



City Council

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

MINUTES REGULAR MEETING Monday, August 18, 2014

Pastor Glen Williams 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 6:00 p.m. on Monday, August 18, 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 Koester.

APPROVAL OF AGENDA

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

MINUTES

Alderperson Koester moved for approval of the August 4, 2014 regular meeting minutes, seconded by Alderperson DeVine. Motion prevailed by voice vote without dissent.

PUBLIC COMMENTS – AGENDA ITEMS

There was no one signed on the sheet for public comments on agenda items. Mayor Gitz asked for leave of council to hear from Brian Borger who signed on the sheet to give a presentation on the Cruise Night. Upon leave being granted, Brian Borger, 1828 W. Canyon Drive provided an overview of the success of Cruise Night held on August 16, 2014. He stated there were visitors from Ohio, Wisconsin, Indiana and Iowa and people were most pleased with the assortment of cars at the show. People also commented on the cleanliness of the downtown and the welcoming nature of the area people. It was estimated by the Freeport Stephenson County Visitors and Convention Bureau that there was about 13,000 people and just under 1,000 vehicles. All the lots were full and there was something for everyone who came to visit Cruise Night. Mr. Borger noted that the hotels were full and the restaurants did an excellent business. Mr. Borger provided a word of thanks to the Freeport Public Works, Street, Police and Fire Departments for their assistance in making Cruise Night a successful event. He also thanked all the volunteers who assisted throughout the evening. This event had an economic impact of about \$350,000 between food,

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gas, lodging, friends and visitors coming from out of town. They will soon begin planning for next year's event. Council members provided their thanks to Brian Borger and Connie Sorn for their hard work, dedication, and organization in making this a successful event for the Freeport community.

PRESENTATION

Mayor Gitz stated that presentation on the status of the housing grant will be considered for the next meeting.

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 July 31, 2014
- 2) City Treasurer's Report of Cash and Fund Balances for period ended July 31, 2014
- 3) City Treasurer's Schedule of Tax Receipts for period ended July 31, 2014
- 4) Community Development Report on Activities for July 2014 including Building Permits and Electrical, HVAC, Plumbing, and Sign Permits

B. Approval of Motor Fuel Tax Fund Bills Payable (Register #0047) --- \$181,124.63

C. Approval of Water and Sewer Bills Payable (Registers #201, 203, 204, 206) ---\$521,059.67

D. Approval of Payroll for pay period ending August 9, 2014 --- \$399,886.98

F. Approval of Finance Bills Payable (Registers #202, 205, 207, 208) --- \$553,576.84

G. Approval of Resolution #R-2014-62: Resolution to Request Temporary Closure of Streets for Freeport High School Homecoming Parade (*scheduled on Wednesday, September 17, 2014*)

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, Brashaw, Koester and Crutchfield (8)

Nays: none

ORDINANCES – SECOND READING

2ND READING OF ORDINANCE NO. 2014-36:

AN ORDINANCE OF THE CITY OF FREEPORT, STEPHENSON COUNTY, ILLINOIS, PROVIDING FOR THE ISSUANCE OF GENERAL OBLIGATION REFUNDING BONDS, SERIES 2014A, PROVIDING THE DETAILS OF SUCH BONDS AND BONDS FOR LEVIES OF TAXES TO PAY THE PRINCIPAL OF AND INTEREST ON SUCH BONDS, AND RELATED MATTERS Presented by Cynthia Haggard, Finance Director ([view memo](#))

As noted in the memorandum provided by Cynthia Haggard, Finance Director this ordinance is to process the refunding of the Series 2004 and Series 2005 bonds. The memorandum stated it is the City's intent to refund these bonds in order to save an estimated \$1.4 million dollars. The saving will be based on a pro-rated basis throughout the term of the loan - roughly \$90,000 per year. The Series 2004 and Series 2005 bonds were both originally issued to refund a portion of the Series 2000 bond to realize interest savings due to lower interest rates. The Series 2000 GO bond was issued for the following purposes: 1) Cost of construction of upgrades to the City's wastewater treatment plan and various other capital improvements with the City, 2) Pay capitalized interest on the bonds for a period of one year, 3) Pay the costs of

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issuance of the bonds and 4) Refund all or a portion of the City's Series 1993 GO bond. The Series 2004 and Series 2005 bonds were for wastewater. The savings will be realized on a pro-rata basis, meaning relatively even throughout the aggregate term – roughly \$90,000 per year. The maturity dates of the new Series 2014A and Series 2014B will be December 1, 2024 and 2019, respectively. Both refundings are bank-qualified which saves us roughly 20 to 50 basis points. Also provided in the Director Haggard's memorandum was a timeline as follows:

- August 4th – City is presented with 1st Reading of Parameters Ordinance for the Series 2014A/B refunding bonds
- August 14th – City and Bernardi Securities, Inc. have pre-rating call,
- August 15th – City and Bernardi Securities, Inc. have rating call with S&P and Due Diligence conference call
- August 18th – City is present with the 2nd Reading of Parameter Ordinance for the Series 2014A/B refunding bonds
- August 21st – City receives rating report from S&P
- August 25th – Series 2014A Bonds (refunding 2004 bonds): Bernardi Securities, Inc. begins pre-order selling period for local buyers. Bernardi Securities, Inc. contacts local institutional/retail investors
- September 11th – Series 2014A Bonds: Closing. Bernardi Securities, Inc. coordinates with Bond Counsel & Paying Agent
- September 15th – Series 2014B Bonds (refunding 2005 bonds): Bernardi Securities, Inc. begins pre-order selling period for local buyers. Bernardi Securities, Inc. contacts local institutional/retail investors
- September 30th – Series 2014B Bonds: Closing. Bernardi Securities, Inc. coordinates with Bond Counsel & Paying Agent

At the first reading of the ordinance held on August 4, 2014, Alderperson Boldt moved to approve the ordinance as presented, seconded by Alderperson Brashaw. The ordinance was automatically laid over to tonight's meeting. Upon the second reading, Director Haggard presented that there was no new information regarding this ordinance. Upon no discussion or debate, the motion for approval prevailed by a roll call vote of;

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

Nays: none

Ordinance #2014-36 was passed.

2ND READING OF ORDINANCE NO. 2014-37: ([ORDINANCE NO. 2014-37 amended version 08/18/2014:](#))
AN ORDINANCE OF THE CITY OF FREEPORT, STEPHENSON COUNTY, ILLINOIS, PROVIDING FOR THE ISSUANCE OF GENERAL OBLIGATION REFUNDING BONDS, SERIES 2014B, PROVIDING THE DETAILS OF SUCH BONDS AND BONDS FOR LEVIES OF TAXES TO PAY THE PRINCIPAL OF AND INTEREST ON SUCH BONDS, AND RELATED MATTERS

The first reading of this ordinance was held on August 4, 2014. A motion to adopt was given by Alderperson Brashaw, seconded by Alderperson Endress and it was automatically laid over to tonight's meeting.

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Upon the second reading, Director Haggard explained since we are refunding two bonds 2004 and 2005 we need to have two ordinances and the term of those bonds is a footprint of the aforementioned ordinance with this one titled with 2014B. She stated with this second reading she has provided an amendment in the packet and noted that the amended version is also available for on the website. This amended version is marked as Ordinance #2014-37 (as amended August 18, 2014). Director Haggard explained that the amended version contains on page one, under paragraph four in the fourth whereas clause, an amended amount. The amended version was as follows, "Whereas the Corporate Authorities have heretofore and it hereby is determined that not to exceed \$5,600,000 General Obligation Refunding Bonds, Series 2014 B (the "Bonds"), to refinance the Prior Project by refunding all or part of the outstanding Prior Bonds (the "Refunding") and to pay related costs of issuance, and under and pursuant to this ordinance it is necessary and desirable that the Issuer issue the Bonds for such purposes;" Director Haggard stated that the ordinance on the floor provides for an amount of \$5,445,000 in bonds but due to a need for pricing the 2014B Bonds, it is recommended the amount to be \$5,600,000 to allow flexibility in the face value or par value. She noted the face (par) value of the bonds would be \$5,480,000 if processed this week. She asked that the amended version to be placed on the floor for approval.

Aldersperson Klemm made a motion to place the amended version on the floor for approval (Ordinance #2014-37 as amended on August 18, 2014), seconded by Aldersperson Endress. The motion prevailed by voice vote without dissent.

Mayor Gitz stated the amended version is on the floor for approval and, upon no discussion, he asked for a roll call vote to approve the ordinance. The motion prevailed by a roll call vote of;
Yeas: Klemm, Boldt, Bush, DeVine, Endress, Brashaw, Koester and Crutchfield (8)
Nays: none
Ordinance #2014-37 (as amended August 18, 2014) was passed.

2ND READING OF ORDINANCE NO. 2014-38:

AN ORDINANCE AMENDING CHAPTER 1060 (GARBAGE AND RUBBISH COLLECTION AND DISPOSAL) OF THE CODIFIED ORDINANCES OF THE CITY OF FREEPORT

The first reading of this ordinance was held on August 4, 2014. A motion to adopt was given by Aldersperson Brashaw, seconded by Aldersperson Boldt and the ordinance as automatically laid over to tonight's meeting. Upon the second reading Mayor Gitz presented that he was in receipt of a letter from the hauler's attorney. Because there were a couple of questions that the haulers raised and they have not been able to discuss, he requested the ordinance be laid over to the next meeting. He stated previously it had been discussed with the haulers and they were on board and he thinks that the questions raised are more of an oral discussion clarification of what we are doing or not doing. Mayor Gitz stated the whole purpose of this ordinance is to prohibit situations of double billing especially when you have a 4-plex, 5-plex, or 6-plex and by the ordinance are charged for garbage fees. They may be part of a large complex that has garbage dumpsters. In some cases based on the way the ordinance is written they have be charged for garbage on the water and sewer fees but also paying for the dumpster. Aldersperson Klemm moved to layover the ordinance to the September 2, 2014 council meeting, seconded by Aldersperson Koester. Motion prevailed by voice vote without dissent.

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ORDINANCES – FIRST READING

1ST READING OF ORDINANCE NO. 2014-39:

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

This ordinance was recommended to council from the Committee of the Whole meeting held on August 11, 2014 on a motion by Alderperson Bush, seconded by Alderperson Endress, and approval by majority vote. Jim Brown, Community Development Director provided a memo for the packet ([view memo](#))

Mayor Gitz stated this ordinance has been referred by the Committee of the Whole after two rather complete hearings. He noted there are two items placed on the council desks and they are: 1) a suggested fee schedule which was not filled in during the Committee of the Whole and 2) a proposed amendment on the signage.

Corporation Counsel Griffin presented that there are two amendments to the ordinance that have been placed on the council desks. She referred to the amendment under section 1430.14, Maintenance and Security Standards and it deals with signs or placards. It is recommended by the administration to add section c) to this section which states, "This Section shall in no way prohibit, override, or in any other way inhibit the chief of the Fire Department and/or his designate (s) from placarding a building in any way under the International Building Code or International Fire Code, or any other Federal, State, or local law, regulation, or policy, whether in addition to, or in conjunction with, signage under this section." Corporation counsel Griffin explained this wording is added to clarify that it is not preclusive of utilizing the other International Building or Fire Codes. Alderperson Bush moved to place amendment into the ordinance to Section 1430.14 adding section c), seconded by Alderperson Koester. Fire Chief Miller stated he agrees with the amended wording because it talks about the placards and clearly indicates reference to the International Building and Fire Codes so that it is all inclusive and spelled out specifically as well referencing the two codes. Corporation Counsel Griffin clarified the ordinance is not actually on the floor so that you would need to make a motion to place the ordinance on the floor as amended. Upon no further discussion, the motion prevailed to add the amendment to the ordinance by voice vote without dissent.

Director Brown presented the second amendment to the ordinance which was placed on the council desks. This wording was in regard to the fees as discussed at the Committee of the Whole and that it would be up to the council as to the fees for the Vacant Property Registration. We have taken the stance that fees for residential properties should be relatively modest. Mayor Gitz stated that he recommended separate fees for residential and commercial property. The suggested fees for vacant property registration ordinance were as follows:

Fee	Residential	Commercial
Initial registration when paid within 30 days' notice	\$25.00	\$225.00
Initial registration when paid after 30 days' notice	\$50.00	\$275.00
Annual registration	\$50.00	\$200.00

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Cost of inspections to be incorporated into registration fees

Same Fine as Rental Property Registration Ordinance: \$250 minimum/\$750 maximum per day

Discussion was held regarding the above stated fees as to whether the fees should be based on square footage and whether there would be an annual inspection fee. Alderperson Koester clarified as to whether and inspection fee would be included in the registration fee. Director Brown stated there would be no additional fee for inspection if adopted the way it is presented. The only fee that would be required under this draft ordinance are outlined on the sheet (above). Alderperson Klemm asked for clarification as to inspection fees for commercial properties based on square footage of buildings and after a certain point it would apply to residential. Director Brown referred to the comparison of other municipality's fees. Corporation Counsel Griffin stated it is included in the draft ordinance for the square footage situation and what she believes the administration is recommending, if agreed with by council, then the inspections would be inclusive in registration fee and the other stated inspection fee would be deleted from the ordinance prior to next reading. Discussion was held on the value and expense of an inspection fee.

Mayor Gitz state he formulated that fees so they would be an inducement to register and so that they are not detrimental to the process. He recommends a modest residential fee. He explained that the rental property registration ordinance is different because it pays for that staff where this is different because what we are talking about is vacant property that needs assistance. He stated we ought to encourage people to register vacant property. This ordinance our inspector indicates it will not add significantly to his work load. There may be some additional costs and possibly some overtime from time-to-time. It is basically a shot in the dark as to the unknown. Nothing requires us to distinguish between residential and commercial and in the end the fee structure is up to the council. Alderperson Klemm asked for the process of registration. Mayor Gitz stated the process would be they would register the property and there probably will not be a plan. The whole idea is to put it in a registry. There is staff follow through that we are aware of the property, what they intend to do, and what the time table might be and then if nothing starts to happen you can ratchet it off. Mayor Gitz because there are many properties that are truly vacant, with no water and sewer, no rehab going on, then our Fire Department would like to know more about the property. Council members provided their opinion on the inspection fees and the annual registration fees. Alderperson Crutchfield stated he would like to see a stronger fee initially and no annual registration fee. He would also like to see an inspection fee especially for the commercial side of it. If they are presenting a plan and they are not holding true to the plan then yes it should be ratcheted up and possibly fines.

Director Brown spoke about the comparison of what other communities do. Director Brown stated there are 61 municipalities that have vacant property ordinances and they looked at about a dozen ordinances. All but one had an initial registration fee, most did not have separate inspection fee and about half of the dozen had annual registration fees. Corporation Counsel Griffin reminded council that there is no annual registration fee for someone who comes into compliance with the ordinance. So that is kind of punitive in nature on its own accord without it being a fine, there is a separate section for fines for not abiding by the plan, for not doing x, y and z. If someone comes in and says here is my plan it will take me three months to do this, six months to do this and by the end of the day here is my 18 month plan then you are done, you are off the list and there is no annual fee. It is kind of - get yourself off the list fee - that is the theory

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behind the annual registration fee. She stated there is a separate fine structure recommendation. Corporation Counsel Griffin stated it may take someone that long and they are sticking to the plan and it takes them 18 months, so they have an annual one time. The Building Department is going to try to work with them in a reasonable manner and it may take certain situations longer. Alderperson Brashaw asked about when a property sells would then the new owner have x number of days in order to register. Director Brown stated assuming you have a property that is fallen under the scope of this registry and we already have a plan in the process and then the property sells. He would say that if it has already been registered once, then we would not charge a registration fee with the expectation that they would continue with the approved plan. Maybe they want to discuss the plan and they have a different financial situation then we would consider an alternate plan. The whole idea is that we work in a spirit of cooperation to improve these properties. Alderperson Brashaw asked about the exemption of Freddie Mac and Fannie Mae. Director Brown stated we can't charge a fee on those properties as a substance of the lawsuit in the City of Chicago as it was deemed a tax on the federal government but you can still require them to register and we can still cooperate with them and work with them to rehabilitate the property.

Alderperson Bush made a motion to incorporate the suggested fees for the vacant property registration ordinance presented by the administration, seconded by Alderperson Klemm. Mayor Gitz stated that if this is added to the ordinance then it does not close the discussion on fees we can do it in two weeks or at the Committee of the Whole and he will be speaking to each alderman separately to understand where they stand on this issue. Corporation Counsel Griffin clarified the motion for the residential and commercial structure and asked to Alderperson Bush and Alderperson Klemm if the separate suggestion that the cost of inspection is incorporated into the registration fees is not part of their motion. Alderperson Bush stated right. She clarified that under section 1430.06, b) the initial registration fee of:

Fee	Residential	Commercial
Initial registration when paid within 30 days' notice	\$25.00	\$225.00
Initial registration when paid after 30 days' notice	\$50.00	\$275.00
Annual registration	\$50.00	\$200.00

Alderperson Endress clarified that we would be leaving in section d) of 1430.06 for inspection fees and to that wording remain in the ordinance as written. Mayor Gitz stated yes.

Discussion was held on the reason for the annual registration fee and Mayor Gitz stated it is for two reasons. Number one is it as an inducement and number two is you may have a one-time plan and it never changes and in fact with persistent properties we may have to go back multiple times which account for staff time and gas. Mayor Gitz stated he is not sure if we can get by with only one inspector so if they are going to cost us more time there is a reason to pay a fee and, thirdly, it can be an inducement and if you have to go through annual fees that may get you to be more inclined to move this along. The fourth reason is the cost to the city to do all that. Alderperson Klemm stated that we may find out many of the properties are owned by Freddie Mac and Fannie May.

Mayor Gitz stated he noted some disagreement among council members as to the inspection fee and asked for a roll call vote on the amended wording. The motion prevailed by a roll call vote of;

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Yeas: Klemm, Boldt, Bush, DeVine, Endress, Brashaw, and Koester (7)
Nays: Crutchfield (1)

Mayor Gitz stated we have an amended bill with two amendments before the council. The question is this is the first reading. Alderperson Bush moved to place Ordinance #2014-39, An Ordinance to Create Chapter 1430 (Vacant Property) of the Codified Ordinances of the City of Freeport, Illinois as amended on the floor for adoption for approval, seconded by Alderperson Endress. Mayor Gitz stated he will try to answer the question by Alderperson Brashaw for more clarification on the resale of a property. Mayor Gitz requested that council email or call if they had questions for Director Brown. The ordinance was automatically laid over to the next meeting.

RESOLUTIONS

RESOLUTION #R-2014-63:

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

Chief of Police Todd Barkalow presented the resolution to approve a grant agreement with the Illinois Department of Transportation for award of a Sustained Traffic Enforcement Program (STEP). He stated the Freeport Police Department has been awarded the grant for the FY 2015 which runs from October 1, 2014 through September 30, 2015. This grant will reimburse the department for overtime payroll in an amount of \$10,623.56 for special enforcement details. The only out of pocket expense for the City to participate in this grant will be for fuel for the city squads and the City's shared increase in the payroll taxes. Chief Barkalow explained that the Sustained Traffic Enforcement Program will allow the City to conduct special seat belt enforcement zones and DUI Enforcement projects, thus improving seat belt compliance and reducing the occurrence of Driving Under the Influence offenses, which will improve overall safety on the streets of Freeport. Alderperson Koester moved for approval of the resolution as presented, seconded by Alderperson Klemm. The motion prevailed by a roll call vote of;

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

Nays: none

Resolution #R-2014-63 was adopted.

The next four TIF expenditure plans were presented in the Committee of the Whole meeting held on August 11, 2014 and were recommended to council on a motion by Alderperson Bush, seconded by Alderperson Klemm, and approval by majority vote. The resolutions will be presented by Alderperson Koester (chair of Committee of the Whole meeting held on August 11, 2014).

Director Brown provided a memorandum dated August 13, 2014 and marked as #037-14 regarding all four TIF plans. Portions of the memorandum are copied with each corresponding resolution. The memorandum explained that at its August 4th meeting, the Committee of the Whole reviewed draft expenditure plans for all four of the City's current TIF districts. Those plans are now forwarded to the Council as exhibits to resolutions for the Council's approval. All of these plans are for the 2014 calendar year.

RESOLUTION #R-2014-64:

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**RESOLUTION TO APPROVE A TAX INCREMENT FINANCING DISTRICT FUND EXPENDITURE PLAN –
DOWNTOWN REDEVELOPMENT PROJECT AREA**

Director Brown's memorandum #37-14 provided that, most notably, the 2014 expenditure plan for the Downtown TIF includes money for several specific projects that staff hopes to initiate this fall. Moreover, funding for the downtown façade grant program is again made available, and there is a large amount set aside for contingencies for emergency repairs to buildings. Tutty's Crossing: In 2004-05, a landscape architect completed a design for a "Walk of Fame" at Tutty's Crossing. However, there are no bid documents, and there was no design/bid documents completed for the site outside of this Walk of Fame. The TIF plan includes a \$20,000 for remaining design work and the completion of bid documents. Site improvements for Tutty's Crossing—beyond the boat ramp—are contemplated for the fall. This is the implementation project that goes hand-in-hand with the design work/bid documents outlined above. It is anticipated that up to \$15,000 for this project may come from non-municipal sources. A total of \$8,000 has been included in the TIF plan to assist with the implementation. Adams & Clark Street improvements: These will be completed this fall. A total of \$55,000 of Downtown TIF money will assist with this project. Furst - McNess relocation: One building at Furst - McNess will be relocated to enhance utility services to the area. A total of \$15,000 in TIF funds will assist with this project. Stephenson Street: The 500 block of Stephenson Street will be reconstructed. A total of \$20,000—which is 25% of the total project cost—will come from TIF funds. Milwaukee Road railroad depot: Civic groups are interested in the rehabilitation of the old Milwaukee Road railroad depot on the east side. The depot would be used as a kiosk along the new regional bike trail. Early estimates indicate the rehabilitation work to cost approximately \$15,000. A railroad historical society has agreed to offer technical and financial assistance to the project as well. It is expected that donations of time and material will reduce the required TIF funds to see this project to completion. A total of \$7,500 has been devoted for the adaptive re-use of the depot. Façade grants: The expenditure plan earmarks \$24,000 in grant money for the 2014 façade grant program. An additional \$18,000 is planned for 2013 façade grants that were approved but not completed and/or paid out. Contingencies: An additional \$37,000 is set aside for contingency urban design and engineering for the Downtown TIF. This could be used for Tutty's Crossing, or potentially for design and implementation work along Stephenson Street. And \$24,101.17 has been set aside for contingency urban design and engineering. Much rehabilitation work in the Downtown TIF area is needed. We have already seen how emergency work was needed on the Mahoney building and is still needed on the Jackowski building. This year's TIF plan includes a contingency of \$75,500 to accommodate emergency situations. The TIF plan for the downtown also provided under professional services that \$50,000 will be allotted for Freeport Downtown Development Foundation per the City-FDDF agreement. Alderperson Koester moved for approval of the resolution as presented, seconded by Alderperson Brashaw. The motion prevailed by a roll call vote of;

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

Nays: none

Resolution #R-2014-64 was adopted.

RESOLUTION #R-2014-65:

**RESOLUTION TO APPROVE A TAX INCREMENT FINANCING DISTRICT FUND EXPENDITURE PLAN –
LAMM ROAD BUSINESS PARK**

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Director Brown's memorandum #37-14 stated that much of the Lamm Road TIF revenues (\$370,000) are used to pay various financial obligations incurred as part of redevelopment agreements with Tri-Star Metals, Wal-Mart, Menards, and Lakeview Holdings. Additionally, over \$155,000 will be re-distributed to the taxing bodies. This year's plan also includes money for storm water management and engineering studies (\$60,000) and site improvements aimed at attracting businesses (\$373,272). Director Brown noted that he placed an amended version on the council desks to allot under professional services an amount of \$32,500 for Northwest Illinois Development Alliance. Alderperson Koester confirmed that the notation under "Site Improvements" for roundabout improvements in an amount of \$175,000 is what will be billed for the Kiwanis Drive/Pearl City Road roundabout. Director Brown assured that those expenses are owed to IDOT for the roundabout that was built last year and no new roundabout is planned.

Alderperson Bush moved for approval of the resolution as presented, seconded by Alderperson Endress. The motion prevailed by a roll call vote of;

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

Nays: none

Resolution #R-2014-65 was adopted.

RESOLUTION #R-2014-66:

RESOLUTION TO ADOPT A TAX INCREMENT FINANCING DISTRICT FUND EXPENDITURE PLAN – WEST AVENUE REDEVELOPMENT PROJECT AREA

Director Brown's memorandum #37-14 provided that nearly \$10,000 of the West Ave TIF revenues will be returned to the taxing bodies. A portion of the City's donation to NIDA comes from the West Ave TIF: \$17,500.00. An additional \$15,000 is planned to assist with marketing strategy and implementation. A total of \$33,000 is held in contingency for legal and professional services, site improvements, and building rehabilitation. Alderperson Bush moved for approval of the resolution as presented, seconded by Alderperson Endress. The motion prevailed by a roll call vote of;

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

Nays: none

Resolution #R-2014-66 was adopted.

RESOLUTION #R-2014-67:

RESOLUTION TO ADOPT A TAX INCREMENT FINANCING DISTRICT FUND EXPENDITURE PLAN – BURCHARD HILLS REDEVELOPMENT PROJECT AREA

Director Brown's memorandum #37-14 stated Freeport's newest TIF district, the Burchard Hills TIF has not yet generated any significant increment. Slightly over \$7,000 is intended to fulfill obligations under a redevelopment agreement and a minimal amount (\$630) will be redistributed to the taxing bodies. Alderperson DeVine moved for approval of the resolution as presented, seconded by Alderperson Brashaw. The motion prevailed by a roll call vote of;

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

Nays: none

Resolution #R-2014-67 was adopted.

OTHER

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REPORTS OF DEPARTMENT HEADS

Community Development

Approval of Bids opened on August 6, 2014 regarding Album Street Corridor Sites A, B, and C Asbestos Abatement Bid Tabulation ([view bid tabulation](#))

Community Development Director Jim Brown provided a bid tabulation for Album Street Corridor Sites A,B, and C for Asbestos Abatement. Two bids were opened on August 6, 2014 for project relating to asbestos abatement of pipe insulation, pipe fitting wrap, transite ceiling panels, thick transite panel debris, and window glazing (removal entire windows). The first bid was from Kinsale Contracting Group, Inc. of Westmont Illinois in the total amount of \$10,425.00. The second bid was from Holian Asbestos Removal Corporation of Spring Grove Illinois in the amount of \$15,200.00. Discussion was held on the disparity of bids. Director Brown stated that Fehr Graham felt the bids were both legitimate within the scope of the request for qualifications. He recommended proceeding with the low bid. Alderperson Brashaw moved to accept the bid from Kinsale Contracting Group, Inc. in the amount of \$10,425, seconded by Alderperson Bush. The motion prevailed by a roll call vote of;

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

Nays: none

Director Brown stated that a certificate of occupancy had been issued to the Generations Brewery. There was also a certificate of occupancy issued for grocery store on Galena and Dexter. The building inspector will be performing a final inspection on the First Farm Credit on Meadows Drive. He also provided an update on the building rehabilitation for Bocker and the new building built by J.H. Barkau Automotive. He reported the footings are now poured at the for the garage addition at Park Hills.

City Engineer

Approval of Bids opened on August 18, 2014 regarding Adams and Clark Reconstruction ([view bid tabulation](#))

The following was noted by the Illinois Department of Transportation (IDOT) prior to bidding: *Due to the possibility of a bid complaint for your agency's project, as it relates to the "Apprentice or Training Program Certification," the department will not concur with the award of any contract until the eight calendar day following the letting; therefore, the local authority shall not proceed with the award for eight (8) calendar days. (bid tabulation available upon W & S Commission meeting)*

Water and Sewer Director Tom Glendenning noted City Engineer Gallagher could not be present this evening and congratulated Shaun and his wife on birth of their second child. Director Glendenning introduced Adam Holder of Fehr Graham. Mr. Holder presented the bid tabulation for Adams and Clark Reconstruction. The memorandum stated that on August 18, 2014, the Freeport Water and Sewer Commission held a bid opening for the Adams Avenue and Clark Street Reconstruction Project. The two bids received were submitted by Fischer Excavating, Inc. and Civil Constructors, Inc. The apparent low bid was submitted by Fischer Excavating for the amount of \$1,894,273.76. Based on this being the low bid it is recommended to award contact 14-00162-00-BT to Fischer Excavating, Inc. for \$1,894,273.76

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barring any bid protest in the eight calendar days following the bid opening, as allowed by IDOT. Mr. Holder noted the other bid was received from Civil Constructors, Inc. in the amount of \$2,122,980.66.

Discussion was held on the disparity of the bids. Mr. Holder stated that this is an IDOT project and the contractor has to meet the specifications in the bids specs and project details outlined by the Illinois Department of Transportation's engineers.

Aldersperson Klemm moved to accept the bid from Fisher Excavating, Inc. noting the Illinois Department of Transportation (IDOT) eight day bid protest requirement period, seconded by Aldersperson Endress. The motion prevailed by a roll call vote of;

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

Nays: none

Director Glendenning noted the Illinois Department of Transportation project will commence on West Avenue (Route 26) next week. The Water and Sewer Commission has 25 days to complete repairs to water valves prior to the crews moving in for pavement resurfacing. After that an IDOT project will move the crews along to Galena Avenue from Park to City limits for another month of projects. Crews will be working evening hours on West Avenue in order to alleviate traffic congestion. The Water and Sewer crews will be working overnight and will incur overtime costs.

Finance

Finance Director Cynthia Haggard reported she is working with Bernardi Securities and they completed a rating call with S&P. The result of that should be announced August 21st. The administration is hoping for an improvement in the rating from an A to an A+, but with no assurances on this. She reported that last week they sought bond insurance for the Series 2014A and 2014B bond issuances. The bids came in around \$17,500.

Public Works

Public Works Director Tom Dole complimented Brian Borger and his committee on the organization and efficient administration of Cruise Night 2014 which was a successful event. Director Dole provided a report on projects the crews are working on including the last week demolition of the IOCO station, improvements to the lots from the demolitions including grading, seeding, and replacement of sidewalks in those areas. The next demolition on the list will be 701 Kenwood. The crews are working on pavement repairs on Liberty, Shawnee, and Benton. Discussion was held regarding patching on Locust in which Director Dole said that he inspected and it was not bad enough to go back over with the paver. Aldersperson Koester asked him to look at an area closer to South Street that has a hunk missing

Mayor Gitz stated he took a phone call today from an angry citizen because of tree removal has been a slow process. He stated that there is a trade-off for the demolitions because you have to make the choice between one or the other because it is the same crew. If you are doing demolitions you cannot also do the tree removals because we have limited crews and limited resources.

Library

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Public Library Director Carole Dickerson was not present.

Fire

Fire Chief Scott Miller reported that new hydraulic stretchers are now in use and have the capacity up to 750 pounds. The department will be unveiling their new uniforms this week.

Police

Chief of Police Todd Barkalow reminded citizens as the beginning of school starts this week to watch for school crossing areas, bus stops, bus stop arms. He stated the department located a missing juvenile. Chief Barkalow congratulated Alderperson Bush on a successful Back to School Celebration held at the Boys and Girls Club over the weekend. Alderperson Klemm provided warning to people to stay off their cell phones while driving because it is illegal in the State of Illinois.

Water and Sewer

Water and Sewer Director Tom Glendenning stated his crews have been busy filling dug out areas and just as fast as they have those filled, there are new breakages causing other pavement issues.

MAYOR'S REPORT

Mayor Gitz provided a summary on the IOCO demolition. He stated he will publicize to the council when the Okey Dokey is ready to be demolished. Director Brown provided a preliminary drawing for landscaping plans for the IOCO lot. For the Community Outreach the administration has been working with Northern Illinois University. Mayor Gitz reported that the administration is dealing with a nagging healthcare expense and they need to tackle that issue over the next six months as it continues to be a drain on the budget and it is an already tight budget. Mayor Gitz provided an update on the Water and Sewer loan process for an additional \$5 million loan with 25% forgiveness, saving the utility a \$1 million. He and the administration will be working at leaf pick up routes.

Mayor Gitz reported that he and the department have been working on a plan for the next 90 days to have a working list of priorities through to the end of the year.

NEW BUSINESS/COUNCIL ANNOUNCEMENTS

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

- Alderperson Koester spoke about the process of the City Hall decision and it should be on the top of the priority list. He also spoke about the importance of no cell phone usage while driving and motorcycle safety.
- Alderperson Boldt stated there will be a neighborhood watch on Thursday in Cherokee Hills. There will also be a neighborhood watch in the area of Douglas Village office this week.
- Alderperson Bush thanked staff members for their involvement at the Back to School Celebration on August 16, 2014 at the Boys and Girls Club. They distributed 400 backpacks to school age children and parents were required to attend workshops. There will be a neighborhood watch for the 3rd Ward at the VFW on Thursday.

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- Alderperson Endress reported there will be a neighborhood watch meeting at the First Church of the Nazarene tomorrow evening.
- Alderperson Brashaw reported that she received phone calls regarding behavior of people asking suspicious questions and noted there had been burglaries in the area of the sixth ward.

PUBLIC COMMENTS AGENDA OR NON-AGENDA ITEMS

- Andy Dvorak and Susie Dvorak, 1221 Stephenson Street, provided a line by line breakdown on their estimated cost to purchase the 5th 3rd Bank building on Stephenson Street. They totaled their estimate to be \$5.637 million as the actual cost; after adding in the loss of revenue of the building coming off the tax rolls (estimated to be \$2.8 million over the 30 year life).
- Deb Elzinga, 1147 W. Lincoln, spoke about the meeting the Save City Hall members have attended over the last three years. She wholeheartedly believes that saving the historical building that is our City Hall is the right thing to do. It will revitalize the downtown and elevate the importance of building maintenance and improvements to others in the community. They will be working on nominating the City Hall to the National Registry of Historical Buildings.
- Celia Smielewski, 441 W. Exchange, read from this weekend "Parade" in the Journal Standard about the importance of revitalization of the downtown as a way to foster community pride.
- Kay Ostburg, 1226 Homestead, spoke about a capital campaign for building restoration of the City Hall building.
- Tom Teich, 653 Jefferson Street spoke about Back to School Celebration and reported there will be a pancake breakfast this weekend at Applebee's to support FHS.

There was an executive session on the council agenda which was not held.

Upon motion duly made and seconded, the meeting was adjourned at 7:52 p.m.

s/ Meg Zuravel

Meg Zuravel, City Clerk