



## ***City Council***

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

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### **MINUTES REGULAR MEETING Monday, November 21, 2011**

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#### **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 Monday, November 21, 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, Michael Koester, and Andrew Crutchfield (8). Corporation Counsel Sarah Griffin was present.

#### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Alderperson Endress.

#### **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 November 7, 2011, seconded by Alderperson Koester. Motion prevailed by voice vote without dissent.

#### **PUBLIC COMMENTS – AGENDA ITEMS**

- Bette Corbin, 2201 Hillside Court, Freeport, Illinois, spoke against the tax levy increase and asked the council not to further burden the tax payers.
- Jim Bangs, 1452 S. Demeter Drive, Freeport, Illinois, spoke against the vacant property ordinance and the need for less government and not more government. By inspecting and overseeing the maintenance of vacant buildings it will cost the governing body more money and this is not the time to institute this ordinance.
- Ken Long, 2595 Shepard Drive, Freeport, Illinois, spoke about this time being the most economic challenging time and whether this is a good time to raise the tax levy for any of the taxing bodies. He challenged the council to show the leadership necessary to the other taxing bodies and demonstrate that budgets can be cut so that the tax levy does not need to be increased.
- Walter Schuble, 216 Plummer Avenue, Chadwick, Illinois, spoke against the vacant property ordinance if it regulates residential rental properties or property for sale. Mayor Gaulrapp stated that he met with a group of the realtors and the administration will ask to have this ordinance laid over to the next meeting to review wording recommended. Mr. Schuble spoke about the inspection

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fees and registration fees being excessive. Mayor Gaulrapp stated those issues are being addressed.

- Conor Brown, Public Affairs Director of Realtors Association of Northwestern Illinois (RANI) spoke about the meeting held with the Mayor and Community Development Director Griswold regarding recommended amendments to the vacant property ordinance. He recommended amending the definitions to match Harvard Illinois and lowering the inspection and registration fees which would encourage participation in the program.
- Brad Grant, 1276 W. Stover Street, Freeport, Illinois, spoke about the raises that the board gave police and fire and now trying to increase the property taxes in order to pay for it. He recommended a 0% change to the tax levy. He recommended outsourcing the ambulance function. He recommended re-furloughing the three positions in the police department including the person who writes tickets for parking. If you are looking at giving 2% raises you should look at ways to cut instead of raising taxes. He closed by stating that it is easy to raise taxes but it takes guts to make the cuts. Mr. Grant spoke as a landlord against the vacant property ordinance during the time of a recession.
- Bill Dietz, 13416 W. Pinhook Road, Lena, Illinois, spoke as an owner of rental property in Freeport and spoke against any increase of the tax levy. He spoke against the pensions of the government workers and recommended those in charge begin saying no. He recommended the use of 401k plans instead.
- Mayor Gaulrapp stated that he wants to make a couple of corrections to the statements provided this evening. The City did take out a loan to pay for payroll, but that money has been set aside to pay for that loan by segregating the dollars. During union negotiations this year the Fire union agreed to a new pay system for new hires so future firefighters will be hired with a revised pension plan which will be less. The police new hires have a new pension system due to reforms by the State of Illinois. Mayor Gaulrapp spoke about the pay cuts instituted over the last couple of years for staff members from 6.5% to 10% by employees taking furlough days in order to reduce the budget. Two out of three of the unions froze their wages. There was \$800,000 cut out of the budget and we survived a period of time that was unknown with the State of Illinois. Mayor Gaulrapp stated we ended the fiscal year 2010/2011 with \$1.25 million in surplus but surpluses are eaten up very quickly. Since being Mayor, the City has experienced a flash flood, a one hundred year flood, a secondary flood and two buildings go down some of the money coming from the City, FEMA and other agencies. The council has chosen to build the reserves. Our council members have to choose wisely to build the reserves and they pay the same tax dollars as everyone else.

**CONSENT AGENDA**

The following items were presented on the Consent Agenda this evening:

- A. Approval to receive and place on file:
  - 1) City Treasurer's Report of Schedule of Tax Receipts through October 31 2011
  - 2) City Treasurer's Report of Cash and Fund Balances as of October 31, 2011
  - 3) Fire Department Report on Activities October 2011
- B. Approval of Water and Sewer Bills Payable (Register # 631) ---- \$149,564.68
- C. Approval of Payroll for pay period ending November 5, 2011 ---- \$421,862.45
- D. Approval of Finance Bills Payable (Registers #628, 629, 630, 632) --- \$278,889.24

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Alderson Helms requested removal of item A. 1) City Treasurer's Report of Schedule of Tax Receipts through October 31 2011 for discussion purposes.

Alderson Koester moved to approve the all other Consent Agenda items but item A. 1), seconded by Alderson Crutchfield. Motion prevailed by a roll call vote of;

Yeas: Klemm, Boldt, Bush, DeVine, Endress, Helms, Koester, and Crutchfield (8)

Nays: None

Discussion was held regarding the City Treasurer's Report of Schedule of Tax Receipts through October 31 2011 and how far behind the State of Illinois is with sales tax payments. Accountant Duane Price stated that the State of Illinois is three months behind in payments. It was asked why the payment by ComEd was missing and Accountant Duane Price said a payment was lost in the main and they have now issued a replacement check and the November payment is now received. It was asked where the NICOR payment was and Accountant Duane Price stated that it has now been received the first part of November.

Upon no further discussion, Alderson Helms moved for approval of Consent Agenda of item A. 1) City Treasurer's Report of Schedule of Tax Receipts through October 31 2011 to receive and place on file, seconded by Alderson Endress. Motion prevailed by a roll call vote of;

Yeas: Klemm, Boldt, Bush, DeVine, Endress, Helms, Koester, and Crutchfield (8)

Nays: None

The consent agenda items were approved.

**COMMUNICATIONS TO COUNCIL**

Request was received from the City Treasurer for council approval to receive and place on file the following reports: A. Fire Pension Fund Report for Tax Levy as of April 30, 2011 and B. Police Pension Fund Report for Tax Levy as of April 30, 2011.

Alderson Endress moved to place on file the Fire Pension Fund Report for Tax Levy as of April 30, 2011, seconded by Alderson Klemm. Alderson Helms asked City Treasurer Linda Buss regarding clarification between the annuity amounts between the Fire Pension Fund and the Police Pension Fund. Treasurer Buss stated that the assets sizes differ because the fire pension fund was invested in 13% Ginny Maes or the equity market over a span of about twenty years while the police pension fund trustees decided to invest more conservatively in order to increase the assets. Alderson Helms asked about the City's responsibility in funding the pensions according to what the actuaries tell us. Director Joesten stated that there are certain guaranteed benefits that accrue to the pensioners and those pension funds with some of the contributions we make develop the total revenue base of those. We get from the actuaries for both fire and police and the IMRF statements of what we need to invest based upon what the draw downs are, what the returns are, and what balances that we need to put into it and it shows up on the tax levy. The City has up until the year 2040 to fund 90% of the unfunded amount \$28 million dollars and so they are letting the City mortgage it out. Treasurer Buss stated that the City of Freeport has always contributed what they were asked to contribute so that is not an issue in Freeport although it has been an issue in other communities.

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Upon no further discussion of the communication item for the Fire Pension Fund, motion prevailed by a roll call vote of;

Yeas: Klemm, Boldt, Bush, DeVine, Endress, Helms, Koester, and Crutchfield (8)

Nays: None

Aldersperson Koester moved to place on file the Police Pension Fund Report for Tax Levy as of April 30, 2011, seconded by Aldersperson Klemm. Motion prevailed by a roll call vote of;

Yeas: Klemm, Boldt, Bush, DeVine, Endress, Helms, Koester, and Crutchfield (8)

Nays: None

**ORDINANCES – THIRD READING**

**3RD READING OF ORDINANCE # 2011-56:**

**AN ORDINANCE AMENDING CHAPTER 288 (OFFICERS AND EMPLOYEES GENERALLY) OF THE CODIFIED ORDINANCES OF THE CITY OF FREEPORT – LIFE INSURANCE**

The first reading was held on October 17, 2011. A motion to adopt was given by Aldersperson Endress, seconded by Aldersperson Koester. The second reading was held on November 7, 2011, and it was automatically laid over to tonight's meeting. Upon the third reading and no discussion, the motion prevailed by roll call vote of;

Yeas: Klemm, Boldt, Bush, DeVine, Endress, Helms, Koester, and Crutchfield (8)

Nays: None

Ordinance #2011-56 passed by a vote of 8-0.

**ORDINANCES – SECOND READING**

**2ND READING OF ORDINANCE # 2011-57:**

**AN ORDINANCE FOR THE LEVY AND ASSESSMENT OF TAXES FOR THE FISCAL YEAR BEGINNING MAY 1, 2011, AND ENDING APRIL 30, 2012, FOR THE CITY OF FREEPORT, COUNTY OF STEPHENSON, AND STATE OF ILLINOIS**

Mayor Gaulrapp stated that the ordinance on the floor is Option C (dated November 7, 2011) with a tax levy total amount of \$3,197,177.00. The first reading was held on November 7, 2011. A motion to adopt was given by Aldersperson Klemm, seconded by Aldersperson Koester and it was automatically laid over to tonight's meeting.

The ordinance on the floor delivers an overall percentage change of 21.44% which includes an increase to the corporate fund in the amount of \$500,000.

Ordinance #2011-57					
	2011 Tax Levy	2010 Tax Levy	Increase/ (Decrease)	Percentage Change	Total Tax Bill Percentage Change
Firefighter Pension	\$1,073,551	\$965,806	\$107,745	11.16%	
Police Pension	878,086	937,272	(59,186)	-6.31%	

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IMRF	256,000	240,000	16,000	6.67%	
Corporate	989,540	489,540	500,000	102.14%	
	\$3,197,177	\$2,632,618	\$564,559	21.44%	2.10%

Upon the second reading, discussion was held regarding the other sources of revenue options so that the council can review other options other than the tax levy. Finance Director Craig Joesten stated that because the City is home rule, there are options for other taxes. For example the gasoline tax each penny increase is about \$110,000 increase in revenue. There are utility taxes such as taxes on NICOR gas or telephone, there are caps that are mandated by statutes but we have some room. Alderperson Koester asked to have information in writing by the next meeting to show the different revenue generating funds.

Discussion was held regarding the timing necessary to approve the tax levy. It was stated that it needs to be filed with the County Clerk by the last Tuesday in December. Discussion was held regarding the proposed tax levy and where the funds would and how much would be put into reserves. Each council member was provided an opportunity to state their opinion on where the tax levy should be.

Finance Director Joesten stated that based upon the revenue expected for this year and based upon the unanticipated expenses that we have paid out our original projected gain of \$51,000 is now a deficit of \$21,000 for this fiscal year ending April 30, 2012. Taking that as a starting point, we are projecting some revenue enhancements we have a budgeted excess of \$23,000. Taking into consideration the raises approved for both bargaining units that totals \$190,000, so the projected gain given the revenue enhancement is \$193,000 for the next fiscal year and then from that are discretionary expenses for fixing up or demolition of the 230 W. Stephenson building. In addition to these expenses, then there are questions as to the NIDA funding, the increase demolition line item, and the health insurance costs that can be incurred. The council has \$193,000 to work with four expense categories which must come out of it. The City of Freeport has reserves of \$1.2 million.

Discussion was held regarding the timing about the next step for the 230 W. Stephenson building.

Mayor Gaulrapp stated that there are funds of \$1.1 million in the Water and Sewer funds that are set aside to back their own bonds, compared to before; they were using City funds to back them to fulfill the requirement by the indenture that funds be set aside.

Discussion was held regarding the reserves of past administrations. Mayor Gaulrapp stated the goal is to try to work towards a 25% of budget reserve fund which would be three months of expenses which would be able to cover bills totaling about \$4 million dollars. That amount is a recommendation only.

Alderperson Boldt asked if the EAV drops by 5% the impact that it would have on the tax levy and what would be the loss in revenue and Director Joesten stated that the Finance Department could provide that information for the next meeting.

Upon no further discussion, the ordinance was automatically laid over to the next meeting.

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**2ND READING OF ORDINANCE # 2011-58:**

**AN ORDINANCE FOR THE LEVY AND ASSESSMENT OF TAXES FOR THE FISCAL YEAR BEGINNING MAY 1, 2011, AND ENDING APRIL 30, 2012, FOR THE PUBLIC LIBRARY OF THE CITY OF FREEPORT, COUNTY OF STEPHENSON, AND STATE OF ILLINOIS**

Mayor Gaulrapp stated that the first reading was held on November 7, 2011. A motion to adopt was given by Alderperson Boldt, seconded by Alderperson Koester and it was automatically laid over to tonight's meeting. Upon the second reading and no discussion, the ordinance was laid over to the next meeting.

**2ND READING OF ORDINANCE # 2011-59:**

**AN ORDINANCE TO SUPPLEMENT THE APPROPRIATION ORDINANCE FISCAL YEAR 2011-2012 FOR THE CITY OF FREEPORT, ILLINOIS**

The first reading was held on November 7, 2011. A motion to adopt was given by Alderperson Klemm, seconded by Alderperson Helms and it was automatically laid over to tonight's meeting. Upon the second reading, discussion was held regarding updates on NIDA. Alderperson Klemm stated that a presentation was given by NIDA regarding the demographics and financial updates. The council was provided copies of the budget and information about the updates to the website. NIDA is in the need of funds because of the money spent for Prospering Together. Discussion was held regarding the private sector funding and Alderperson Klemm provided an update stating that these funds have increased since last year and their goal is to increase it by \$30,000 bringing the total to \$140,000. It was also mentioned to the Executive Director to go around to the not-for-profits to see if there are any of those that can provide in-kind services. It was suggested that the City could help out with paperwork for the new website. Upon no further discussion, the ordinance was laid over to the next meeting.

**2ND READING OF ORDINANCE # 2011-61:**

**AN ORDINANCE TO CREATE CHAPTER 1430 (VACANT PROPERTY) OF THE CODIFIED ORDINANCES OF THE CITY OF FREEPORT, ILLINOIS**

Mayor Gaulrapp stated that he and Community Development Director Shelly Griswold met with the Realtors Association and they recommended amendments to the ordinance. He recommended that the ordinance have an automatic layover and then the changes will be presented at the next meeting. The first reading was held on November 7, 2011. A motion to adopt was given by Alderperson Bush, seconded by Alderperson Crutchfield and it was automatically laid over to tonight's meeting. Mayor Gaulrapp stated that Alderperson Bush has requested an amendment to the ordinance. Community Development Director Shelly Griswold stated that Alderperson Bush asked for three specific amendments 1) that not only the building maintenance is performed but also the grounds such as mowing the grass and shoveling the snow and that specifically is more explicit 2) to require a sign be posted on the exterior front of building with the name and contact information of the owner and also the contact information of a local agent 3) language was added where the dollars go for the Community Development fund to be used for demolitions. These amendments are provided on the desks for council. Director Griswold stated the realtors and their association had good comments and she would like the opportunity to incorporate changes to the ordinance.

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Director Griswold stated that if the property was for sale or was posted for rent, then the only reason it would be considered under this ordinance was if it had multiple outstanding code violations against the property.

Aldersperson Klemm spoke about a building in the downtown area where even under the vacant property ordinance as drafted it perhaps would not be under this code but it is causing damage next to it and if this goes on for a period of time it can do detrimental damage to the adjacent building. Director Griswold stated those comments were made during the public comments that the building may not fit with this ordinance and she stated for the record that she does not agree with those comments. She continued by stating that particular property has had administrative hearings for code violations, they have thousands of dollars in fines that they have not been paying and the next step for them is going to court and that is our next method for dealing with the property and that would be the same for this vacant property ordinance as well. These end up on court if the building is jeopardizing another building. Director Griswold stated the process is a fine, administrative hearing, collections, reporting to a collection bureau, and court hearings. Director Griswold stated that what can happen when it goes to court is that the owner can be compelled to either fix the building or have it demolished and if he won't do these things then the City can be given the right to get a judgment for repairs or demolish. Discussion was held regarding the benefit to this ordinance and Director Griswold stated that first it is the registry so that either the fire department or the police department have the capability to get ahold of the owner as opposed to a building being held by a blind trust. Director Griswold stated the second advantage is that it provides for periodic inspections to see if it may be falling apart on the inside. Discussion was held regarding the requirement of registry and how to get the owners to follow through.

Aldersperson Boldt asked if anything has been done to levy fines onto the property taxes. Corporation Counsel Griffin stated that the statute is poorly written and the opinion between the State's Attorney and the IML is that the law the way it is written is unenforceable.

Director Griswold stated that this ordinance was fashioned after the Villa Park Ordinance and that she wasn't sure how long it has been in place but she can check her notes and bring it to the next meeting. As far as collecting on fines, this collection agency has been collecting more fines than the previous agency. There are always fines on buildings that are uncollectable.

Discussion was held regarding the opinions of the council for the vacant property ordinance. Upon no further discussion, the ordinance was automatically laid over to the next meeting.

**2ND READING OF ORDINANCE # 2011-62:**

**AN ORDINANCE AMENDING CHAPTER 1440 (ADMINISTRATION GENERALLY) OF THE CODIFIED ORDINANCES OF THE CITY OF FREEPORT ILLINOIS**

The first reading was held on November 7, 2011. A motion to adopt was given by Aldersperson Klemm, seconded by Aldersperson Bush and it was automatically laid over to tonight's meeting. The second reading was held this evening and the ordinance was automatically laid over to the next meeting.

**ORDINANCES - FIRST READING**

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**1ST READING OF ORDINANCE # 2011-63:**

**AN ORDINANCE DESIGNATING LOCATION OF CITY HALL, CITY COUNCIL CHAMBERS, AND NOTICE OF POSTING AS 524 W. STEPHENSON STREET, FREEPORT, ILLINOIS**

Mayor Gaulrapp stated that administration requests suspension of rules for passage this evening. Corporation Counsel Sarah Griffin stated this ordinance changes the location of City Hall, City Council Chambers and the locations where the notice of posting to 524 W. Stephenson. This ordinance repeals and replaces any ordinance, resolutions, or contracts in conflict herewith with this Ordinance. As most of our ordinances do with this clause, but this ordinance is important because 230 W. Stephenson is probably all over our code book, all over our resolutions, and our agreements. Corporation Counsel Griffin stated that we may need to come back with more ordinance amendments as we move forward but we wanted to make sure, especially for posting purposes on the bulletin board locations, so that for the Open Meetings Act's public notice that we formally designate 524 W. Stephenson Street as the City Hall. This ordinance shall be effective December 1, 2011 and remain in effect unless and until changed by Ordinance of this City Council.

Mayor Gaulrapp asked for suspension of council rules for passage this evening. Alderperson Klemm moved for suspension of the rules for passage of this ordinance this evening, seconded by Alderperson Crutchfield. Motion prevailed by roll call vote of;  
Yeas: Klemm, Boldt, Bush, DeVine, Endress, Helms, Koester, and Crutchfield (8)  
Nays: None

Alderperson Klemm asked about the signage in and around the 524 W. Stephenson Street. Mayor Gaulrapp stated that the owner of the building is responsible for signage and did not want to confuse people so he will not be putting the signs up until closer to the move dates.

Alderperson Klemm made a motion to place the ordinance on the floor for approval, seconded by Alderperson Endress. Motion prevailed by roll call vote of;  
Yeas: Klemm, Boldt, Bush, DeVine, Endress, Helms, Koester, and Crutchfield (8)  
Nays: None  
Ordinance #2011-63 passed by a vote of 8-0.

**1ST READING OF ORDINANCE # 2011-64:**

**SPECIAL ORDINANCE OF VARIATION PERMIT OR AMENDMENT OF CODIFIED ORDINANCES OF FREEPORT, ILLINOIS – *Type of Relief: Amendment of Zoning Ordinance from R4 (One Family Residence) to B1-1 (Restricted Retail Business); Owner or Applicant: Gary A. and Karen M. Besley Trust; Address/Description: 1450 South West Avenue***

Community Development Director Shelly Griswold presented the ordinance in which the public hearing for this petition was held by the Planning Commission on November 10, 2011. The commission unanimously recommended the petition for approval and there were no written objections filed for the petition. Therefore, council may take final action this evening. Director Griswold stated that the petitioner asked to have the zoning of the property changed to its actual use in case he wishes to sell it sometime in the future. Alderperson Klemm made a motion to move forward the ordinance for passage, seconded by Alderperson Boldt. Motion prevailed by roll call vote of;



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Yeas: Klemm, Boldt, Bush, DeVine, Endress, Helms, Koester, and Crutchfield (8)

Nays: None

Ordinance #2011-64 passed by a vote of 8-0.

**1ST READING OF ORDINANCE # 2011-65:**

**AN ORDINANCE AMENDING CHAPTER 480, SECTION 480.24 (HANDICAPPED PERSON AND DISABLED VETERANS) OF THE CODIFIED ORDINANCES OF THE CITY OF FREEPORT – 225 W. CLARK**

Public Works Director Tom Dole stated that the resident located at 225 W. Clark must park across the street due to the one way street so the handicap parking space is designated to be on Clark Street, north side, 90 feet east of S. Walnut Avenue to 115 feet east of S. Walnut Avenue. Alderperson Klemm made a motion to suspend the rules and move forward the ordinance for passage this evening due to the winter weather coming, seconded by Alderperson Helms. Motion prevailed by roll call vote of;

Yeas: Klemm, Boldt, Bush, DeVine, Endress, Helms, Koester, and Crutchfield (8)

Nays: None

The ordinance was on the floor for passage this evening. Alderperson Klemm moved to move forward the ordinance for passage, seconded by Alderperson Endress. Motion prevailed by roll call vote of;

Yeas: Klemm, Boldt, Bush, DeVine, Endress, Helms, Koester, and Crutchfield (8)

Nays: None

Ordinance #2011-65 passed by a vote of 8-0.

**RESOLUTIONS**

**RESOLUTION #R-2011-68:**

**RESOLUTION DETERMINING THE AMOUNT OF MONEY ESTIMATED TO BE NECESSARY TO BE RAISED BY TAXATION FOR FISCAL YEAR 2011 – 2012 UPON TAXABLE PROPERTY IN ITS DISTRICT AND CALLING FOR PUBLIC HEARING PURSUANT TO 35 ILCS 200/18-70 ON ITS INTENT TO ADOPT AN AGGREGATE LEVY IN AN AMOUNT WHICH IS MORE THAN 105% OF THE AMOUNT EXTENDED OR ESTIMATED TO BE EXTENDED UPON THE FINAL AGGREGATE LEVY EXTENSIONS DECEMBER 5, 2011 AT 6:00 P.M.**

Corporation Counsel Sarah Griffin stated that the public hearing is called due to the estimation of tax increase at more than 105% of the previous year. A public hearing regarding the taxation for fiscal year 2011-2012 in the sum of \$3,197,177 is called for December 5, 2011 at 6:00 pm in City Council Chambers located at 524 W. Stephenson Street, Freeport Illinois and that publication of such shall be made within the statutory time frames. Alderperson Klemm moved to approve the resolution as presented, seconded by Alderperson Koester. The motion prevailed by roll call vote of;

Yeas: Klemm, Boldt, Bush, DeVine, Endress, Helms, Koester, and Crutchfield (8)

Nays: None

**RESOLUTION #R-2011-69:**

**RESOLUTION AUTHORIZING SUBMITTAL OF UNITED STATES ENVIRONMENTAL PROTECTION AGENCY BROWNFIELD CLEAN-UP GRANT APPLICATIONS**

Community Development Director Shelly Griswold presented the resolution stating that grant application will be made for the property acquired from Russell Tipton which was previously held by Modern

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Plating. The City will be submitting grant application for \$600,000 which is three (3) Two Hundred Thousand Dollar Grants through the United States Environmental Protection Agency and the State of Illinois. Each grant requires a matching fund of twenty percent or \$40,000, for a total of one hundred and twenty thousand dollars which will be met with a combination of in-kind services and monies from the City's general fund. At least 50% of the local match will be met by in-kind services. The match dollars will need to be spent from October 2012 to September 2015, so there is a three year period. The grant application date is Monday November 27, 2011. Alderperson Klemm moved to approve the resolution as presented, seconded by Alderperson Koester. The motion prevailed by roll call vote of;  
Yeas: Klemm, Boldt, Bush, DeVine, Endress, Helms, Koester, and Crutchfield (8)  
Nays: None

**RESOLUTION #R-2011-70:**

**RESOLUTION AUTHORIZING SUBMITTAL OF UNITED STATES ENVIRONMENTAL PROTECTION AGENCY BROWNFIELD ASSESSMENT GRANT (HAZARDOUS SUBSTANCES) APPLICATION**

Community Development Director Shelly Griswold presented the resolution stating that grant application will be made through the United States Environmental Protection Agency for a grant to fund Brownfield Assessment for hazardous substances contamination. This resolution authorizes application for a \$200,000 grant for properties on the eastside and downtown. There is no local match for this grant. The phase one assessment of the local records has already been done and the second phase will need to be done for soil contamination for the higher priority sites found through the Phase I Assessment. Alderperson Klemm moved to approve the resolution as presented, seconded by Alderperson Endress. The motion prevailed by roll call vote of;  
Yeas: Klemm, Boldt, Bush, DeVine, Endress, Helms, Koester, and Crutchfield (8)  
Nays: None

**RESOLUTION #R-2011-71:**

**RESOLUTION TO AUTHORIZING THE EXECUTION OF THE IMLRMA GUARANTEED COST AGREEMENT**

Finance Director Craig Joesten presented the resolution stating that this worker's compensation and the property and casualty insurance for the City. Director Joesten stated that we have received in quotes from the carrier IMLRMA with an annual premium of \$815,866.04 with the offer of an early renewal option of \$811,807.00 and it is the recommendation of the Finance Department to be in the best interest of the municipality to make is IMLRMA contribution payment by the early renewal deadline of December 16, 2011. The losses of the City have stabilized and three independent insurance agencies were asked for quotes. The only quote received from a private insurance carrier was \$813,709.00 which includes a \$5,000 deductible. This insurance period is for December 31, 2011 through December 31, 2012. The safety meetings that the City has instituted have met with the approval of the IMLRMA. Alderperson Klemm moved to approve the resolution as presented, seconded by Alderperson Endress. The motion prevailed by roll call vote of;  
Yeas: Klemm, Boldt, Bush, DeVine, Endress, Helms, Koester, and Crutchfield (8)  
Nays: None

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**BIDS OPENED AND READ ALOUD FOR PURCHASE OF REAL PROPERTIES LOCATED AT: 445 S. BENTON; 709 S. BLACKHAWK STREET; 712 S. BLACKHAWK STREET; 620 W. CHESTNUT; 902 S. LOCUST; 527-527 ½ W. HOMER; 535 W. HOMER**

City Clerk Meg Zuravel stated there were no bids received for the above stated properties in her office. Corporation Counsel Sarah Griffin spoke about how the ads had been published and prospective purchasers had been contacted but there was no interest in bidding on the properties at this time.

**OTHER**

**DEPARTMENT HEAD REPORTS**

**Community Development**

Community Development Director Shelly Griswold stated that she is happy to report that the HUD grants applied for in September for economic development of River-front were made received and there will be a press conference next week. Only 12% of the applications received funding so Freeport was lucky to be selected.

**Finance**

Director Joesten was present and had no further report.

**Public Works**

Public Works Director Tom Doles stated leaf pick up is on schedule using four crews of two trucks each to complete the work. Discussion was held regarding the procedures used to plow the snow cul-de-sacs.

**City Engineer/Water and Sewer**

City Engineer Denise Ihrig was present and had no report this evening

**Police**

Chief of Police Jerry Whitmore provided an overview of winter parking that will begin on December 1 for odd-even parking on City streets through to the 31<sup>st</sup> day of March. This regulates through the winter that parking should be on the odd side of the street on odd days of the week and on even sides of the street on even dates. Chief Whitmore provided an update on several residences that have been burglarized and robberies of businesses.

**Fire**

Fire Chief Kevin Countryman was present and had no report this evening.

**Library**

Freeport Public Library Director Carole Dickerson provided information on the downtown Mistletoe Walk held on Sunday.

**City Clerk**

Due to the moving of City Hall and Council Chambers to 524 W. Stephenson Street, Freeport, Illinois, public has been provided notice that the offices in City Hall will be closed to the public at noon on November 23, 2011 to pack computers and begin the move. City Hall was scheduled to be closed on November 24 and 25 for the Thanksgiving holiday. The movers will begin taking items to the 524 building on November 25, 2011 and should be completed by November 28, 2011. The offices will be

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closed to the public on November 28, 29 and 30 for unpacking and organizing files. City Hall will be open to the public on December 1, 2011, at the new location of 524 W. Stephenson Street, 3<sup>rd</sup> Floor.

**MAYORS REPORT**

Mayor Gaulrapp thanked the public comments that were provided this evening. The council rules state the limitation of three minutes for public comments. Mayor Gaulrapp stated this is the last council meeting which will be broadcasted from this location. He stated that Comcast has quoted \$23,000 to bring cabling to the 524 Building, so the administration is looking into alternative methods for a tape delay of the broadcast or even the possibility of webcast of the council meetings. Currently the administration is working with Comcast to tape the meetings and to have them broadcasted the next day. Mayor Gaulrapp stated the administration received citations from the Department of Labor for the building conditions at 230 W. Stephenson Street. He will meet with them next week in Springfield. The citations are posted at City Hall, the Township offices and Water and Sewer Department.

**NEW BUSINESS/COUNCIL ANNOUNCEMENTS**

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

- Alderperson Helms asked for an update on the water and sewer deposit ordinance and Director Joesten stated it is more of process to make sure all the different scenarios are covered relative to the existing deposits so it is his intention of bringing it back to the first meeting in December. Discussion was held regarding the burglaries and robberies in the area.
- Alderperson Crutchfield asked for an update of the relocation of the Township Supervisor and Mayor Gaulrapp spoke of a meeting they had with her today. The Township Supervisor as told by Mayor Gaulrapp has looked at about 16 properties including the Art Museum and there are several buildings downtown. The excavation of the sidewalk is on hold until after the move. Some scaffolding will be put into place at the Township office. Alderperson Crutchfield asked about copyright litigation and Corporation Counsel Sarah Griffin stated that there has not been anything filed as of yet and we anticipate that there maybe but not as of today. The City's insurance carrier is handling the case and hired an attorney which is true for any litigation when someone asks for money such as against our police officers, accidents, etc.
- Alderperson Klemm spoke about the Brownfield presentation and the amounts of grants that the City has received amounting to millions of dollars used for clean-up of properties.
- Alderperson Boldt asked about the Honeywell contract and Director Joesten stated he had met with them today and the maintenance contract will be ratcheted downward due to the closing of City Hall in the 230 W. Stephenson Street building. At this time there are a number of locations included in the maintenance contract and he is working with them on a new schedule. Alderperson Boldt recommended the term of Department of Ordinance Enforcement versus the title of Nuisance Inspector.
- Alderperson DeVine asked for signage outside the school districts regarding the warning against cell phone usage.
- Finance Director Joesten stated that the audits had been provided on council desk this evening and if the council has any questions they should contact the Finance Department.

**PUBLIC COMMENTS AGENDA OR NON-AGENDA ITEMS**

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- Tom Teich spoke about a fundraiser for Provena on November 29, 2011 for a new building enhancement project.
- Gary Besley spoke about the amendment of Zoning Ordinance from R4 (One Family Residence) to B1-1 (Restricted Retail Business) for his property located at 1450 South West Avenue and thanked Director Griswold and her administrative assistant for their help and to the council for their consideration of the amendment.
- Brenda Myers spoke about the concern of the 230 W. Stephenson Street and what the plans will be. Mayor Gaulrapp stated that he had talked about it on the radio, in the newspaper, and at the council meeting is that the first thing we needed to do is the excavation of the building on the outside and to get a report from the structural engineer to see the extent of the damage to the building and an estimate of the cost to repair. Then there is for plans and it is up to the council and those four options are to 1) Find the money to repair the building which we have cost estimate of \$2.5 million dollars 2) the second plan is to see if there is anyone who would have an interest in the building they would need to have capital and a planned time-line 3) option would be to demolition the building which will be up to the council members after listening to the public and the 4) option would be to have a community outreach to rehabilitate the building. Ms. Myers asked for more information on the \$2.5 million dollar renovation costs and whether it would be for a total renovation and Mayor Gaulrapp stated that yes it would be but that those estimated dollars do not include rehabilitation of the heating, ventilation and air conditioning. The demolition estimates are about \$225,000 to \$250,000 but that does not include the asbestos and lead abatement of the building. Ms. Myers asked how long you are willing to maintain the building at a moth-balled stated and Mayor Gaulrapp stated that depends on which way the council decides to go and that there is currently not a time frame. Mayor Gaulrapp stated that early January we should start having town hall meetings to collect more information from the public. Ms. Myers stated that on December 13, 2011 at 7:00 pm there is a meeting held at the Freeport Public Library to give some historic insight to the building and to talk about possible funding.
- Michael Mead spoke about the cost of the Comcast cabling and the outcome of the 230 W. Stephenson building. Mayor Gaulrapp stated that the administration was notified about that cost last week and it was confirmed today. Mr. Meade stated that if the building does have collapse issues then perhaps the parking spaces in front of the building should be blocked off as well. Mayor Gaulrapp stated that we will keep the sidewalks opened for 48" to allow for handicap accessibility and we will take the instructions from the structural engineer after we have the excavation and the report.

Upon motion duly made and seconded, the meeting was adjourned at 8:10 p.m.

*s/ Meg Zuravel*  
Meg Zuravel, City Clerk