



City Council

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

**COMMITTEE OF THE WHOLE REPORT
REGULAR MEETING
Monday, May 11, 2015**

1. CALL TO ORDER

The regular meeting of the Freeport, Illinois, Committee of the Whole was called to order by Mayor James Gitz with a quorum being present at 6:00 p.m. on Monday, May 11, 2015, in council chambers.

2. ROLL CALL

Present on roll call: Mayor James Gitz and council members Tom Klemm, Peter McClanathan, Art Ross, Jodi Miller, Patrick Busker, Sally Brashaw, and Andrew Chesney (7). Alderperson Koester was absent. *See below for entrance of Alderperson Koester at 6:02 p.m.*

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

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Alderperson Klemm, chairperson of meeting.

4. MINUTES

Alderperson Chesney moved for approval of the minutes from the meeting held on April 13, 2015, seconded by Alderperson Brashaw. Motion passed by voice vote without dissent.

5. PUBLIC COMMENTS – AGENDA ITEMS

Signed on the sheet tonight for public comments:

- Edward Sadlowski, spoke as a representative of the AFSCME union and was not in favor of the passage of Governor Rauner's turnaround resolution and he spoke in opposition of such resolution by the City of Freeport corporate authorities. He explained the changes taking place to our north in Minnesota and Wisconsin in states adopting right to work. He stated it is stripping the rights of the workers and it is bad for the community. He asked council to give full consideration of this resolution and refuse to move it forward.

At 6:02 p.m., Alderperson Koester entered bringing the number of members present to eight.

6. CARNEGIE LIBRARY STATEMENT OF QUALIFICATION PRESENTATIONS

City Engineer Gallagher introduced two firms who submitted Statement of Qualifications dated March 12, 2015, for the repurposing of the Carnegie Library Building located at 314 West Stephenson Street. He first reviewed that there is no action on this tonight requested of the council but it is instead intended as an introduction of the firms determined as the two finalists for the Carnegie Library Design – Build Project.

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City Engineer Shaun Gallagher also provided in the packet a letter dated April 28, 2015 from the Illinois Historic Preservation Agency stating this property was previously determined eligible for listing on the National Register of Historic Places. In the opinion of the Illinois Historic Preservation Agency the project meets the Secretary of the Interior's "Standard for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" provided that the following conditions are met: 1) all existing historic paneled wood doors and hardware, trim (door and window casings, baseboards, picture moldings, etc.) and fireplaces must be retained. If they are removed, they must be salvaged and store for reinstallation. Ceilings and floors that many be hidden underneath the non-historic finishes may not be removed regardless of their condition without prior consultation with our office 2) once available, complete rehabilitation plans must be submitted to our office for review and approval.

City Engineer Gallagher also provided in the packet minutes from significant discussion regarding this topic. This was in order to bring the council up to date on previous discussion, so excerpt of minutes from December 2014 through April 13, 2015 were provided.

City Engineer Gallagher stated these two teams were reviewed and approved by our Project Management Team composed of the City Engineer, Building Inspector, Finance Director, Fire Chief, and Alderman Klemm, after several internal meetings. Presenting first on the project will be Winter Construction of Freeport, Illinois, followed by Prairie Forge Group of Saint Charles, Illinois. Both teams have been asked to present for 15 minute time frame on their submitted Statement of Qualifications, while providing an additional 15 minute timeframe for council to ask questions to each group. The purpose of this process is to provide an opportunity to bring the new council up to speed on the topic, while having the ability to hear from experts on how they would handle the project. Copies of the submitted Statements of Qualifications were provided to council, along with the copy of the completed decision matrix used to score each submittal. It is not anticipated that council will select a team at this meeting, understanding that a thorough review of the fiscal year 2015-2016 budget is likely needed before a formal commitment to the project can take place.

Winter Construction of Freeport, Illinois, presented their background and Statement of Qualification. Upon their completions, council was provided an opportunity to ask questions.

Prairie Forge Group of Saint Charles, Winter Construction of Freeport, Illinois, presented their background and Statement of Qualification. Upon their completion, council was provided an opportunity to ask questions.

Mayor Gitz read aloud the Illinois Historic Preservation Agency letter. Discussion was held on the parking, historic aspect of the building, the ADA aspects, and the explanation for design build. Council members asked if the project is begun and it is found that more rehabilitation will need to be done than anticipated. City Engineer Gallagher explained that it is his intent to have the Design Build done in phases so that if that were to happen costs could be controlled and you would know the next steps before continuing but you would still move towards things that would need to be done to rehabilitate the building, such as the asbestos abatement.

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Council members, particularly the new members were encouraged to tour the building with City Engineer Gallagher and he said he would make himself available to tour the City Hall building as well. He also noted that information on both buildings from the original cost estimates through the structural analysis and including the survey results is available for viewing on the City of Freeport website.

Council members requested further analysis on continuing to rent the 524 Building office space for City Hall

Chairperson Klemm stated at this point we will move forward to item #9 due to the public in attendance for this item.

7. DISCUSSION OF THE GOVERNOR'S REFORM AGENDA AND POSSIBLE RESOLUTION

Mayor Gitz presented a document marked as Illinois Municipal League resolution negotiated with Governor Rauner's office and titled as, "Resolution in Support of Local Government Empowerment". He also provided a copy of a resolution in the council packet marked as "Resolution of the County Board of the County of Winnebago, Illinois, Resolution Endorsing Certain Reforms in State Government Affecting Local Government." Mayor Gitz stated he also asked council to draft a dressed down version of the resolution and it was provided on the council desks because the Governor's resolution did not have the support of the Illinois legislators. Mayor Gitz also explained that the Illinois Municipal League did not approve of the resolution either.

Council members were provided the opportunity to elicit their support or non-support of the resolution. Alderperson Koester requested additional time to look over the resolution and to do more research on it. Mayor Gitz noted the Illinois Municipal League has not approved the resolution. Alderperson Chesney stated he is comfortable with the IML resolution and asked to have it placed on the next meeting agenda. Mayor Gitz explained that he would prefer a resolution without the first two "Whereas" and also the one that refers to empowerment.

Council debated the right to work reform. Consensus of the council was to place resolutions, the IML and the draft recommended by Mayor Gitz removing a couple of the "whereas" clauses, on the council agenda for consideration at the next meeting on Monday.

8. PRELIMINARY BUDGET DOCUMENTS FOR THE GENERAL FUND FISCAL YEAR 2015-2016 AS PRESENTED BY FINANCE DIRECTOR CYNTHIA HAGGARD (DRAFT DATED MAY 11, 2015)

Finance Director Haggard stated she has provided to council the 2015-2016 City of Freeport Budget and it is preliminary. She explained that her intent is to continue to have discussion on the budget documents through June and to have the finalized appropriation ordinance prepared for the second meeting in June with possible passage on July 6th.

Director Haggard explained that municipalities are required to pass their appropriation ordinance no later than July 31, 2015. This ordinance places limits on spending and is the maximum allowed by law. Finance Director Haggard explained that the appropriation ordinance is made up of the spending plan plus contingency. This is the portion that would go into the appropriation ordinance

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but she still need to work on the revenue portion so the intent is to have second reading of the Appropriation Ordinance at the City Council meeting on July 6, 2015. She reminded council that this is a draft and it is subject to change as she still has finalized revenue and expenditure numbers coming in. She explained that she is not asking for any council action this evening.

Director Haggard reviewed page by page the contents of the document pointing out substantial changes from last year's budget.

Each council member was provided an opportunity to ask department heads questions regarding their departments. Discussion was held on department staff counts and how to proceed with discussion.

It was recommended to separate the departments in twos with Public Works and Community Development going first at a special meeting prior to the Council meeting next week. Then the next meeting the Fire and Police Department budgets would be reviewed. Mayor Gitz noted the council will have the May 18th meeting to ask questions, then on May 30th there is a council orientation/retreat that will allow for discussion with department head and on June 1st there can be a special Committee of the Whole. It was discussed to have the 1st reading on June 15, 2015 council meeting and then the document would be ready for the July 6, 2015 passage.

Aldersperson McClanathan requested to have information provided to him on the tax levy as to the disparity of numbers as to what was levied and what was received.

It was reiterated that on Monday, May 18, 2015, discussion will be held with the Public Works Department and the Community Development Department as the focus for a question and answer period with the department head.

There were no recommendations of the Committee of the Whole on the budget documents presented.

9. **DRAFT ORDINANCE AMENDING CHAPTER 480, SECTION 480.24 (HANDICAP PERSONS AND DISABLED VETERANS) OF THE CODIFIED ORDINANCES OF THE CITY OF FREEPORT – E. JACKSON/S. GALENA AT FIRST LUTHERAN CHURCH** as Public Works Director Tom Dole presented this draft ordinance stating it is a request from First Lutheran Church located at the intersection of East Jackson and South Galena to provide for a handicap loading zone on the south side of Jackson Street from Galena Avenue to 98 feet east of the corner. The church is located at 303 S. Galena Avenue but the elevator entrance is located on the Jackson Street. Aldersperson Klemm explained the church recently replaced that sidewalk and this would allow for elderly or handicapped to be dropped off at the elevator entrance, making it more accessible especially during winter months. Director Dole explained that there is no action other than its recommendation to council.

Aldersperson Koester made a motion to recommend the ordinance to the city council, seconded by Aldersperson Ross. Motion passed by voice vote without dissent.

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10. DRAFT ORDINANCE AMENDING CHAPTER 222 (ORDINANCES AND RESOLUTIONS) OF THE CODIFIED ORDINANCES OF THE CITY OF FREEPORT, ILLINOIS AS PRESENTED BY ALDERPERSON ANDREW CHESNEY AND ALDERPERSON PETER MCCLANATHAN

Aldersperson Chesney presented the draft ordinance stating that he found, after researching council items on the website, this ordinance brought to the council a couple years ago by Aldersperson Helms. He recommends passage of this ordinance to allow for more time to have ordinances and resolution vetted prior to passage by council. He would like to see this to make a resolution and ordinance more visible to the public and to allow for more time to answer questions. He stated that if there was an ordinance or resolution that needs to go to council then a department head could speak to the council members to see if it could move more quickly if needed. He explained that this ordinance would require an ordinance to have three steps, first it would have a presentation at the Committee of the Whole and then it would have two readings by the City Council. For a resolution it would first be presented at the Committee of the Whole before it can be sent to council.

The ordinance adds wording in Section 222.03, Committee of the Whole Recommendation and Laying Over so that no resolution or ordinance will be considered by the City Council without first receiving the recommendation of the Committee of the Whole, unless coming out of the Planning Commission or Zoning Board of Appeals which has had a proper public hearing and if council, by a two thirds vote of all elected and qualified members, waives the Committee consideration of the resolution or ordinance.

Discussion was held by the council that the way the ordinance is currently on the books has worked fine for years and it was passed after trying it different ways for many years.

Discussion was held on the delay and burden to understaffed and overworked departments of the City. City Clerk Zuravel read a listing of resolutions that would need to have to go to the Committee of the Whole. She also noted that if you are working on transparency of government, the council meetings are broadcast but the Committee of the Whole are not so our public would less informed because the presentation would be at a Committee of the Whole.

Aldersperson Chesney made a motion to place the draft ordinance on the agenda for further discussion at the council retreat/orientation on May 30, 2015, seconded by Aldersperson Klemm. Motion prevailed by voice vote without dissent.

11. PUBLIC COMMENTS – AGENDA OR NON-AGENDA ITEMS

Steve Carroll, 811 S. Oak, Freeport Illinois, asked how there can be any discussion on spending \$2 million dollars on where the City Hall will be located. He recommended those dollars be put through as improvements in the neighborhoods. He explained that the time is not right that this is not the highest priority of the City.

12. ADJOURNMENT

Upon motion duly made and seconded, the meeting was adjourned at 9:55 p.m.

S/ Meg Zuravel
Meg Zuravel, City Clerk