



## *City Council*

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

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### **MINUTES REGULAR MEETING Monday, October 6, 2008**

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#### **CALL TO ORDER**

The meeting was called to order by Mayor George Gaulrapp at 6:00 p.m. with a quorum being present on Monday, October 6, 2008, in City Council Chambers of City Hall.

#### **ROLL CALL**

Present on roll call were council members DeVine, Endress, Helms, O'Neill, Corbin, Klemm, Boldt, and Bush (8). Also present were Corporation Counsel Sarah Griffin and city department heads (Deputy Chief Mooney for Fire Chief Kevin Countryman).

#### **PLEDGE OF ALLEGIANCE**

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

#### **MOMENT OF SILENCE**

A moment of silence was observed for the passing of former City Clerk, Lucille Lattig

#### **APPROVAL OF AGENDA**

Alderman O'Neill motioned for approval of the agenda as presented, seconded by Alderman Endress. Motion passed by voice vote without dissent.

#### **BIDS OPENED AND READ ALOUD:**

Bids due in the Freeport City Clerks Office by 10:00 am on 6<sup>th</sup> of October 2008 for properties located at: 512 E. Iroquois Street; 445 S. Benton; 709 S. Blackhawk, 712 S. Blackhawk; 620 W. Chestnut; 902 S. Locust; 527-527 ½ W. Homer; and 535 W. Homer – City Clerk Meg Zuravel opened the following bids:

1. Bid received in clerk's office on September 4, 2008 at 12:55 pm for the property located at 512 E. Iroquois Street in the amount of \$200.00 presented by Alfred Walker of 514 E. Iroquois St., Freeport, Illinois. A letter from the bidder was read into the record stating the bidder has been helping to maintain the property by clearing the property of weeds, grass and trash.
2. Bid received in clerk's office on October 6, 2008 at 9:40 am for the property located at 527 to 527 ½ W. Homer Street in the amount of \$50.00 presented by Rosa Dyck of 521 W. Homer Street, Freeport, Illinois. A letter from the bidder was read into the record requesting the eastern half of the property. The half part nearest to the bidder's house is what she is willing to buy. Plans for the property include fencing the property for an extra yard to keep her children safe playing environment and gardening.
3. Bid received in the clerk's office on October 6, 2008, at 11:15 am (after time bids were due) for the property located at 535 W. Homer Street in the amount of \$86.97 presented by Michael and Cynthia Backus of 816 W. Pleasant Street, Freeport, Illinois.

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4. Bid received in the clerk's office on October 6, 2008, at 11:15 am (after time bids were due) for the property located at 527-527 ½ W. Homer Street in the amount of \$62.49 presented by Michael and Cynthia Backus of 816 W. Pleasant Street, Freeport, Illinois.

**PROCLAMATIONS/PRESENTATIONS**

- Cheryl Kneubuehl of Northwest Illinois Development Alliance (NIDA) spoke to the council about the progress being made highlighting Freeport's job and business outlook. She stated that she and Mayor Gaulrapp have been visiting businesses and offering services of NIDA. So far this year, there have been 40 additional jobs added at Titan Tire and 43 jobs added at Sauer-Danfoss, representing good quality jobs for our workforce. Ultrasonic Power Corporation has also added to their workforce from 27 to 31 jobs. After visiting with MetLife, she said they are extremely pleased with the Freeport workforce – the best in the entire organization. Pinnacle reports their turnover statistic as zero. There is a need for skilled labors in particular welders and maintenance workers and this is something that needs to work on. Ms. Kneubuehl also spoke about an upcoming performance of the Richland Players with a hope of it becoming a reoccurring production. Alderman Helms asked to the unemployment statistic and she stated that she last remembers it to being 8.4%.

**APPROVAL OF MINUTES**

A motion to approve the minutes from the regular meeting on Monday, September 15, 2008, was made by Alderman Endress, seconded by Alderman O'Neill. Motion passed by voice vote without dissent.

**PUBLIC COMMENTS – AGENDA ITEMS**

Although not signed up for public comments, Alderman Boldt asked for council approval to allow Ms. Marianne Garvens the opportunity to speak so she did not have to wait until the end of the meeting. The council so allowed for a three minute time period. Ms. Marianne Garvens of 2532 E. River Road stated that there were a couple of items that she wanted to address. The first item, she stated that she is still concerned about the upcoming referendum of the city manager and how it got split into two questions and there is still a concern that those questions don't provide a clear enough framework for what the final form of government will be. She suggested that the council check to see if the ballots had been printed and perhaps they could add a question asking whether the aldermanic terms be staggered. Perhaps staggering them to two year terms if that is something that you would like to consider.

The second item Ms Garvens spoke about were the two levies are before the council and she asked the question that perhaps a public hearing should be held in regard to the proposed levy for the library. She asked what the final proposed levy amount will be. Accountant Duane Price stated the levy will be an increase of 4.1%. She asked if that was more than the 5% increase allowable without a public hearing. It was answered that this levy increase is below the amount requiring a public hearing. She stated the city passed a referendum to cap of .4% on library levy and that the library is a separate taxing body and it is a department of the city and the city has administrative duties to collect the property taxes for the library. The other monies that the library takes in are accounted for separately. She requested a layover of the levy to allow for other people time to weigh in the proposed amount. Mayor Gaulrapp stated the ordinance will have three readings so there is ample time for the public input. She requested a special meeting on it.

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**CONSENT AGENDA**

- A. Approval to Receive and Place on File:
  - 1) Treasurer Monthly Investment Report for period ended August 31, 2008
  - 2) Treasurer's Report for period ended August 31, 2008
- B. Approval of Water and Sewer Bills Payable (#141, 142, 145, 146, 147, 149) --- \$347,763.54
- C. Approval of Payroll for pay period ending September 27, 2008 --- \$433,487.77
- D. Approval of Bills Payable (#143, 144, 148, 150) ---- \$642,114.93

Motion to approve the Consent Agenda items as presented –Corbin

Second – Endress

Roll Call Vote – Ayes: DeVine, Endress, Helms, O'Neill, Corbin, Klemm, Boldt, and Bush (8)

Nays – None (0)

Motion passed 8-0 and the Consent Agenda items were approved.

**COMMUNICATION TO COUNCIL**

The following item was included in the council packets for this meeting:

- A. Memo to Mayor Gaulrapp and City Council from Freeport Water & Sewer Commission and Denise Blakeley Ihrig regarding Water and Sewer Commission Notification of Revision of Capital Expenditures
- B. Memo from Water & Sewer Project Manager Denise Ihrig to the Water & Sewer Commission regarding monthly report for August/September 2008

Alderman Helms asked about the engineering request for bids in which it came in 200% higher than estimates had expected. Ms. Blakeley Ihrig stated that Fehr-Graham & Associates performed the engineering work and they put together the sanitary sewer lining contracts for the City numerous times over the last decade. The reason this bid came in higher is due to minimum pricing by contractors. Problem such as access to the sites and road failures beyond that of the project pushed the necessity to line rather than open cut. The bids were significantly over due to an unforeseen single line item being 200% greater than estimates. What it came down to was a twenty-four inch cured in pipe liner that was bid at \$250.00 per linear foot for 80 feet where the engineer's estimate was put down as \$70.00 per linear feet. Due to the location of the pipe it would cost more to dig since it is under a rail line.

**ORDINANCES – THIRD READING**

**3<sup>RD</sup> READING OF ORDINANCE #2008-54:**

**An Ordinance Amending Chapter 480, Section 480.22 (Courtesy Zones Fifteen and Thirty – Minute Parking Zones) and Section 480.24 (Handicapped Persons and Disables Veterans) of the Codified Ordinances of the City of Freeport – regarding parking at the US Post Office**

The first reading of this ordinance was held on September 2, 2008. A motion to approve was given by Alderman O'Neill, seconded by Alderman Helms and the ordinance was automatically laid over. The second reading of this ordinance was held and there was no further discussion.

Roll Call Vote – Ayes: DeVine, Endress, Helms, O'Neill, Corbin, Klemm, Boldt, and Bush (8)

Nays – None (0)

Motion passed 8-0 and the Consent Agenda items were approved.

There were no ordinances for second readings this evening.

**ORDINANCES – FIRST READING**

**1ST READING OF ORDINANCE 2008-55:**

**An Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning May 1, 2008, and Ending April 30, 2009 for the City of Freeport County of Stephenson, and State of Illinois**

This ordinance was presented by Finance Director Craig Joesten. The packets included a letter from Accountant Duane Price stating that the levy before council is made up of four components 1) Contribution to the firefighter's pension fund, 2) Contribution to the police pension fund 3) Illinois Municipal Retirement Fund 4) Corporate fund. The overall increase for the proposed tax levy is \$76,266 or 3.07%. This amount falls below the tax cap. Director Joesten stated based on the historical trends of the equalized assessed values we would anticipate that the EAV will go up. These are monies that are needed and monies requested by the actuaries to pay for the contributions for the pension funds. The general fund will not receive an increase. The levy must be passed by the last Tuesday in December. The sum of two million five hundred sixty-three thousand four hundred three dollars (\$2,563,403) which constitutes the total amount that the City of Freeport requires to be raised by taxation for the 2008-2009 Fiscal Year. A motion to approve was given by Alderman Klemm, seconded by Alderman Endress. Discussion continued about the difference in the pension funds for police and fire and factors that could cause the EAV to go down. The ordinance was automatically laid over to the next meeting.

**1ST READING OF ORDINANCE 2008-56:**

**An Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning May 1, 2008, and Ending April 30, 2009 for the Public Library of the City of Freeport, County of Stephenson, and State of Illinois**

This ordinance was presented by Finance Director Craig Joesten. Corporation Counsel Griffin stated that the council must vote to say "yes or no" to the ordinance, but council is prohibited from changing it. The city is the only levying power for the library. Within the ordinance itself, we have sited for you the statute that says the corporate authorities of the City are the levying power for the library. It is broken up into two portions, one is for general library purposes and that is the one that had the vote several years ago limiting it to .4% and the other portion is a separate statute which allow you to levy for insurance portions, which includes actual insurance, plus social security and Medicare benefits. If the city does say "no" to the ordinance, it would go back to the library board. If not passed, then they would have zero funding.

Library Director Carole Dickerson presented information to council the items that have been increased from last year. Director Dickerson stated that personnel services are increased 3%, the building costs are less than anticipated but there is an increase in cost of salt, there are increases in materials in particular audio and video. It was requested that Director Dickerson provide a written summary of the differences by the next council meeting. This proposed increase is 4.1% or slightly under \$30,000. The total amount of one million one hundred ninety-nine thousand eight hundred nine (\$1,199,809.00) has been requested which constitutes the total amount that the City of Freeport requires to be raised by taxation for the 2008-2009 Fiscal Year for the Public Library.

A motion to approve the ordinance as presented was given by Alderman Endress, seconded by Alderman Boldt. The ordinance was automatically laid over to the next meeting.

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**1ST READING OF ORDINANCE 2008-57:**

**Ordinance to Authorize an Intergovernmental Agreement Between the City of Freeport and Freeport School District #145 for a School Resource Officer Program**

This ordinance was presented by Chief of Police Jerry Whitmore stating that this contract is used to fulfill the school officer program and it will automatically renew on an annual basis absent a request by either party to modify it, it is updated for the new school calendar year, and the cost is approved in the annual appropriation ordinance. A motion to approve was given by Alderman Helms, seconded by Alderman Klemm. The City is currently informally operating under this agreement. A motion was made to “suspend the rules and move it forward to be voted upon this evening” was given by Alderman Klemm, seconded by Alderman Endress. On a roll call vote of ayes and nays to suspend the rules only; Alderman DeVine, Endress, and Klemm (3) voted aye. Alderman Helms, O’Neill, Corbin, Boldt, and Bush voted nay. Suspension of the rules failed on a vote of 3-5. The ordinance was automatically laid over the next meeting.

A motion was made by Alderman Endress to move forward the Resolution R-2008-72 on the agenda tonight, seconded by Alderman Helms. Motion passed by voice vote without dissent.

**RESOLUTION #R-2008-72:**

**Resolution to Renew Agreement with Freeport/Stephenson County Convention and Visitors Bureau**

This resolution was presented by Mayor George Gaulrapp by deferring to Connie Sorn, Executive Director of the Freeport/Stephenson County Convention and Visitors Bureau. She referred to the 2008 semi-annual report issued for the dates of January 1, 2008 through June 30, 2008 contained in the packets. All of the measurements of the report show that is not the most favorable statistics due to the weather experienced by Northern Illinois at the beginning of this year. Since the writing of this report, the data shows tremendous support of events such as Cruise Night and the Lincoln Douglas Sesquicentennial this summer. A 25% increase in traffic to the visitors center has been realized this summer, hotel motel taxes increased 11% over the same period last August, and all of the measurements show an increase over the last two years. Ms. Sorn is expecting them to increase or at least remain stable. Based on the data collection for the Lincoln Douglas Debate weekend, it is estimated that over 20,000 people attended the events (counting each person at each event) and these number estimate that 20-25% were from out of town. These attendees generated approximated \$500,000 in economic impact to local businesses based on State of Illinois data received. This half of million spent translates into about \$45,000 in sales tax revenue. The ultimate impact of these events is that we feel good about Freeport.

A motion to approve the resolution was made by Alderman Klemm, seconded by Alderman Helms.

Roll Call Vote – Ayes: DeVine, Endress, Helms, O’Neill, Corbin, Klemm, Boldt, and Bush (8)

Nay – None (0)

Motion passed 8-0 and Resolution #R-2008-72 was adopted.

**EXECUTIVE SESSION**

An executive session pursuant to Illinois Open Meetings Act 5 ILCS 120/2 (c) (6) for the purpose of setting of a price for sale or lease of property owned by the public body. A motion to enter executive session was made by Alderman Endress, seconded by Alderman Boldt.

Roll Call Vote – Ayes: DeVine, Endress, Helms, O’Neill, Corbin, Klemm, Boldt, and Bush (8)

Nay – None (0)

Motion passed 8-0.

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A motion to return from executive session was made by Alderman Klemm, seconded by Alderman Bush. Roll Call Vote – Ayes: DeVine, Endress, Helms, O’Neill, Corbin, Klemm, Boldt, and Bush (8)  
Nay – None (0)  
Motion passed 8-0.

**AWARD OF BIDS**

Award of bids if any, for properties located at: 512 E. Iroquois Street; 445 S. Benton; 709 S. Blackhawk, 712 S. Blackhawk; 620 W. Chestnut; 902 S. Locust; 527-527 ½ W. Homer; and 535 W. Homer

A motion was made by Alderman Corbin, seconded by Alderman Endress to:

- Accept the bid for 512 E. Iroquois Street in the amount of \$200.00 from Mr. Alfred Walker;
- reject the bids that were filed late past the deadline given in the amount of \$86.97 for 535 W. Homer and \$62.49 for 527-527 ½ W. Homer; and
- reject the bid for \$50.00 due to technicalities since it was bid for the east half of the property and not the whole property for property located at 527-527 ½ W. Homer

Roll call vote of ayes and nays was taken. Voting aye were Alderman DeVine, Endress, Helms, O’Neill, Corbin, Klemm, Boldt, and Bush (8).

There were no nay votes.

Motion passed 8-0.

**RESOLUTIONS**

**RESOLUTION #R-2008-72: (moved up on agenda)**

**RESOLUTION #R-2008-73:**

**Resolution to Extend Agreement with Delmar Kampen for Services Related to Land Application and/or On-Farm Landscape Waste Composting**

This resolution was presented by Public Works Director Craig LeBaron stating that this is the third year for the agreement with Delmar Kampen. The contract will be at the same price and the letter of credit was reduced from \$250,000 to \$100,000, with a total contract amount around \$12,000 last year. Mr. Kampen gathers the information needed for the IEPA. A motion to approve the resolution was made by Alderman Endress, seconded by Alderman Boldt.

Roll Call Vote – Ayes: DeVine, Endress, Helms, O’Neill, Corbin, Klemm, Boldt, and Bush (8)

Nay – None (0)

Motion passed 8-0 and Resolution #R-2008-73 was adopted.

**Resolution #R-2008-74:**

**Resolution Authorizing Submittal of United States Protection Agency Brownfield Cleanup Grant Application**

This resolution was presented by Community Development Director Shelly Griswold stating that the lead abatement and asbestos will need to be cleaned out of the Rawleigh building no matter if they are used or torn down. This will be for three Brownfield clean-up grants for the buildings B, D and E. The grant funding will be \$600,000 with the City’s share at a 20% match at \$120,000 over a four year period. This will not completely clean-up buildings B, D, and E but it will give a good start to the clean up efforts.

A motion to approve the resolution as presented was given by Alderman Boldt, seconded by Alderman O’Neill. Roll Call Vote – Ayes: DeVine, Endress, Helms, O’Neill, Corbin, Klemm, Boldt, Bush (8)

Nay – None (0)

Resolution 2008-74 was adopted.

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**DEPARTMENT HEAD REPORTS**

**Library**

Director Dickerson spoke about the computer classes offered for adults. This month through November 13 a special exhibit of water colors and a head of Lincoln will be on display.

**Public Works**

Director LeBaron presented a memo to council regarding the cost of salt through a statewide bidding process through the State of Illinois. We were informed that the cost per ton of salt for this year will be \$130.74. Last year, the cost per ton was \$43.58 and we spent \$110,012.18 on salt which was roughly around 2,525 tons. We had requested 2,000 tons last year and went over by 525 tons. This year we put in a request for salt that we would need 2,500 tons of salt. At this years price that would mean that we will need to spend \$326,850.00 on salt alone. There have been problems obtaining salt due to weather conditions and computer problems of the vendors. Also Director LeBaron spoke about the pricing discrepancy from county to county. The Public Works department will continue to look into any and all possibilities but at this time, it does not look promising.

**MAYOR'S REPORT**

Mayor Gaulrapp welcomed the guests from the Boy Scout troop from St. John's and Patrick Sellers for attending the council meeting. There are comments made in the newspaper about storm water fees increasing and this will not be at the recommendation by the Mayor. He wants to hold the line with storm water fees even if it means projects that will have to be held up. Mayor Gaulrapp spoke about the workforce in the Freeport area and the businesses that he and the NIDA director visited. Mayor Gaulrapp spoke about the Rawleigh building and that the City hasn't put a lot of money in from the operating fund, we have spent grant money to clean up it up and grant money to clean up the asbestos and the lead paint. What we have done is expend resources in Freeport and staff resources by working with the Rawleigh Collaboration Team and we are coming down to one of our last hopes with the Artspace. A report will come out about Artspace at the end of this month. The City did have another call about the purchase of a Rawleigh building. Many volunteers and staff have worked extremely hard to develop viable alternatives for the Rawleigh buildings. The City is being very cautious with our dollars at this time.

**NEW BUSINESS**

Each council member was given an opportunity to publicly address significant items of interest. Alderman DeVine stated the visiting model T club donated money to the food pantry; Alderman Endress asked about neighborhood signs; Alderman O'Neill thanked council for support of the handicap parking; Alderman Corbin recommended people to join Kiwanis Club; Alderman Klemm asked about status of RV parking ordinance and the track record of tickets issued and asked about the status of bids and engineering on Gladewood bridge and the bids were due this week. Director LeBaron stated the wall stabilization bids for the Rawleigh building should be ready for the next council meeting. Alderman Bush spoke about the Illinois Municipal League and thanked Patrick Sellers, publisher of the third ward communicator. City Clerk Zuravel reported City staff will be attending a records retention seminar by the Illinois Secretary of States office. Mayor Gaulrapp stated Meadows Drive will be closed next Monday to move Farm & Fleet.

An adjournment of the meeting was motioned at 7:39 p.m.

Respectfully submitted,  
Meg Zuravel, City Clerk