



## ***City Council***

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

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### **MINUTES REGULAR MEETING Monday, October 6, 2014**

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#### **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 6:02 p.m. on October 6, 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 Boldt.

#### **APPROVAL OF AGENDA**

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

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Alderperson DeVine moved for approval of the regular meeting minutes of September 15, 2014, seconded by Alderperson Koester. 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.

#### **PRESENTATIONS**

##### **Introduction of Freeport Police Officers upon completion of Police Training Institute**

Deputy Chief Jim Drehoble stated five new police recruits graduated from their twelve-week basic police training on September 25, 2014 from the Police Training Institute in Champaign, Illinois,. He introduced Justin DeSpain, Tyler Earnest, Brett Henson, Ryan Wagand, and Ryan McKanna. Deputy Chief Drehoble explained each of the police officers will be assigned to a field training officer for the next four months and they most recently have been mapping the City of Freeport. Mayor Gitz and Brian Borger of the Board of Fire and Police Commission wished them well as they continue their training.

##### **Presentation by Northern Illinois Food Bank**

Yvette Sellers provided a presentation on the Northern Illinois Food Bank. She stated the Northern Illinois Food Bank is a nonprofit organization that engages the community in its commitment to feed

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those in need. They worked in conjunction with three food pantries locally. She explained they served over 900,000 meals in Stephenson County over the last year. She noted that September was Hunger Action Month and thanked the council for helping her to bring awareness to hunger issues.

**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) 2015 City of Freeport Holiday Schedule per the Codified Ordinances
  - 2) 2015 City Council Annual Calendar of Meetings
  - 3) 2015 City Council Committee of the Whole Annual Calendar of Meetings
  - 4) Police Department Report on Activities for August 2014
  - 5) Fire Department Report on Activities for August 2014
  - 6) Community Development Report on Activities for September 2014 including Building Permits, Electrical, HVAC, Plumbing, and Sign Permits for September 2014
- B. Approval of Water and Sewer Bills Payable (Registers #224 and 226) ---\$198,303.26
- C. Approval of Payroll for pay period ending September 20, 2014 --- \$411,317.46
- D. Approval of Finance Bills Payable (Registers #223, 225, 227-230) --- \$551,178.83

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

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

Nays: none

**ORDINANCES –FIFTH READING**

**5<sup>TH</sup> 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, the third reading was held on September 2, 2014 and the fourth reading was held on September 15, 2014. Upon request from the administration, the ordinance was laid over to October 6, 2014.*

Mayor Gitz explained agreement has not been reached with the haulers and asked to have this ordinance laid over to November 3, 2014. Aldersperson Klemm moved to layover the ordinance to November 3, 2014, seconded by Aldersperson Endress. Motion prevailed by voice vote without dissent.

**ORDINANCES –THIRD READING**

**3<sup>RD</sup> READING OF ORDINANCE NO. 2014-32:**

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

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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 a second reading on September 15, 2014 and a third reading to be held on October 6, 2014.

Upon the third reading, Community Development Director Jim Brown stated council was asked to layover the TIF ordinances until the Freeport Township Assessor has the new equalized assessed valuation (EAV). He explained when the Meadows 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. He stated the new EAV's provided by the Township Assessor will be the baseline. Upon no discussion, the motion to approve prevailed by a roll call vote of:

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

Nays: none

Ordinance # 2014-32 was passed.

**3<sup>RD</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**

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 a second reading on September 15, 2014 and a third reading to be held on October 6, 2014. Upon no discussion, the motion to approve prevailed by a roll call vote of:

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

Nays: none

Ordinance # 2014-33 was passed.

**3<sup>RD</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**

The first reading was held on July 21, 2014. Alderperson Brashaw moved and Alderperson Koester seconded that ordinance as presented be adopted. Upon council action, the ordinance was laid over to a second reading on September 15, 2014 and a third reading to be held on October 6, 2014. After full and complete discussion including public recital of the nature of the matter being considered and such other information as would inform the public of the business being conducted, Mayor Gitz directed that the roll be called for a vote upon the motion to adopt the ordinance as presented. The motion to adopt prevailed by a roll call vote of:

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

Nays: none

Ordinance # 2014-34 was passed.

**ORDINANCES –SECOND READING**

**2<sup>nd</sup> READING OF ORDINANCE #2014-41:**

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**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).*

The first reading was held on September 15, 2014. A motion to adopt was given by Alderperson Koester, seconded by Alderperson Brashaw. The ordinance was automatically laid over to tonight's meeting. Community Development Director Jim Brown noted an amended version dated October 6, 2014 [Ord 2014-41 \(as amended October 6, 2014\)](#) will need to be placed on council floor for approval and was placed in the council packet. Mayor Gitz referred to the amended version dated October 6, 2014 and stated the underlined portions show that the previous ordinance is repealed. Corporation Counsel Griffin stated this ordinance was amended from the one presented at the last meeting to included wording that Ordinance 2013-32 is repealed and replaced with this ordinance. The parts amended were in the whereas and in section 2. Mayor Gitz stated this is a project in East Dubuque and there was technicality with the wording when passed last year that DCEO asked to have it amended. He stated we along with other taxing bodies are asked to take action on it to move the project forward. Upon no further discussion, the motion to adopt prevailed by a roll call vote of:

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

Nays: none

Ordinance #2014-41 was passed.

**2<sup>nd</sup> 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**

The first reading was held on September 15, 2014. A motion to adopt was given by Alderperson Brashaw, seconded by Alderperson Koester. The ordinance was automatically laid over to tonight's meeting. The motion to adopt prevailed by a roll call vote of:

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

Nays: none

Ordinance #2014-42 was passed.

**2<sup>nd</sup> READING OF ORDINANCE NO. 2014-43:**

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

The first reading was held on September 15, 2014. A motion to adopt was given by Alderperson Boldt, seconded by Alderperson Brashaw. The ordinance was automatically laid over to tonight's meeting. Alderperson Klemm asked if the proof would be on the applicant to explain. Mayor Gitz stated that if a person had had an ancient felony and have not had any record for years, then yes it would be required of the applicant to provide the proof before the Liquor Commission. Mayor Gitz explained this wording tracks the State license requirements and the applicant would need to petition and explain what happened and this was brought before the Liquor Commission and it was recommended to council at their meeting held on September 11, 2014.

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The ordinance provides amended wording under 806.09, Persons Ineligible For Licenses, listed as follows; “No license of any class shall be issued to, or renewed for:

(c) A person who has been convicted of a felony under any federal or State law, unless the Commission determines that such person has been sufficiently rehabilitated to warrant the public trust after considering matters set forth in such person’s application and the Commission’s investigation. The burden of proof of sufficient rehabilitation shall be on the applicant.”

The motion to adopt prevailed by a roll call vote of:

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

Nays: none

Ordinance #2014-43 was passed.

**ORDINANCES –FIRST READING**

**1<sup>st</sup> READING OF ORDINANCE #2014-44:**

**AN ORDINANCE AMENDING THE BOUNDARIES OF THE JOINT CITY OF FREEPORT–COUNTY OF STEPHENSON CERTIFIED ENTERPRISE ZONE (PEARL VALLEY FARMS) ([view memo #070-14](#))**

Community Development Director Jim Brown presented that there was a public hearing held today and no one spoke out against it. The owners of Pearl Valley Farms (PVF) located in Kent Township near Pearl City, is a major producer of fresh eggs for the conventional and specialty egg markets. PVF has quadrupled in size in less than twenty-five years and now has 106 employees. Larger and more efficient farms have been the trend in the egg industry, and to remain competitive the owners of PVF feel it is necessary to expand. Moreover, consumers are increasingly looking for eggs from hens raised in cage-free environments. PVF currently has fifty-one acres in the City of Freeport-County of Stephenson Joint Enterprise Zone. The owners desire to add thirty-five more acres and construct new barns and increase their number of egg-laying hens from 1.0 million to 1.6 – 1.8 million. The new barns will be equipped to allow PVF to raise chickens in cage-free or enriched-colony caged environments. The proposed expansion will create 20-30 new jobs and stimulate a \$20 million dollar capital investment in machinery, technology and buildings. The City of Freeport-Stephenson County Enterprise Zone Committee has now requested that the City of Freeport and the other units of government in the Zone approve an expansion of the Zone by 35 acres of contiguous territory. This expansion would accommodate Pearl Valley Farms and its expansion plans. Alderperson Bush made a motion to move forward the ordinance for adoption, seconded by Alderperson Koester. Director Brown stated at the next meeting for the second reading of this ordinance there will be an accompanying resolution for this item. The ordinance was automatically laid over to the next meeting.

**1<sup>st</sup> READING OF ORDINANCE #2014-45:**

**AN ORDINANCE GRANTING A VARIANCE TO CHAPTER 692, SECTION 692.01 (DISCHARGING FIREARMS AND OTHER WEAPONS) OF THE CODIFIED ORDINANCES OF THE CITY OF FREEPORT, ILLINOIS**

Mayor Gitz stated administration requests suspension of rules for passage this evening. Corporation Counsel Griffin presented the ordinance stating the Freeport Country Club has requested the variance to Chapter 692. They requested suspension of the rules as bow hunting did start on October 1, 2014 and

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they were lapse in obtaining the memo from the Department of Natural Resources. As drafted this would begin tomorrow (October 7, 2014) and last through January 18, 2015 and the area is on the Freeport Country Club property. Alderperson Bush moved for approval of the ordinance as presented, seconded by Alderperson DeVine. Alderperson Koester asked if there have been any issues. Corporation Counsel Griffin stated that we are not aware of accidents and they have to report their kills to the DNR through a website reporting. Discussion was held as to the need to curbing the deer numbers in a heavily developed landscape. Alderperson Koester moved for suspension of the rules for passage this evening, seconded by Alderperson Klemm. Alderperson Brashaw asked if there was a number reported to the DNR and whether upon next year's request that you can find this information to include with the request. Corporation Counsel Griffin stated they report to the DNR as to the numbers and the DNR recommends whether the process will continue from year to year. Mayor Gitz stated there may be a report at the DNR that he can obtain. The motion for suspension of the rules prevailed by a roll call vote of:

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

Nays: none

The motion to adopt prevailed by a roll call vote of:

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

Nays: none

Ordinance #2014-45 was passed.

**RESOLUTIONS**

**RESOLUTION #R-2014-70:**

**RESOLUTION TO AUTHORIZE AN AMENDMENT TO INTERGOVERNMENTAL AGREEMENT FOR THE OPERATION OF AN ENTERPRISE ZONE (SUNFLOWER ENTERPRISES)**

*Presented by Community Development Director Jim Brown* ([view memo #069-14](#))

Mayor Gitz stated that as the council know we have to amend the boundaries of the Enterprise Zone and then we have to amend the intergovernmental agreement for the operation of an Enterprise Zone. Director Brown stated that this resolution mirrors the ordinance passed this evening (Ordinance #2014-41) and is necessary component. Alderperson Brashaw moved for approval of the resolution as presented, seconded by Alderperson Klemm. The motion for passage prevailed by a roll call vote of:

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

Nays: none

Resolution R-2014-70 was adopted.

**RESOLUTION #R-2014-71:**

**RESOLUTION TO APPROVE REDEVELOPMENT AGREEMENT WITH JJ FREEPORT VENTURE I LLC**

*Presented by Community Development Director Jim Brown* ([view memo #071-14](#))

Director Brown presented the resolution stating that JJ Freeport Venture I LLC completed Phase I of the redevelopment of the shopping center at the northeast corner of West Avenue and South Street. The memorandum accompany the resolution and its attachments stated, Phase II of the redevelopment of this shopping center, commonly referred to as "the JoAnn Fabrics" center, is currently underway. The City has been in negotiations with the developer for several months. On July 21, 2014, in anticipation of the establishment of the Meadows TIF and a redevelopment agreement, the City Council approved



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Resolution #R-2014-61: Memorandum of Understanding Between the City of Freeport and JJ Freeport Ventures, LLC, In Relation to the Redevelopment of Commercial Property in the Proposed Meadows TIF District. This Memorandum of Understanding set the framework for the developer to proceed and expend money which could be reimbursed to him if, and when, such a TIF was created. While the Memorandum did not include any specific obligations on the City's part, it did obligate the City to make a good faith effort to negotiate a redevelopment agreement with the developer. The developer, J.J. Alaily, has demonstrated great faith in the potential economic vitality of Freeport. Phase I—which is not eligible for consideration of reimbursement or assistance from the Meadows TIF—totaled \$4 million in improvements. The attached Redevelopment Agreement (RDA) is forwarded to the Council in anticipation of the Council's approval of ordinances creating the Meadows TIF. The RDA offers assistance with the completion of Phase II and includes specific architectural standards in anticipation of an outlot building for Phase III. Please note that almost all of these standards are included in Phase II. Additionally, the developer will be required to construct certain improvements to significantly higher standards than our zoning code or other regulations require. (The developer must still adhere to all City codes and regulations.) A landscape plan is included as an attachment to the RDA. When installed, the landscaping will provide site perimeter landscaping to an extent virtually unknown on other Freeport commercial developments, yet will allow the visibility into the site that retailers demand. The developer will also be required to comprehensively address stormwater management issues on site. His efforts will have a positive effect on not just his site, but adjacent areas and roadways as well. In return for the Phase II investment in Freeport—which would not have proceeded without the Memorandum of Understanding and would not be completed without TIF assistance, the Developer will be reimbursed by the issuance of a Redevelopment Note or a series of Notes as defined and set forth in Article IV of the RDA. Prior to issuance of such Notes, the developer shall deliver evidence that he has completed improvements in accordance with the standards set forth in the RDA and its exhibits. The maximum reimbursable assistance to the developer under this RDA shall not exceed \$852,219.

Approved Improvement Costs			
Phase II Costs per Developer		Improvement Costs	
Abatement	13,000	Abatement (50%)	\$ 6,500
Demo - Existing Sw, canopy, roof	170,647	Demo - Existing Sw, canopy, roof (50%)	\$ 85,324
Site work	66,175	Site work	\$ 66,175
Interior renovation - SW	505,000	Interior renovation - SW (50%)	\$ 252,500
Interior renovation - Tenant I	175,000	Interior renovation - Tenant I (50%)	\$ 87,500
Interior renovation - Tenant II	75,000	Interior renovation - Tenant II (50%)	\$ 37,500
Exterior renovation	143,440	Exterior renovation	\$ 71,720
Landscaping	25,000	Landscaping	\$ 25,000
Cross access to Aldi	75,000	Cross access to Aldi	\$ 75,000
Design fees (arch, engineering)	60,000	Design fees (arch, engineering)	\$ 60,000
Soft costs (commissions, legal, permits)	179,453	Soft costs (commissions, legal, permits)	\$ -
		Stormwater (site and regional)	\$ 50,000
<b>TOTAL PHASE II</b>	<b>1,487,715</b>	<b>TOTAL PHASE II</b>	<b>\$ 817,219</b>
		City's Fees	\$ 35,000
		<b>DRAFT TOTAL PHASE II</b>	<b>\$ 852,219</b>

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Director Brown noted that also included in with this resolutions are exhibits including the Redevelopment Agreement, a diagram showing Phase I, II and III, a list of improvements and costs including landscaping standards for redevelopment project, and architectural plans and architectural standards and it also includes the cost that we felt were appropriate. Mayor Gitz stated only the increment from this project is payable on the work that is certified as being completed according to the agreement. He stated that the City has no other obligation other than when the increment is created then it will be paid over the twenty years we use to satisfy that obligation. Alderperson Brashaw asked about the reimbursement for the improvements amounting to \$852,219.00 and whether it will be paid over a period of twenty years. Director Brown stated that is correct. The agreement also states that the City of Freeport will be reimbursed for the costs related to the establishment of the TIF in the amount of thirty five thousand (\$35,000) which the developer has agreed to pay upon execution of the agreement.

Alderperson Koester moved for approval of the resolution as presented, seconded by Alderperson Brashaw.

Alderperson Crutchfield asked about the amount that the increment produces is paid toward the balance of the amount and wondered if the amount could be paid before the twenty years has been completed. Corporation Counsel Griffin explained that just the increment from this project, not the increment from the whole district, and with conservative estimates our outside counsel was estimating that it would be paid in nineteen years. She explained that was conservative so it could be fifteen years to nineteen years as an estimate time period. Alderperson Boldt asked if there is a Phase III in the near future. Mayor Gitz stated it is not guaranteed yet that there will be a Phase III but there is interest on the part of the developer for one of the outlying lots to redevelop that way and also to have a connecting path which might happen as part of Phase II over to the Aldi's lot next door. He stated in speaking with the developer he has approached certain stores about the interest in that so he is looking for the right tenant to pay the right amount of rent to pay for that kind of investment for building a brand new building. Mayor Gitz stated there has been a lot of discussion and negotiations that went into this. He explained that there were discussions with the City Engineer because there were water main issues that will need to be addressed in future years that those would be incorporated into the TIF agreement itself and the developer was gracious to accept the compromised language. Mayor Gitz commended those involved. Alderperson Boldt asked if the developer say only realized \$20,000 in landscaping expenses but the improved cost was \$25,000 then what. Corporation Counsel Griffin explained that the developer would have to prove the costs to us prior to use issuing any increment from these amounts and these amounts are maximums. She explained the expenses could be less than that and they still have to meet the standards of the agreement. Alderperson Boldt in the case where it says, "cross access to Aldi" if that doesn't happen or if it happens in a different phase then it is not eligible under this agreement. Corporation Counsel Griffin stated that is correct. Upon no further discussion, Mayor Gitz asked for a roll call vote for passage. The motion prevailed by a roll call vote of:

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

Nays: none

Resolution R-2014-71 was adopted.



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**RESOLUTION #R-2014-72:**

**RESOLUTION TO CREATE A TRANSIT ADVISORY COUNCIL ([view memo #072-14](#))**

Director Brown explained that this is not required of the two transit grants, however, in talking to the Illinois Department of Transportation officials responsible with the management of those grants they feel this is a “best practices” component of a good well run transit program. It provides transparency for the grant program and it provides an avenue where the stakeholder can provide public input into the plan and actual operation of the transit program. He stated it is advisory in nature only and it is not a governing body. He explained in counties that have not had an advisory council, they found that the service contractor often tends to cater to only one certain group. He stated that council will be comprised of stakeholders from various groups, i.e. it should not be weighted heavily toward seniors, students, or other demographics. Resolution #R-2014-72 provided the following:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FREEPORT, ILLINOIS as follows:

Section 1. The foregoing recitals shall be and are hereby incorporated in this Section 1 as if said recitals were fully set forth.

Section 2. That this City Council does hereby approve the creation of a Transit Advisory Council, with a membership of at least seven members and not more than fifteen members: and

Section 3. That the Transit Advisory Council shall have the following responsibilities:

- A) meet periodically to review plans and operations of the grant-funded transportation services; and
- B) provide recommendations on system design and operations through the transit program’s coordinator to the Illinois Department of Transportation, the City of Freeport, and the contract provider of the transportation services; and
- C) fulfill other obligations and operate in accordance with grant guidelines, regulations and best practices.

Section 4. That the City Council does hereby authorize the Mayor of Freeport to appoint members to the Transit Advisory Council.

Aldersperson Koester asked who would decide who will be on the council. Director Brown stated that would be at discretion of the mayor with the council approval and we would seek to find people with different demographics such as seniors, handicap people, those out in the county, people from large employers, etc. Mayor Gitz stated it will be those groups affected by the transit program to give them input and also to provide them a forum if they are unhappy about an aspect or know of ways to improve the transit program. Aldersperson Klemm moved for approval of the resolution, 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

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Resolution R-2014-72 was adopted.

**OTHER**

**Reports of Department Heads**

**Community Development**

Director Brown presented that we have a signed, sealed and approved mitigation plan grant. This has been in the works for some time now and it was last updated in 2008. This grant would update that 2008 document. He stated the grant is for \$16,000 and we are responsible for 25%. He stated we will immediately seek to establish a committee broad based with people involved in hazard mitigation response including the City, County, Health Department, Fire Department, Water Conservation District, and representatives from these types of entities. Director Brown explained that the Stephenson County Hazard Mitigation Plan takes a look at the county and the city and it reports the potential for disaster, whether there are places that store volatile chemicals, if there were a fire or explosion, how would we respond to it. He explained that flooding is another component of the plan and how would we respond to flooding and how do all the organizations cooperate together.

**Finance**

Finance Director Cynthia Haggard stated auditors will be present for the next two weeks working on the Fiscal Year 2014 audit. As a follow up to the 2004 Refunding Bonds now called 2014A issue. Because we had obtained insurance it raised the rating from A to A+ so that we had a cost-benefit from with it with the benefit outweighing the cost. The cost of the insurance was \$6,600 and the exchange rate resulted in \$114,000 saving. She explained the cost-benefit was \$107,000 that we received on it.

**Public Works**

Public Works Director Tom Dole stated a demolition took place last week at 1120 S. State and the crews worked on leveling the site and planting grass at the IOCO station in order complete the cleanup that property. He stated there are three to four houses that they took down that still needs dirt.

Director Dole provided that leaf pick up will begin October 20 and will end by November 21, 2014. He placed the first order for road salt and we should start to receive loads this week.

Director Dole stated that in conjunction with the Water and Sewer Department they have been working on filling in service cuts to prepare those sections for hot mix. Because there are so many service cuts they will have crews working on this for the next two weeks in order to get them taken care of before winter sets in.

**Library**

Director Carole Dickerson was present and had no report.

**Fire**

Fire Chief Scott Miller reported in honor of Fire Prevention week the firefighters will be visiting all the grade schools in the community by sharing fire safety lessons, working with the children to teach them about the "Smoke House".

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**Police**

Deputy Chief of Police Jim Drehoble stated with the officers who recently graduates and presented this evening that brings nine officers in field training at this time. Four of them they are hoping to have them graduated by the end of this month or mid-November by the latest. The Police Department is gearing up for Red Ribbon Week which is later this month and they will have more information at the next meeting.

**Water and Sewer**

Water and Sewer Executive Director Tom explained that he is filling in while City Engineer is at a conference. He explained that the Water and Sewer crews will begin hydrant flushing this week and through next week. This is a city-wide flushing on an annual basis to flush some of the iron residue due to the high iron concentration in our raw water and from the old piping. He stated we urge residents to have patience with this. He noted if residents see rusty water flush it through your own home for a while and if it persists you can call the construction dispatch number and they will come to their area and flush.

Director Glendenning stated over the next couple of weeks in regard to the Big 4 projects, we will be closing out two of the contracts. We have already closed out the Water Meter contract and the new Well #9 contract. In the next couple weeks they will be working on disinfecting the Burchard tank and leak testing it to its full capacity but it will not be turned onto the system. The pressure will artificially doing that and instead of not turning it on they will be boosting water up there and to enable it to first get disinfected and leak tested. This will be done in order to close out the project with Caldwell Tanks. The second contract they will be closing out will be the SCADA project which is the telemetry and meter installation. That project will have final communications testing and then that project one will be done. Then the Utility Service Authority will be back in town this week to complete sanitary lining project through to the end of the year. They will have lined 18 miles of sanitary sewer. They will be working on directional borings at the east interceptor just east of the Stephenson County jail through the railroad property. They will be by-pass pumping through there. There will be several thousand feet of lining completed through that location. Director Glendenning stated they hope to have these projects closed out by the end of the year and then the Water and Sewer Commission will begin paying on the loan.

Director Glendenning stated that City Engineer Gallagher is in his third year of training for American Public Works Institute for Municipalities.

Director Glendenning stated that Adams and Clark project has started and they have been digging twenty feet in to the ground to install the large diameter sewer. It is slow going because they have been shoring up the sides because there is a lot of sand. Then once that piping is complete they will come in with the water main and then the pavement.

**MAYOR'S REPORT**

Mayor Gitz apologized for being late to the meeting. He thanked the council for their support of the Meadows Tax Increment Financing District and the redevelopment agreement on council agenda this evening. We have an anchor which is important for having a successful TIF project. We also have a wonderful developer who Mayor Gitz hopes will do other projects beyond the shopping center. The fact

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that he is willing to do Phase I accounting for several million dollars before we got to this TIF set up speaks volumes to his commitment to the City. Doing this unanimously and smoothly is an important message. Mayor Gitz stated his hope is that this TIF we will have other projects in the area and in particular help with the Kmart property and areas having drainage issues and because of the continuity of this TIF it can help us with the Eagles Store as well. The areas were chosen with a lot of care and we are hoping for progress along those corridors.

Mayor Gitz stated he will ask Finance Director Haggard to present at the next Committee of the Whole meeting the spending plan. It is a mixture of good and bad news. Because we have been unable to go through every department for updates, we will be using the original spending plan number with some adjustment. This budget is trending negative. We have some very great concerns on our healthcare. We are pulling in the reins significantly across the board for hires and for all expenditures. His hope is to keep the council informed with regular reports so that you have the same information as the staff has. He has been working with department heads on prioritizing items that will be coming between now and the end of the year. If council members want an item to be added to the list, please let him know. Mayor Gitz will be sending the list to the council this week and it contain items which have been alerted and need policy attention.

**NEW BUSINESS/COUNCIL ANNOUNCEMENTS**

City Clerk Zuravel provided information on the upcoming election for Alderman. The City of Freeport will hold an election to nominate candidates for the offices of Alderman in Wards 1 through 7 and the Alderman At-Large on the following dates: Consolidated Primary will be held on February 24, 2015 and Consolidated Election will be held on April 7, 2015. The terms of office for Alderman in 2015 shall be:

- First Ward – 4 year term
- Second Ward – 2 year term
- Third Ward – 4 year term
- Fourth Ward - 2 year term
- Fifth Ward – 4 year term
- Sixth Ward – 2 year term
- Seventh Ward – 4 year term
- Alderman-At-Large – 4 year term

Note: Thereafter their successors shall be elected for terms of 4 years

City Clerk Zuravel noted the filing periods for the Consolidated Primary ends the week of Thanksgiving and the Consolidated Election ends the week of Christmas, so it is important to gather information required for filing and start early.

Mayor Gitz stated the Community Outreach process is now contacting residents about the proposed sites and their opinion on priorities through a phone survey conducted by Northern Illinois University. The written update from the N.I.U. telephone survey will be provided to council upon its completion. He noted they extended the survey time. Mayor Gitz stated he will be contacted each of the aldermen this week to get a list of sites in the wards to have meetings.

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

- Alderperson Endress stated he was inducted into the State of Illinois Bowling Hall of Fame over the weekend. He stated it has been a pleasure coaching the Freeport Bowling team.
- Alderperson Koester stated he and Alderperson Bush had met with the Blackhawk School principal to come up with a plan or a change in ordinance to limit parking in the area where the busses park.

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

- Tom Teich, 873 Jefferson, asked about building repairs and the order for materials for a building that need to be fixed on Lamm Road. He stated there will be Special Olympics dinner on October 21, 2014 and wondered if the mayor could speak at it. Mayor Gitz stated he will check his schedule.

Mayor Gitz noted there was extensive damage to the maintenance hangar at Albertus Airport and there has been an insurance claim filed.

Upon motion duly made and seconded, the meeting was adjourned at 7:05 p.m.

s/ Meg Zuravel

Meg Zuravel, City Clerk