



## *City Council*

City Council Chambers ♦ 524 West Stephenson Street ♦ Freeport, IL 61032

---

### **MINUTES REGULAR MEETING Monday, July 21, 2014**

---

Pastor Kurt Strong was recognized for an invocation.

#### **CALL TO ORDER**

The regular meeting of the Freeport, Illinois, City Council was called to order in council chambers by Mayor James L. Gitz with a quorum being present at 6:03 p.m. on Monday, July 21, 2014.

#### **ROLL CALL**

Present on roll call: Mayor Gitz and council members Tom Klemm, Shawn Boldt, Ronnie Bush, Jennie DeVine, Dennis Endress, Sally Brashaw, 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**

Mayor Gitz asked for leave of council move item 15, Resolution #R-2014-60 forward on the council agenda. He stated that Larry Williams is present from the Freeport Housing Authority and has a prior commitment so that it would be beneficial to move it before presentation of the ordinances. He also requested leave to add an honorary resolution for the Freeport Stix baseball team which will be read during the presentation to the team. Alderperson Endress moved for approval of the agenda as amended, seconded by Alderperson Klemm. Motion prevailed by voice vote without dissent.

#### **MINUTES**

The minutes from July 7, 2014 regular meeting were presented. Alderperson DeVine moved for approval of the minutes, seconded by Alderperson Koester. Motion prevailed by voice vote without dissent.

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

Signed on the sheet was Peter McClanathan who requested public comments on the Park Hills variance. Mayor Gitz stated the public hearing is closed so that no further testimony can be provided and Mr. McClanathan may speak during the public comments at the end of the meeting.

#### **PRESENTATION**

**USSSA (United States Specialty Sports Association) 2014 AA World Series Champions -- Freeport Stix 14U Baseball Summer 2014 Players and Coaches**

**MINUTES**  
**REGULAR MEETING**  
**Monday, July 21, 2014**

The following honorary resolution was read into the record: “Whereas the Freeport Stix is a United States Specialty Sports Association team who represent the City of Freeport and Whereas, the Freeport Stix concluded their season with a record of 47 wins and 5 losses, and were ranked number one upon entering the national tournament, and Whereas, the Freeport Stix traveled to Lenexa Kansas and shut out the Wizards of Russelville, Missouri to win the national title, and Whereas, the Freeport Stix 14U Summer Baseball Team earned the AA World Series Championship title, and Whereas, the Mayor and the City Council of the City of Freeport are proud of the Freeport Stix for their outstanding achievement and applaud their representation of the City of Freeport and its citizens, Now therefore, be it resolved by the City Council and the Mayor of the City of Freeport, Illinois, that we recognize and commend the Freeport Stix for their outstanding sporting achievement, professional sportsmanship, and representation of the people of Freeport.” Alderperson Koester moved for approval of the honorary resolution, seconded by Alderperson Klemm. Motion prevailed by voice vote without dissent.

Mayor Gitz provided certificates to the players and coaches of the Freeport Stix 14U baseball team and congratulated them on their success in being crowned the 2014 USSSA AA World Series Champions. Council members and department heads provided their congratulations and let the team know how proud they made the City.

**CONSENT AGENDA**

The following items were presented on the Consent Agenda in the council packet and Mayor Gitz read the listed items into the record; [Consent Agenda PDF](#)

A. Approval to receive and place on file:

1) City Treasurer’s Monthly Investment Report for period ended June 30, 2014

2) City Treasurer’s Report of Cash and Fund Balances for period ended June 30, 2014

B. Approval of Motor Fuel Tax Fund Bills Payable (Register #0045) --- \$118,959.30

C. Approval of Water and Sewer Bills Payable (Registers #185, 187, 191) ---\$159,303.21

D. Approval of Payroll for pay period ending June 28, 2014 --- \$406,447.01

E. Approval of Payroll for pay period ending July 12, 2014 --- \$410,347.88

F. Approval of Finance Bills Payable (Registers #186, 188,189,190) --- \$470,691.12

Alderperson Koester moved for approval of the consent agenda as presented, seconded by Alderperson Brashaw. The motion prevailed by a roll call vote of;

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

Nays: none

*As requested prior to approving the agenda, the following item was moved forward:*

**RESOLUTION #R-2014-60: RESOLUTION TO AUTHORIZE A CO-APPLICATION AND MEMORANDUM OF UNDERSTANDING WITH THE HOUSING AUTHORITY OF THE CITY OF FREEPORT FOR A UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) CHOICE NEIGHBORHOODS PLANNING GRANT** [\(view memo\)](#)

Community Development Director Jim Brown presented the resolution by stating the HUD’s Choice Neighborhoods Program is a highly competitive grant program and it will be applied for in an amount of \$500,000. His memorandum to council explained that the grant assists communities and housing

**MINUTES**  
**REGULAR MEETING**  
**Monday, July 21, 2014**

authorities in developing comprehensive approaches to housing and neighborhood issues. The City and the Freeport Housing Authority intend to apply as co-applicants for a grant under this program. He explained that they are looking for this grant to assist the area in the third ward and those areas east of the Pecatonica River. The resolution provided that the City of Freeport seeks to enter into a Memorandum of Understanding with the Housing Authority of the City of Freeport (HACF) to; 1) apply for HUD Choice Neighborhoods Planning Grant funding; 2) share equally in the cost of preparation and submittal of a grant application to HUD; 3) develop a neighborhood transformation plan for a target neighborhood within the City's third ward; and 4) share equally in the cost-sharing requirements of any grant awarded as a result of the application made under this Resolution. The City seeks grant funding of up to \$500,000 and pledges a five percent (5%) match of up to \$25,000 in grant and in-kind services to be committed equally by the City and the Housing Authority.

Larry Williams, Director of the Housing Authority of the City of Freeport (HACF) was present and leave of council was requested to hear from Mr. Williams. Mr. Williams stated that this is an excellent opportunity to partner with the City to address the needs of that particular community and it offers a concentrated effort to deal with issues in those areas. Mayor Gitz stated the grant application will be prepared with both of our staffs working with Shelly Griswold from Fehr Graham and the estimated expenses will be \$8,500.00 and that amount will be shared between the City and HACF. He stated that by no means are we assured that we will receive the grant but the City – Housing Authority joint effort will provide a learning experience and it also sets the stage for future planning throughout the area of the Third Ward and east of the Pecatonica River. Director Brown explained that this grant would be used to develop strategies for the poor housing stock and to help curb criminal activity in the area. Director Williams explained that there are two parts to the grant and this part is the planning stage that will allow us to plan what we want in that area and beyond. The other part is the implementation part but you have to do this part first. Both parties felt it was good to have the conversation now and if they go through the process there are things that they can do that will address some of the issues.

Alderperson Brashaw stated that she is a commissioner for the Housing Authority and asked if there was a conflict of interest if she voted on this item. Corporation Counsel Griffin stated no that it would not be a conflict of interest. Discussion was held regarding the areas of Hunt Street and Oak Street. Mayor Gitz stated that both of the areas need this kind of strategy. The area in greatest need is the Third Ward and the eastside and, if this is successful, those same lessons will apply to those other areas. He stated that Director Williams will be addressing issues in the Hunt Street area with an alternative plan and they have resources coming for the Housing Authority in that area. Mayor Gitz stated that privately owned housing does not have as many issues in the Hunt Street area and there are more issues in the Third Ward area so that is why was was given priority. Director Williams stated the Housing Authority is working on a plan to deal with housing in that area. Alderperson Boldt asked to discuss this further with Director Williams. Discussion was held on the cost of the grant match and in-kind services and the cost of the grant writing fees. Mayor Gitz stated for this grant the maximum amount the City would need to come up with is \$25,000 if the grant was received in an amount of equal to the full amount but only if we received the full amount. He stated the \$8,500 is totally independent with that amount not being included in the resolution and it has to be absorbed and Mayor Gitz stated he has had a conversation with the Finance Director as to where we find that \$4,250 as the share from the City. Council provided their opinions as to

**MINUTES  
REGULAR MEETING  
Monday, July 21, 2014**

improvements made at the Housing Authority in recent years under the direction of Director Williams and of working in collaboration with the City on this housing improvement grant.

Aldersperson Crutchfield moved for approval of the resolution as presented, seconded by Aldersperson Brashaw. The motion prevailed by a roll call vote of;

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

Nays: none

**ORDINANCES – SECOND READING**

**2<sup>ND</sup> READING OF ORDINANCE NO. 2014-31:**

**AN ORDINANCE AMENDING CHAPTER 290 (COMPENSATION AND BENEFITS) SECTION 290.01 (CLASSIFICATION PLAN) OF THE CODIFIED ORDINANCES OF THE CITY OF FREEPORT REGARDING FINANCE COORDINATOR**

The first reading was held on July 7, 2014. 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 no discussion, the motion to adopt the ordinance prevailed by a roll call vote of;

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

Nays: none

Ordinance #2014-31 passed.

**ORDINANCES – FIRST READING**

**1<sup>ST</sup> READING OF ORDINANCE NO. 2014-30: ORDINANCE FOR VARIATION, PERMIT OR AMENDMENT OF CODIFIED ORDINANCES OF FREEPORT, ILLINOIS**

*Type of Relief: To allow a variance to Section 1268.07 (Accessory Structures) of Chapter 1268 (Supplemental Regulations) of the City of Freeport Codified Ordinances to increase the height of an accessory building from fifteen feet to twenty- six feet; Owner or Applicant: Park Hills Evangelical Church; Address or Description: 2525 W. Stephenson Street, Freeport Illinois; Tax PIN #18-13-35-300-015. On June 16, 2014, the City Council remanded this petition to the Board of Zoning Appeals for further review and consideration. The Board of Zoning Appeals unanimously recommended the variance to council at their meeting held on July 10, 2014. There were no written objections filed.*

Director Brown provided a memorandum in the packet which gave the summary, petition information, case history including summaries of discussion held at the City Council meeting and Board of Zoning Appeals hearings on June 5th and July 10th, the variation standards and the recommendations to council. The memorandum also included various drawings and photos of the property of Park Hills Evangelical Church. Park Hills Evangelical Church filed a petition for a zoning variation seeking relief from the height limits to accessory structures. The subject property is zoned R-3. The Church wishes to construct a large garage on the southwest corner of the site. The intended size of the garage is approximately 50 x 44 feet, with a height of twenty-six feet. Section 1268.07 (Accessory Structures) of Chapter 1268 (Supplemental Regulations) of the City's Municipal Code limits accessory structure height in the R-3 zoning district to fifteen feet. The garage is to be located near the southwest corner of the Church's site, at one edge of the Church's large asphalt parking lot. The exterior will be of vinyl siding with a gabled roof. The gables will face north and south. Roof material was not indicated on the documents submitted

**MINUTES**  
**REGULAR MEETING**  
**Monday, July 21, 2014**

with the petition. On June 16, 2014, the City Council remanded this petition to the Board of Zoning Appeals for further review and consideration. The Board of Zoning Appeals unanimously recommended the variance to council at their meeting held on July 10, 2014.

Director Brown explained that ultimately the Board of Zoning Appeals determined the proposed garage would not negatively impact surrounding properties. Key to this determination was indication that the church was moving the garage's proposed location slightly to the north (about five feet); the Board of Zoning Appeals members agreed that this move would mitigate any negative impacts. Director Brown also noted that the height of the church's sanctuary is 28 feet off the ground and the petitioners stated that the height of the roof is necessary to accommodate their buses and because the shape of the structure provides for a gable roof. The church received recommendations from two different contractors. He stated typically it is not in the best interest to go with a flat roof for this type of structure due to northern Illinois' winters. Discussion was held as to the height of buildings of an adjacent property and whether a garage roof would need to be 26 feet to accommodate a bus. Council provided their opinions as the visual appeal to have an accessory building that height. Director Brown stated the petitioner testified that contractors thought the building should have a gabled roof due the large size of the garage, instead of a flat roof. The point was also made at the meeting that there is a bit of elevation difference between Liberty Village and this property. When you are at Liberty Village, you are effectively looking up the slope of the gabled roof so your view is almost the same as if you had a flat roof. Discussion was held on the height of the building, that Liberty Village did not have an issue with it, and that there were no written objections received so that passage could be this evening.

Aldersperson Boldt moved for approval ordinance as presented, seconded by Aldersperson Bush. The motion prevailed by a roll call vote of;

Yeas: Boldt, Bush, DeVine, Endress, Brashaw and Crutchfield (6)

Nays: Klemm and Koester (2)

Ordinance #2014-30 passed.

Mayor Gitz stated the next three ordinances deal with the tax increment financing and there has been a request to lay them over to the council meeting on September 15, 2014.

**1<sup>ST</sup> READING OF ORDINANCE NO. 2014-32:**

**AN ORDINANCE APPROVING THE CITY OF FREEPORT MEADOWS TAX INCREMENT FINANCING REDEVELOPMENT PLAN AND PROJECT**

Corporation Griffin provided a memorandum which provided information on the three TIF Ordinances relating to the Meadows TIF District introduced on first reading this evening. She noted that the first ordinance includes the actual plan which has been linked in with this ordinance on the council agenda as well as placing it on the City of Freeport website. She stated these ordinances are on for a first reading and we will need a motion to put these on the floor, but are then asking that they be laid over until the September 15, 2014 City Council meeting, so that when the TIF District is approved, the assessment being utilized will be under the most current valuations. This will allow immediate realization of TIF value and work to the advantage of both developers and the City. Corporation Counsel Griffin explained that Ordinance No. 2014-32 is for the purpose of approving the plan, project and the findings from the

**MINUTES**  
**REGULAR MEETING**  
**Monday, July 21, 2014**

study performed by Vandewalle & Associates. This plan was presented to the City Council by Community Development Director, Jim Brown through a PowerPoint presentation at the Committee of the Whole meeting in June and by Colleen Johnson of Vandewalle & Associates at the Public Hearing held on July 7, 2014.

Corporation Counsel Griffin reviewed the the following findings as part of the ordinance:

- (a) The description of the proposed area; the street location of the proposed area, and a map of the proposed area;
- (b) There exist conditions that cause the proposed Area to be subject to designation as a redevelopment project area under the TIF Act and to be classified as a “conservation area” as defined in Section 11-74.4-3(b) of the TIF Act.
- (c) The proposed Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Plan.
- (d) The Plan and Project conform to the comprehensive plan for the development of the City as a whole.
- (e) No project will occur later than December 31, 2037 (which she explained that is when the TIF ends twenty three years later)
- (f) The parcels of real property in the proposed Area are contiguous, and only those contiguous parcels of real property and improvements thereon which will be substantially benefited by the proposed Project improvements are included in the proposed Area.

Counsel Griffin stated the findings were reviewed through the four quadrants with their eligibility criteria and that is in the first ordinance marked as #2014-32. Counsel Griffin stated that if this is laid over this evening to the September 15, 2014 council meeting, then it will have a second reading at that time and will be up for passage. She stated at the Joint Review Board meeting our tax assessor brought up that the valuation on the particular property which was the impetus behind this (which is the JoAnn Fabric’s area and the area as a whole) will actually go down in assessment valuation. Those numbers come out in August, will then be sent to the county assessor, and finalized in early September. So that would give us the next and most current evaluation year. She explained that tax increment financing you start with the base and any growth from there is the tax increment so that is a better valuation for the TIF itself and that was recommended by the Freeport Tax Assessor, considered by our attorneys, the developer, and the administration as to be the best route. Corporation Counsel Griffin stated there is also a redevelopment agreement on this agenda later this evening.

Aldersperson Boldt moved for approval of Ordinance #2014-32 as presented, seconded by Aldersperson Koester. Aldersperson Boldt made a motion to layover the ordinance to the council meeting scheduled on September 15, 2014, seconded by Aldersperson Koester. Motion prevailed by voice vote without dissent.

**1<sup>ST</sup> READING OF ORDINANCE NO. 2014-33:**

**AN ORDINANCE DESIGNATING THE CITY OF FREEPORT MEADOWS TIF REDEVELOPMENT PROJECT AREA, IN CONNECTION WITH THE APPROVAL OF MEADOWS REDEVELOPMENT PLAN AND PROJECT**

**MINUTES**  
**REGULAR MEETING**  
**Monday, July 21, 2014**

Corporation Counsel Griffin stated that Ordinance No. 2014-33 formally designates the specific Tax Increment Financing area and it relates to the previously presented memorandum with Ordinance #2014-32. Alderperson Koester moved for approval of Ordinance #2014-33 as presented, seconded by Alderperson Brashaw. Alderperson Koester moved to layover the ordinance to the council meeting scheduled on September 15, 2014, seconded by Alderperson Brashaw. Motion prevailed by voice vote without dissent.

**1<sup>ST</sup> READING OF ORDINANCE NO. 2014-34:**

**AN ORDINANCE ADOPTING TAX INCREMENT FINANCING FOR THE CITY OF FREEPORT, STEPHENSON COUNTY, ILLINOIS, IN CONNECTION WITH THE DESIGNATION OF THE CITY OF FREEPORT MEADOWS TIF REDEVELOPMENT PROJECT AREA**

Corporation Counsel Griffin stated that Ordinance No. 2014-34 formally adopts tax increment financing for this area and it relates to the previously presented memorandum with Ordinance #2014-32. Alderperson Brashaw moved for approval of Ordinance #2014-34 as presented, seconded by Alderperson Koester. Alderperson Brashaw moved to layover the ordinance to the council meeting scheduled on September 15, 2014, seconded by Alderperson Koester. Motion prevailed by voice vote without dissent.

**1<sup>ST</sup> READING OF ORDINANCE NO. 2014-35:**

**AN ORDINANCE AUTHORIZING A LEASE/PURCHASE FINANCING ARRANGEMENT BY AND BETWEEN THE CITY OF FREEPORT, ILLINOIS AND U.S. BANCORP GOVERNMENT LEASING AND FINANCE, INC. IN CONNECTION WITH A NEW FIRE TRUCK ([view memo](#))**

Finance Director Cynthia Haggard presented the ordinance for a lease from US Bank for purchase of a fire truck previously authorized by the City Council at the council meeting held on July 7, 2014. She stated she had received proposals for financing and recommends the proposal provided by US Bank in an amount up to \$540,000 with an interest rate at 1.66% (rate locked through August 25, 2014) for a quarterly payment amount of \$28,191.95, for a term of five years which would amount to an interest expense throughout the life of the loan is \$23,800. She stated in the first year the payment would be (three quarterly) payments totaling \$85,575.85 in 2015. Her memorandum provided years 2016-2019 payment amounts for four quarters and in 2020 it would be one quarterly payment. Director Haggard explained that the source of funds for the payment will be local sources in the Fire Capital Improvement Fund and the vehicle life is projected to be 15 years.

Discussion was held that the figures may vary at the next council meeting depending upon the equipment required by the Fire Department selection committee who will be investigating this with the vendor by the next meeting. Discussion was held as to why finance this purchase. Director Haggard stated we are looking to build our cash reserves and by financing funds they would be available if there is an emergency or an unforeseen purchase requirement of the Fire Department. She stated this lease does not have a prepayment penalty and at any time the loan may be paid off or if at any time we feel our cash reserve is up to a point where we feel comfortable. Fire Chief Miller stated that this fits in with the anticipated revenue of the ambulance fees and it also allows for the fund to not be depleted in case of a catastrophic event to the other vehicles in the fleet so he recommended this to be a safe way to finance this project and noted it was a low interest rate as well.

**MINUTES**  
**REGULAR MEETING**  
**Monday, July 21, 2014**

Aldersperson Klemm moved for approval of Ordinance #2014-35 as presented, seconded by Aldersperson Koester. The ordinance was automatically laid over the the next meeting.

**RESOLUTIONS**

Mayor Gitz requested leave of council to move this item ahead on due to Stephenson County Board Chair and a representative from their finance department being present:

**RESOLUTION #R-2014-58:**

**RESOLUTION AUTHORIZING DEVELOPMENT INCENTIVES OFFERED BY STEPHENSON COUNTY IN RELATION TO MILL RACE CROSSING PROJECT AREA PURSUANT TO AN INTERGOVERNMENTAL AGREEMENT BETWEEN STEPHENSON COUNTY AND THE CITY OF FREEPORT** ([view memo](#))

Mayor Gitz provided a memorandum in the council packet which stated, “As the Council may know, the County and the City have been working together to bring a medical cannabis growing facility and/or dispensary to this area. The prime site for a growing facility is Mill Race Crossing. The desired location for the dispensary is the City of Freeport for sales tax reasons. In essence, this is a brand new economic development opportunity for Stephenson County and the City of Freeport.

“The County’s primary development site is Mill Race Crossing (MRC), the County industrial park located south of Titan Tire off of Springfield Road. MRC is part of a County TIF District created by the Illinois General Assembly in the year 2004. Under the terms of the legislation, the County was required to get certain approvals from the City. The legislation also provides for revenue sharing by the County and the City both prior to annexation and afterwards. To accomplish City approvals the City and County entered into an Intergovernmental Agreement regarding development within MRC in 2006. The specific provisions for development are set forth in that Agreement. Accordingly, any development at MRC potentially benefits both the County and the City (since the City’s infrastructure will likely be used at the site and the site may very well be annexed into the City in the future).

“Section 5 of the Intergovernmental Agreement between the County and the City requires prior approval of the City for any development incentives offered to a company seeking to locate on the site. In the present case, the City and the County may share utility expenses to provide power to the site. Therefore, Corporation Counsel believes that any economic incentives offered to a possible user must have City approval.

“In the instant case, the County has provided a form contract to potential medical cannabis applicants who are interested in the MRC. The reason for a form contract is to provide for multiple applicants to exercise an option on MRC property to increase the likelihood of obtaining a successful licensee. Only one such license will be granted by the State of Illinois in this State Police District. By using a form contract, multiple applicants can agree to locate at MRC, but only the successful applicant will have the legal authority to actually build and operate a medical cannabis facility. Simply stated, this is a way of betting on several applicants instead of just one.

**MINUTES**  
**REGULAR MEETING**  
**Monday, July 21, 2014**

“The purpose of the attached resolution is to affirm the incentives offered in the County’s form contract in accordance with the provisions of the Intergovernmental Agreement. In addition, it provides assurance to any applicants that the City is on board with this economic development opportunity, i.e. that we will cooperate with the County in developing the site for medical cannabis production. This resolution does not make any financial obligations on the part of the City. We still retain all of our approval rights for any development on the property and the right to review and approve any utilities ultimately extended to the property.”

Mayor Gitz explained that because of the provisions of the Mill Race Crossing intergovernmental agreement between the County and the City requires prior approval of the City for any development incentives offered to a company seeking to locate on the site. Mayor Gitz explained the form contract that may be used technically needs to be approved by the city council and the City formally. He stated the Mill Race Crossing has been advocated as a possible source for medical marijuana production. There are certain incentives that are in the form of providing electrical connections and other infrastructure for would be applicants. So although this is a tax increment financing district with special legislation, it is subject to special provisions because of the City’s proximity and the fact that we will help operate that infrastructure if not operate them for the County. He stated pursuant to the provisions of the intergovernmental agreement, we have brought this resolution forward and a form contract has been provided with the resolution for the “would be” applicants to the state.

Chairman Bill Hadley of Stephenson County stated awhile back the county board approved a copy of the contract and we found out some of the companies that were looking at Mill Race Crossing weren’t comfortable with the contract so the County Board just recently modified the contract and sent it back out to all interested parties. There were thirteen parties interested in Mill Race Crossing and to date they have received two signed contracts. Chairman Hadley stated he provided to the council a map of Mill Race Crossing and there are nine parcels in that area with parcel one being reserved by contract by Deer Path and parcel two reserved by a contract with Med Farm. The council was provided the opportunity to ask questions of Chairman Hadley. Alderperson Klemm asked if there will be only one candidate chosen to do this. Chairman Hadley explained that only one candidate will be chosen in the 16<sup>th</sup> district and there will be twenty-one licenses in the State of Illinois and only one per district. They are competing against Boone, Winnebago, and Jo Daviess counties with the major competition coming from Winnebago because the others are not pursuing. He stated that we are trying to get as many parcels occupied in Mill Race because of the need for jobs in Stephenson County and in particular the construction jobs in the City of Freeport. Alderperson Brashaw asked for clarification about the different sites chosen by the applicant. Chairman Hadley stated that per the state licensing requirements they have to have property that is secured for their application in Springfield. He stated that their application fee to the State is \$25,000 nonrefundable. Alderperson Crutchfield asked if one of the licensing does get approved then what is expected of the City. Mayor Gitz stated that there are two things with 1) all of the siting and building specifications by the terms of the intergovernmental agreement will go through our siting approval process in the City as well as the County 2) if there is cost incurred in extending electricity to that site that the County and the City would be involved and there would be joint arrangement to provide that and arrangements to finance it so that the increment created in financing that in the special district will hopefully retire that debt. So there are some potential obligations that we will shoulder as part of that

**MINUTES**  
**REGULAR MEETING**  
**Monday, July 21, 2014**

which presumably would be tied to the project and financed by the project itself. Mayor Gitz added that it is unrelated to this specific resolution since this is particular to Mill Race Crossing but in each of the discussions that we had with Deer Path and the City and staff have had extensive discussion with Med Farm and two or three other applicants that have come through here and we have encouraged them to not only have a production facility but to also have dispensary. He stated there will be two dispensaries in this district. Mayor Gitz explained from the City's perceptive (and we made it apparent to the County and the applicants), we would like to see some type of legal host agreement which has production and to have sales takes place there is a revenue source that would be of benefit to our citizens. He stated should these pieces come together, with or without the dispensary, there should be a net financial gain and that financial gain should not only be the jobs from the facility being constructed but revenue coming off of it.

Discussion was held regarding the location of the parcels and whether there would only be one parcel used. Chairman Hadley stated that there would only be one parcel used for production. Alderperson Koester asked if it was used would this cause any complications for bringing in other facilities for the other parcels. Chairman Hadley stated he did not think it would cause complication and it may enhance. He explained that we have been sitting on it since 2006 with no body in there and based on realtors and our economic development director he has agreed that once we anchor someone it might make it more appealing for somebody else to come in. Alderperson Boldt asked if one of these companies is the facility visited by Chairman Hadley and he stated that he had visited the Deer Path facility in Colorado.

Alderperson Boldt made a motion to move forward the Resolution #2014-58 for approval as presented, seconded by Alderperson Endress. The motion prevailed by a roll call vote of;  
Yeas: Klemm, Boldt, Bush, DeVine, Endress, Koester, Brashaw and Crutchfield (8)  
Nays: none

**RESOLUTION #R-2014-57:**

**AUTHORIZATION FOR ACCEPTANCE OF A WARRANTY DEED IN CONNECTION WITH THE ADAMS AVENUE AND CLARK STREET RECONSTRUCTION PROJECT (SECTION NO. 14-00162-00-BT)**

[\(view memo\)](#)    [view Exhibit 1](#)

City Engineer Shaun Gallagher presented a cover memorandum for a resolution required for the acceptance of the warranty deed prepared for the transfer of 0.094 Acres of property owned by the Furst McNess Company to the City of Freeport. He stated this acquisition is required in order to provide the necessary right-of-way for the construction of the proposed 25 MPH curve at the intersection of Adams Avenue and Clark Street. The Illinois Department of Transportation has requested that this property be transferred to the City of Freeport, rather than the State, in order to expedite the construction review process to meet our proposed local bid letting of July 28, 2014. The Illinois Department of Transportation requires that all necessary right-of-way be secured prior to letting a project. In order to meet our deadline and not delay the construction timeline further, these documents were signed by Furst McNess and recorded in the Stephenson County Recorder's office per prior written notice to the City Council by the City Engineer. All other easements required for construction of the project were approved by the Water & Sewer Commission at a Special Meeting held on July 15, 2014. City Engineer Gallagher explained that the Water & Sewer Commission will handle the construction management of this project with inspection provided by Fehr Graham. Approval of the final bid results is anticipated at the August 4th council

**MINUTES**  
**REGULAR MEETING**  
**Monday, July 21, 2014**

meeting, after the bid tabulation is reviewed and approved by the Water & Sewer Commission on July 29, 2014. Alderperson Boldt made a motion to move forward the resolution for approval, seconded by Alderperson Koester. The motion prevailed by a roll call vote of;

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

Nays: none

**RESOLUTION #R-2014-59:**

**RESOLUTION TO AUTHORIZE AN AMENDMENT TO VEHICLE LEASE AGREEMENT BETWEEN STEPHENSON COUNTY SENIOR CENTER AND CITY OF FREEPORT, ILLINOIS ([view memo](#))**

Community Development Director Jim Brown presented the resolution for two additional buses to be used with the public transit program. He explained that the City Council previously approved a resolution authorizing the acquisition of two new buses for the public transit program. The vehicles for the program are acquired through the Consolidated Vehicle Procurement Grant administered by the State of Illinois. Funding is from the Section 5311 grant. On July 9, 2014, the transit program took delivery of the two new vehicles. Insurance and licensing documentation had been completed prior to the delivery. The attached resolution adds the two vehicles to the City's lease agreement with the Senior Resource Center. This will bring the total number of vehicles currently in the program to ten. Included in the transit program are the following vehicles with a notation for the additional vehicles (bolded items bus 7 and 8):

Van 1	1GBDV13W58D115940	2008	Chevrolet	Uplander	Minivan
Van 2	1GBDV13W18D212164	2008	Chevrolet	Uplander	Minivan
Van 3	1GBDV13W48D211932	2008	Chevrolet	Uplander	Minivan
Bus 4	1FDEE35L89DA55034	2009	Ford	El Dorado	12 Passenger Light Duty
Bus 6	1FDEE35L79DA92348	2009	Ford	El Dorado	12 Passenger Light Duty
<b><u>Bus 7</u></b>	<b><u>1FDAF5GT4DEB78482</u></b>	<b><u>2013</u></b>	<b><u>Ford</u></b>	<b><u>El Dorado</u></b>	<b><u>26 Passenger Super Medium</u></b>
<b><u>Bus 8</u></b>	<b><u>1FDAF5GT6DEB78483</u></b>	<b><u>2013</u></b>	<b><u>Ford</u></b>	<b><u>El Dorado</u></b>	<b><u>26 Passenger Super Medium</u></b>
Bus 10	1FDWE35L97DB47402	2008	Ford	El Dorado	12 Passenger Light Duty
Bus 11	1FDEE3FL7ADB01505	2010	Ford	El Dorado	12 Passenger Light Duty
Bus 12	1FDEE3FL0ADB01491	2010	Ford	El Dorado	12 Passenger Light Duty

Discussion was held as the storage of the vehicles. Director Brown stated they park them in the Lincoln Mall lot and they are not planning to house them undercover at this time. Alderperson Klemm made a motion to move forward the resolution for approval, seconded by Alderperson Koester. The motion prevailed by a roll call vote of;

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

Nays: none

**RESOLUTION #R-2014-60:**

**MINUTES**  
**REGULAR MEETING**  
**Monday, July 21, 2014**

**RESOLUTION TO AUTHORIZE A CO-APPLICATION AND MEMORANDUM OF UNDERSTANDING WITH THE HOUSING AUTHORITY OF THE CITY OF FREEPORT FOR A UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) CHOICE NEIGHBORHOODS PLANNING GRANT**

*This item was moved forward on council agenda -- see pages 2 and 3 of minutes*

**RESOLUTION #R-2014-61:**

**RESOLUTION TO APPROVE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF FREEPORT AND JJ FREEPORT VENTURES, LLC, IN RELATION TO REDEVELOPMENT OF COMMERCIAL PROPERTY IN THE PROPOSED MEADOWS TIF DISTRICT ([view memo](#))**

Mayor Gitz noted for the record that a revised resolution with non-substantive changes was distributed to the council prior to the meeting (revised 07/22/2014). Community Development Director Jim Brown presented the resolution by stating the City is currently considering three ordinances (placed on the floor this evening and laid over to September 15, 2014) in order to create a new conservation Tax Increment Financing District to be known as the Meadows TIF District. One of the theories underlying the creation of the TIF District is that the owner of the JoAnn Fabrics is currently making improvements and has indicated that he would construct additional improvements only if the City does create a TIF District and enters into a redevelopment agreement with him. The Memorandum of Understanding (MOU) attached to the resolution sets the framework for the Developer to go ahead and expend money which could be reimbursed to him if, and when, such a TIF is created. It obligates the City to make a good faith effort to negotiate a redevelopment agreement with him, but there are not further obligations in this document.

Director Brown stated the developer is interested in beginning Phase II of the project due to the construction season and not wanting to wait until September or October to initiate the project. He stated that it is prudent not to establish the TIF district until September. He explained the purpose of the MOU in that we agree to negotiate in good faith and we acknowledge that the developer is expending certain costs, and part of our negotiation we will consider reimbursement of those costs. Mayor Gitz stated essentially this is an inducement resolution so that the developer can incur costs and have them reimbursed through the TIF district even though it is created later.

Aldersperson Brashaw asked if there is a cap and how does the City determine what will be reimbursed. Corporation Counsel Griffin stated the for a redevelopment agreement you need to pass the "but for" test which ask but for this the expenditure wouldn't happen. She stated he has already turned in a gap analysis to our attorney and she has reviewed it preliminarily as have the mayor and Director Brown. During the negotiation, this is a MOU saying the City in good faith will negotiate a redevelopment agreement. So during that negotiation process that cap is set and you can't give more than the gap so you work all those numbers out in the process. This commits to a good faith negotiation and, at this time we do not know if the TIF will be approved. She stated if indeed one is negotiated, the numbers being used will be the gap that he can then utilize this time frame in which to start the costs coming in. Mayor Gitz explained that the JoAnn Fabric building is about to be finished and operational and the next phase will be, if this all goes through, the rehab of the Sherwin Williams building. He stated that will not happen unless we get the tax increment financing district in place with all the other accompanying actions approved. He stated there is a gap between what is expected to be the revenue attributable to the shopping center and the actual cost of the build out of all the things that are going to be done at the shopping center add up to.

**MINUTES**  
**REGULAR MEETING**  
**Monday, July 21, 2014**

Aldersperson Boldt asked if that can be negotiated and approved for the September 15<sup>th</sup> council meeting and Mayor Gitz stated we better be timely to get that done.

Aldersperson Koester made a motion to move forward the Resolution 2014-61 for approval, seconded by Aldersperson Brashaw. The motion prevailed by a roll call vote of;  
Yeas: Klemm, Boldt, Bush, DeVine, Endress, Koester, Brashaw and Crutchfield (8)  
Nays: none

**OTHER**

**Reports of Department Heads**

**Community Development**

Community Development Director Jim Brown provided an update on department projects including TIF expenditure plans which he should have ready for the next council meeting. He will provide detail to accompany the plans with a new format to follow the state reporting requirements. He stated that there will be some implementation projects to account for those TIF dollars. His staff is also working on the vacant property registration and ordinance by researching 61 other communities to determine the costs and charges for the administration of the program. Director Brown noted there have been issues with swimming pools and with the adoption of the International Building Code and that requires that pools that are constructed you have a depth of at least two feet of water and have minimum square feet there is a requirement to have a fence with a locked gate around it. All of the above ground pools fall under this category and our Building Inspector has been trying to educate several residents on this requirement. He explained that the requirement in the International Building Code is for the safety of a homeowner's children and neighborhood children who may wonder over and climb into the pool area to prevent that from happening. Aldersperson Koester requested information on the Rental Property Registration. Director Brown stated he spoke briefly with our prosecutor who has been reviewing cases and he will be taking some of the non-registrants to court for violations of the ordinance. He also provided information on the Rental Property Registration position as a part time position who had worked full time for a period of two months and her hours have been cut back so that she does not exceed the threshold which would require benefits. Aldersperson Koester stated when this was first introduced there was a fee for registration and he would like to know how much it is going to cost us to operate to see if we can drop or eliminate the fees and not have to charge for registration each year. He understands that initially we had startup costs for software, computers, etc. and asked how we are doing with the budget. Director Brown stated we took in more money than anticipated with the registration of about 2,000 properties registering. We have two part time employees and we purchased a software system that proved not up to our expectations. He stated we are exploring at the staff level some corrections to those deficiencies which prove very cost effective. Mayor Gitz stated one of the things we are working towards is software vendor for the Rockford system is not going to accomplish integration of the police, community development and water and sewer calls so that all of these are consistent to develop a data base on the property so we know what is going on and we don't have the capacity to do that easily. He stated we are looking at different options to do that in-house because to go through a commercial software vendor could mean a cost of \$40-\$50,000 not to mention an annual fee. Director Brown provided an update on the Public Transit

**MINUTES**  
**REGULAR MEETING**  
**Monday, July 21, 2014**

Program which was recently expanded into Stephenson County. He stated that ridership is up that many of the seniors have gone from riding solely back and forth between doctor visits to adding trips around town. He stated most of the rides are within Freeport. However some riders have been utilizing the bus service to the Lena Senior Facility or to other areas in the County. He concluded that overall ridership is up and this is the slow time of year. Alderperson Klemm voiced his concerns about Rental Property Registration and does not want to see us run out of money or run out of momentum. He would rather see us be the program that everyone is modeling after. He noted an issue on a pool at Float and Jefferson. Mayor Gitz stated that at the August Committee of the Whole he will ask Director Brown to give an update on the Rental Property Registration. He stated in comparison to other communities he thinks we have a large percentage of compliance, it is not 100% but we have already identified scofflaws one owing the City about \$20,000 for which we are about to take them to court. Having dedicated staff in both the Police Department and the Community Development Department is beneficial because there is follow through and accountability that they are working on a daily basis.

**Finance**

- Engagement letter for bond underwriter

Finance Director Cynthia Haggard presented a written memorandum containing the following information in regard to the engagement letter for a bond underwriter: “The City has an opportunity to generate debt service savings derived from refunding the Series 2004 and Series 2005 bonds. The savings could be structured and delivered multiple ways dependent on our goals. The City of Freeport currently has five bonds: Series 2004, Series 2005, Series 2006, Series 2013, and Series 2013A. The refunding of Series 2004 and Series 2005 equates to roughly \$12,250,000 representing roughly 50 percent of our bond indebtedness. We have had three firms provide us proposals for the refunding: Edward Jones; Bernardi Securities and BMO Capital Markets. My recommendation is Bernardi Securities as illustrated below:

Category	Agency Ratings (1-3; with 3 being th best)		
	Edward Jones	Bernardi Securities	BMO Capital Markets
Presentation	1	3	3
Customer Service	1	3	2
Underwriter's Discount	1	3	2
Cost of Issuance	3	3	3
Options	2	3	3
	8	15	13

In summary: Of the three agencies, Bernardi Securities and BMO Capital Markets were rated the highest. Of those two agencies, Bernardi Securities is the preferred Underwriting Agency as they quoted a flat .525 underwriter’s discount, quoted \$31,000 for municipal bond insurance and exceeded others in the category of customer service by providing an analysis of our IEPA loan funding which I found to be very useful.” Director Haggard stated she is looking for a motion to allow the mayor to sign the letter of engagement with Bernardi Securities in substantially the same form as presented to council this evening. She has also received disclosure statements which they have stratified.

**MINUTES**  
**REGULAR MEETING**  
**Monday, July 21, 2014**

Aldersperson Klemm made a motion to proceed with an engagement letter with Bernardi Securities, seconded by Aldersperson DeVine. The motion prevailed by a roll call vote of;

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

Nays: none

**Public Works**

Director Tom Dole reported that the crews have been working on the demolition project which to date there has been 24 properties demolished since last September. Of those twenty-four properties, they are working on back-filling, leveling with new dirt and reseeded the property and they have six properties that they are working on closing out and they worked on two properties today. He stated they are working very hard to get those cleared off.

The Street Department is patching and grinding in order to prepare surfaces before the micro-surfacing project. The crews have worked on resurfacing a couple of alleys and in between alleys they are working on the patching on the streets and grinding. They then moved to Shawnee street to work around the Center School area and in the Arcade area. They will be working on patching in the area of the 3<sup>rd</sup> Ward Fire Station in the next couple of weeks. Director Dole stated the street sweepers have been out recently and they are also the crew that in working on the paint stripping. They will be working to focus on schools and crosswalks. they are getting a lot of activity on the sidewalk program by having thirteen removal jobs and thirteen pay-backs. They are about 50% spent of the \$15,000 sidewalk reimbursement program. Discussion was held on the micro-surfacing project with Aldersperson Boldt noting that many homeowners in his ward missed seeing the door hangars as notice of the project. He stated the next time it would be beneficial to do direct mailings. He stated that people on Barley Ridge were concerned about the pieces of asphalt left behind and not cleaned up. He asked for more information on the roughness of the surface. He also asked that the property owner be notified in the case of rental units noting that the rental property owner on Greenfield had not been notified and received questions from his tenants.

**City Engineer**

City Engineer Gallagher stated he did prepare a letter that would have went out to all the area residents in regard to the micro-surface project and it should have gone out and unfortunately it did not make it in time to be disbursed. There were 515 residences on the route therefore a door to door delivery. He drafted a letter for signature towards the last week and at that point they had already started placing the door hangars on the doors so then it was a moot point. As for the surface itself, he has heard the opposite from Aldersperson Boldt's comments. He explained this is not the mill and overlay program and it never was intended to be. He explained that it is a pavement maintenance technique and one of the many tools in the bag to extend the roadway life and quite frankly our funds cannot meet the capital projects that are required to maintain the roadway system of our size. He stated on some of the streets the micro-surface was done in a double coating. He stated this is a test project and any rough surface should be taken care of by the plows and if it does extend the life of the street then it is worth its weight in gold. The winter will be the real test. He stated that the cost to resurface Greenfield would have been \$310,000 but with this surface the cost was reduced to \$26,000. This was a test program and he chose different streets to check the results. He stated that some people were inconvenienced for 5-6 hours from using their

**MINUTES**  
**REGULAR MEETING**  
**Monday, July 21, 2014**

driveways but the costs outweigh their inconvenience. This will allow us more money to do reconstructions. He stated we did roughly 20 blocks as compare to a mill and overlay project would have cost the City up to one million dollars which amount to two to three years of MFT funds.

City Engineer Gallagher explained that we took five mill and overlay projects and turned it into 116 blocks of crack sealing and micro-surfacing. Micro-surfacing does take about 7 to 10 days to cure out. Alderperson Boldt asked if auxiliary police can be stationed in the area next time and more press releases on the why and how of the program. City Engineer Gallagher stated that if there are areas that are a little thin then they can come back next year and give it another pass through. Alderperson Brashaw asked about curb and gutter repairs and she commended the water main resurfacing that was completed. Alderperson Klemm commented on the schedule for the roads and commended City Engineer Gallagher on thinking out of the box and moving the street projects forward.

**Library**

Library Director Carole Dickerson was present and had no report.

**Fire**

Fire Chief Scott Miller stated on Monday July 14, 2014, he was notified by the EMS Coordinator of a repair that was made to one of our stretchers. He explained two (2) main springs controlling the leg and lock assembly became dislodged. One spring fell off under tension and was not retrieved; the second spring was located and placed back into position. An older, used spring was found and installed by Fire personnel, enabling it to be placed back in service. The stretcher is a critical piece of equipment on the ambulance and is utilized for every patient transport to the hospital. The stretcher in need of replacement is ten (10) years old and the other is eight (8) years old. As you know, the replacement of both ambulance stretchers is provided for in the 2014-2015 fiscal year budget. Discussing our replacement needs with the Sales Manager from Stryker EMS Products, I was advised a standard order would take approximately six weeks to deliver. I explained that this would be an emergency order placed by the fire department since we do not have a backup stretcher. The Sales Manager stated with an emergency purchase, our order would be placed in front of others and the assembly of our new stretchers would be completed by the end of the week. We would receive the new stretchers by the end of next week. \$30,000 was budgeted for both stretchers and accessories. The actual purchase price is \$28,603.00. July 17, 2014. Discussing the situation with Corporate Counsel and the Finance Director they both concur that this purchase meets the definition of an emergency purchase. The stretchers purchased are manufactured by Stryker EMS Products. This is the same brand of stretcher we presently are using. The existing mounting hardware in our ambulances is compatible with the new stretchers and will result in a savings of \$583.20. The Fire Department placed the emergency order with Stryker EMS Products and will receive delivery the week of July 21, 2014. Fire Chief Miller stated that no further action by the council will be necessary as the purchase was made through the emergency procurement section of the Purchasing Policy.

**Police**

Chief of Police Todd Barkalow reminded the council that the Police Department depleted its hiring list and will be accepting applications for the hiring process of officers through August 13, 2014 at 3:00 pm. The information packet is available at the Freeport Police Department or online on the City's website.

**MINUTES**  
**REGULAR MEETING**  
**Monday, July 21, 2014**

provided an update on neighborhood watch meetings he recently attended including steps that have taken to improve neighborhood safety. He stated that the phone system has been installed and the department personnel are in training on the new system but they are pleased with the way it is working. The physical agility portion of the testing will be held at Freeport Middle School on August 23, 2014. Alderperson Klemm noted that one of our best female officers will be leaving the department and has been hired by the FBI and it says a lot for the Freeport Police Department and their training.

**City Engineer**

City Engineer Gallagher stated the Jane Addams Trail construction project will begin this week with an estimated completion date to be November. On July 10, 2014 he met with IDOT and representatives from the Federal government to discuss the preliminary kick-off to the project for the Pecatonica Prairie Path extension design. Mayor Gitz asked about the West Avenue project. City Engineer Gallagher stated he has not received word from IDOT other than there was only one bidder for the night time construction project.

Alderperson Koester asked Police Chief Barkalow about the Live Scan machine. Chief Barkalow stated the installation and training has gone smoothly and it has been a benefit to the department for use with solicitors and liquor license background checks.

**MAYOR'S REPORT**

Mayor Gitz stated provided an update that he will be presenting a quarterly report of the City at the NIDA meeting this week by discussing the US 20 project, Amtrak, and City Hall options. Mayor Gitz stated that he and City Engineer Gallagher have been working pursuant to the last Committee of the Whole on some outreach to Northern Illinois University to get numbers together for surveys and questionnaires. He will provide an update to council. He is working on a project to compile the department's 90 day goals and activities with item on the top of their list and the administration's list. He plans to present that to council when that is complete so that you can see how that folds into the larger total picture. We are trying to make the goals real and apportion the resources. He stated that he and the staff have been reviewing the list of properties for the county tax sale and he estimated that most will come off the list due to building issues. He stated that puts an additional burden on the budget. He stated we have to put an end to a system in its extreme form that allows someone to pay \$600 for a property which may not even have a functional water and sewer, then they find someone who doesn't understand and they rent that property out. Then after a couple of months they recoup the acquisition costs and until the inspectors appear to condemn the property, anything that they make above the acquisition costs is essentially a profit because they are not putting any money into the building. He stated we want to change the rules of the game for rental property. He stated the council would be amazed at the number of properties that do not have functioning water and sewer hook ups in the homes. We are going to condemn those properties and shut them down. He stated we had a person today which the water will be shut off because the landlord did not pay the bill and can we waive the system that says that if you have a delinquent bill that we aren't going to provide service and these are recurring issues that impact the resources of the Water Department. He stated it is important for the City to have a standing position on this and we are formulating it. Mayor Gitz provided an update on the IOCO building and the Okey Dokey building and they hope to have resolution on the demolition by the end of the month. He provided information on a Lincoln Street

**MINUTES**  
**REGULAR MEETING**  
**Monday, July 21, 2014**

project which is subject to a demolition order. He stated we are attempting to accommodate a way for the debris instead of going into a landfill to serve a useful purpose and be recycled into the community. We hope to refine ways to recycle items as a way to offset the costs to the owner or offset the cost to the public and make that reusable. Mayor Gitz stated we have a ready list all the time for demolitions but it should be noted that the cost for the demolitions has a trade-off in that trees cannot be taken down as quickly as one might want because it is the same crew and equipment working on the demolitions as in the forestry area. The City has been able to work on multiple demolitions in this number with a limited budget only because of the Public Works department performing the bulk of the work to take down these houses.

**NEW BUSINESS/COUNCIL ANNOUNCEMENTS**

Council members were provided an opportunity to discuss matters of public concern or to make announcements for their wards.

- Alderperson Endress thanked the staff for the news on the Okey Dokey.
- Alderperson Koester spoke regarding the survey with Northern Illinois University and at the next Committee of the Whole he would like an in depth discussion on this and the 5<sup>th</sup> 3<sup>rd</sup> Bank as to whether it is viable to have a survey and have massive information meetings to put this forward on a vote of the referendum. Mayor Gitz stated you weren't at the Committee of the Whole when it was discussed a number of different ways to do a survey and we find that a random survey is the best way to go and that doesn't mean we can't do other options and techniques. He stated we will have meetings to get the word out. Mayor Gitz stated that there is a presentation being worked on currently of the pros and cons of each selection.
- Alderperson Crutchfield commended the administration on the demolitions. He spoke about multiple properties where residents are fixing up their properties and how a new paint job can improve a property to help the community,
- Alderperson Klemm spoke about the change in building permitting and how the threshold amount was raised so that people can do work on their houses.
- Alderperson Boldt spoke about a set of houses in Milwaukee who took a gingerbread fashion and now the entire block is fixing up. Alderperson Boldt thanked the officers and Kay Ostberg for attending the Neighborhood Watch meeting.

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

- Deb Elzinga, 1147 W. Lincoln, Freeport, Illinois, stated that she is here this evening with the Noble Women of City Hall including justice and government, but truth was on vacation. She provided the history of the Noble Women of the City Hall stemming from the paintings of frescos on the ceiling of the old City Hall and it reminds us of the care and thought that went into building the City Hall. She stated they created postcards and people have returned them with their comments on City Hall. She read the cards aloud ending such as please let the history of Freeport live on and save the City's history.

**MINUTES**  
**REGULAR MEETING**  
**Monday, July 21, 2014**

- John Franklin, 725 S. Liberty, Freeport, Illinois read aloud the postcards from the Noble Women asking council members to respect the history of the building with writings such as; “live, love, goodness and community are found reflected in the center of our town--City Hall. Don’t abandon history. Please do not buy another building and spend money on it – fix City Hall. It is simple; really, you own the building take care of it period.”
- Celia Smielewski, 441 W. Exchange, Freeport, Illinois read aloud the postcards from the Noble Women such as; “it will last longer than any new construction, it has inherent green potential and has historical value promotes further restoration of downtown buildings, it would be a shame to let the beauty and the history die. Freeport may lack jobs but we have history.” She spoke about what happens if one person fixes up a property on a block. Then she asked council to consider if you take down this building then what will happen to the rest of this block. She finished by stating that we need to preserve our history.
- Andy Dvorak, 1221 Stephenson Street, Freeport, Illinois, spoke about how one improvement on the block can have a change to the entire neighborhood. Mr. Dvorak spoke about an article in the newspaper and whether the mayor wanted to correct what he said was misspoken. He spoke about the structure of the old City Hall building and stated it had been determined to be structurally sound. Discussion was held on the mayor’s comments and whether the Mayor should comment back at this time during public comments.
- Kay Ostberg, 1226 S. Homestead, Freeport, Illinois spoke about the Neighborhood Watch presentation and her support of saving the old City Hall building. She noted that people are asking for more information and their efforts are extremely important during this time. She spoke about the Committee of the Whole meeting last week and the public input committee. She asked if the public input committee has been disbanded and provided her opinion as to whether the 5<sup>th</sup> 3<sup>rd</sup> Bank building is a priority for Mayor Gitz. She spoke about the \$56,000 which would be a loss on the tax rolls if the 5<sup>th</sup> 3<sup>rd</sup> Bank building was chosen and about the parking deck which she said was notorious for leaking. She spoke about the cost of a demolition of the old City Hall building which was not included into the estimates of the 5<sup>th</sup> 3<sup>rd</sup> bank building.

Seeing no other business to come before this council, Mayor Gitz asked for a motion for adjournment. Upon motion duly made and seconded, the meeting was adjourned at 8:07 p.m.

s/ Meg Zuravel

Meg Zuravel, City Clerk