



City Council

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

MINUTES SPECIAL MEETING Monday, August 22, 2011 at 6:00 p.m.

The special meeting of the Freeport, Illinois, City Council for August 22, 2011 was called during the regular meeting of the Freeport Illinois City Council on August 15, 2011. Notification was provided to the Freeport City Council members and posting of the agenda at City Hall was completed on August 17, 2011. The agenda was emailed to the media notice listing and posted on the City website on August 17, 2011. This meeting was televised on the cable news channel.

CALL TO ORDER

The special meeting of the Freeport, Illinois, City Council was called to order by Mayor George Gaulrapp with a quorum being present at 6:00 p.m. on Monday, August 22, 2011, in Council Chambers.

ROLL CALL

Present on roll call were council members Tom Klemm, Shawn Boldt, Ronnie Bush, Jennie DeVine, Dennis Endress, Scott Helms, and Andrew Crutchfield (7). Michael Koester was absent. Corporation Counsel Sarah Griffin was present.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited by those present.

APPROVAL OF AGENDA

Aldersperson Endress moved for approval of the agenda, seconded by Aldersperson DeVine. Motion passed by voice vote without dissent.

PRESENTATION

In the council packets for this evening distributed on August 18, 2011, were the following written reports:

- Gary W. Anderson & Associates, Inc. Architects, written report issued to Mayor George Gaulrapp on August 15, 2011 regarding Freeport City Hall Building Inspections
- Fehr-Graham & Associated, LLC written report issued to Mayor George Gaulrapp regarding Mold Investigation Report filed on August 5, 2011
- EMSL Analytical, Inc. written report issued to Mayor George Gaulrapp regarding Microscopic Examination of Fungal Spores, Fungal Structures, Hyphae, and Other Particulates from Tape Samples (EMSL: M041) filed on August 11, 2011
- EC2 Environmental Consulting and Inspection Services report of findings issued to Mayor George Gaulrapp filed on August 17, 2011

MINUTES
SPECIAL MEETING
Monday, August 22, 2011

Gary Anderson of Gary W. Anderson & Associates, Rockford, Illinois, gave a power point presentation (photo illustrative) on his findings from his investigation of the Freeport City Hall building located at 230 W. Stephenson Street.

Gary Anderson began his presentation by stating that he was asked by the City to look at the building and offer an analysis of what was going on and to address concern as to whether the building was going to fall into the street as a couple other buildings have done so recently. He stated they look at what was causing the problems at City Hall, concerns addressed by employees, and other concerns addressed to Gary W. Anderson & Associates, Inc.

Mr. Anderson provided photos of the exterior of the building and stated there were a lot of issues that are an area of concern. The façade area has movement at the southwest corner of the building council chambers. At the employee entrance on Walnut there is cracked glass on the sidelight adjacent to the door, part of that is caused by a header that has begun to deflect and there is no room in terms of shim-space which is causing pressure on the glass. Mr. Anderson stated it is probably an underlying thing as to what is going on with the foundation which we think is some consolidation going on in the masonry joints as they are getting compressed. They have taken on a tremendous amount of moisture over the years and more so lately because of what is going on with the gutters and downspouts. There are exterior downspouts that are along the west side of the building and City Hall used to have a built in gutter systems in which all the water was taken to the inside of the building, taken down into the basement, then out through the underground storm sewer system. That system was abandoned at some point when they put the gutter system up. In the picture you can see where the joints are cracked. City Hall is a sandstone building and this is a very soft material. It was used a lot in building in fact the White House is built with and the United States Capitol. Those have a lot of coats of paint to preserve the integrity of the surface. Mr. Anderson stated for the most part the building is in pretty good shape but there are definitely areas that are not. Mr. Anderson referred to a photo of the keystone area where he stated it is dropping and has a cracking of joints. He pointed out mortar joints which have opened up more to cause concern. He pointed out a window in which the side jam has opened up about a quarter of an inch opening on the jam side where the caulking used to be. Mr. Anderson pointed out an additional fracture which was new from the previous inspection about a month ago. He stated the joint has opened up and the mortar has fallen out whether due to movement or it was already loose and came out in one of the big rain storms.

Mr. Anderson pointed out the main entrance where there has been deterioration to the sandstone due to how the water comes down the building. In the photo he pointed out a downspout which was dumping out and causing deterioration. Over the years the columns have shown deterioration due to the water. That was repaired back in 1985 when they patched up those areas. He pointed out areas where the water was coming down the building and getting inside.

Mr. Anderson pointed to a photo of the dormers which are made out of plywood and this material is not good for exterior for any length of time and then not painting these areas for 20 some years hasn't added any value to the product.

Mr. Anderson referred to City Hall as a patch quilt. In his work with many building restorations, he has found that when you re-muddle a building and start to disrespect the details it can actually devalue the building. Things such as closing up window openings, adding windows that do not really belong or match up, and repairing the roof with material patches add to the devalue. This is a public building that

MINUTES
SPECIAL MEETING
Monday, August 22, 2011

has a history and this would be a cheap way of doing things and ultimately you pay the price. All good intentions of trying to get by have eventually cost the City a great deal of money to resolve and fix.

Mr. Anderson reviewed different areas showing less than appropriate maintenance. He noted where the dormers are leaning. He noted that exterior parts of the outside of the building would need to be fixed so that pieces do not fall on people.

There is an investigation as the air handling systems and the center stairwell and whether the loads are too heavy. He suggested putting back in the internal gutter water system. In the basement there is a pile of sand from the masonry joints and an area where a grate from the outside has been bringing water into the building. The soil boring test shows that the soil is very moist. He would like to pull all the partitions out of the basement to determine where the water is coming in the basement. In 1985, there were cement blocks installed and now you can't see some of the basement walls. In order to view the basements walls, the sidewalks would need to be removed and the basement wall examined. Mr. Anderson also suggested taking the roof down to the deck and install 50-year roofing material and all new flashing. In addition, he recommended that granite be placed on the outside lower portion of the building as a more stable material to the elements.

Mr. Anderson provided a listing of immediate needs, short term needs and long term needs and their costs.

Immediate needs that were listed included:

- Foundation Stabilization at SW Corner and West Foundation - \$60,000
- Basement removal of all framed partitions and enclosures - \$25,000
- Replacement of storm sewer system from downspouts - \$10,000
- Removal and replacement of Concrete Sidewalks - \$18,000
- Removal of Vault Fill Material - \$15,000
- Waterproof Concrete Block Infill - \$14,000
- Removal of Loose Sandstone Material - \$31,000 including Exterior Stone Joint Replacement and Tuck-pointing Repairs, East Light-well Masonry Repairs, Gutter and Downspout Repairs
- Paint Plywood Sheathing - \$4,000

Short-Term Needs

- Exterior Stone Joint Replacement and Tuck-pointing, exterior sandstone repairs, exterior sandstone replacement, chimney masonry repairs, repair masonry at roof dormers - \$300,000
- Window Repair - \$20,000
- Roof replacement removal of all material to roof deck install 50 year roofing material and new flashings - \$275,000
- Installation of new interior downspouts and built-in gutter system - \$30,000
- Plywood Sheathing Replacement - \$16,000
- Interior Improvements HVAC Modifications for fresh air intake - \$30,000

Long-Term Needs

- Complete Interior Renovation and MEP Replacement for 13,440 sq. ft. @ \$125/sq. ft. - \$1,680,000

MINUTES
SPECIAL MEETING
Monday, August 22, 2011

Total Estimates for renovation costs - \$2,528,000 including Immediate Needs at \$177,000, Short-Term Need at \$671,000, and Long-Term Needs - \$1,680,000.

Mr. Anderson provided an estimate for a new City Hall for 13,440 square feet at \$225 per square feet would be \$3,024,000.

The floor was opened for questions from the council.

Alderson Klemm asked if a structural engineer had looked at the City Hall building issues. Mr. Anderson stated that a structural engineer looked at the building and was involved in the report findings. Alderson Klemm stated that what we are trying to do is take an 1898 building and bring it up to 2011 standards. Alderson Klemm asked if there were immediate needs to keep anything from falling. Mr. Anderson answered that one of his concerns that there is scheduled to be rototilling of the street in about a week. He stated he has great concern that the effects that the vibration would have on this building and he requested that the work not be done right away. He and the structural engineer have concerns as to the joints consolidation and the sooner we get the joints addressed then they can deal with the street.

Mr. Anderson stated that the listing of immediate needs do not have anything to do with aesthetics of the building. It is about keeping the water out. He stated that right now we have water going into the downspouts and into the underground it is leaking. The question would be whether you continue to leave the gutter system on the outside of the building or whether you bring it inside as it was initially intended. Alderson Klemm noted that the HVAC dates back to 1985 and the estimated \$30,000 seems to be quite low and it could very well be a cost for a total renovation. Mr. Anderson stated there is ventilation in the attic but there should be mechanical louvers that should be working.

Alderson Boldt asked if there is danger of collapse due to the dormer tipping in or the stairwell moving. Mr. Anderson state no. He stated that as long as there are not larger fractures in the masonry, it would not be of great concern. As for the back stairs, there is a load there and we have not been able to open it up and not sure if it is because of the outside wall by the Fire Chief's office. Alderson Boldt asked what the minimum amount that we would have to put in into the building to keep it from becoming unstable. Mr. Anderson stated that there are immediate needs of \$177,000 which would give substantial improvements to reduce the water intake. With the HVAC issues it would be around \$200,000.

Alderson Bush stated based on the reports and the presentation given tonight, we would be better off looking at another building or building a new building. Mayor Gaulrapp noted that the demolition cost of this building would be approximately \$300,000.

Alderson Endress asked where we would get the money from in order to do these improvements on the building. Alderson Helms if we are not looking at a total renovation or moving then we need to have a capital improvement plan in place to address these issues on an annual basis.

Alderson Crutchfield asked how the air issues are being remedied. Alderson Klemm stated he was referring to the air scrubbers and the dehumidification systems being used currently.

MINUTES
SPECIAL MEETING
Monday, August 22, 2011

Mayor Gaulrapp called forth Mr. Ed Chambers of EC2 and David Heitman of A1 Perfection. Mr. Chambers was commissioned to qualify potential mold sources and condition for the identified problem areas and provided a report for this evening. He stated that he saw nothing to preclude occupancy due to elevated conditions. There is no governing body stating what numbers are acceptable. If there are people in the building who have extreme sensitivities, they should monitor their condition for respiratory symptoms or by consulting their own medical professional. Mr. Chambers spoke about the humidity in the basement not being conducive to document storage.

Alderson Crutchfield asked how you can tell if a building is safe. Mr. Chambers went through the numbers and the research done on the numbers and what would be high and what would be amplified. These numbers would be considered amplified but are comparable to the outside air.

Director Joesten stated that not knowing what the council action will be considered but in his opinion, the only viable source of revenue would be through a tax levy. There are other sources of revenue that the city has but they are revenue that are not within our control, such as food and beverage taxes.

COUNCIL ACTION PENDING RESULTS OF INSPECTIONS OF CITY HALL BUILDING

Alderson Boldt motioned to begin work on the corner of the building to assess the damage in the walls in an amount not to exceed \$10,000.00, seconded by Alderson Helms. Discussion was held regarding the need for further information before a motion. Alderson Boldt withdrew his motion, Alderson Helms withdrew his second.

Discussion was held that the information provided this evening is a baseline. Mr. Anderson stated they will need to look into the vault area to determine stability.

Alderson Boldt moved to authorize up to \$10,000.00 for work prescribed for this particular project, seconded by Alderson Crutchfield. Motion prevailed by roll call vote of:

Yeas: Klemm, Boldt, Bush, DeVine, Endress, Helms, and Crutchfield

Nays: none

It was suggested that a task force committee be set up by the Mayor in an effort to review some of the different buildings which would provide more information on space and cost. Mayor Gaulrapp stated options could be to stay and fix the building by raising funds, move to the 524 Building, or even the possibility of renovating the Carnegie Library. The committee should report back to council within thirty days.

Alderson Crutchfield moved to form a task force as appointed by the Mayor which would further study these issues or look at moving to another building, seconded by Alderson Endress. Motion prevailed by roll call vote of:

Yeas: Klemm, Boldt, Bush, DeVine, Endress, Helms, and Crutchfield

Nays: none

PUBLIC COMMENTS - AGENDA ITEMS OR NON-AGENDA ITEMS

There was no one signed on the sheet this evening for public comments on agenda items. Mayor Gaulrapp asked if there were any further comments by anyone in the audience.

MINUTES
SPECIAL MEETING
Monday, August 22, 2011

Bernie Mrugala, 1310 Galena Avenue, Freeport Illinois spoke in favor of a task force to review the issue. He stated he is looking for a vision for the City.

Upon motion duly made and seconded, the meeting was adjourned at 8: 05p.m.

s/ Meg Zuravel
Meg Zuravel, City Clerk