



City Council

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

MINUTES REGULAR MEETING Monday, September 15, 2014

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 September 15, 2014.

ROLL CALL

Present on roll call: Mayor Gitz and council members Tom Klemm, Shawn Boldt, Ronnie Bush, Jennie DeVine, Dennis Endress, Sally Brashaw, and Andrew Crutchfield (7). Alderperson Koester was absent (*see notation below for entering at 6:02 pm*). Corporation Counsel Sarah Griffin was present.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Alderperson Klemm

APPROVAL OF AGENDA

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

At 6:02 pm, Alderperson Koester entered the meeting bringing the number of members present to eight.

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Alderperson DeVine moved for approval of the regular meeting minutes of September 2, 2014, seconded by Alderperson Brashaw. 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.

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) Police Department Report on Activities for July 2014
- 2) City Treasurer Monthly Investment Report for period ended August 31, 2014
- 3) City Treasurer Report on Cash and Fund Balances for period ended August 31, 2014
- 4) Community Development Report on Activities for August 2014 including Building Permits, Electrical, HVAC, Plumbing, and Sign Permits for August 2014

B. Approval of Water and Sewer Bills Payable (Registers #217 and 220) ---\$101,857.03

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- C. Approval of Payroll for pay period ending September 6, 2014 --- \$415,208.63
- D. Approval of Finance Bills Payable (Registers #216, 218, 219, 221, 222) --- \$405,362.49

Aldersperson Brashaw moved for approval of the consent agenda as presented, seconded by Aldersperson DeVine. The motion prevailed by a roll call vote of;
Yeas: Klemm, Boldt, Bush, DeVine, Endress, Brashaw, Koester and Crutchfield (8)
Nays: none

ORDINANCES –FOURTH READING

4TH 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 ([view memo](#))

The first reading was held on August 4, 2014. A motion to adopt was given by Aldersperson Brashaw seconded by Aldersperson Boldt. The second reading was held on August 18, 2014 and its third reading was held on September 2, 2014. Upon request from the administration, the ordinance was laid over to September 15, 2014.

Mayor Gitz explained that Corporation Counsel Griffin has been in contact per the request of the haulers with their attorney and they are requesting additional time. Corporation Counsel Griffin stated per the request of the haulers the administration request this ordinance to be laid over to the October 6, 2014 meeting. She stated the haulers attorneys had provided information to them last week and they wanted some time to review it before responding to the City. Aldersperson Klemm moved to layover the ordinance to October 6, 2014, seconded by Aldersperson Koester. Motion prevailed by voice vote without dissent.

ORDINANCES –SECOND READING

Mayor Gitz stated if council is in agreement we will handle the TIF Ordinances in one motion and they will be presented together (Ordinance #2014-32, 2014-33 and 2014-34).

Corporation Counsel Griffin stated on the first reading of the TIF ordinances we asked to have them delayed until a date when the actual assessment come in and we were hoping they would be in by this date and we have now been told it will be the end of September. She asked on each of these three ordinances we are asking for a layover to the October 6, 2014 meeting date. She stated this will allow time for the assessments to be completed. Mayor Gitz stated the reason we need the assessment information is to establish a base for the tax increment financing district. He then asked Corporation Counsel if we can handle the layover of the three ordinances in one motion. She stated yes.

Aldersperson Crutchfield moved to layover Ordinances 2014-32, 2014-33, and 2014-34 to the October 6, 2014 meeting, seconded by Aldersperson Koester. The motion prevailed by a roll call vote of;
Yeas: Klemm, Boldt, Bush, DeVine, Endress, Brashaw, Koester and Crutchfield (8)
Nays: none

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2ND READING OF ORDINANCE NO. 2014-32:

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

The first reading was held on July 21, 2014. A motion to adopt was given by Alderperson Boldt, seconded by Alderperson Koester. Upon council action, the ordinance was laid over to September 15, 2014. Administration requests layover to October 6, 2014 to be concurrent with forthcoming assessments.
[\(view memo\)](#) See page two for council action to layover to October 6, 2014.

2ND 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**

The first reading was held on July 21, 2014. A motion to adopt was given by Alderperson Koester, seconded by Alderperson Brashaw. Upon council action, the ordinance was laid over to September 15, 2014. Administration requests layover to October 6, 2014 to be concurrent with forthcoming assessments.
[\(memo same as above\)](#) See page two for council action to layover to October 6, 2014.

2ND 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**

The first reading was held on July 21, 2014. A motion to adopt was given by Alderperson Brashaw, seconded by Alderperson Koester. Upon council action, the ordinance was laid over to September 15, 2014. Administration requests layover to October 6, 2014 to be concurrent with forthcoming assessments
[\(memo same as above\)](#) See page two for council action to layover to October 6, 2014.

ORDINANCES –FIRST READING

1st READING OF ORDINANCE #2014-40:

SPECIAL ORDINANCE FOR VARIATION, PERMIT OR AMENDMENT OF CODIFIED ORDINANCES OF FREEPORT ILLINOIS - Type of Relief: Amendment of Zoning Ordinance from R6 (Multi- Family Residence), M-1 (Limited Manufacturing), B-1-1 (Restricted Retail Business) to M-1 (Limited Manufacturing); **Owner or Applicant:** Francesco Mazzarisi, 922 West Galena Avenue, Freeport, Illinois; **Address/Description:** 928-930 W. Galena Avenue, Freeport, Illinois (PIN 18-13-25-477-021, LT 14 & W21.67' LT 13 (EX PT FOR ROW) OF HUENKEMEIER'S ADD' ALSO PT LT 9 OF 'PLAT OF LANDS IN SE1/4 SEC 25-27N-7E' – BEG SW COR LT 14 OF 'HUENKEMEIER'S ADD', N 297', W 37.7', S297', E TO POB (EX FOR ROW); **Recommendation and Vote of Planning Commission:** Approval through unanimous vote and there were no written objections
[\(view memo #0060-14\)](#)

Community Development Director Jim Brown presented the following in his written memorandum to council; "The Planning Commission conducted a public hearing on a zoning map amendment application at its regular meeting of September 4. This application was for a petition to change the zoning of a property near Galena and Island from R-6/B1-1/M-1 to M-1 for the purposes of establishing a restaurant with alcohol and video gaming. The Planning Commission voted unanimously to recommend approval of the petition. On August 7, 2014, Frank Mazzarisi filed a petition for a zoning map amendment for the property at 928-930 W. Galena Ave. Mr. Mazzarisi is the owner of the subject property. He seeks to rezone it from its current R-6/M-1/B-1-1 to M-1. Restaurants that serve alcohol are a permitted use in the

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M-1 zoning district, and Mr. Mazzarisi intends to open a small restaurant with alcohol and video gaming. The City's 2009 Comprehensive Plan contains general recommendations for Freeport's commercial areas. Among these is: Promote new commercial development and reinvestment within select locations, primarily the Downtown area, the West Galena Avenue corridor, and along corridors as identified in the Land Use Plan. Additionally, the Comprehensive Plan addresses the West Galena Avenue Corridor. The goal for this corridor is to revitalize and redevelop it as a well-designed retail and commercial shopping area with a healthy mix of uses and improved pedestrian access. A specific objective under this goal is: Initiate programs to encourage the improvement and rehabilitation of older commercial buildings and sites which are, or are becoming, functionally obsolete. Maps within the comprehensive plan show the land use of the site as commercial, but the zoning as manufacturing. A future land use map for the West Galena Avenue corridor (page 57) indicates the subject site and adjacent properties should be commercial land uses.

Director Brown explained the subject site is one of more than 100 properties in the City that has more than one zoning classification. In this case, the classifications are for three distinct types of land uses: residential, commercial, and light industrial. The three distinct zoning classifications found on the subject property can be characterized as such:

- R-6 General Residence District. This district is the most intensive residential zoning district. It allows as permitted or special uses all types of residential or related uses, such as single- and two-family homes, townhomes, apartments, and nursing homes. It also allows as special uses a limited range of commercial, recreational or institutional uses, such as: schools and day care, funeral parlors and cemeteries. It does not allow restaurants or cafes.
- B-1-1 Restricted Retail Business District. This district is the least intensive, or most restrictive, commercial district. It allows a wide range of general retail and service uses, such as hobby shop, ice cream shop, and photography studio. Restaurants and cafes are also allowed.
- M-1 Limited Manufacturing District. This district is the least intensive of the City's three manufacturing districts. It allows light industrial uses and production. Additionally, it allows various commercial uses found in the B districts, such as banks and financial institutions, and drug stores. The M-1 district also allows, as a permitted use, "restaurants, including the sale of liquor in conjunction with."

Director Brown summarized that the applicant intends to use an existing building on site for use as a contractor office and automotive supply in addition to its use as a small restaurant that would serve alcohol and include video gaming. Of the three current zoning designations for the subject property, only the M-1 district allows this as a permitted use. A restaurant serving alcohol is not expressly allowed as either a permitted in the R-6; it is a special use in the B-1-1 district. He stated this is one property of about 100 properties that has multiple zoning so we would be eliminating a property from having multiple zoning on a property. Alderperson Brashaw asked if any of the neighbors had spoken in the hearing or provided written information for the Planning Commission. Director Brown stated they did not. Alderperson Klemm asked if gaming could be discussed at another meeting. Mayor Gitz stated we could place this item as a topic of conversation at the next committee of the whole meeting. Alderperson Crutchfield asked about the multiple zoning classifications on the property with one being an M-1 (*also R-6 and B1-1*) and now we are changing the overall classification to an M-1. Director Brown stated he

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would like to get that cleaned up and by changing this to solely the M-1 zoning classification it because it is not advisable in any community. Then basically we limit the use to one zoning classification. Director Brown explained how the zoning classification was determined as to be the best fit for the property's existing use and proposed use for the site. He stated we were in agreement that M-1 was the best zoning classification moving forward.

Aldersperson Koester moved for approval of Ordinance #2014-40 as presented, seconded by Aldersperson Endress. The motion prevailed by a roll call vote of;

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

Abstain: Boldt (abstained due to financial interest)

Nays: none

Ordinance #2014-40 was passed.

1st READING OF ORDINANCE #2014-41:

AN ORDINANCE AMENDING THE BOUNDARIES OF THE JOINT CITY OF FREEPORT – COUNTY OF STEPHENSON CERTIFIED ENTERPRISE ZONE

(Expansion of the Enterprise Zone to allow and assist a Sunflower Enterprises, LLC headquartered in Dubuque, Iowa to develop a full service vessel repair yard for customers throughout the inland waterway system to the Mississippi River)

Director Brown presented the ordinance by stating there are four units of government currently in the Enterprise Zone including Stephenson County, Jo Daviess County, City of Freeport and Village of Hanover and we all have to approve similar ordinances and there will be a resolution coming forth as well. The City of Freeport-Stephenson County Enterprise Zone Committee has requested that the City of Freeport and the other units of government in the Zone approve an expansion of the Zone by 60.6 acres of contiguous territory. This expansion would accommodate Sunflower Enterprises, LLC, headquartered in Dubuque, Iowa, and its development of a full-service repair yard for vessels and barges traveling on the Mississippi River and other inland waterways. The ordinance stated the facility is expected to cost approximately \$8,000,000 to construct and outfit and the construction would begin in the summer of 2015. When complete, it will create an estimated 30 full-time equivalent jobs. The other units of government within the Zone must approve the expansion as well. Director Brown anticipates the Stephenson County Board will consider the expansion in October. Director Brown stated that with this project it would allow East Dubuque to enter into the Enterprise Zone and the Department of Economic Opportunity had asked for some technical changes to a previously approved ordinance. Corporation Counsel Griffin stated this ordinance does not include the premise that an ordinance was previously passed last year for the Sunflower Enterprises so before the next reading she will write an amended ordinance with wording it to repeal and replace and that revised ordinance will be presented to council upon the second reading. Aldersperson Brashaw asked if we can expect to see further ordinance before council due to this expansion of the centralized zone and whether there are costs associated with the Enterprise Zone. Director Brown stated he does not foresee costs associated with this and he does not see any other expansion like this business as an expansion of the enterprise zone so he expects such applications are few and far between. He explained it is a broad enterprise zone now and any new economic activity would be occurring in the already established boundaries of the zone. Director Brown explained that the City of Freeport is now the zoning administrator and he had placed estimated costs of

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\$80,000 but those are not our costs they are the project costs and the City will not incur a cost. Alderperson Koester moved for approval of the ordinance, seconded by Alderperson Brashaw. The ordinance was automatically laid over to the next meeting.

1st READING OF ORDINANCE NO. 2014-42:

AN ORDINANCE TO APPROVE THE EDITING AND INCLUSION OF CERTAIN ORDINANCES AS PARTS OF THE VARIOUS COMPONENT CODES OF THE CODIFIED ORDINANCES OF THE CITY OF FREEPORT, ILLINOIS

Corporation Counsel Sarah Griffin presented the ordinance as to place the ordinances already passed by the City Council from March 3, 2014 through June 16, 2014 and placing them into the city code book. Per the ordinance the copies of the 2014 Replacement pages for the Codified Ordinances have been filed in the office of the City Clerk for a period of thirty days prior to adoption of the ordinance and this has been completed. Alderperson Brashaw moved for approval of the ordinance, seconded by Alderperson Koester. The ordinance was automatically laid over to the next meeting.

1st READING OF ORDINANCE NO. 2014-43:

AN ORDINANCE AMENDING CHAPTER 806 (ALCOHOLIC LIQUOR SALES) OF THE CODIFIED ORDINANCES OF THE CITY OF FREEPORT

Corporation Counsel Sarah Griffin presented the ordinance and stated Ordinance No. 2014-43 comes out of a recommendation by the Liquor Commission from their September 11, 2014 meeting. This ordinance changes our City Code regarding the issuance of liquor licenses and past criminal records to be consistent with State Statute. There is a provision of the State Statute which allows for the applicant to prove that they have been rehabilitated. She stated our ordinance is much more stringent than other municipalities. The Ordinance places the burden of proof on the applicant and mirrors the exact language of the State Statute. She stated there is no obligation on the part of the Liquor Commission to find that somebody who has a felony is deserving of a liquor license but it gives the opportunity if so shown. Mayor Gitz stated there has been a tradition to look at the last 10 years for criminal records. He stated Police Chief has done a more thorough investigation in the case and gone back more. Mayor Gitz stated instead of following the informal practice of going back a defined period of time that is not specified in the code that the code is what the code states so he recommended to follow the State Statutes and what other communities are doing and bring this forward for council consideration.

Discussion was held as to whether this would be an expunged record. Corporation Counsel Griffin explained this would be someone that has not had their record expunged because if it had then it would be considered as off the record. She explained this gives the opportunity for someone who had a felony who did not have something expunged to explain the time frame and explain the circumstances say from the 1980's or 1990's where now with the new Livescan it is showing up and a lot more shows up than it used to. Alderperson Boldt moved for approval of the ordinance, seconded by Alderperson Brashaw. The ordinance was automatically laid over to the next meeting. Mayor Gitz stated if the council would like to visit the research he will provide it to them. Alderperson Klemm asked about the procedure. Mayor Gitz stated an applicant would start with the Mayor as Liquor Commissioner and he would review it along with the Corporation Counsel. This is reviewed together for all of the applications that come in along with the City Clerk so if someone fell within the providence of this ordinance they

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would have to explain all the information on their application or if there was something that was ambiguous on the application that was disclosed in the search we would ask them more questions. For there would be a recommendation to the Liquor Commission and they would need to decide whether they are comfortable or not. He stated that is one reason why on the State level and as written that the burden of proof is on the applicant and not on the commission or the Liquor Commissioner.

ACTION ITEM

Mayor Gitz stated that item number 13 is, "Authorization to accept Lead Agency designation for RFP/RFQ for Enterprise Zone extension services." He stated we put this on the agenda because both the Mayor and Corporation Counsel had been having conversations with the Enterprise Zone Committee. He explained the make-up of the Enterprise Zone Committee and stated it is set by State Statute and about 25 years ago it was a quite extension process of application to the then known as Department of Commerce and Community Affairs. He stated certain parts of the State have Enterprise Zones and other parts do not. He stated this started as the City's Enterprise Zone with a few properties in the County. It has over time become a regional Enterprise Zone because of the request for projects and this met with approval of the State to include Jo Daviess County. Some enterprising person at the state level decided that maybe we should abolish all Enterprise Zones and start anew. So now under state law, we all have to apply for designation all over again. The Enterprise Zone designation can be a single city, a single county, or several counties. What is clear in legislation is the application has to be made by a municipality or county or a combination. The informal recommendation of DCEO has been to probably not go at it alone and to have multiple jurisdictions. Mayor Gitz stated this process will require a consultant so that we all have to work together. He stated this timeline on this is very stringent and takes place this fall. What this does is give us, depending upon what the other partners want to do, authority to go ahead and serve as a clearing house for the RFP consultants. At the end of that journey, when we have a consultant, that will then have to be approved by all the other jurisdictions. He stated we want to make this happen quickly because we want be in the first round of applications. He reminded council that when the spending plan was approved there was some money set aside to help fund the application but we are not going to be able to fund this exclusively by ourselves. Alderperson Klemm made a motion to authorize the City of Freeport and the mayor to accept lead agency designation for RFP/RFQ for Enterprise Zone extension services. This motion was seconded by Alderperson Boldt. Discussion was held as to whether any other bodies could oversee. Mayor Gitz stated they are supposed to meet this week and if someone else wants to do the work to put it together he would be more than happy to let then do it. Mayor Gitz explained the time is not as formable as it seems. Corporation Counsel Griffin stated she would be able to pull together a sample RFP/RFQ and with the Illinois Municipal League tool to advertise through she will probably draft it, Jim Brown and the Mayor will look it over, and it will probably be three and one half hours of time to get it done. The goal is to have the study begun in early October. The application should be completed in by the end of December. Their theory was let's just get it done. Upon no further discussion, the motion prevailed by voice vote without dissent.

OTHER

Reports of Department Heads

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Community Development

- Council Action on Request for Qualifications (RFQs) from Consulting Firms for Assessment Grants and Area-Wide Planning Grant

Community Development Director Jim Brown provided that in November 2012, the City applied for the following EPA grants:

- Community Wide Brownfields Hazardous Substances Assessment Grant
- Community Wide Brownfields Petroleum Assessment Grant
- Brownfields Area-Wide Planning Grant

The three grants were subsequently awarded by the EPA. The subject area for these grants is the East Side and the “Rawleigh Corridor,” roughly the 14 blocks south of Stephenson Street and west of the Pecatonica River that are centered on the Rawleigh Complex. The project period for these three grants runs through October 2016. In August 2014 the City solicited Requests for Qualifications (RFQs) from consulting firms with expertise in brownfields assessments and planning. The RFQs were opened in City Hall the morning of August 21. The City received six responses to the RFQ as follows;

RESPONSE TO EPA ASSESSMENT AND PLANNING GRANTS

<i>Firms and Locations</i>	<i>Assessments Only</i>	<i>Planning Only</i>	<i>Assessments + Planning</i>
BBJ Group, Chicago, IL			X
Deigan & Associates, LLC, Libertyville, IL			X
Fehr-Graham, Freeport, teaming with Skeo Solutions, Charlottesville, VA			X
SAA Design Group, Madison, WI With Place Dynamics		X	
SCS Engineers, Madison, WI teaming with Schreibner Anderson Associates			X
Vandewalle & Associates, Madison, WI		X	

Director Brown stated he has evaluated the RFQs using a point system based on the following categories; relevant assessment experience, Local / regional assessment experience, Team composition, Relevant planning experience, Local/regional planning experience and City’s positive experience with the firm.

EVALUATION OF RESPONDENTS TO RFQ

Evaluation Criteria (five points unless otherwise indicated)	BBJ	Deigan	FehrG/ Skeo	SAA	SCS	V&A
Relevant assessment experience	5	5	5	N/A	5	N/A
Local / regional assessment experience*	1	2	3	2	2	3
Team composition	3	3	4	3	4	4
Relevant planning experience	2	3	5	4	3	4

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Local / regional planning experience*	1	1	2	2	1	3
City's positive experience w/ firm**	0	0	1	0	0	1
TOTAL	12	14	20	11	15	15

* Maximum of three points awarded

** Maximum of one point awarded

Vandewalle & Associates, which did not submit for brownfield assessment work, received 15 points out of a possible 17 points. Fehr-Graham/Skeo received 20 points out of a possible 22 points. I note the following about the Fehr-Graham / Skeo response to the RFQ:

- In the past, Fehr-Graham and the professionals from the firm who would be assigned to these projects have provided excellent service to the City;
- Fehr-Graham is intimately familiar with Freeport and its brownfields and planning issues;
- Fehr-Graham's team for the projects includes a solid mix of specialists: professional geologist, environmental specialists, hydrologists, project manager.
- Skeo brings planners, design specialists and community engagement specialists with a wealth of experiences facilitating, researching and developing plans for neighborhoods and communities like Freeport's East Side/Third Ward. Skeo has not only worked throughout the country, Skeo developed for the City the "Eastside Revitalization Strategy" dated February 2014.
- The proposed methodology reflects the strengths of the two diverse firms

Director Brown presented in his written memorandum to council that he recommends Fehr-Graham and Skeo Solutions be selected to provide the consulting services for the brownfields assessment grants and the area-wide planning grant. Mayor Gitz noted that present at the meeting is Joel Zirkle of Fehr Graham. Upon request of the council, Mr. Zirkle was asked to the podium to answer questions and to explain the process involved with the brownfield assessment and area-wide planning grants. Mr. Zirkle provided the responsibilities of both Fehr-Graham and Skeo Solutions. He stated there is a pair of grants for Community Wide Brownfields Hazardous Substances Assessment Grant and Community Wide Brownfields Petroleum Assessment Grant and another grant for Brownfields Area-Wide Planning Grant. The assessment grants are strictly for assessments and not clean-up of sites so this is a continuation of a lot of effort expended in the City. There had been a lapse of funding with the City trying to compete nationally for funding and was finally successful. It has gotten much more competitive. It used to be about a one in three chance to get funded and now it is about one in five. So it is a big accomplishment to be funded for this. The assessment will be to take a lot of the sites that have already been identified and we will do some preliminary work as a continuation of that assessment so that we clearly understand what the environmental challenges are within various properties in the community. He explained that this is corporate boundary with the emphasis in the eastside or 3rd Ward. This is real estate in the community which is underutilized or marginally utilized and to get reinvestment of those properties is complicated by actual or perceived environmental contamination. With the funding from the grants, they gather the facts so that we can make informed decisions moving forward. He explained that a lot of brownfield redevelopment is real estate transactions and ultimately to try to get these properties back into viable use. Mr. Zirkle explained that the next step is action plan, to develop a game plan on how to clean up the property, if necessary. In some cases the redevelopment is part of the remediation. An example would be

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is that we have soil that is contaminated and you do not want someone to eat it or to breath the dust so if we cap it we are eliminating the way you could be exposed to that and they call that an engineering barrier with the Illinois Environmental Protection Agency and in the engineering world it is called a parking lot. He explained that if that is what is needed for the site, then it is a win-win. The assessment allows them to do a full investigation in order to understand the problem to make informed decisions and set up a game plan on what needs to done with those properties. Mr. Zirkle explained the area-wide planning grant as being an activity to engage the community to understand those properties that are challenged and what as a community want to see on the properties and how they want them utilized. The idea is to come up with overall plans for the end use which will dovetail with the technicalities of the investigative activities. He stated it is nice to have the planning funds (engagement of the community and planning funds) as well as the assessment funds (technical funds). Council was provided an opportunity to ask Mr. Zirke questions.

Aldersperson Brashaw made a motion to move forward with the recommendation by Director Brown for selection of Fehr-Graham and Skeo Solutions to provide consulting services for the brownfield assessment grants and area wide planning grant, seconded by Aldersperson Bush. The motion prevailed by a roll call vote of;

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

Nays: none

Finance

Finance Director Cynthia Haggard stated that the 2014A bonds which were the refunding of the 2004 bonds were sold last week and that should net the City about \$600,000 in savings. She stated if all holds true for the next refunding opportunity the savings could be \$800,000 which would net the maximum savings amount of up to \$1.4 million through the life of those bonds.

Public Works

Public Works Director Tom Dole stated a demolition took place last week at 620 E. Crocker and the crews also took down a garage at the IOCO station in order to start cleaning up that property. He noted that late last week there was a garage in really bad shape and that was brought down in the 700 block of east Stephenson because it was very near to a school. The crews have been working on patching on West Avenue.

Library

Director Carole Dickerson was not present.

Fire

Fire Chief Scott Miller reported the annual fill the boot drive collected close to \$1,100.00 to benefit MDA. Aldersperson Koester noted the new ambulance stretchers are a marked improvement to the department.

Police

Chief of Police Todd Barkalow requested council action on Approval of Bids for three Police Pursuit Vehicles. He provided a written memorandum which stated on September 10, 2014, 9:30 a.m., sealed

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bids for three black 2015 police pursuit vehicles were opened at City Hall. There were two sealed bids received for this police pursuit vehicle, one from The Bocker Group of Freeport and one from Barkau Automotive of Stockton, IL. After reviewing the bids, it was determined that the bids from each of the dealerships met the minimum specifications. The Bocker Group submitted a bid for three 2015 Chevrolet Impalas. Barkau Automotive group also submitted a bid for three 2015 rear wheel drive Dodge Chargers. The bid from The Bocker Group was for \$63,729.00 for three 2015 Impalas, including title and registration. The bid from Barkau Automotive was for three 2015 rear wheel drive Dodge Charger was \$72,369.57, including title and registration. The Bocker Group estimated delivery time of the vehicles at eight weeks. Barkau Automotive gave a delivery time as 90-120 days after award of the bid. Chief Barkalow recommended acceptance of the low bid from Bocker Auto Group of Freeport for the 2015 Chevrolet Impalas. Alderperson Klemm made a motion to accept the bid from Bocker Auto Group in the amount of \$63,729.00 for three 2015 Impalas, 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

Water and Sewer

Water and Sewer Executive Director Tom Glendenning answered a question from Alderperson Klemm regarding a Water and Sewer project at the Park Hills golf course area. Director Glendenning explained that this is for a repair at the "Campus" lift station where a sanitary force main has busted right outside the lift station. This is a 16" force main and the lift station is needed to pump 1.5 million gallons per day on an average without any rainfall. While the crews are rendering a fix they will need to transport by tanker the waste to the Galena lift station. He explained that the electrical lines will need to be unhooked by ComEd before the fix can be completed. This line is twelve feet deep and it will be a very sensitive fix. They are hoping for a good result and preparing for the worst scenario. They are looking to line all those lines because this has been a situation that has been hard to handle. They should begin the fix tomorrow.

City Engineer

City Engineer Gallagher provided an update on construction projects. He first reviewed the West Avenue - Illinois Department of Transportation project and stated they have placed a leveling binder so the surface will be rough and they have also completed the curb work. They will be finishing with the reflective crack control and come back over with another surface course. They will then need to complete the striping and sanitary and water valve adjustments. There has been a lot of work down on the signal detector loops at both of the signalized intersections. This project is expected to be completed in September. Secondly he provided an update on the Adams and Clark project for the Water and Sewer Commission in which it is anticipated to start the construction this week. City Engineer Gallagher spoke with the businesses and you will see Fisher Excavating mobilize this week in the area. They are trying to negotiate with the State to get the intersection at Exchange and Adams shut down as soon as possible to be able to start the sanitary sewer work especially in light of Director Glendenning's comments about the pipes and the need to have them replaced prior to winter setting in. He is hoping to expedite that closure from the 29th to the 22nd.

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City Engineer Gallagher stated on the agenda was a discussion of Interjurisdictional Transfer of South Street. He stated that it is a jurisdictional transfer not only with the State of Illinois but also the County and the Township. He stated what we have looked at over the last couple of weeks is which streets are best suited in our hands, the County or the State. He stated they were asked to look at an inter-jurisdictional transfer of South Street. Based on that conversation he understood that the State was not really interested in putting the maintenance into South Street unless we were to take over as this could be somewhat of a lengthy process. He stated he put this on the agenda for discussion and if the council is willing this could start the negotiation for the Mayor, City Engineer and Public Works Director to be part of those discussions. He stated that other one that has come up would be the transfer of road due to the roundabout and that would be Pearl City Road from Park Boulevard to the roundabout in exchange for Fairground Road the section that leads to Forest Road and the Forest Road section from Lamm to the roundabout. They are also discussing with the Township about some Township Roads in the Third Ward as coming in on Route 75 which are gravel and would need a future seal coating and bit and pieces are part of the County and it does not make sense to have the Township come in to plow one block of road. He explained that it would be to set up more of a strategic maintenance plan for the City. Most citizens are not aware that South Street is an unmarked State of Illinois route. He stated Pearl City Road to the roundabout is County jurisdiction. He stated they would be looking to start this negotiation process with all three of those agencies. Mayor Gitz explained his reason for thinking would be to see South Street improved as a corridor of the City and for the jurisdictional transfer they would do a moderate overlay and then time it is on us. He spoke about his concept of widening the two-lane-section and boulevard the entire project from Galena Avenue where it comes into the City all the way to West Avenue to completely change the complexion of the corridor. He explained his expectations for improving the corridors of the City. Alderperson Crutchfield asked about changing the look of South Street. Mayor Gitz discussed the TIGER grant and the motor fuel tax allocation and the plan that we are interested in coming up with. Alderperson Klemm stated he would be interested in starting the negotiation process, especially based on the situation on South Street last winter, noting that it will not be a fast process. Alderperson Crutchfield asked about the TIGER grant and the use of it in Freeport. City Engineer Gallagher explained that the TIGER grant was used to fund a project and most communities received some TIGER grant funding. Alderperson Koester asked if you are looking for action on this item at this time. Mayor Gitz stated this is a discussion item to see if council finds this of interest. He stated he has asked the City Engineer and Corporation Counsel Griffin to look into vacating some of the streets where there are no houses and the ingress and egress on them is for illegal dumping. He discussed the informal agreement between the City and the County and the snow plowing around the Pearl City Road and Fairground Road. Alderperson Koester stated that if we do the improvements on South Street and change the jurisdiction he would be concerned on the long-term impact and the potential costs to the City. City Engineer Gallagher stated the State of Illinois determines the costs through a predetermined of the formula and he explained the different items going into the determination of the cost to the City. Mayor Gitz asked council to notify him of further thoughts or comments from the council.

MAYOR'S REPORT

Mayor Gitz discussed the projects in the works on West Avenue and note there is another project that will be started on Galena Avenue going west from Park Boulevard and that project should be starting over the next two weeks. He discussed the project on Adams and Clark for the sanitary sewer improvements and

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replacement. He stated that the City will be making a presentation on demolitions at the Illinois Municipal conference and for those members not able to attend there are items posted on line for viewing which may be of interest to council members.

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 stated there will be a 5th Ward meeting scheduled at the First Church of the Nazarene on the third Tuesday at 6:00 pm.
- Alderperson Koester noted he attended the event at the Albertus Airport on Sunday and it was a successful event as a benefit to the Friends Forever.

PUBLIC COMMENTS AGENDA OR NON-AGENDA ITEMS

- Tom Teich, 873 Jefferson, spoke about a friend who joined him at the council meeting and a fundraiser that will be held at the Madonna Renewal Center on September 20, 2014 on Walnut Avenue.
- John Hess, 1247 W. Pleasant, stated he was a Vietnam veteran and Silver Star recipient. He provided information on an occurrence with the Freeport Police Department at his home in which his front door was damaged. He stated he was sent to Chicago. He stated there is a stop sign on the corner of Saxby and Pleasant Street which is falling over. The rest of Pleasant Street is not done. He stated his door was replaced with a steel door. He stated repairs on his front door are estimated to be \$1,000. Mr. Hess stated the streets on the east side of town should be sold or be developed to improve that corridor over there. He would like to know who is in charge of the streets there. He stated that to improve Freeport there should be more block parties to bring the community together. He stated he hardly knows any of the police officers anymore.

Upon motion duly made and seconded, the meeting was adjourned at 7:20 p.m.

s/ Meg Zuravel

Meg Zuravel, City Clerk