



City Council

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

**COMMITTEE OF THE WHOLE REPORT
REGULAR MEETING
Monday, August 10, 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, August 10, 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, Michael Koester and Andrew Chesney (8).

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

3. PLEDGE OF ALLEGIANCE

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

4. PUBLIC COMMENTS – AGENDA ITEMS

Signed on the sheet for public comments on agenda items was the following:

Helen Deckler, 3359 W. Stephenson Street, Freeport Illinois, asked to have a letter read aloud to support not moving administrative offices into the Carnegie Library building and instead move them back to the 230 W. Stephenson building.

5. MINUTES

The minutes of the July 13, 2015 were presented. Alderperson Brashaw moved for approval of the minutes, seconded by Alderperson Miller. Motion prevailed by voice vote without dissent.

6. UPDATE ON PUBLIC TRANSPORTATION CONTINGENCY PLANNING (DOAP/5311)

Corporation Counsel Griffin read into the record memorandum for Shelly Griswold, Community Development Specialist, dated August 7, 2015 for contingency planning and strategy implementation to deal with the lack of obligated fiscal year 2016 public transit funding for Pretzel City Area Transit. Of course, implicit in this is regular and ongoing communication with IDOT and our state legislators to stay informed on the state appropriation process.

Mayor Gitz stated he has discussed with Illinois Department of Transportation, Downstate Metro and various legislators and once the budget is approved the appropriations will be issued retro to July 1st.

COMMITTEE OF THE WHOLE REPORT
REGULAR MEETING
Monday, August 10, 2015

He provided an update of his conversation noting we submit for reimbursement on a quarterly basis. Mayor Gitz stated the 60 day notice can be sent by the administration.

The memorandum included the following time line:

Activity	Week of											
	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26
Finance director report on cash flow impacts												
Provide 60 day special warranty notice to transit employees												
Meet with SRC to target reductions in transit expenses												
Implement expense reduction strategies												
Transit Advisory Committee meeting												
Assess actions, adjust and deploy modifications as needed												

It was decided to hold off on implementing expense reduction strategies at this time.

Aldersperson Klemm made a motion to place the memorandum on file, seconded by Aldersperson McClanathan. Motion prevailed by voice vote without dissent.

This item was #16 on the agenda: FIREWORKS 2016 – PER REQUEST OF ALDERPERSON KOESTER AND ALDERPERSON MILLER

This item was moved forward on the agenda. Aldersperson Koester led the discussion regarding Fireworks for 2016. He would like to see the City have a festival along with the fireworks and to reach out to the community for donations. Aldersperson Koester and Miller are looking to reach out to several non-profits for assistance with solicitation of donations. Aldersperson Miller stated she does not want the same predicament as this year for last minute planning that if they start now they can have a well-planned event. Their plan is to not have the taxpayer pay for the event. Aldersperson Koester asked for leave to hear comments from Danielle Rogers.

Danielle Rogers stated that she has worked with various events around the community and the key is organizing and getting the word out. She would like to fundraise so that the fireworks can be a \$30,000 show and possibly \$10,000 for entertainment. Those are the plans and they understand they may not reach that full potential the first year. She noted that she is volunteering as a resident and this has nothing to do with her job as Freeport Downtown Development Foundation. They will be looking for a not-for-profit for bookkeeping purposes for the donations. They are also interesting in setting up events for children.

Aldersperson Koester stated they will be forming a committee for the Fireworks and will report back at a later date.

**COMMITTEE OF THE WHOLE REPORT
REGULAR MEETING
Monday, August 10, 2015**

7. PRESENTATION BY STEVEN LAFFERTY REGARDING PRESCRIPTION DRUG ONLY PROGRAM FOR RETIREES

Mr. Steven Lafferty provided a history of the Prescription drug only program for retirees. He stated this retiree Rx only benefit was probably implemented in the early 1990's when there was no other Rx coverage available when an employee retired. In 2003, Medicare Part D Rx coverage became available on a guaranteed basis for anyone age 65 and over without group Rx coverage.

Mr. Lafferty provided the recommended timing if benefit change is approved and stated if accepted and recommended by council the Retiree Rx only plan should terminate on 12/31/2015. Covered Retirees on this Rx only plan can enroll in Medicare Part D Open Enrollment which runs from October 15, 2015 to December 7, 2015 for a January 1, 2016 effective date. This coverage is guaranteed. This timeline also allows these covered Retirees sufficient time to choose the company and plan with which to enroll. The Senior Resource Center is very good at assisting in Part D enrollment. He explained the impact on retirees would be 1) Medicare Part D Rx premiums are about the same to the Retirees 30% premium contribution with the City. 2) The City has three co-pays: \$10/\$25/\$50, 3) Medicare Part D Plans often have a deductible of about \$300, with 5 co-pays: \$1/\$5/\$40/\$90 & 25%, 4) Some Retirees will see their Rx costs drop, 5) A few Retirees with high utilization (\$10,000) will experience a dramatic increase in costs – up to an estimated \$4,700 in an out of pocket maximum - those who fall into the coverage Gap (or donut hole).

Mr. Lafferty explained that there are fourteen retirees using this plan (8 single and 3 families). The following were the costs of this plan:

\$ 8,134.81 30% Premium Contributions

\$37,957.66 Rx Claims Paid

The cost to the City of Freeport was \$46,092.47 for the plan year dated May 1, 2014 to April 30, 2015.

Aldersperson Klemm made a motion to move forward to council to discontinue this plan, seconded by Aldersperson Chesney. Motion prevailed by voice vote without dissent.

8. PRESENTATION BY WATER & SEWER EXECUTIVE DIRECTOR TOM GLENDENNING REGARDING WASTE WATER TREATMENT PLAN AND LIGHTING ENERGY EFFICIENCY PROJECT

Water & Sewer Executive Director Tom Glendenning provided a PowerPoint presentation labeled as Freeport Water and Sewer Commission Wastewater Treatment Facility – Energy Reduction and Efficiency Program. In addition to the Water and Sewer logo it also contained the Illinois DCEO logo and the Illinois Clean Energy logo. The first slide provided the Wastewater expense allocations including personnel, bond debt, utilities, supplies, outside services, and city expenses. It was noted that 10% of their budget goes to utility costs (including electrical charges to run the facility). He stated the facility target to reduce the utility costs is 1) aeration systems and equipment, 2) lighting systems, 3) biogas production and co-generation, and 4) pumping systems and equipment. He explained why aeration is used in the wastewater treatment process and stated it is biological production and life support. There are billions of biological cells degrading and consuming the organic wastes that are received at the WWTP. Director Glendenning explained Aerobic Biological Cells consume dissolved oxygen at the rate of 1 to 1.5 lbs. per lb. of wastewater treated. Nitrification Biological Cells consume dissolved oxygen at the rate of 2 to 3.5 lbs. per lb. of wastewater treated. Freeport's Wastewater Treatment Facility produces oxygen at the rate of: 5000 cubic feet per minute; 7,200,000 cubic feet per

COMMITTEE OF THE WHOLE REPORT
REGULAR MEETING
Monday, August 10, 2015

day; or 581,040 lbs. of air production per day. This oxygen production consumes 75% of our annual electric demand. Director Glendenning explained that the air production and delivery is accomplished through the use of two types of aeration blowers. The air production and delivery is accomplished through the use of aeration blowers and diffusers. Air production and delivery is accomplished through the use of aeration blowers and diffusers. A top priority for energy efficiency is the blowers and electrical issues in their Tertiary Treatment System – biological aerated filters. They want to convert the seven – 50 horse power P.D. blowers to one – 200 horse power high efficiency turbo blower. He provided a diagram of the motor frame. It is estimated with this exchange in blowers there will be an estimated annual energy savings of 1,181,000 kWh equaling \$79,000. This is 26% of annual electrical usage at the Waste Water Treatment Plant.

Director Glendenning reviewed:

- Estimated Project Cost \$ 843,000
- Incentive ICECF Grant \$ 128,435 – Awarded!
- Incentive DCEO Grant \$ 437,740 - Pending
- Estimated reduction in current maintenance & replacement cost - \$ 12,000
- Payback 2.8 years
- Payback 7.8 years without DCEO Grant
- Capital Improvement Funds
- Design – Build – Finance by Equipment Supplier

Director Glendenning provided information and energy savings through conversion of the lighting at the facility. They estimate they can reduce costs by \$22,460 per year by changing bulbs from watt to LED for the 100 outside lighting fixtures and the 100 internal fixtures. This will reduce the electrical charges 7.4%. The cost is \$46,570 and has a \$15,450 estimated incentives through energy efficiency so the payback will be 2.6 years. Director Glendenning explained the biogas production and the co-generation. The current Current Natural Gas Expense at the WWTP for Anaerobic Digestion only is estimated to be \$16,000 to \$30,000 per year and there is an estimated Annual Energy Savings of 33,500 therm which equates to \$ 34,500. He explained they are currently performing WWTP Facility Planning evaluation for future nutrient removal and loading factors.

Director Glendenning summarized the following and stated that ComEd provided an opportunity assessment and they estimate the Facility has the potential for:

- Annual Savings \$187,260
- DCEO Incentive \$305,650
- Electricity: Up to 1,708,100 kWh Reduced
- Natural Gas: Up to 33,600 Therms Reduced
- Can Reduce Your Carbon Footprint by up to...
- 1,349 Metric Tons of CO2 Equivalent
- or 244 Cars off the Road Annually

Note—the incentives estimated in this report are offered by the Illinois Department of Commerce & Economic Opportunity (DCEO). Incentive amounts are based on data available on the DCEO webpage during the compiling of this assessment.

COMMITTEE OF THE WHOLE REPORT
REGULAR MEETING
Monday, August 10, 2015

Director Glendenning answered various question of council members and there were no action items on this presentation.

9. PRESENTATION BY CITY ENGINEER SHAUN GALLAGHER - FIVE YEAR STREET IMPROVEMENT PLAN

City Engineer Gallagher provided a PowerPoint presentation and a memorandum dated August 5, 2015 explaining the following; “In order to provide Council with an update on current and future transportation issues, I have provided several documents to begin what will be a lengthy discussion over the next several months. Similar to Tom Glendenning’s “Infrastructure & Rate Review” assessment, I am preparing a similar document for Council concerning our roadways, bridges, trails, parking lots, street lighting and sidewalks.

“After attending the Council Retreat earlier this year and being provided numerous requests from Aldermen for street improvements, the following statics are essential in understanding the Freeport transportation system:

Total Miles of Streets: 116.5
Total Annual MFT Revenue: \$615,000 (Projected)
Total Annual STU Revenue: \$210,000 (Projected)
Current Local Revenue Contribution: \$0

“Given the current funding levels, a new roadway would be required to last 95 years before it could be replaced (Pavement lasts 20-30 years unmaintained). Using the program that I have designed that applies multiple levels of short and long-term maintenance; one might expect our roadways to last 60 years before required replacement. This results in a life cycle or funding gap equaling nearly 35 years. This calculation did not however account for our federal revenues because of the additional expenses within those projects for design, construction and inspection that exceed Local or State requirements. Much of this money would not generate additional construction, but upgrades to pavement thickness and the replacements of our bridges.

City Engineer Gallagher provided copies of two (2) presentations given to the Council previously, indicting how our program is currently run, funded, and the expense of each program. He explained it is important to remember that for FY15-16, he is projecting record low revenues to the City of Freeport, while projecting record highs for construction labor and materials. At no time in prior history has this gap been greater, leaving many with unrealistic expectations of what we can accomplish with our existing funding formulas. Without additional grant or legislative funding, projects like the roundabout, Adams & Clark, or the Jane Addams Trail would not have been possible. Much of what we have accomplished in the last 3 years has been made possible by intergovernmental agreements, TIF, grants, and water/sewer CIP funds.

The memorandum continued by stating; “Also included is a breakdown of expenses for last FY to provide you with an understanding of how your MFT funds are spent, along with two potential 5-year plans moving forward. One 5-year plan is shown with existing funding levels, while the other uses a local match equal to the Motor Fuel Funds were already receive. It is important to note that Director Glendenning and I have been moving toward a goal of collaborative City/Commission projects in FY17-18 where we can begin the complete reconstruction of streets and utilities, where the City funds

COMMITTEE OF THE WHOLE REPORT
REGULAR MEETING
Monday, August 10, 2015

the roadway portions of the project and the Commission funds the utility portion of the project. First, focusing on the worst streets with the worst utilities first, while accounting for factors such as public safety, traffic volumes, and intergovernmental partnerships. The segments on the attached plans are placeholders to give you an understanding of the buying power each program generates. The increase in funding shown is the equivalent of \$1 per week for each resident between the ages of 18-65.

“Although funding is a key issue in many of our conversations concerning Freeport’s infrastructure replacement, much of this could be absorbed by focusing more TIF money to infrastructure replacement, State increases in the Motor Fuel Tax, and continued Intergovernmental agreements. However, it is unlikely that major reconstruction projects would be achievable without a local revenue source designated specifically for roadways. As always, you may find the complete costs of each program (crack sealing, micro-surfacing, and mill & overlay) on the City Engineer’s webpage: <http://www.cityoffreeport.org/departments/cityengineer.htm> which indicates the exact cost of each improvement for each street performed in 2013 and 2014. I believe that in order to have a successful transportation program with public support, it starts with 100% transparency. Breakdowns such as these will be provided online, covering the 2015 program, Jane Addams Trail, and Adams & Clark Improvements, once all projects have been closed out.

“Future conversations concerning bridges, trail expansion, street lighting and sidewalks will be addressed this fall. Feel free to contact me regarding your questions or concerns.”

Upon conclusion of this presentation, the Committee of the Whole took a five minute break.

10. OPTIONS INCLUDING LEASING/DESIGN-BUILD SERVICES: MUNICIPAL BUILDING RENOVATION

City Engineer Gallagher presented a memorandum dated July 8, 2015. The following memorandum was provided along with the scope of services and project fee summary for Winter Construction of Freeport Illinois and Prairie Forge Group of Saint Charles Illinois. The memorandum is included as follows;

“Per the request of the Freeport City Council, attached are phase 1 proposals for the renovation of the Carnegie Library, submitted by Winter Construction and Prairie Forge Group. Both proposals were reviewed by the Project Management Team and are recommended for approval, based on the requirements outlined in the original Request for Qualifications (RFQ) for the project.

“As outlined in the original RFQ documents and described by both firms during their Council interviews, the restoration of the Carnegie Library would be broken into three (3) phases, requiring Council approval for design and budget review after each phase, within the RFQ design-build format. Day to day communications would be handled by the City Engineer and the Project Management Team. These proposals cover the initial concept design layouts and estimating, along with the coordination of asbestos abatement, public works demolition, and historic preservation.

“For comparison information, long-term lease options were provided by the building owner of 524 W. Stephenson and are projected without inflation at the total expense of \$456,000 over five years and \$960,000 over ten years. Additional extensions to the lease agreements were estimated at \$250/month or \$3,000/year over the price of the final year of the agreement. In addition, CIP increases over 2%

COMMITTEE OF THE WHOLE REPORT
REGULAR MEETING
Monday, August 10, 2015

would be added to the monthly rent. The rent is calculated using a leased space of approximately 9,300 square feet, which does not include common areas that are free of charge and utility fees such as telephone and internet which are also free. The Owner is currently investigating costs to renovate the elevator systems in both the front and rear entrances of the building.”

Aldersperson Chesney made a motion to recommend to council the adoption of the Winter Construction proposal for next council meeting for Stage I of the project. This motion was seconded by Aldersperson Miller. The motion prevailed by a roll call vote of;

Yeas: McClanathan, Ross, Miller, Busker, Brashaw, Koester, and Chesney (7)

Nays: Klemm (1)

The provided Winter Construction attachment included the following dated July 7, 2015:

This Memorandum of Understanding outlines a probable cost for the Phase I Scope of Services to further determine the feasibility of the proposed functional program and budget within the existing Carnegie Library building.

Scope of Services

Based on our discussions we will provide Design-Build services as follows:

Phase I – Programming, Feasibility, & Budgeting

A. Asbestos Abatement

- a. Provide bidding documents and construction administration for asbestos abatement based on the inspection report provided by Camplin Environmental Services on August 5th, 2013.
 - i. No additional environmental engineering will be performed and fee is based on a preliminary construction estimate of \$80,000.**
- b. Abatement Contractor shall be engaged directly by the City of Freeport.*

B. Selective Demolition / Discovery

- a. Coordinate selective demolition work by City of Freeport staff to uncover concealed conditions in order to complete analysis of the existing structural, mechanical, and electrical systems.
 - i. Winter Construction will coordinate scope of demolition work and provide onsite observations to review said scope, however the City shall maintain direct management of their labor work force and the control of construction/demolition means and methods, and the safety and security of the construction site.**
- b. Coordinate demolition work by City of Freeport staff to provide access to Asbestos containing materials if required.*
- c. Coordinate demolition scope with the Illinois Historic Preservation Office for compliance.*

C. Concept Design

- a. Work with City to develop a feasible floor plan concept with up to 2 minor variations.*
- b. MEP Design-Build consultants shall provide preliminary system recommendations.*
- c. Complete preliminary structural review of the building after concealed conditions are exposed. Provide schematic remediation concepts for budgeting purposes.*

COMMITTEE OF THE WHOLE REPORT
REGULAR MEETING
Monday, August 10, 2015

d. Coordinate preliminary scope of work with the Illinois Historic Preservation Office for preliminary compliance. (i.e. Window replacement, exterior masonry restoration, interior historic features.)

D. Budgeting

- a. Provide a Construction Budget for the determined scope of work including several options for upgrades or economies within building finishes and MEP systems.*
- b. The design-builder's fees for Construction Management and Design and Engineering during Phases 2 & 3, shall be negotiated during Phase 1 and included in the budget.*

Phase 2 – Documentation and Permitting

A. Design Approval

- a. City shall select finish and systems options from Phase 1 and Design-Builder shall finalize preliminary design.*
- b. Facilitate a Public Informational Meeting to present the agreed upon concept.*

B. Execute AIA Design-Build Contract with agreed upon Cost of the Work

C. Documentation

- a. Design-Builder will produce construction drawings of a level of detail for their own use in constructing the Work and to receive jurisdictional approvals from the City of Freeport and the Illinois Historic Preservation Office.*

Phase 3 – Construct the Work

Project Fee Summary –

Fees for the Phase 1 scope of work shall be Lump Sum and invoiced monthly on an As-Accrued basis as per the following schedule:

Phase 1A – Asbestos Abatement \$3,000.00

Phase 1B – Selective Demolition Coordination \$1,200.00

Phase 1C & D – Concept Design & Budgeting: \$ 23,960.00

Architectural: \$9,000.00

MEP : \$3,960.00

Historic Preservation: \$5,500.00

Structural: \$5,500.00

Work will be invoiced up to the date of a written notice to stop work by you.

Terms and Conditions

This Memorandum of Understanding (MOU) assumes all of the terms and conditions as outlined in the attached Winter Construction, Inc. "Exhibit A – Standard Terms and Conditions".

Documentation produced during Phase I shall remain the property of Winter Construction with the intent of proceeding with the Phase 2 and Phase 3 Work. Once Phase 2A of this MOU is complete we will prepare and execute our current edition of the AIA A-141 "Standard form of Agreement between Owner and Design-Builder"; once that document is fully executed it will take precedence over this MOU. Payments are due and payable within thirty (30) days from the date of invoice. Amounts unpaid thirty (30) days after the invoice date shall bear interest at the rate of one point five (1.5) percent per month. Upon receiving your signature on this proposal we will proceed with the project. This proposal is valid for a period of thirty days.

COMMITTEE OF THE WHOLE REPORT
REGULAR MEETING
Monday, August 10, 2015

11. BUILDING PERMIT FEE ORDINANCE

- a) Ordinance as referred from the July 13, 2015 Committee of the Whole meeting:
ORDINANCE #2015-36: An Ordinance Amending Chapter 1442 – Permits And Fees, Section 1442.11 (Fee Exemptions), Subsection (B) “Minor Repairs” Of The Codified Ordinances Of The City Of Freeport
- b) Amendment to Ordinance #2015-36 proposed by administration on July 13, 2015
[view 11b](#)

Aldersperson Chesney made a motion to amend the minor repairs from \$3,000 to \$6,000 and refer to the next council meeting in its amended form. This motion was seconded by Aldersperson McClanathan.

Aldersperson Koester asked for leave of council to hear from Freeport Township Assessor Cynthia Petta Connell. She provided to council members brochures on the Freeport Township Assessor’s Office. She explained that the Freeport Township Assessor determines the value estimates for the property, the Chief County Assessment Office applies township equalization factor to assessor values and mails assessment notice. She explained that they need know about the properties and they try to get in drawings. Ms. Connell explained that the perception is that you took out permit in 2009 did your assessment go up. She explained that they probably have gone down since 2009 but your tax bill has gone up. The assessor’s office looks at the building department cards on properties to get an accurate picture of when building permits were taken out on the property. The building permits create safety because you know getting licensed contractor. Ms. Connell provided examples of instances when building permits were taken out on a property and when they were not taken out for roof work.

Aldersperson McClanathan stated we are talking about raising the threshold from \$3,000 to \$6,000 for minor repair section. He asked Chairperson Koester to call question.

The motion prevailed by a roll call vote of;

Yeas: Klemm, McClanathan, Ross, Miller, Busker, Brashaw, and Chesney (7)

Nays: Koester (1)

The motion to amend the minor repairs from \$3,000 to \$6,000 and refer to the next council meeting in its amended form passed 7-1.

Chairperson Koester noted the late hour and asked for leave to consider placing items items on the next Committee of the Whole meeting.

Mayor Gitz recommended having a Committee of the Whole meeting prior to the council meeting. It was decided to place the Committee of the Whole items (15, 17, 18, 19, and 20) NIDA contract, Chapter 290.02 compensation plan, Chapter 1060 for dumpsters and trash containers, Chapter 1270 for fences on a special Committee of the Whole meeting on August 17, 2015. Mayor Gitz stated the other items can be moved to the council meeting on August 17, 2015 so that items 12, 13 and 21 will be on the regular City Council meeting agenda.

12. POLICE MANAGEMENT COST OF LIVING ALLOWANCE (COLA)

**COMMITTEE OF THE WHOLE REPORT
REGULAR MEETING
Monday, August 10, 2015**

Director Haggard presented that the administration recommends an amendment to Sub-Section 290.02, Compensation Plan's salary to reflect a 2.75 percent increase for Police Management. She explained during Fiscal Year 2015, Police Management personnel agreed to do away with longevity increases in consideration of properly aligning salaries and adjusting future increases to coincide with contractual police employees. She explained police "bargaining employees" received a 2.75% increase in pay effective May 1, 2015. Police management salaries should now increase by the same 2.75%, effective May 1, 2015. This increase is accounted for in the Fiscal Year 2016 Spending Plan.

Aldersperson Klemm made a motion to move forward with the recommendation stated above for the next city council meeting. This motion was seconded by Aldersperson Ross. Motion prevailed by voice vote without dissent.

13. NON-BARGAINING COST OF LIVING ALLOWANCE (COLA)

Director Haggard stated Mayor Gitz recommended for non-bargaining, including Fire Management, a 1 percent increase effective May 1, 2015. Any further increases would be forthcoming dependent on the outcome of union negotiations. Aldersperson Chesney made a motion to move forward with the recommendation stated above for the next city council meeting. This motion was seconded by Aldersperson Klemm. Motion prevailed by voice vote without dissent.

14. JOINT CITY OF FREEPORT - NEWELL PARKING LOT

City Engineer Gallagher presented the following memorandum dated July 30, 2015 and which was provided in the last council packet for the Newell/City Parking Lot, Landscape Architecture – Thomas Graceffa & Associates, Inc. and sent to this agenda of the Committee of the Whole for discussion.

The memo from City Engineer Gallagher provided the following; "This past week I received a contract from Thomas Graceffa & Associates, Inc. for the landscape design at the Newell/City parking lot at Stephenson Street and Adams Avenue. This is a technical/professional services contract which is less than \$10,000.00, so it does not formally need City Council approval. I think it would be prudent, however, to take this to the Council, since the project as a whole was removed from the budget and appropriation ordinance with the intention of revisiting the project and examining finance options other than tapping into the reserves. This contract is a necessary "next step" in order for Council to make the final determination on the entire project. Timing on this piece of the project is critical to put the Council in a position to allow this project to go forward this fall. The original concept prepared by Thomas Graceffa & Associates is attached to provide Council with a visual scope of the project. An additional design contract with Fehr Graham will be provided to Council in an update at our second meeting in August, as I am still determining the scope of work that can be done in-house in order to save on design fees."

Aldersperson McClanathan voiced his concerns for the financing alternatives for the parking lot. Mayor Gitz spoke in support for the improvement and stated for the long as term he sees this is the right choice and if the price is right with funding or bonding and he would like to keep the funds from coming out of TIF district.

City Engineer Gallagher stated this is an informational item as the expense for the plans for landscape engineer does not meet the threshold required for council approval. With consensus of committee this will bring closer can't get any more closer until the landscape plan has been completed so he would

COMMITTEE OF THE WHOLE REPORT
REGULAR MEETING
Monday, August 10, 2015

like to proceed and move forward now. Mayor Gitz stated he did not want move forward without consensus of council and we will lose chance to move forward this year if we wait much longer. He asked for council to give consent and affirmation to move forward in order to start discussing options.

Aldersperson Chesney asked if this is being done backwards. Mayor Gitz stated that if don't have design or laid out then we will not know what will need to be budgeted. He stated we need certainty.

Aldersperson McClanathan made a motion to move forward as recommended by City Engineer Gallagher, seconded Busker. The motion prevailed by a roll call vote of;

Yeas: Klemm, McClanathan, Ross, Miller, Busker, Brashaw, and Koester (7)

Nays: Chesney (1)

15. NIDA CONTRACT – PER REQUEST OF ALDERPERSON MILLER AND ALDERPERSON CHESNEY

This item was postponed until the Committee of the Whole meeting scheduled on August 17, 2015.

16. FIREWORKS 2016 – PER REQUEST OF ALDERPERSON KOESTER AND ALDERPERSON MILLER

This item was discussed earlier in the evening.

17. CHAPTER 290.02 COMPENSATION PLAN PER REQUEST OF ALDERPERSON MILLER AND ALDERPERSON CHESNEY AT COUNCIL MEETING ON JULY 20, 2015

This item was postponed until the Committee of the Whole meeting scheduled on August 17, 2015.

18. CHAPTER 1060, DUMPSTERS AND TRASH CONTAINERS, SECTION 1060.07 (TO ADD A PARAGRAPH FOR REFLECTIVE TAPE) TO BE PRESENTED BY ALDERPERSON KLEMM - AS REQUESTED ALDERPERSON KLEMM AND CHESNEY

This item was postponed until the Committee of the Whole meeting scheduled on August 17, 2015.

19. CHAPTER 1270, FENCES (VARIOUS AMENDMENTS) TO BE PRESENTED BY ALDERPERSON KLEMM - AS REQUESTED ALDERPERSON KLEMM AND CHESNEY

This item was postponed until the Committee of the Whole meeting scheduled on August 17, 2015.

20. MEMORANDUM FROM FIRE CHIEF MILLER REGARDING UPDATE ON 1819 S. WEST AVENUE, FREEPORT ILLINOIS FORMERLY KNOWN AS STATION #3

This item was moved to the next council meeting.

21. MEMORANDUM FROM FIRE CHIEF MILLER SEEKING AUTHORIZATION TO ORDER AN AMBULANCE

This item was moved to the next council meeting.

22. PUBLIC COMMENTS – AGENDA OR NON-AGENDA ITEMS

Tom Teich spoke about Mayor Gitz attending the Presence Health open house on Thursday.

23. ADJOURNMENT

COMMITTEE OF THE WHOLE REPORT
REGULAR MEETING
Monday, August 10, 2015

Upon a motion duly made by Alderperson Klemm and seconded by Alderperson Brashaw, the meeting was adjourned at 10:00 p.m.

S/ Meg Zuravel

Meg Zuravel, City Clerk