



City Council

City Council Chambers ♦ 230 West Stephenson Street ♦ Freeport, IL 61032

MINUTES REGULAR MEETING Monday, December 3, 2007

QUORUM

At 7:00 p.m. a quorum being present, Mayor George Gaulrapp called this meeting to order.

RECORD

Present were Aldermen Corbin, Klemm, Bush, DeVine, Endress, and Helms (6).
Alderman Boldt and Alderwoman O'Neill had advised the Mayor of their absence this evening (2).

PLEDGE OF ALLEGIANCE

At this time, the Pledge of Allegiance was led by Alderman Corbin

RECOGNITION

- Mayor George Gaulrapp presented certificates to FHS Athletes IHSA State Qualifiers from the boy's and girl's golf teams who did not receive certificates at the last council meeting. Eric Mathews, Bryan Blocklinger, Tyler Fago, Aaron Burke, and Emilee Guderyon received congratulations and certificates.
- Mayor George Gaulrapp presented a certificate to representatives of Aquin Catholic High School's interact club for organizing a collection of 22,408 food items to stock the Freeport Area Church Cooperative and provide a donation of 23 Thanksgiving baskets to the needy in Freeport. Since 2003, the Aquin Jr. - Sr. High School students have collected a total of 78,328 items for FACC.

PRESENTATION

- Dennis Garkey gave an update on Little Cubs Field which is located in Read Park to the public and the council, stating the work is progressing and people are excited for the opening in the spring of 2008. Mr. Garkey thanked the many volunteers and local companies for all of their hard work and dedication to the project, in particular thanking Mark Winter of Winter Construction for his efforts. Tickets to the Cities Cubs Caravan scheduled for January 16, 2008, will go on sale on Saturday, December 15, 2007, at the Lincoln Mall. Dennis Garkey and Mark Winter were awarded plaques by Mayor George Gaulrapp for their dedication to building Little Cubs Field.
- Mayor George Gaulrapp introduced the Outstanding Citizen Leadership Award, stating that he encourages other citizens to step forth and introduce projects that will help the community. He presented the Citizen Leadership Award and named the plaque in the honor of Dennis Garkey for initiating the idea and following through the building of Little Cubs Field.

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PRESENTATION (CONT.)

- A Freeport Downtown Development Foundation (FDDF) presentation was given by Terri Reid. She introduced Cal Wescott and Marg Blum of the foundation which has been serving Freeport for nearly ten years. The entire community is affected by the success of the downtown. A PowerPoint presentation stated accomplishments of the FDDF including; removal of Stephenson and Exchange Street canopies, major sidewalk repairs, promotional efforts and events, beautification of the downtown and marketing efforts with the Convention and Visitors Bureau.
- It was asked to layover to the next council meeting the informational item on the timing of items presented to council.

At this time, Alderman Bush stepped out of the meeting bringing the number of aldermen present to five (5).

APPROVAL OF THE AGENDA

Alderman Helms moved, seconded by Alderman Endress to approve the agenda as presented. The motion carried 5-0.

APPROVAL OF MINUTES

Alderman Endress moved to approve the minutes of the regular meeting of November 19, 2007, seconded by Alderman Helms. The motion carried 5-0.

PUBLIC COMMENTS – AGENDA ITEMS

There were no individuals signed up for public comments this evening.

CONSENT AGENDA

All items on the Consent Agenda are considered to be routine in nature and will be enacted in one motion. There will be no separate discussion of these items unless a Council member so requests, in which event, the item will be removed from the Consent Agenda and considered as the first item after approval of the Consent Agenda.

A. Approval to Receive and Place on File:

- 1) Treasurer's Office Schedule of Tax Receipts through October 31, 2007
- 2) Treasurer's Monthly Investment Report for period ended October 31, 2007
- 3) Community Development Building Permits - month of November 2007
- 4) Board of Zoning Appeals & Planning Commission items—December 6, 2007
- 5) United Water letter to Water & Sewer Commission – November 26, 2007

B. Approval of Bills Payable for November 2007 (#40, #41, #42) ---- \$270,856.98

C. Approval of Payroll for period ended November 24, 2007 --- \$384,486.22

D. Approval of Water and Sewer Disbursements for date ---- \$209,535.42

Motion to approve Consent Agenda items as presented – Helms

Seconded – Endress

Ayes – Corbin, Klemm, DeVine, Endress, and Helms (5).

The Consent Agenda was approved.

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ORDINANCES – SECOND READING

2ND READING OF ORDINANCE #2007-84:

An Ordinance for the Levy and Assessment of Taxes for the Fiscal Year beginning May 1, 2007, and ending April 30, 2008 for the City of Freeport, County of Stephenson, and State of Illinois. Explanation – There is hereby levied upon all property subject to taxation within the corporate limits of the City of Freeport, Illinois, as the same is assessed and equalized for State and County taxation, for the fiscal year 2007-2008 the sum of Two Million Four Hundred Eighty-Seven Thousand One Hundred Thirty-Seven Dollars (\$2,487,137) or so much thereof as may be authorized by law, the same being for general corporate purposes, for streets, for contribution to the Illinois Municipal Retirement Fund, for the Police Pension Fund, and for the Firemen’s Pension Fund, such levy being itemized in the documents given. The first reading of this ordinance was held on November 19, 2007. A motion to approve was given by Alderman Helms, seconded by Alderman Klemm and the ordinance was automatically laid over to tonight’s meeting.

Ayes – Corbin, Klemm, DeVine, Endress, and Helms (5)

Nays – 0

The ordinance was adopted.

At this time, Alderman Bush returned to the meeting bringing the number of Aldermen to six (6).

2ND READING OF ORDINANCE #2007-85:

An Ordinance for the Levy and Assessment of Taxes for the Fiscal Year beginning May 1, 2007, and ending April 30, 2008 for the Public Library City of Freeport County of Stephenson and State of Illinois. Explanation - The total amount of One Million One Hundred Fifty-Two Thousand Five Hundred Fifty-Four Dollars (\$1,152,554) which constitutes the total amount that the City of Freeport requires to be raised by taxation for the 2007-2008 Fiscal Year of said City for Public Library Purposes. The first reading of this ordinance was held on November 19, 2007. A motion to approve was given by Alderman Helms, seconded by Alderwoman O’Neill and the ordinance was automatically laid over to tonight’s meeting.

Ayes – Corbin, Klemm, Bush, DeVine, Endress, and Helms (6)

Nays – 0

The ordinance was adopted.

2ND READING OF ORDINANCE #2007-86:

An Ordinance Authorizing a Feasibility Study Concerning the Redevelopment of Certain Property and Creating an Interested Persons Registry Within the City of Freeport, Illinois (West Avenue Tax Increment Financing Area). The first reading of this ordinance was held on November 19, 2007. A motion to approve was given by Alderman Helms, seconded by Alderwoman O’Neill and the ordinance was automatically laid over to tonight’s meeting.

Ayes – Corbin, Klemm, Bush, DeVine, Endress, and Helms (6)

Nays – 0

The ordinance was adopted.

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2ND READING OF ORDINANCE #2007-87:

An Ordinance Authorizing Exchange of Real Estate (Parking Lot #1 - located at the southeast corner of Stephenson Street and Adams Avenue with the legal description of Lot 10 and the Westerly 40.33 feet of Lot 9 in Block 44 of Carters Re-subdivision of Original Town owned by the City of Freeport and Parking Lot #2 - located at the southwest corner of Main Street and Adams Avenue with the legal description of Lot 6 in Block 39 of Carter Re-Subdivision of Original Town (Except Part Taken for Highway purposes in Book 12-120) owned by Newell Co.). The first reading of this ordinance was held on November 19, 2007. A motion to approve was given by Alderman Helms, seconded by Alderman Endress and the ordinance was automatically laid over to tonight's meeting.

Ayes – Corbin, Klemm, Bush, DeVine, Endress, and Helms (6)

Nays – 0

The ordinance was adopted.

2ND READING OF ORDINANCE #2007-91:

An Special Ordinance for Variation, Permit or Amendment of Codified Ordinances of Freeport, Illinois, requesting a zoning change from R6 (Multi Family Residence) to B2-1 (Limited Service Business) for 1163 West Empire Street, Freeport, Illinois This ordinance was recommended to the City Council by the Planning Commission by unanimous vote on November 8, 2007. First reading of this ordinance was held on November 19, 2007. A motion to approve was given by Alderman Klemm, seconded by Alderman Endress and the ordinance was automatically laid over to tonight's meeting. There was no discussion.

Ayes – Corbin, Klemm, Bush, DeVine, Endress, and Helms (6)

Nays – 0

The ordinance was adopted.

ORDINANCES – FIRST READING

1ST READING OF ORDINANCE #2007-92:

An Ordinance to Approve the Editing and Inclusion of Certain Ordinances as Parts of the Various Component Codes of the Codified Ordinance of the City of Freeport, Illinois – ordinance updates for American Legal Publishing. This ordinance was recommended to the City Council by the Committee of the Whole at the November 19, 2007 meeting by unanimous vote on a motion by Alderwoman O'Neill and a second by Alderman Endress.

Motion to approve ordinance – Helms

Second- Klemm

Ordinance 2007-92 will be automatically laid over to December 17, 2007.

1ST READING OF ORDINANCE #2007-93:

An Ordinance Amending Chapter 290 (Compensation and Benefits) of the Codified Ordinances of the City of Freeport, Illinois – increase in salary structure for non-bargaining employees. This ordinance, as amended, was recommended to the City Council by the Committee of the Whole this evening on a motion by Alderman Corbin, seconded by Alderman Klemm. On a roll call vote of the Committee of the Whole of nays and ayes, Aldermen Klemm, Bush, DeVine, Endress, Helms and Corbin voted aye. There were no nays. It was then motioned for the ordinance to move to council this evening by Alderman Klemm, seconded by Alderman Endress and the motion was approved by a voice vote 6-0. Finance Director Craig Joesten presented information to the council stating that the salary schedule is for non-bargaining

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1ST READING OF ORDINANCE #2007-93 (CONT):

employees at a percentage of 3% effective immediately upon its passage by the City Council retroactive to May 1, 2007. It also includes a cost of living increase for the Corporation Counsel commensurate with other non-bargaining employees for fiscal year 06/07 and fiscal year 07/08 as a position not covered pursuant to Section 290.01 (e).

Motion to approve ordinance – Helms

Second- Klemm

Ordinance 2007-93 will be automatically laid over to December 17, 2007.

RESOLUTIONS

RESOLUTION #R-2007-99:

A Resolution to Authorize an Agreement with Wal-Mart for Police Services Regarding Building Security During Certain Timeframes During December 2007 and January 2008 was presented by Chief of Police Jerry Whitmore. Chief Whitmore stated that this agreement is for the new building located at 2545 IL Rt. 26 South for a cost to Wal-Mart estimated to be \$14,517.54. Alderman Helms asked Chief Whitmore if the officers will be using a city police car and auxiliary trailer while working the security at Wal-Mart and he answered yes.

Motion to approve resolution – Klemm

Second- Corbin

On a voice vote of 6-0, the council adopted Resolution 2007-99.

DEPARTMENT HEAD REPORTS

COMMUNITY DEVELOPMENT

- Director Griswold distributed an informational item on the Southgate Economic Development use of funds and balance showing recent payments for hazard mitigation planning, GIS software and training, code software and feasibility study. The fund balance is \$103,911.19.
- Director Griswold sent a notice to the Freeport Raceway Park concerning paving of the entrance stating a deadline of November 30, 2007. A letter was read to the council written by the Gill's family stating that Civil Construction has been hired to do the paving and their hot mix plant has recently had problems which delayed the paving. The Gill family stated that they are hoping the situation is resolved by December 10, with weather permitting. If not they are the first on the list for spring. If any one has a question or concern for the Gill's family, their phone number is 815-233-0202. Corporation Counsel Sarah Griffin recommended that if the paving is not complete that the situation should be referred to the Zoning Commission.
- Director Griswold stated that contact had been made regarding the dust at Consolidated Grain. She will be following up with Alderman Bush as to how to control and provide a plan.
- A letter was submitted to the owner of the Super 8 in regard to the crater left from the building demolition and, as of November 30, this area in question was filled in.

FINANCE

- Director Joesten referred to a Six Month Financial Update letter dated 11/28/2007 from Duane Price and stated that the City is on tract financially for preparation of the appropriation

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ordinance. Projections are holding and valid. Projections will accommodate the 3% increase for non-bargaining employees. Department expenses show increases in contractual services, cell phone costs, and maintenance for the copy machines.

- Ambulance Billing Services – refer to letter dated 11/28/2007 from Duane Price comparing the billing services increase due to a change in billing companies. By the end of November, we will have received more revenue than we did all of last year.. The billable ambulance runs was comparable with no increase in our rates. While it is too early to draw any definitive conclusions, it appears at this time that the change in billing services is having a positive effect on our revenue. The fees from the ambulance are used for fire equipment.
- Enterprise Zone distribution of fee – companies that located in the Enterprise Zone receive an abatement of construction state taxes. 50% of the enterprise zone funds come back to the sponsoring entity.
- Copies of the annual accounting audit were distributed to council members. We received no negative comments and 100% unqualified clean bill of health. Auditors gave the administration a mark for no complaints to perform the audit. There was a mark for control due to lack of segregated duties from our limited resources.
- On the Water and Sewer commission meeting held on November 28, Director Joesten stated they received some very useful suggestions from the Landlord's Association (FALA). Suggested strategies will be adopted by the commission including reducing the waiting period for unpaid bills from 90 days to 60 days and requiring a deposit of 2 ½ times the average monthly bill. Also, the commission will require a co-signer for previous failure on any two billing issues. The tenant will be required to provide a copy of the signed lease (24 hours prior to water turn-on date) along with a photo id showing they are a named lessee. The timing to implement these strategies will be after the 2007 holiday season.
- At this time, public comments were received from the president of the landlord's association (FALA), Sally Hoak. Ms. Hoak stated the landlords' concerns over the timing of the signed lease being 24 hours prior to possession since many renters do not sign until the occupancy day.
- Director Joesten publicly recognized Mr. Kim Rees of the Water and Sewer plant for his over 34 years of service and upcoming retirement. Mr. Rees has been an integral part of the Freeport Water & Sewer Department. Director Joesten recommended a proclamation for Mr. Rees at the next council meeting.

PUBLIC WORKS

- Public Works Director Craig LeBaron discussed the RCT recommendation on the Architectural/Engineer following the request for qualifications for the Rawleigh Building. The request was sent to 60 firms and the committee received ten RFQ's to review. An interview process was done on the top four selections. The committee decided to choose Larson & Darby of Rockford, Illinois. Funding for the Rawleigh Building has been set aside from the Southwest project.
- Director LeBaron stated that with the ensuing snowfall this weekend, the leaf pick-up vacuum trucks were turned back to plows, so that could curtail the leaf pick up. Any remaining leaves will be picked up with a bucket and will be slower. The street department picked up and dumped 461 loads of leaves at \$25 per load. With the snowfall comes the warning for parking Even Days=Even # Side of Street, Odd Days=Odd # Side of Street. As for

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the limbs pick up due to the ice storm, Director LeBaron asked for the public's patience because their number one priority will be snow plowing. He asked residents to stack the limbs at the curb away from the street and snow removal.

WATER AND SEWER

- United Water & Sewer Project Director Denise Ihrig referred the council to the letter dated November 26, 2007 contained in the packets. She stated that on December 18, 2007, the water department will be drafting the fiscal year improvements.

POLICE

- Chief of Police Jerry Whitmore reminded about the snow ordinance in respect to cars parked no more than 24 hours on City street. He warned that cars will be ticketed and it is easy to spot a car that has not been moved or cleaned off.

FIRE

- Fire Chief Kevin Countryman cautioned the use of the additional ambulance billing because the Fire Department has many uses including the use of a 50 year old building and a 17 year old building that was considered temporary.
- An informational item about the fire at Hosmer that was one week ago. A recently installed state of the art alarm system worked well and the fire department responded quickly with a plan in place for evacuation. Each apartment was checked twice. He thanked the assistance of the local ambulance services and the Red Cross.

LIBRARY

- Library Director Carole Dickerson reported that an evening retreat was held recently with Ron Kane. One of the items was a self-evaluation and the library board gave themselves high marks.
- The Library is hosting a Children's Holiday Book Drive – please donate new and gently used books or even cash to the Library.

MAYOR'S REPORT

- Artist Live-Work Project at Rawleigh -Representatives from Artspace, Inc. were in Freeport on November 29th and 30th for an initial feasibility study on an artist live/work development at the Rawleigh Complex. Public meetings were held with representatives available to answer questions.
- Agra-First Grant – will be applied for to incorporate a Farmer's Market into the Rawleigh Complex.
- There are positions on various boards and commission needing to be filled and the mayor requested recommendations be turned in to him.
- City Hall Holiday Open House will be held December 19, from 4:30 p.m. to 6:30 p.m.
- Civilian Police Academy graduation will be December 11, 2007.
- Freeport Pretzel Company will hold a ribbon cutting ceremony on December 13.
- Minutes and Agendas are available on the City of Freeport website. The web address is www.cityoffreeport.org. City Council and Committee of the Whole agendas are posted not

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only in City Hall but also on the website - Friday mornings around 10:00 a.m. for the following Monday night meetings. The public is encouraged to refer to this website for information.

- For the non-bargaining salary structure ordinance, it should be noted that these same individuals were charged around 2½% increase in family coverage of the health plan which took effect in October 2007. This offsets the 3% raise to make it equivalent to about half of one percent.

NEW BUSINESS

At this time, the aldermen addressed the meeting and in particular the following items were reported:

- Corbin praised the Fire department for their efforts in the fires recently, thanked Craig Joesten and the finance department for their work on accounts receivables, and he praised the council for their ability to work together and move city business forward.
- Klemm praised the new format of the agendas being easy to read and follow, non-bargaining employees raise, he noted on the financial reports who really does need services consultants and also that Mr. Kim Rees will be missed in the Water Department.
- Bush – the retreat date is scheduled for January 12, 2008 and a date to be announced.
- DeVine – cautioned motorists on slick winter roads to be watchful of children.

PUBLIC COMMENTS

There were no public comments this evening.

ADJOURNMENT

The meeting was adjourned at 8:32 p.m.