATER MAIN PROJECT & FINANCING**

Adam Holder of Fehr Graham stated he is filling in for Tom Glendenning, Executive Director of the Water and Sewer Commission who is on city business in Springfield this evening. Mr. Holder introduced Mark Winter as chairperson of the Water and Sewer Commission and Brad Hard as member of the Water and Sewer Commission.

Mr. Holder stated they have been asked to revisit the Phase B project of the Water and Sewer Commission which is the IEPA water main project that has been worked on through presentation to council for several months. The next step is in the process which is to bring forward to council an ordinance to approve the funding through the Capital Improvement Program. He stated in March at the Water and Sewer Commission meeting, they voted to recommend an increase of \$6.00 per month to the Capital Improvement Program (CIP) to fund various upgrades to the system that are needed in this project. He stated as you recall back in December the commission brought forth to this council the recommendations to proceed with an IEPA revolving loan in the amount of \$8 million dollars which is a revolving loan and this will fund various upgrades to the system that are needed to move forward with the increased pressure project. Although the paperwork needs to be completed the City of Freeport has been informed that it is earmarked for us. The loan will be a twenty year loan with a 2.2% interest rate and the rates run through the federal fiscal year which is September. He stated the fee of \$6.00 per month is specifically for this project.

The recommended project referred to as the Phase B Water Improvements, consists of the following specific water main upgrades replacements:

Description	Upgrade Size	Length (L.F.)
New water main from Well No. 9 to Laurel Street on Lincoln Douglas School Easement	12"	1,240
Replace existing 6" water main on Laurel Street and Park Crest Drive (from Holly Avenue to West Stephenson Street)	12"	6,865
Replace existing 8" water main on West Stephenson Street (from St. Mary's Cemetery to South Park Boulevard)	12"	1,625
Replace existing 8" water main on South Park Boulevard (from West Stephenson Street to Empire Street)	12"	2,670
Replace existing 12" water main on West Empire Street (from South Park Boulevard to Burchard Avenue)	16"	3,950
Replace 4" water main on Burchard Avenue and Lincoln Boulevard (from American Street to FHN Hospital)	12"	1,830
Replace 6" water main on Harlem Avenue (from West Galena Avenue to	12"	2,200

**COMMITTEE OF THE WHOLE REPORT**  
**REGULAR MEETING**  
**Monday, April 13, 2015**

Stephenson Street)		
Replace existing 6" water main on West Stephenson Street (from Harlem Avenue to Whistler Avenue)	12"	700
Water main replacement for reverse flow mains with multiple recorded breaks/repairs	6" – 8"	10,310
Installation of new pressure reducing valves and replacement of 75 existing valves		

“The cost of the recommended project, which includes construction, design/construction engineering, legal fees and project contingencies, is estimated to be \$7,967,100. The City anticipates that construction will begin by May of 2015 and be completed by November of 2015. The existing condition and project justification explained the existing service area for the public water distribution system is divided between a low pressure zone and a newly created high pressure zone. However, it was recently discovered that the existing water main distribution system within priority areas of the new high pressure zone is limiting the ability of the newly constructed Well #9, the Willow Booster Storage Tank and the new Burchard Elevated Tank to function as designed. A recently completed hydraulic model (used to analyze the impacts that the recently above noted constructed improvements may have on the newly created high pressure zone) revealed that the City will not be able to pump at a rate greater than 750 gallons per minute (gpm) which is only 50% of the 1,500 gpm design, without causing severe damage throughout the system with anticipated main breaks and extremely high residential water pressure (greater than 100 pounds per square inch). The proposed project, identified as Phase B, includes approximately 21,080 feet of water main upsizing to 12 inch or 16 inch in diameter in key areas that would provide adequate water main capacity – transmission from the new Well #9/Willow Tank Booster Station to the new Burchard Elevated Tank. This main upsizing will also divert more water toward the west side of the new high pressure zone to maintain the desirable system pressures. The proposed project will also include in-kind replacement of approximately 10,310 feet of 6 inch and 8 inch mains in both the City’s low and high pressure zones. Currently, many of these mains are old, made of poor grade cast iron metal and subject to multiple breaks annually in areas where reverse flow has occurred or is anticipated. The replacement of various sections of these main will eliminate future breaks and allow for uninterrupted water service to residential during an emergency and will include transmission supply to the main hospital. Additionally pressure reducing valves will be installed in the high pressure zone where operating pressures are in excess of 80-85 psi. Also, approximately 75 valves need replaced that are either inoperable or over 65 years old and at the end of their useful life.” Ordinance #2015-09 approved by this city council on February 3, 2015 stated the following: “Water System improvements, including an estimated 21,080 feet of water main upgrades to 12" and 16" diameter in key areas that would provide adequate water transmission lines from the new Well No. 9 to the new Elevated Tank and improvements to pressure zones, including the replacement of 10,310 feet of 6-8 inch water main and the replacement of 75 valves, together with any land or rights in the land and all electrical, mechanical, or other services necessary, useful or advisable to the construction and installation (the Project), all in accordance with the plans and specifications prepared by consulting engineers of the City; which Project has a useful life of 50+ years; and the estimated cost of construction and installation of the Project, including engineering, legal, financial, and other related expenses is \$7,967,100, and there are insufficient funds on-hand and lawfully available to pay these costs.”

**COMMITTEE OF THE WHOLE REPORT**  
**REGULAR MEETING**  
**Monday, April 13, 2015**

Discussion was held with council on the scope of the project, construction time-lines and whether the project was a necessity to put the water tower in operation to complete the pressure project. It was explained that without this project moving forward the pressure zones could not be brought online because it would have caused issues that would be insurmountable due to water mains incapable of handling the capacity of the system the way it is currently functioning. Mr. Holder and Mr. Winter explained that due to the GIS mapping it was determined where the critical factors remain in our current system.

Mayor Gitz explained to the council that the IEPA may ask for repayment on the forgivable portion of their loans if this project is not completed because that would mean an incomplete Big 4 project in upgrading the pressure system and that was the whole intent of the project. This project is critical to complete the zones.

**8. PRESENTATION ON PRETZEL CITY KITCHENS AND RAWLEIGH REDEVELOPMENT PLAN**

Colleen Johnson of Vandewalle and Associated provided an overview of the work done on Pretzel City Kitchens through a PowerPoint presentation. Ms. Johnson provided that Pretzel City Kitchens is a planned commercial kitchen in Freeport, Illinois and the intent is to grow the regional economy in Freeport Illinois. The center will support specialty crop growers and food entrepreneurs by providing affordable certified commercial kitchen space available to rent by the hour. This will allow for turnkey services to help businesses move from recipes and business ideas to production and sales. There are education and training opportunities at the facility and opportunities for networking. The facility will also have a meeting office space and dry/cold storage space. There will also be space to showcase and sell local food products. There may be co-packing service. The key goals are regional economic development to support start-up and growth of food business and specialty crop farmers and support job training for un/underemployed. It also has a goal of food security by providing critical infrastructure to support more local and regional food production and consumption. Another goal is downtown reinvestment to put Freeport on the map as a culinary destination, providing locally produced food for area restaurants and supporting start-up of businesses that could locate downtown. It also has a goal of improving health and wellness by increasing access to fresh, healthy foods and to provide nutrition and food preparation education and outreach in the community. There is also a factor of youth development as a goal by building partnerships with youth serving agencies to promote food business and culinary education and training and this will be done through a partnership with CareerTEC of Freeport School District #145.

Ms. Johnson explained the target location is the former Stephen's Market, 1 W. Stephenson and Ms. Johnson showed the proposed layout. She stated a website has been set up to provide information on the partners, the opportunity, new, resources, and contact information. To view more information council members were encouraged to visit the website at [www.pretzelcitykitchens.org](http://www.pretzelcitykitchens.org). Members of University of Illinois Extension, Blackhawk Hills Regional Council and CareerTEC shared the benefits of this business opportunity to the community. Ms. Johnson provided the following roles by the City of Freeport: potentially serve as the lessee of the facility, assist in pursuing and administering grants and local sources of matching funds to leverage grants (TIF, other), assist with project marketing and hosting community meetings/events, assist in pursuing opportunities and partnerships related to economic development, assist in maintaining stakeholder/supported database and other administrative support.

**COMMITTEE OF THE WHOLE REPORT**  
**REGULAR MEETING**  
**Monday, April 13, 2015**

Ms. Johnson provided a sample letter titled, Pretzel City Kitchens Non-Binding Letter of Agreement and the draft roles and responsibilities matrix. She stated current estimate of funds need for start-up is \$300,000 to \$400,000 (costs underway). There are diverse funding targets including grants from government and foundations, corporate donations, donated equipment and services, downtown TIF as match to other sources, fundraisers/event for individual donations and crowdfunding. There is a goal of opening by August 2016 and the next key steps are to execute non-binding letter of agreement and follow with a binding agreement, fundraising, secure facility, continue to recruit users, and to review/revise operating documents. The council was provided the opportunity to ask questions and discuss the presentation with Ms. Johnson, Steve Konefes of CareerTEC and Grant McCarty, local foods systems and small farms educator from the University of Illinois Extension.

Ms. Johnson reviewed the Rawleigh Complex Redevelopment strategies developed through grant funding received by the City of Freeport through a United States HUD grant for sustainable communities and the goal was focused on repurposing the Rawleigh complex. There has been a website developed to provide viewers with the vision, background, property maps and master plan. The website is [www.rawleighrenew.com](http://www.rawleighrenew.com). As a close out to the grant, she is presenting this information to council this evening.

Ms. Johnson stated the City of Freeport was awarded a Community Challenge Planning grant from the U.S. Department of Housing and Urban Development that included funding to undertake both strategic planning and implementation activities to advance the Rawleigh Complex redevelopment. The City of Freeport used this grant to advance several initiatives concerning the Rawleigh building complex, including updated zoning and platting, enabling the sale of Building D to Alber Properties, and detailed planning for the multi-modal station resulting in a \$500,000 grant (pending final approval) from the Illinois Department of Transportation for architecture and engineering. The City of Freeport developed the webpage, [www.rawleighrenew.com](http://www.rawleighrenew.com), both as a strategic plan for reuse concepts and alternatives as well as a marketing tool to recruit developers and tenants for use by the City, current private developers at Rawleigh (Oracle Development and Alber Properties), and future development partners. The City presented on the Rawleigh Strategic Plan by stakeholders during its development and presented on the Plan and sought feedback at a meeting attended by over sixty people on February 4, 2015.

The next steps will be to continue to focus on finalizing the DPIT grant for architecture and engineering of multimodal station. Ms. Johnson has prepared a resolution to be presented at the next council meeting as a close-out to the funding received through a grant. A sample of the resolution was provided on the presentation. Ms. Johnson stated she would like to build regional coalition in support of the Amtrak service extension. Another step will be to support Alber Development (Building E) and Oracle Development (Building A/Rawleigh Office) in their tenant recruitment efforts. Ms. Johnson stated there should also be discussion on lessons learned with Pete Alber on Building D redevelopment that could be applied to cost effective rehab at other building to continue to build density.

Vandewalle and Associates has also developed websites for each of these projects as a marketing tool and she will provide to the City Clerk links to be placed on the City of Freeport website.

**COMMITTEE OF THE WHOLE REPORT**  
**REGULAR MEETING**  
**Monday, April 13, 2015**

Chairperson Boldt asked Mayor Gitz if there was any action the council would need to take and Mayor Gitz stated there will be a resolution on the next council agenda for the close out the grant.

Item nine was removed from the agenda for the presentation on healthcare for retirees by Stephen Lafferty of Dimond Brothers Insurance.

**10. AMBULANCE RATES ORDINANCE (ORDINANCE #2015-22)**

At the City Council Meeting held on April 6, 2015 the following ordinance was referred to the Committee of the Whole for further discussion: **ORDINANCE #2015-22: AN ORDINANCE AMENDING CHAPTER 242 – FIRE DEPARTMENT, SECTION 242.46 (CHARGES FOR AMBULANCE SERVICE) OF THE CODIFIED ORDINANCES OF THE CITY OF FREEPORT** [view memo](#)

Chairperson Boldt stated he asked for the ambulance rates to be placed on the Committee of the Whole in order to review rates from other municipalities. Fire Chief Scott Miller presented to council a packet of reports including summaries of the surveys. He explained the charts, reports and findings from other municipalities and stated the City of Freeport has maintained rates far below the average. Data obtained shows the City of Freeport ambulance fee rates are substantially below the “reasonable and customary” rates. Three independent studies showed that the ambulance billing rates for the City of Freeport could be increased \$300 per call for resident rates and \$400 per call for non-resident rates. This would place the City of Freeport within the average rate scale as indicated in the above studies. It is anticipated that the poor collection rates for Freeport uninsured individuals will continue. Taking a resident to collections would net 10% or less of the amount billed. The ambulance billing company would continue to invoice residents three times, then would turn the account over to the City for consideration (either write off or send to collections). Bills submitted to Medicare and Medicaid are paid by their adopted rate schedule, a local rate increase would not impact the amount collected by these two government entities. Private insurance claims are our highest percentage of paid invoices (84.5%). The proposed rate increases fall in the range of reasonable and customary fees. Our past year revenues were \$627,723.20. The anticipated annual revenue reflecting the rate increases is \$100,000. If the ordinance amendment is approved, the new rates could be implemented immediately or delayed until a specified date by the City Council.

**Collection Rates and Revenue Sources**

Four areas of revenue sources were examined for ambulance billing. They are as follows:

Medicare – 2014 collection rate for Freeport 84%

Medicaid – 2014 collection rate for Freeport 74%

Insurance – 2014 collection rate for Freeport 84.5%

Private pay/no insurance – 2014 collection rate for Freeport 7.2%

Medicare and Medicaid pay a fixed rate regardless of the amount billed.

Chief Miller explained that insurance coverage varies, but typically will pay “reasonable and customary” fees. For uninsured individuals, the collections on these cases have been poor. Increased fees will have no impact on the residents that cannot or will not pay. Chief Miller stated we have processes in place to work things out with hardship cases.

Aldersperson Koester made a motion to move Ordinance #2015-22 back to council floor, seconded by Aldersperson Klemm. Motion prevailed by voice vote without dissent.



**COMMITTEE OF THE WHOLE REPORT**  
**REGULAR MEETING**  
**Monday, April 13, 2015**

**11. UPDATE ON RFQ (REQUEST FOR QUALIFICATION) PROCESS FOR DESIGN/BUILD OF FORMER CARNEGIE LIBRARY BUILDING (314 WEST STEPHENSON STREET) AND DISCUSSION ON OTHER OPTIONS FOR CITY HALL AS REQUESTED TO BE ON THE AGENDA BY ALDERPERSON KLEMM AND ALDERPERSON ENDRESS**

This item was requested to be added to the agenda by Alderperson Klemm and Alderperson Endress.

City Engineer Gallagher provided that there were six responsive RFQ received on March 12, 2015 and these have been reviewed extensively by the five members of the committee. There was a meeting on Friday and it was determined to have three as the top runners to review further. He stated as he understands that with the new council coming in they want it to be their decision so they are holding off until he can discuss with Mayor Gitz as to how to proceed. He will give notification to the three teams that they will decline on and the three teams that are still in the running.

Alderperson Koester stated he was reading the original RFQ and it had a part in there stating the bidding over \$10,000 that needs to be brought to council and then later on it noted there was a letter that said it was going to be removed and he asked City Engineer Gallagher to elaborate. City Engineer Gallagher stated what you would be approving is a contract and then forcing a contractor as the design team to also have a contract for both the City and the subcontractor and it was to be approved again by City Council. He and the Corporation Council discussed that you would in design build process somewhat waiving the bidding process. To begin with, they had the opportunity, in the RFQ, to submit subcontractors so that if you wanted them to be part of the team the expectation would be to bid those out. However, instead of bringing a third contract between the City and that subcontractor with the prime contractor having to associate with them may create a bit of confusion as to who has the hierarchy for the job so that provision was taken out that they will follow our purchasing policy. City Engineer Gallagher explained we will review bids, however, they will contract with us but that contract is actually with that Design Build firm and not the City of Freeport. City Engineer Gallagher laid out what he expects to happen next and he has asked the firms to do a design charrette to be outside of a public meeting in order to have more public outreach. He stated we discussed that previously before the RFQ process. Council would have the final say so in multiple measures of this contract which would be a concept portion, the design portion, and then the actual construction portion. He explained that way, council will have an idea what the costs are in each step and so will the public being part of the charrette. He expects the design team would look at the estimate and they will have numbers on it and to give you the idea of adaptation that may be beneficial to the City. He stated he would like to see where the dollars come from between an estimate for a \$2 million project or an estimate for a \$3 million project so council can be the one to determine which way to go.

Alderperson Klemm asked to see figures for renting the 524 building for five additional years or years out and to see if the landlord can provide some figures. He also noted he would only consider continuing to rent if the elevator gets fixed.

Discussion was held as to how the design-build concept works and how the bidding process would proceed. There was no action on this item.

**12. PUBLIC COMMENTS – AGENDA OR NON-AGENDA ITEMS**

Cecilia Smoliski, Stephenson Street, Freeport, Illinois, spoke in support of a special service area in downtown as a business owner. She explained that her property is assessed at \$42,000 and that 1%

**COMMITTEE OF THE WHOLE REPORT**  
**REGULAR MEETING**  
**Monday, April 13, 2015**

would equate to about \$400 per year. That is for one ad on the radio. In light of all the things happening with the river walk and Tutty's Crossing, that money could be used to beautify the downtown. She has seen much more traffic from other areas, such as Chicago. She stated we as property owners should take the ball in our hands. She is responsible for what goes in her store and she would like to see a fund that the downtown businesses can decide what it should be done with it.

Kay Osterburg, 1226 Homestead, Freeport, Illinois, explained that we have a cross roads when we will have a substantially different City Council and it is very important that the City Council be brought up to date and be given all the information possible about the history of the City Hall, the City Hall campaign and saving historical buildings in the downtown. She is hoping the new people take the opportunity to listen to council members that are here and listen to the citizens for Saving City Hall and to look at the results of the survey so the three year time line is clear to people to understand the aspects and prospects and information in order to make a healthy decision for Freeport.

**13. ADJOURNMENT**

Upon motion (Crutchfield) duly made and seconded (Endress), the meeting was adjourned at 8:40 p.m.

*S/ Meg Zuravel*

Meg Zuravel, City Clerk