



City Council

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

MINUTES SPECIAL MEETING Monday, January 30, 2012

The special meeting of the Freeport, Illinois, City Council for January 30, 2012 was called by Mayor George Gaulrapp. On January 26, 2012, notification was provided to the Freeport City Council and the agenda posting process was completed including emailing to the media notice listing and posting on the City website. This meeting was televised on the cable news channel and members of the media and community were present.

CALL TO ORDER

The special meeting of the Freeport, Illinois, City Council was called to order by Mayor George Gaulrapp with a quorum being present at 6:00 p.m. on Monday, January 30, 2012, in Council Chambers.

ROLL CALL

Present on roll call were council members Tom Klemm, Ronnie Bush, Jennie DeVine, Dennis Endress, Scott Helms, Michael Koester, and Andrew Crutchfield (7). Alderperson Boldt was absent.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Alderperson Bush.

PUBLIC COMMENTS

Michael Meade, 2012 Kenneth Drive, Freeport, Illinois spoke in favor of rehabilitation of City Hall building at 230 W. Stephenson Street. Mr. Meade asked the council to view the building as a potential opportunity instead of a potential problem and to do further research on the Kraft building in Mt. Carroll.

Andy Dvorak, 1211 W. Stephenson Street, Freeport, Illinois, spoke in favor of rehabilitation of City Hall building at 230 W. Stephenson Street. Mr. Dvorak provided copies of "Preserving Wisconsin's Civic Legacy, A guide to Rehabilitating and Reusing Local Government Properties", copyrighted by National Trust for Historic Preservation in the United States and dated 2010.

Brenda Myers, 7 E. Stephenson Street, Freeport, Illinois, spoke in favor of rehabilitation of City Hall building and stated that we need to sacrifice to keep a building as a legacy.

Casey Myers, 7 E. Stephenson Street, Freeport, Illinois, spoke in favor of rehabilitation of City Hall provided an example of his own buildings of how progress can be made in the downtown and how a building can be turned in to a showcase. He challenged the council to find alternatives for rehabilitation including selling the building to a private investor for preservation then future reuse the City.

Randy Skeens, 29 West Main Street, Freeport, Illinois, spoke in favor of the advantages of investing in downtown Freeport as compared to the Chicago area. He is a proud supporter of investment in the

**MINUTES
SPECIAL MEETING
Monday, January 30, 2012**

downtown as he recently opened a restaurant called, "This is It Eatery". Mr. Skeens thanked Freeport for their support.

**PRESENTATIONS BY GARY W. ANDERSON ARCHITECTS REGARDING STATUS ON
BUILDING LOCATED AT 230 W. STEPHENSON STREET, FREEPORT, ILLINOIS**

Mr. Gary Anderson referred to his written report regarding Freeport City Hall dated January 25, 2012, as provided to the council and mayor. His report included three photographs of the base of the foundation in the southwest corner after excavation on January 20, 2012.

The following is the report provided in the council packet by Mr. Anderson dated January 25, 2012:

"Friday, January 20, I was on site at Freeport City Hall to see the excavation that Go Excavating had started on January 20, 2012. They excavated the south west corner of City Hall. Upon removal of the sidewalk, and excavating down approximately 4 or 5 feet, we were able to see significant deterioration in the fully exposed steel beam. Unfortunately, this steel was left unprotected from when the vault was closed up in 1980 and this area was filled in and a new poured concrete sidewalk installed. The steel beam had no coating protection which could have protected the steel. Moisture was allowed in particularly the west side where the hole is now in the web of the steel beam. At the west side beam area the downspout has been leaking for some time and probably caused an accelerated deterioration of the beam. I have enclosed a photo of the beam with a hole in the web of the steel beam.

On the front (south side) of the building, there was deterioration of the steel beam with a significant amount of leafing and deterioration in the steel web. However, it was not as bad as on the west side. Due to all the construction and partitions in the basement, our observation was limited. Based upon our limited exterior observation, we believe the new concrete block wall that was installed in the 1980's was built primarily underneath the outer beam. There are two beams that we are aware of that make up the structure between the piers that hold up the masonry at the perimeter walls.

Based upon our previous observations, the steel beams are rusty. We believe that the inside beam has retained its structural integrity. However, at the outer beam, it is obvious that an extreme amount of deterioration has been caused by all the moisture over the years. This beam no longer has any structural integrity. The deterioration of the beam has probably caused the exterior masonry wall to fracture and move at the 2nd floor window hood. Movement is being caused by the collapse of the steel web of the beam below that spans from pier to pier.

We spoke with our structural engineer and a contractor regarding how we could remedy the current situation. We are suggesting the following recommendations to insure that the necessary bearing capacity in the exterior of the masonry wall is maintained:

1. Both corner bay areas should be repaired by removing the exterior steel beam and installing brick or concrete masonry brick to infill where the beam was previously located. This would provide adequate bearing capacity of the masonry wall up above and remove a beam that is continuing to leaf and collapse, which does not improve the situation. It appears from our observation that the concrete block wall was installed as a 12 inch wall that was filled with concrete. It is located directly under the outer steel beam. The inner steel beam is still spanning the opening and we believe it is still structurally sound.

MINUTES
SPECIAL MEETING
Monday, January 30, 2012

2. We have a proposed plan of attack to remove the steel and provide the masonry infill in sections to distribute the load equally on the existing concrete block below. We recommend removing the steel beam in 36 to 40 inch increments. Both corner beams in the wall would be done at the same time. The repairs would take approximately one week.
3. We have some concern as to how the block wall was installed. It appears that it was placed upon the existing cement floor. We do not know the thickness of the concrete floor, nor what capacity it has since it serves as the bearing wall.
4. We propose that two cores be made to check the thickness of the concrete floor and what material is below the wall. Based upon our soil boring information there is solid rock no more than two feet below the floor of the basement. The cores would take place on the basement side of the wall. It would allow us the opportunity to know what kind of footings and soil conditions that are underneath or if it was built directly on the rock. If that were the case, there would be no further mediation necessary on the concrete slab. This could not be determined until the wood frame walls are removed and a core sample made. As I stated before, removing the partitions in this corner would be extremely helpful in assessing more clearly what we are up against. It would not take that much time to remove all the material in this area. We estimate one day and two people to do the necessary removal and to expose the exterior structure in this area.

The estimated cost to remove the steel beams and install solid masonry would be \$9,000.

Based upon our observation on Friday, reviewing the photos and talking with our engineer, we do not believe this building is in any danger that would require the removal of people in the building. Based upon the excavation and being able to review the problem, we now have a more thorough understanding of what has caused the masonry to move above the west side window at the 2nd floor.

The proposed repairs would provide the necessary time to evaluate the building, keep this portion of the building safe and would be done at a reasonable expense. We would be pleased to present this information to City Council and answer any questions they may have concerning our observations and recommendation. If you have any further questions we would be pleased to discuss them with you.”

The council was provided an opportunity to ask Mr. Anderson questions.

Alderman Klemm asked for Mayor Gaulrapp’s 4 Point Approach:

1. City pay to renovate the building
2. Private investor renovate the building
3. Demolition of the building
4. Community Project to make a community project and center and then Mayor Gaulrapp added;
5. Secure the building and take to a referendum

Alderman Klemm added another option would be ideas coming forward from a group that is writing grants.

Discussion was held in regard to the asbestos tile in the basement and there could possibly more asbestos which will need to be dealt with.

**MINUTES
SPECIAL MEETING
Monday, January 30, 2012**

Alderman Helm asked for information regarding the grants being sought and a representative for saving City Hall was brought forth from the audience.

Deb Elzinga, 1147 W. Lincoln, Freeport, Illinois, stated she represents a group, "Save City Hall" and the first grant they looked into was due on February 1, 2012 and they were not able to pull together a sponsor to meet this deadline. There is another grant which they believe they would have a better chance of obtaining and it is due in June 2012. There is also an Emergency Intervention Grant which could possibly be used towards emergency repair of the building.

**COUNCIL ACTION PENDING RESULTS OF THE ABOVE REPORTS FOR EXPENDITURE
OF FUNDS ON BUILDING LOCATED AT 230 W. STEPHENSON STREET, FREEPORT
ILLINOIS**

Discussion was held as to the remaining fund balance of the \$25,000 already allocated by council to be used on the building.

Alderman Klemm made a motion to proceed with the repairs on the building at 230 West Stephenson Street with the remaining \$25,000 funds that were previously allocated for excavation. The motion was seconded by Alderman Helm.

The motion prevailed by roll call vote of:

Yeas: Klemm, Bush, DeVine, Endress, Helm, and Koester (6)

Nays: Crutchfield (1)

1ST READING OF ORDINANCE 2012-15:

AN ORDINANCE AMENDING THE LEVY AND ASSESSMENT OF TAXES FOR THE FISCAL YEAR BEGINNING MAY 1, 2011, AND ENDING APRIL 30, 2012 FOR THE CITY OF FREEPORT, COUNTY OF STEPHENSON, AND STATE OF ILLINOIS TO CORRECT AN ERROR AND NOT CHANGING THE AMOUNT OF THE OVERALL TAX LEVY

Finance Director Craig Joesten presented the ordinance stating that this ordinance presented this evening is the tax levy ordinance amount that was approved in December 2011 with a correction to page 11 in which two numbers for the police pension fund and the fire pension fund were transposed. There is no change to the overall increase to the tax levy from the previous ordinance approved by council. The number on page 11 for the Police Pension Fund amount to be included in the tax levy was corrected from \$878,086 to 1,073,551. The number on page 11 for the Fire Pension Fund amount to be included in the tax levy was corrected from \$1,073,551 to \$878,086.

Alderman Helms made a motion to approve the ordinance correcting the amounts on page 11 for the Police Pension Fund and the Fire Pension Fund, seconded by Alderman Endress.

Alderman Crutchfield made a motion to suspend the rules for passage this evening, seconded by Klemm. Mayor Gaulrapp stated the motion to suspend the rule moving forward this ordinance for this evening is non-debatable. The motion prevailed by roll call vote of:

Yeas: Klemm, Bush, DeVine, Endress, Koester, and Crutchfield (6)

Nays: Helms

Ordinance 2012-15 was properly on the floor for passage this evening.

**MINUTES
SPECIAL MEETING
Monday, January 30, 2012**

Upon no further discussion, the motion to approve Ordinance #2012-15 as presented prevailed by roll call vote of:

Yeas: Klemm, Endress, Helms, Koester, and Crutchfield (5)

Nays: Bush and Endress (2)

Ordinance 2012-15 was passed 5-2.

PUBLIC COMMENTS - AGENDA ITEMS OR NON-AGENDA ITEMS

Deb Elzinga, 1147 W. Lincoln Blvd, Freeport, Illinois thanked council for their motion this evening. She stated that her group is committed to help you figure out viable options to bring about the best possible solutions for the building.

John Staben, 1070 Canyon Drive, Freeport, Illinois, spoke about his understanding the decisions facing council on securing the building. Mr. Staben suggested that a commission be formed to look at what can be done on the building.

Michael Meade, 2012 Kenneth Drive, Freeport, Illinois, stated his appreciation for the decision tonight. Mr. Meade asked the council to look at what was done in Mt. Carroll to fix the Kraft building.

ADJOURNMENT

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

s/ Meg Zuravel

Meg Zuravel, City Clerk