



City Council

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

MINUTES REGULAR MEETING Tuesday, September 6, 2011

CALL TO ORDER

The regular 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 Tuesday, September 6, 2011, in Council Chambers.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Alderperson Koester.

APPROVAL OF AGENDA

Alderperson Endress moved for approval of the agenda, seconded by Alderperson Koester. Motion prevailed by voice vote without dissent.

APPROVAL OF MINUTES

Alderperson DeVine moved for approval of the minutes of the regular meeting held on August 15, 2011, seconded by Alderperson Koester. Motion prevailed by voice vote without dissent.

Alderperson Endress moved for approval of the minutes of the special meeting held on August 22, 2011, seconded by Alderperson DeVine. Motion prevailed by voice vote without dissent.

PUBLIC COMMENTS – AGENDA ITEMS

- Sheila Hooper, Township Supervisor, spoke about the history of the Freeport Township and, until the year 2000, she stated the City Council was town board. Township is an important part of the City and functions as the social services arm of the municipality since 1900. Since that time, mayors have allowed the Township offices to remain in City Hall. Township Supervisor requested that council and Mayor Gaulrapp allow Township Assessor Cynthia Petta-Worster and Township Trustee Mickey Martin to serve on the City Hall Building Task Force. Mayor Gaulrapp stated that would be fine with him.
- Peter Fleming, 653 Jefferson, Freeport, Illinois, spoke in favor of discussing options for City Hall.
- Michael Meade, 2012 Kenneth Drive, stated his support of City Hall staying in its current location. He understands the concern for the people's welfare but he feels there is no immediate danger of collapse based on an inspection. Mr. Meade recommended there be a plan to address the maintenance issues. Mr. Meade has purchased building in downtown Freeport within the past year

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and would like to see City Hall stay in its current location where it has been for 119 years. He suggested moving for the safety of the people for two months and spend funds to address the immediate issues based off the plans of Mr. Anderson, rather than relocating to a different structure.

- Mayor Gaulrapp asked Michael Meade if he would like to be on the City Hall Building Task Force.
- John Staben, 1070 N. Canyon Drive, Freeport, Illinois, spoke about the resolution on council floor for this evening, Resolution #R-2011-52 and asked the council to consider as to whether the Park District is financially stressed and not able to pay and does the City have that much extra money to subsidize the park district.

PUBLIC HEARING

The following was read into the record as posted on the agenda: The City of Freeport, Illinois, will conduct a public hearing on Tuesday, September 6, 2011 at 6:00 pm to provide an overview of activities recently completed through the Mobility and Accessibility Rehabilitation Services (MARS) Grant Program. For further information, please contact Kim Ellingson, Community Development Specialist

At 6:10 pm, Alderperson Endress moved to open the public hearing, seconded by Alderperson Koester. Motion prevailed by roll call vote of:

Yeas: Boldt, Bush, DeVine, Endress, Helms, Koester, and Crutchfield (7)

Nays: None

Community Development Director Shelly Griswold presented the information on the public hearing by stating that in February 2011, the Department of Commerce and Economic Opportunity awarded the City of Freeport a \$100,000 CDAP Mobility and Accessibility Rehabilitation Services Grant. This grant enabled the City to rehabilitate five homes by modifying the dwellings making them accessible to its occupants with physical disabilities. As of September 2, 2011, the construction was complete on all five projects. Modification efforts included widening doorways making them wheelchair accessible, rehabbing or establishing a first floor bathroom, the creation of first floor laundry accessibility, installation of lifts to assist occupants in and out of the bathtub, installation of wheelchair accessible ramps at the entrances to the home.

- 412 E. Winneshiek
- 1368 Carriage Hill
- 724 Kenwood
- 735 E. Iroquois
- 627 N. Brewster

All activities benefited low-to-moderate income households. Income eligibility is based on HUD's area median income adjusted for household size. All lead-based paint rules and regulations established by the U.S. Department of Housing and Urban Development, the U.S. Environmental Protection Agency and the Illinois Department of Public Health were followed. Through the grant, \$91,515.00 went towards the construction and the other \$8,485.00 will go towards grant administration/project management.

Mayor Gaulrapp asked the council and members of the public if they had any comments. There were no comments at this time.

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At 6:12 pm, Alderperson Helms moved to close the public hearing, seconded by Alderperson Boldt.

Motion prevailed by roll call vote of:

Yeas: Boldt, Bush, DeVine, Endress, Helms, Koester, and Crutchfield (7)

Nays: None

APPOINTMENTS

Mayor Gaulrapp requested an appointment of members of City Hall Building Task Force effective immediately with members being Bettye Corbin, Barbara Burns, Alderperson Tom Klemm, Alderperson Michael Koester, Alderperson Andrew Crutchfield, Fire Chief Kevin Countryman, Building Inspector Pete Ratos, Finance/W & S Director Craig Joesten, Mickey Martin, Cynthia Petta-Worster, Michael Meade, and Clyde Cole. Alderperson Endress motioned to approve the acceptance of the above stated members of the City Hall Building Task Force, seconded by Alderperson Boldt. Motion prevailed by voice vote without dissent.

Mayor Gaulrapp requested an appointment of Jim Gastel as a non-voting local resident liaison to the Airport Commission. Alderperson Endress moved to accept the appointment, seconded by Alderperson Helms. Motion prevailed by voice vote without dissent.

COMMUNICATIONS TO COUNCIL

Included in the council packets were three communications:

1. Report by Finance Department Regarding Three Month Financial Results Fiscal Year 2011/2012 dated August 31, 2011. Alderperson Helms moved to place the document on file, seconded by Alderperson Crutchfield. Discussion was held regarding the line item for the airport taxi apron construction, demolition costs and personnel services including increased costs for worker's compensation, property insurance, and min/max insurance. Accountant Duane Price also noted an increase in the fund for the fireworks. Motion prevailed by roll call vote of:
Yeas: Boldt, Bush, DeVine, Endress, Helms, Koester, and Crutchfield (7)
Nays: None
2. Illinois Department of Transportation Audit Report No. 65 covering the receipt and disbursement of Motor Fuel Tax Funds by the City of Freeport for the period beginning January 1, 2008 and ending December 31, 2010. Alderperson Koester moved to place the document on file, seconded by Alderperson Boldt. Motion prevailed by roll call vote of:
Yeas: Boldt, Bush, DeVine, Endress, Helms, Koester, and Crutchfield (7)
Nays: None
3. Freeport/Stephenson County Visitors Bureau semi-annual report dated August 26, 2011 - Alderperson Endress moved to place the document on file, seconded by Alderperson Helms. Motion prevailed by roll call vote of:
Yeas: Boldt, Bush, DeVine, Endress, Helms, Koester, and Crutchfield (7)
Nays: None

PRESENTATIONS

Mr. Gary Anderson of Gary W. Anderson & Associates, Inc. provided an update on inspections and cost estimates of the City Hall Building. Mr. Anderson stated that in order to have a closer look at the south west corner foundation and piers an estimate to remove the sidewalk and expose the masonry along the

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entire wall was received in the amount of \$66,000.00. This was one of the items on the list of immediate needs. Mr. Anderson performed an inspection of a pier in the basement and was able to drive a two foot long steel rod right through the mortar joints. This was in the first 2-3 portions of the stone from the floor on up. There is a lot of moisture that has undermined the mortar joints. He inspected that there has been mid-joint compression. Mr. Anderson stated they will not know for sure the compression to the joints until the corner is excavated to allow inspection of the mortar joints. What he saw there was a problem with the mortar joints. There is definitely a problem with the mortar joints but up above that they look pretty solid.

Mayor Gaulrapp asked if they were to excavate down around the mortar joints, would you lose support from the material you are excavating. Mr. Anderson stated no, I do not think so. Given the condition of the joints and putting a rod in there to see how big the cavity is it is kind of difficult to judge how much space is in there. If we were to come in from the inside and pressure grout each of the horizontal joints, we aren't sure what we would get. If we exposed the whole pier we would be able to do a much better job to be able to solidify the foundation pier that is probably compressing.

Alderson Boldt asked Mr. Anderson how long the joints have been in that condition and what the rate of their deterioration is in say thirty days to get a lot worse. Mr. Anderson stated it is really hard to say but we have definitely seen some movement going on and amongst time there has been movement. Whether that is showing more and more signs of deterioration we aren't really sure. We haven't been able to really get a good look at it but there is no doubt that there is a lot of moisture going in there and undermining those joints. Mr. Anderson stated he wished there was an easier shorter answer.

Alderson Koester asked if there was risk with people still occupying the building. Mr. Anderson stated that he did not think so but the biggest concern is any excessive vibration that could cause further compaction of the joints. Mr. Anderson recommended saw cutting out the concrete and clawing out the fill you could minimize that. Mr. Anderson stated he would prefer not to use a jack hammer and recommended avoiding jack hammering.

Mayor Gaulrapp asked if the sidewalk was removed and dug out would you make the repairs immediately. Mr. Anderson stated yes as soon as they open the vault down there and expose the wall about three-four feet out from there and expose the corner to provide us access to the pier.

Alderson Crutchfield asked for clarification of what he meant when Mr. Anderson told the council immediate. Mr. Anderson stated within thirty days.

Alderson Koester asked what the cost of fixing the mortar joints would be. Mr. Anderson stated that the estimate they had gotten and there is a difference in the compaction of the soil, how fast it comes out and the means and methods, whether using a backhoe. Hopefully, we can do it in the most cost effective way. Mayor Gaulrapp asked for the ball park figure. Mr. Anderson stated around \$60,000.00. For the corner it is usually around \$45,000.00 and there is a lightwell that is just outside the building department above the Fire Chief's office there is some tuck-pointing and repairing the masonry that needs to be replaced because there is an area that is allowing a lot of moisture into the building and that is about \$15,000.00. So the two things combined are \$60,000.00.

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Mr. Anderson stated that when they open up the wall, it will be a test area to see what the condition of the other areas may be. Mr. Anderson stated he did take the steel rod and go down to a couple of the other piers and they have the same situation. Fortunately they do not have the sinkage that this corner has. Most of the money is in the setup of the equipment. Taking care of this corner is essential.

Mr. Anderson stated it is estimated at \$151,000.00 to fix the 4-5 piers all along Walnut Street and that includes water proofing, tuck-pointing, taking care of underground storm drainage that is all inclusive. The underground gutter system can be run along the surface temporarily to try to buy some time to avoid icing up during the winter. The whole idea is to tie everything underground under the sidewalk and to the inlet. The other idea is to collect all the downspouts through inside of the building but now you have to put in the gutter system within the building, there are pros and cons to each.

Alderperson DeVine asked if it is safe for the employees to be here and Mr. Anderson stated yes there are different types of safety here. Mr. Anderson stated if you are talking about structural integrity over here in the south west corner, we don't want to have anything collapsing on anybody and certainly the cost to make any repairs on the short-term or long-term basis are going to far exceed cost of the remedy here. Mr. Anderson stated that he thinks public safety and staff safety is paramount.

Ms. Bettie Corbin, temporary chairperson of the City Hall Building Task Force presented the findings regarding temporary relocation possibilities of rehabilitation of City Hall. Ms. Corbin stated that the committee finds that safety of City Hall employees and the public that visits this building is our top priority. Ms. Corbin stated that the committee questions how much money do we want to invest in this building and then possibly sometime in the future still having to relocate because of the building's age. Ms. Corbin stated last Thursday along with the Mayor, the committee looked at two possible short term locations; one at 524 W. Stephenson and one at the Stewart Centre. Both of these locations would fit the needs of City Hall offices should the need arise. The committee also looked at two possible permanent location buildings one was the Journal Standard building and the other was the upper floor of the Fehr-Graham building that has access into the Rawleigh building. At this point in time the Journal Standard building would be the most feasible and the best fit for City Hall. It is located in the immediate downtown area, there is plenty of parking spaces, and 22,000 square feet. It could house City Hall, Water and Sewer and both public safety units and it is affordably priced. The Journal Standard building is also a good suggestion and can be accessed as soon as the current occupants vacate. The move could be made one department at a time and it could be repaired or remodeled while the rest of the departments are working here. Ms. Corbin stated there will still be costs involved for remodeling of the Journal Standard building to meet the needs of City Hall. Until that committee gets this information, they really can't make a final recommendation. At this time, Ms. Corbin asked any of the members of the City Hall Building Task Force if they had anything to add.

Alderperson Crutchfield is a member of the City Hall Building Task Force and stated that the Journal Standard building would have enough room for the council. He stated that he did not know if the council is ready to know if they want to purchase the Journal Standard it is too early to make that decision. There were quite a few members who wanted to move into a temporary location so that we can take our time to come up with a recommendation for City Council. That was the issue that was of concern for the

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committee because they are not ready to decide whether to save this building as Mr. Anderson said there are immediate needs that need to be met in order to stay in this building. That is why a temporary location would be the idea choice at this time.

Aldersperson Koester is a member of the City Hall Building Task Force and stated that the Journal Standard at this time seems to be viable because of the cost effectiveness for purchasing it and the way it is set up for remodeling. Aldersperson Koester stated that there are a couple other buildings to look at before the committee makes a final recommendation. Certainly safety is a paramount issue. If we can't get the Journal Standard building or another location we should look into moving to a temporary location so that we have more time to make the best decision that we can both in terms of feasibility and the economically side of this decision.

Aldersperson Bush spoke in favor of doing something quick to move people out of City Hall. He stated that the Journal Standard is a good option for a public safety building. He stated his favorable opinion of renovation of the Rawleigh building and making it to a nice campus. It could be a role model as to what you can do with an abandoned building and we may be able to tap into funding issues. This could be a golden opportunity to rehab the Rawleigh Building and this could be that charge.

Ms. Corbin stated that one of the reasons that the Journal Standard building could be a viable choice because of the timing it would allow for the move to be once. If we recommend a temporary location then the services and people are up-rooted twice and the cost of moving twice.

Mayor Gaulrapp stated he had both of the public safety chiefs look at the Journal Standard building. Police Chief Jerry Whitmore stated that it could work as a temporary location for City Hall and then a longer-term facility as a public safety building. In that case it would mean relocating the police and fire department at a later date. Mayor Gaulrapp stated there are still buildings to be looked at and we would need to be engaged with an architect to look at a design and the process is going to take some time. Mayor Gaulrapp stated that Mr. Anderson said tonight that we do not immediately have to evacuate City Hall and that answer is no. If we are rushed, there are a couple of different options. The task force will be looking at the Carnegie Library. Mayor Gaulrapp stated that the mold issues needs to be cleared up. In the Mayor's administrative assistant's office and council chambers there have been machines running. Perhaps some machines may be purchased for those with allergies. Mayor Gaulrapp stated that if the building will be used as a public safety building then perhaps there are funds in the Fire Capital Improvement fund that could be used.

Discussion was held regarding the work to be done on the City Hall building in terms of immediate needs or long-term needs and the cost estimates provided by the architect in the August 22, 2011 meeting.

Aldersperson Helms stated that based on the expenses estimated for fixing the City Hall building that he would be more comfortable having a second opinion. Mayor Gaulrapp stated that Mr. Anderson recommends spending the \$2.5 million to renovate the building.

Aldersperson Boldt asked if there is any further air testing being done. Mayor Gaulrapp stated that he would have liked to have had Mr. Chambers be here tonight to answer questions, but we are going to have

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him do some further testing and also some re-testing of areas. Corporation Counsel's office will be tested and the township office will be done. Alderperson Boldt spoke in favor of not having to incur expenses for relocating twice and not willing to put \$66,000.00 into the corner to see what is involved. There are some other options that could be looked at as to whether someone else would be willing to take over the building versus demolition but he stated he does not want to put \$2.5 million into the building.

Mayor Gaulrapp stated there is not a plan in writing but we expected to have the quotes of the possible rental location. Finance Director Joesten stated that we have preliminary numbers but are awaiting the concrete number. Mayor Gaulrapp stated we are expected to have a moving company quote this Friday.

Alderperson Boldt stated that he recommends a second quote from another structural expert and recommended purchasing air infiltration devices for the employees being the prudent thing to do.

Alderperson Crutchfield stated that he does understand obtaining a second opinion but in the end it is adding more money to the cost of the City Hall building. The money to purchase air infiltration devices could be spent on rent fees in another building. Are we staying in this building or not, there is a safety issue.

Ms. Corbin stated at this time the Building Task Force cannot make a recommendation because they have a couple more buildings to look at. She stated to the public that the committee does not take this lightly, we have read those reports and looked at the cost to renovate the building and no matter what it is an old building. Ms. Corbin stated that this afternoon there was a discussion with Gary Anderson and there is also an issue with the roof because there are buckets to catch the water coming in. A new roof is needed also and there are numerous things to renovate the building which is estimated at \$2.5 million which is why the Task Force was looking at alternative building.

Alderperson Boldt recommended providing township offices with HEPA air infiltration systems.

Alderperson Helms requested the timing as to when the Task Force will have a report. Ms. Corbin stated that they are meeting Monday at 3:00 pm to review a couple of options and this meeting will be posted so until they look at those building they would not be able to give a recommendation.

Alderperson Crutchfield stated that he recalled that the Task Force made a motion to leave City Hall as soon as possible. Ms. Corbin stated that we had that motion and it was recommended to leave City Hall but other issues came on the horizon. She called the members and spoke to them about the Journal Standard and about the feasibility of making one move. Alderperson Koester stated the Task Force has not decided to save City Hall or not, but in these economic times it may not be feasible to save this building.

Alderperson Crutchfield stated that after touring the 524 building and the Stewart Centre that we relocate the City Hall building on a temporary basis to one of those building as soon as possible. There was no second to this motion.

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At this time there was no formal action taken by council in regard to pending results of the City Hall Building Task Force reports/cost estimates and/or recommendations from task force.

CONSENT AGENDA

A. Approval to receive and place on file:

- 1) Liquor Commission Annual Report to Council FY July 1, 2010 to June 30, 2011
- 2) City Treasurer's Monthly Investment Report for period ended July 31, 2011
- 3) City Treasurer's Report of Cash and Fund Balances through July 31, 2011
- 4) Police Department Report on Activities for July 2011

B. Resolution #R-2011-48: Resolution to Request Temporary Closure of Streets Aquin Catholic High School Homecoming Parade

C. Water and Sewer Bills Payable (Register #596 & #601) ---- \$281,635.84

D. Approval of Payroll for pay period ending August 13, 2011 --- \$405,448.85

E. Approval of Finance Bills Payable (Registers #595, 597, 598, 599, 600) --- \$356,651.70

Aldersperson Endress moved to approve the Consent Agenda items as presented, seconded by Aldersperson Koester. Motion prevailed by roll call vote of:

Yeas: Boldt, Bush, DeVine, Endress, Helms, Koester, and Crutchfield (7)

Nays: None

The consent agenda items were approved.

ORDINANCES – THIRD READING

(There are no items on council agenda for third readings)

ORDINANCES – SECOND READING

2nd READING OF ORDINANCE 2011-47:

AN ORDINANCE TO APPROVE THE EDITING AND INCLUSION OF CERTAIN ORDINANCES AS PARTS OF THE VARIOUS COMPONENT CODES OF THE CODIFIED ORDINANCES OF THE CITY OF FREEPORT, ILLINOIS – JAN. 18, 2011 - JULY 5, 2011

The first reading of this ordinance was held on August 15, 2011. A motion to adopt was given by Aldersperson Klemm, seconded by Aldersperson Boldt and the ordinance was automatically laid over to tonight's meeting. Upon the second reading and no discussion, the ordinance was automatically laid over to the next regular meeting.

ORDINANCES - FIRST READING

(There are no items on council agenda for first readings)

RESOLUTIONS

RESOLUTION #R-2011-49:

RESOLUTION TO APPROVE GRANT AGREEMENT WITH ILLINOIS DEPARTMENT OF TRANSPORTATION FOR SUSTAINED TRAFFIC ENFORCEMENT PROGRAM (STEP)

Chief of Police Jerry Whitmore presented the resolution stating that this resolution accepts a grant award through the Illinois Department of Transportation in which IDOT will reimburse the City of Freeport \$15,983.94 of the payroll overtime costs for 2011-2012 Sustained Traffic Enforcement Program (STEP). The grant period is from October 1, 2011 through September 30, 2012. The City's only out of pocket

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costs for the City to participate in this grant would be for fuel for the City squad cars and the City's share of the increased payroll taxes. Alderperson Crutchfield made a motion to move forward the resolution for adoption, seconded by Alderperson Helms. Upon no further discussion, the motion prevailed by roll call vote of:

Yeas: Boldt, Bush, DeVine, Endress, Helms, Koester, and Crutchfield (7)

Nays: None

Resolution #R-2011-49 was adopted.

RESOLUTION #R-2011-50:

RESOLUTION FOR THE AGREEMENT BETWEEN CITY OF FREEPORT AND ILLINOIS DEPARTMENT OF TRANSPORTATION FOR ROAD RESURFACING OF VARIOUS CITY STREET (M.F.T. 11-00000-01-GM)

Public Works Director Tom Dole presented the resolution for the motor fuel tax funds for road resurfacing of various sections on the following street; Shawnee Street (from Hancock to Arcade Avenue), Stover Street (from Park Boulevard to Saxby Avenue), Wyandotte Street (from Float Avenue to Adams Avenue), LaCresta Drive (from Park Boulevard to South Demeter Drive), and the intersection of Burchard Avenue and Empire Street. Director Dole stated the bid letting was held by IDOT on August 23, 2011 and the bid received was from Civil Constructors in the amount of \$366,987.65 which was 20% less than the engineer's estimate.

Alderperson Boldt moved to adopt the resolution as presented, seconded by Alderperson Helms.

Discussion was held regarding the timing of the paperwork and the construction season and it was expected to be able to complete the projects before the hot mix season ends. City Engineer Ihrig stated the project has been bid knowing the completion date and it is within twenty five days. Discussion was held regarding resurfacing of LaCresta and Mayor Gaulrapp stated it was added after additional funds of \$144,000.00 were made available. Discussion was held regarding the streets selected for the projects with Alderperson Crutchfield and Alderperson Bush stating they felt Float and Prospect Terrace are in worse shape than other streets on the list. Discussion was held regarding the street listing, maps and dates the streets were resurfaced. City Engineer Denise Ihrig stated that there are not only the maps but also a full rating of each of street. This allows us to look at the ratings and the evaluation of other utilities. We must also keep into consideration the drainage issues in the area and it could be a two year program with the first year dealing with the drainage. Because we have access to that information we know that the water mains need to be replaced in the Hunt district in concert it is also a FAU road, which is something that we will do along Adams. This is also an issue on Demeter and it is also an FAU road and we need to understand the drainage issues that go hand in hand with the resurfacing of a road and form a program around it.

Upon no further discussion, the motion to approve the resolution prevailed by roll call vote of;

Yeas: Boldt, DeVine, Endress, Helms, Koester (5)

Nays: Bush and Crutchfield (2)

Resolution #R-2011-50 was adopted.

RESOLUTION #R-2011-51:

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AUTHORIZATION TO ACCEPT EASEMENTS FROM VARIOUS PROPERTY OWNERS IN CONNECTION WITH THE IEPA PUBLIC WATER SUPPLY LOAN PROGRAM

City Engineer Denise Ihrig stated the Water and Sewer Commission requests approval of the resolution in order to embark on the easements needed as part of the Big 4 Project. This resolution includes the easements which are necessary to establish a new pressure zone which includes new wells and water distribution system improvements in the western part of the City. The City of Freeport Water and Sewer Commission will manage the construction of the improvements and the projects lie with the property owner and maintained by various owners in order to connect the high pressure zone to the low pressure zone. Ms. Ihrig stated there is a deadline of September 30, 2011 to the Illinois Environmental Protection Agency for the loan documents and time is running very close on this project. There is one easement that is not included in this packet and it is for the Freeport Park District Krape Park area and that is included in the next resolution before council this evening. Corporation Counsel Sarah Griffin noted amendments to Attachment A and Attachment B which were provided to council members prior to this meeting.

Alderpersion Endress moved to adopt the resolution as presented, seconded by Alderpersion Koester. The motion prevailed by roll call vote of;

Yeas: Boldt, Bush, DeVine, Endress, Helms, Koester and Crutchfield (7)

Nays: none

Resolution #R-2011-51 was adopted.

RESOLUTION #R-2011-52:

RESOLUTION TO APPROVE AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF FREEPORT, ILLINOIS AND THE FREEPORT PARK DISTRICT

City Engineer Denise Ihrig provided an amended copy of Resolution R-2011-52 to council prior to this meeting. The amendment included wording change to the intergovernmental agreement section 1a to include wording to waive all water, sewer, storm, and capital improvement fees as defined in Chapters 1044, 1048, 1050 and 1052 when facilities with less than or equal to 3" diameter service and under the ownership of the Park District. City Engineer Denise Ihrig stated that the easement attached to the resolution is a separate document than the intergovernmental agreement. These documents need to be approved by the Freeport Park District. Ms. Ihrig stated we are looking for a motion to approve subject to the Park District approval in substantially the same form as presented this evening.

Discussion was held regarding the waiver of fees including base fees and usage fees. Ms. Ihrig stated the intent of the Park District bringing this agreement forth at this time is that there are some very clear issues that the Park District has with the City where there can be some mutually beneficial projects moving forward. It was presented that the fee amounts asked to be waived by the Park District are approximately \$15,000.00 per year for water and sewer usage.

Discussion was held regarding the timing of this resolution and it is needed to move forward the loan documents of the Big 4 projects and if it is not passed this evening, then there will need to be a special meeting held prior to the next regular council meeting. Finance Director Craig Joesten stated the cost of the waiver of fees would be \$15,000.00 for a period of twenty years and this item is pivotal to moving forward this project. Corporation Counsel stated that if council were to pass the resolution, it would need to be brought forth in an ordinance to waive the building permit fees.

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Discussion was held regarding costs of dredging the ponds, mowing at the City Cemetery which accounts for about \$10,000.00 per year, or asking the Park District to take back ownership of the Demeter Bridge.

Alderson Helms moved to layover the resolution and take it back to the Park District with considerations for Gladewood Bridge or mowing in the cemetery. This motion was seconded by Alderson Boldt.

Discussion was held regarding the timing of the Water and Sewer Big 4 projects filing with the IEPA and the date of the next council meeting on September 19, 2011 would not be feasible to move forward the paperwork. Corporation Counsel stated the motion on the floor as stated would be to layover to the regular meeting on September 19, 2011. Alderson Boldt withdrew his second and Alderson Helms withdrew his motion.

Alderson Boldt moved to layover Resolution R-2011-52 to a special meeting to be held on Monday, September 12, 2011, seconded by Alderson Koester.

Alderson Helms requested that an item be put on the special meeting agenda for an update from the City Hall Building Task Force pending their inspections of buildings and Mayor Gaulrapp he would make sure it was on the agenda.

The motion to layover the Resolution R-2011-52 to the special meeting on Monday, September 12, 2011 at 6:00 pm, prevailed by roll call vote of;

Yeas: Boldt, Bush, DeVine, Endress, Helms, Koester and Crutchfield (7)

Nays: none

RESOLUTION #R-2011-53:

RESOLUTION GRANTING AUTHORITY FOR THE CITY TO APPLY FOR A PERMIT FROM ILLINOIS DEPARTMENT OF TRANSPORTATION FOR THE ILLINOIS ROUTE 75 IMPROVEMENTS (INTERSECTION OF ADAMS AVENUE AND EXCHANGE STREET)

City Engineer Denise Ihrig presented the resolution that states the Illinois Department of Transportation wishes to install a 21 inch sanitary sewer and sanitary sewer manhole from the intersection of Liberty and Exchange west to Exchange and Adams which is under the jurisdiction and control of the Department of Transportation.

Alderson Endress moved to place the resolution on the floor for adoption, seconded by Alderson Bush. The motion prevailed by roll call vote of;

Yeas: Boldt, Bush, DeVine, Endress, Helms, Koester and Crutchfield (7)

Nays: none

Resolution #R-2011-53 was adopted.

RESOLUTION #R-2011-54:

RESOLUTION AUTHORIZING APPLICATION FOR THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S FISCAL YEAR 2011 COMMUNITY CHALLENGE PLANNING GRANT PROGRAM

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Community Development Director Shelly Griswold presented the resolution stating the she was requested by the Mayor to research grants that could be available for funding for bricks and mortar project at City Hall. This is for a Community Challenge Planning Grant and it will be submitted next Friday. Director Griswold used examples of various municipalities who have used the funds to develop areas needing environmental clean-up. The Rawleigh Complex which is a combination of abandoned industrial buildings could be considered for such a re-use project for this grant especially if Amtrak comes into the area in 2014. Director Griswold stated this would be a 20% grant match and our Brownfield grant matches could be used for these dollar commitment, plus the in-kind services of salaries of the grant coordinator and Community Development Director. Alderperson Helms moved to place the resolution on the floor for adoption, seconded by Alderperson Bush. The motion prevailed by roll call vote of; Yeas: Boldt, Bush, DeVine, Endress, Helms, Koester and Crutchfield (7)
Nays: none
Resolution #R-2011-54 was adopted.

OTHER

DEPARTMENT HEAD REPORTS

Community Development

Community Development Director Shelly Griswold presented a request for approval of Facade Improvement Grant Recommendation for property located at 232 East Stephenson Street. Director Griswold stated she had received a request from Robert Ostendorf for the work being proposed is the first phase of a multi-phase project and include tuck-pointing and brick replacement on the west and south walls. The Total estimated cost of this phase is \$16,075.00. Director Griswold recommended a façade improvement grant award in an amount which is the lessor of \$8,037.50 or 50% of the actual project cost.

Alderperson Helms moved to approve the recommendation of Director Griswold contingent upon a building and fire inspection at 232 E. Stephenson before funds are disbursed, seconded by Alderperson Endress. The motion prevailed by roll call vote of;
Yeas: Boldt, Bush, DeVine, Endress, Helms, Koester and Crutchfield (7)
Nays: none

Community Development Director Griswold spoke about the Prospering Together listening and learning discussions that were recently held.

Director Griswold spoke about the hours of operation of the Pretzel City Transit. The City's budget is stretched as far as it can go with the current hours of operation. She quoted the number of rides per hour and ranging from 2.5 rides per hour (6 pm to midnight) and 4.5 rides per hour (Saturday mornings) in the evenings and on Saturday. Due to budget constraints, the additional hours cannot be considered without additional local matches. There have been two private citizens that have inquired about operating a taxi dispatch service. Mayor Gaulrapp asked if there was a loan provided to Freeport City Service Cab Company in order to start. Director Griswold stated there was a loan but she did not know the full amount but from what she remembered it was around \$120,000.00.

Finance

Finance Director Craig Joesten was present and had no further report.

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Public Works

Public Works Director Tom Dole stated that the LAPP program is moving along. They have completed the limb pickup from the storm. The project that the department is working on in-house is the storm sewer at Mary and Stephenson. Patchwork is being done on driveways and pot holes.

City Engineer/Water and Sewer

City Engineer Dense Ihrig presented the following items listed on council agenda along with the coordinating documents:

- A. Request for Motion of Intent to Award City Wide Meter Replacement
- B. Request for Motion of Intent to Award City Wide Sanitary Sewer Lining and Improvements
Project 2011 Construction Engineering Contract
- C. Request for Motion of Intent to Award Well House and Well Number 9 & 10 Construction
Engineering Contract
- D. Request for Motion of Intent to Award 0.5 MG Burchard Elevated Storage Tank Construction
Engineering Contract
- E. Request for Motion of Intent to Award Water System Improvement for New Pressure Zone –
4,000' of Water Main Construction Engineering Contract
- F. Request for Motion of Intent to Award Water System Improvement for New Pressure Zone –
Pressure Reducing Valves and Booster Pump Station Construction Engineering Contract
- G. Request of Motion of Modification of Intent to Award SCADA Upgrade Recommendation to add
Alternates 1 and 4

City-Wide Meter Replacement

City Engineer Denise Ihrig stated that the responsive bid was determined to be from Ferguson Waterworks the price submitted included Illinois use tax and the commission accepted the change and the bid amount of \$4,378,141.86 minus \$253,140.66 such that they moved before you \$4,124,977.00. The Water and Sewer Commission made a motion of Intent to Award to Ferguson Waterworks in the amount of \$4,124,977.00 bringing the bid price to within 11.8% of the Engineer's estimate and present the recommendation to the Council for Intent to Award. City Engineer Ihrig stated this will be a turn-key operation and the construction management portion is included in the bid. Representatives from Ferguson Waterworks were present at the meeting. City Engineer Denise Ihrig provided the information from the bidding process and the Aclara bid being submitted without Davis Bacon Wage Act (Prevailing Wage Act) so it was determined to be non-responsive.

Aldersperson Boldt moved to accept the bid recommendation, seconded by Aldersperson Crutchfield. City Engineer Ihrig explained the importance to word the motion as "an intent to award" pending the IEPA award of the bid. Aldersperson Crutchfield withdrew his second. Aldersperson Boldt withdrew his motion.

Aldersperson Boldt made a motion to accept Intent to Award for the City Wide Meter Replacement to Ferguson Waterworks in the amount of \$4,124,977.00, seconded by Aldersperson Endress. Motion prevailed by roll call vote of:

Yeas: Boldt, Bush, DeVine, Endress, Helms, Koester, and Crutchfield (7)

Nays: None

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City Engineer Denise Ihrig provided a document to the council dated August 31, 2011 and signed by her regarding Construction Engineering Contracts for the IEPA Revolving Loan Project. The memorandum stated that at the City of Freeport Water and Sewer Commission Special Meeting held on Tuesday, August 30, 2011, Construction Engineering Contracts for the IEPA Revolving Loan Projects were presented to the Commission. The Construction Engineering Contracts received were all within the budgets approve by the IEPA in the IEPA Facility and Project Plans. The contracts are reimbursable through the loans. Each firm will provide shop drawing review and inspection for each of the projects. The following contracts were presented and reviewed on at a time by the Commissioners:

Contract	Firm	Amount
City – Wide Sanitary Sewer Lining and Improvements Project – 2011	Fehr-Graham & Associates	\$120,000.00
Well House and Well No's 9 and 10	Fehr-Graham & Associates	\$75,000.00
0.5 MG Burchard Elevated Storage Tank	Fehr-Graham & Associates	\$53,800.00
Water System Improvement For New Pressure Zone – 4,000' of Water Main	Fehr-Graham & Associates	\$31,600.00
Water System Improvement For New Pressure Zone – Pressure Reducing Valves and Booster Pump Station	RHMG	\$37,959.00

Each contract received an independent “Motion of Intent to Award” and forward on to the City Council. Each contract received a unanimous vote of “Intent to Award”.

Request for Motion of Intent to Award City Wide Sanitary Sewer Lining and Improvements Project 2011 Construction Engineering Contract

City Engineer stated that the City Wide Sanitary Sewer Lining and Improvements Project 2011 Construction Engineering is recommended to council for Fehr-Graham & Associates in the amount of \$120,000.00. Alderperson Crutchfield made a motion of Intent to Award City Wide Sanitary Sewer Lining and Improvements Project 2011 Construction Engineering Contract to Fehr-Graham & Associates in the amount of \$120,000.00, seconded by Alderperson Boldt. Motion prevailed by roll call vote of:

Yeas: Boldt, Bush, DeVine, Endress, Helms, Koester, and Crutchfield (7)

Nays: None

Request for Motion of Intent to Award Well House and Well Number 9 & 10 Construction Engineering Contract

City Engineer stated that the Well House and Well Number 9 and 10 Construction Engineering Contract is recommended to council for Fehr-Graham & Associates in the amount of \$75,000.00. The firm will perform show drawing reviews, construction observation, survey layout and attend project meetings. Alderperson Helms made a motion of Intent to Award Well House and Well Number 9 and 10 Construction Engineering Contract to Fehr-Graham & Associates in the amount of \$75,000.00, seconded by Alderperson Endress. Motion prevailed by roll call vote of:

Yeas: Boldt, Bush, DeVine, Endress, Helms, Koester, and Crutchfield (7)

Nays: None

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Request for Motion of Intent to Award 0.5 MG Burchard Elevated Storage Tank Construction Engineering Contract

City Engineer stated that before council is an agreement for the 0.5 MG Burchard Elevated Storage Tank Construction Engineering Contract for Fehr-Graham & Associates in the amount of \$53,800.00. The firm will perform shop drawing review, construction observation foundation, construction observation tank erection, tank sterilize and testing, electrical inspection, construction inspection site work, review pay requests and as builds.

Aldersperson Boldt made a motion of Intent to Award 0.5 MG Burchard Elevated Storage Tank Construction Engineering Contract to Fehr-Graham & Associates in the amount of \$53,800.00, seconded by Aldersperson Koester. Motion prevailed by roll call vote of:

Yeas: Boldt, Bush, DeVine, Endress, Helms, Koester, and Crutchfield (7)

Nays: None

Request for Motion of Intent to Award Water System Improvement for New Pressure Zone – 4,000' of Water Main Construction Engineering Contract

City Engineer stated that before council is an agreement for the Water System Improvement for New Pressure Zone – 4,000' of Water Main Construction Engineering Contract for Fehr-Graham & Associates in the amount of \$31,600.00. The firm will provide construction inspection for water main during construction.

Aldersperson Helms made a motion of Intent to Award Water System Improvement for New Pressure Zone – 4,000' of Water Main Construction Engineering Contract to Fehr-Graham & Associates in the amount of \$31,600.00, seconded by Aldersperson Endress. Motion prevailed by roll call vote of:

Yeas: Boldt, Bush, DeVine, Endress, Helms, Koester, and Crutchfield (7)

Nays: None

Request for Motion of Intent to Award Water System Improvement for New Pressure Zone – Pressure Reducing Valves and Booster Pump Station Construction Engineering Contract

City Engineer stated that before council is an agreement for the Water System Improvement for New Pressure Reducing Valves and Booster Pump Station Construction Engineering Contract from Rezek, Henry, Meisenheimer and Gende, Inc. (RHMG) in the amount of \$37,959.00. The firm will provide shop drawing review and construction inspection of the pressure reducing station.

Aldersperson Koester made a motion of Intent to Award Water System Improvement for New Pressure Reducing Valves and Booster Pump Station Construction Engineering Contract to Rezek, Henry, Meisenheimer and Gende, Inc. (RHMG) in the amount of \$37,959.00, seconded by Aldersperson DeVine. Motion prevailed by roll call vote of:

Yeas: Boldt, Bush, DeVine, Endress, Helms, Koester, and Crutchfield (7)

Nays: None

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Request of Motion of Modification of Intent to Award SCADA Upgrade Recommendation to add Alternates 1 and 4

City Engineer Denise Ihrig provided a document to the council dated September 1, 2011 and signed by her regarding SCADA Upgrade Recommendation to Add Alternates 1 and 4 Modification of Intent to Award. The memorandum stated that at the City of Freeport Water and Sewer Commission Special Meeting held on Tuesday, August 30, 2011, the commission discusses the addition of Bid Alternate No. 1 and 4 from Morse Electric of Freeport Illinois. Strand Associates is recommending the City add Alternate 1 to upgrade the current water management software, Hach WIMS. Hach WIMS is a data management tool used by the water and wastewater plants to track flows, rain events IEPA monitoring date, and record all chemical data of wastewater. This information is used to predict performance and make improvements and adjustments to the operations of the plants. The cost of Alternate 1 Upgrade Hach WIMS is \$9,786.00.

Strand Associates is also recommending the City add Alternate 4 to upgrade to provide a master telemetry control panel at the wastewater treatment plant, such that the operations of the water treatment plant may be managed and operated from the Wastewater Treatment Plant. This will increase operability and remove operations of the plants. The cost of Alternate 4 master telemetry control panel is \$19,090.00.

The alternates plus bas bid will increase the project from \$1,214,100.00 to \$1,242,936.00. The Water and Sewer Commission made a motion of Intent to Award and advances the alternates to council for a motion of Intent to Award.

Alderson Helms made a motion of intent to Award SCADA upgrade recommendations to add Alternates 1 and 4, seconded by Alderson Crutchfield. Motion prevailed by roll call vote of:

Yeas: Boldt, Bush, DeVine, Endress, Helms, Koester, and Crutchfield (7)

Nays: None

Mayor George Gaulrapp explained the above stated awards for the Water and Sewer Commission is part of the Big 4 Projects in which funding will be applied through the Illinois Environmental Protection Agency and the City is waiting on a \$20,000,000.00 loan. These loans include low interest with a 25% forgiveness built into the loan documents.

Library

Library Director Carole Dickerson stated that the Library will be offering electronic or E-Books through downloadable books. There will be a session on September 17, 2011 to demonstrate how electronic audio books work.

Police

Chief of Police Jerry Whitmore thanked the Stephenson County Emergency Management team. Terry Groves and Steve Holbert provided plans for the Music Festival and unified command of police, fire and public works. It worked well and will be an essential document for the future. Chief Whitmore attended Neighborhood Watch Meetings recently and they are starting to receive many helpful phone calls. There was a bar broken into over the weekend and because of traffic stop through the STEP grant the department had information on one of the burglary suspects.

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Fire

Battalion Chief Jim Blackburn was present and had no report this evening.

Mayor's Report

Mayor Gaulrapp stated there will be a ceremony at the Fire Station #1 on Sunday for the ten year remembrance of September 11, 2001. United Way will oversee training of the social service agencies throughout the City on software systems which will allow them to communicate better with each other and, hopefully, make the resources last longer. WIMPLI will have a service day on Saturday to help trim trees on Galena Avenue. If council has concerns to bring forth especially the road resurfacing concerns, the Mayor's door is open and it is encouraged to come before they are brought forth to the council.

NEW BUSINESS/COUNCIL ANNOUNCEMENTS

Each council member was provided the opportunity to publicly address significant items of interest.

- Alderperson Crutchfield stated the issues at City Hall have been due to maintenance issues long term in the making. But the questions are the maintenance issues with other buildings being tended to. Would it be possible to have a maintenance person who would attend to all the maintenance issues in the City buildings. Mayor Gaulrapp stated that it was discussed in a staff meeting and perhaps this will be through the public works or fire department employee as a facilitator of buildings.
- Alderperson Boldt spoke about Neighborhood Watch Meetings information about calling the police when you see suspicious activity in your neighborhood.
- Alderperson Bush thanked everyone for their support to fill back packs with school supplies for Back to School.
- Alderperson DeVine thanked the fire department for CPR training for the bus transportation.
- Alderperson Helms asked if the City was reimbursed for the Music Festival and it was stated that the charges had been paid and were \$4.05 under budget.
- Alderperson Helms asked about the Comcast legal motions and Mayor Gaulrapp stated Attorney Mahoney is taking depositions.
- Alderperson Helms asked about the status of the Mahoney Building and Corporation Counsel stated there has been a court date assigned and the City has requested expedited hearing and depositions. The reason we are in court is to force the issue, if we don't then it could go on. IDOT is the department that set up the road barricades as they wanted them to be for safety of Galena Avenue.
- Discussion was held regarding the mowing of the ditch behind J.C. Penney. Director Joesten stated it was mowed this summer at least once and probably needs to be done again.
- Director Griswold stated that there is a leash law for cats and it against City ordinance to let them run at large. The City Animal Control does set traps and the cat will need to be claimed in one day.

PUBLIC COMMENTS AGENDA OR NON-AGENDA ITEMS

- Tom Teich, 653 Jefferson Street, Freeport, Illinois, spoke about the building at Provena and a new retail establishment for Halloween.
- John Staben, 1070 N. Canyon Drive, Freeport, Illinois spoke about a Young Eagle's Rally at Albertus Airport on October 17, 2011.

EXECUTIVE SESSION (CLOSED SESSION)

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The following was read into the record, “Executive Session is called pursuant to 5 ILCS 120/2 (c) (5) Purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired.

At 8:42 pm, Alderperson Crutchfield moved to enter closed session, seconded by Alderperson Helms. Motion prevailed by roll call vote of:
Yeas: Boldt, Bush, DeVine, Endress, Helms, Koester, and Crutchfield (7)
Nays: None

At 8:50 pm, Alderperson Endress moved to return from closed session, seconded by Alderperson Crutchfield. Motion prevailed by roll call vote of:
Yeas: Bush, DeVine, Endress, Helms, Koester, and Crutchfield (6)
Nays: None

Upon motion duly made and seconded, the meeting was adjourned at 8:51 p.m.

S/ Meg Zuravel
Meg Zuravel, City Clerk