



City Council

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

MINUTES REGULAR MEETING Monday, December 3, 2012

CALL TO ORDER

The regular meeting of the Freeport, Illinois, City Council was called to order by Mayor George Gaulrapp with a quorum being present at 6:04 p.m. on Monday, December 3, 2012, in Council Chambers.

ROLL CALL

Present on roll call were Mayor George Gaulrapp and council members Tom Klemm, Shawn Boldt, Ronnie Bush, Jennie DeVine, Dennis Endress, Scott Helms, Michael Koester, Andrew Crutchfield (8). Corporation Counsel Sarah Griffin was present.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Alderperson Bush.

APPROVAL OF AGENDA

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

MINUTES

Alderperson Koester moved for approval of the minutes of the meeting held on November 19, 2012, seconded by Alderperson DeVine. Motion prevailed by voice vote without dissent.

PUBLIC COMMENTS – AGENDA ITEMS

Mayor Gaulrapp read the name signed on the sheet for public comments on agenda items. George Mowry, 2226 N. Glenview Drive, Freeport Illinois, spoke as the president of Walnut Hill Corporation against the proposed ordinance to limit sales of alcoholic liquor to only vehicle traffic at a drive-through window. Mr. Mowry stated that after a certain hour they lock the front door at Walnut Hill – Downtown as a safety feature to their employees and to deter theft in the store. Because their drive-through window was grandfathered in, they have been able to sell alcoholic beverages to patrons in a vehicle or a walking-up without having to close early. If the council changes the ordinance to limit sales to only vehicular traffic it would not be safe for their employee and it would hurt their business.

PRESENTATIONS

The Downtown Historic Building Reuse/Preservation Study Group was on the council agenda to present. The Citizens for Saving City Hall group provided to council and the mayor 577 postcards regarding the old City Hall building located at 230 W. Stephenson. The postcards read; “Dear Mayor Gaulrapp and Alderperson; as a taxpayer, I urge you to: *Renovate, restore, and reuse this important community asset. *Return city operations to the original City Hall. Why? Because it’s cost-effective and it says our community is worth the investment. Save this place – remember the courthouse. Save Your City Hall.”

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This Place Matters.” Dr. Andy Dvorak, Deb Elzinga, and Cathy Wilkin each provided their reasoning to renovate the old City Hall building.

Deb Elzinga, 1147 W. Lincoln, Freeport Illinois, stated that she is present with other members of the Citizens for Saving City Hall and they are the ones who collected the postcards which may be looked at early voting if you plan to go to a question about City Hall through a referendum. She stated the public who they have spoken to are saying the building should be renovated and the City government operations should return to this building. She clarified that there are two groups working on the old City Hall building issues – one being the Citizens for Saving City Hall and the other group is the study group that the City of Freeport helped initiate. The Citizens for Saving City Hall has a goal to advocate saving the building and their concern is that if there is not a plan that it will fall into further decline. Since forming the group has had the building designated on the Landmarks for Illinois most endangered list, they have held one educational event, and worked with the City to establish the Downtown Historic Building Reuse/Preservation Study Group. They are continuing to work to advocate to save the building.

Dr. Andy Dvorak, 1211 W. Stephenson Street, Freeport Illinois, stated he is a member of Citizens for Saving City Hall. He stated that Gary Anderson an architect from Rockford has spent more time than others in evaluating the Freeport City Hall and he reported that he has deemed that the building is safe, plenty of floor space for City functions and that there is plenty of floor space for office use and let's use this building for the purpose that it was intended.

Cathy Wilkin, 902 S. 16th Avenue Freeport, Illinois, spoke about the postcard campaign that was started during the Mistletoe Walk in November and it has continued as they reach out to downtown shoppers to give what she considered to be an overwhelming response with 577 postcards to be presented this evening.

Mayor Gaulrapp stated he appreciated the group for forming and asked them if he could be notified so he can attend a meeting. Mayor Gaulrapp stated he will be attending the study group meeting to be able to address the wording for the referendum.

Discussion was held regarding the costs to renovate the building with council members asking the study group for the renovation costs based on the provided floor plan by Gary Anderson. Ms. Elzinga stated that when she approached people to obtain a signature for the postcard some people asked what it was going to cost and she stated that obviously it is going to cost money and she did not know what that figure is. She then asked people if they realized that we are spending \$75-\$80,000 to rent and most people were startled by that. She stated what she took from that was that people did not like that our City Government is renting office space. Ms. Elzinga stated that the objective of Neighborhood Housing Services is to encourage home ownership and the City government should have a vested interest in that concept. She stated their group is taking a strong stand and they want to make it work.

Alderperson Boldt stated that if you are to spend \$2-\$3 million it should be your own building and if you take the \$70,000 in rent then in 26-27 years you have paid toward that amount and after that amount of time you are ready for another renovation. Alderperson Boldt stated the council is waiting for one more piece of information as to the cost of the renovation plan.

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Ms. Wilkin stated that you can't put up a new building using those materials the way the old City Hall building was built and the materials are not comparable.

Alderperson Boldt stated he was supposed to attend a meeting but he had to drive all over town to find where they were meeting and at other times they met when he could not make it. He stated the council is relying on the group to come back with all the information that they can so the council can make the best decision on where we need to go. Dr. Dvorak stated that paying for rent may be cheaper in the short run but not cheaper in the long term. After twenty or thirty years you still don't have a City Hall. He stated that through the postcard signing there are many people who are still bitter about the tearing down of the County Courthouse and many people are concerned that this will be the fate of this building as well.

Discussion was held regarding the upcoming election cycle and the need to have more definitive numbers before writing a question that could be placed as a referendum question in the April ballot. Alderperson Koester stated that if the question is not on this upcoming spring election, then it will be two years or more before it can be placed on another ballot to let the people have their voice. Mayor Gaulrapp stated that you are talking about 41 years to pay for the cost of renovation at the amount that is paid for rent currently and it will take time to craft a neutral question. Ms. Elzinga stated the study group will not over the next two weeks have completed their financial study part of the process but they will also not be able to fully explore all of the various options for creative and innovative solutions. Ms. Elzinga stated the study group while the referendum gives you an answer it would be pretty limiting because it does not allow for a lot of different options. She stated they are hoping that the options for City Hall would be more in a multiple choice rather than a yes or a no.

Mayor Gaulrapp stated that the January 22, 2013, is the last day for council to adopt a resolution or ordinance for a binding/advisory public question. He stated we are in a time crunch on how we want to go and the next City Council meeting we will have some type of question on City Council as to whether council wants to put this towards a referendum or do they want to do it internally and work on it. Discussion was held whether the council placed the issue of renting on a referendum. Mayor Gaulrapp stated because of a Department of Labor finding, we had to exit the building so we had no choice. Dr. Dvorak asked council when do you decide to have a referendum and when do you decide not to. Alderperson Klemm stated that it is not a matter of \$2.5 million, \$3.5 million or \$4.0 million, the concern of the council is where is the money going to come from, is there some kind of package, is there grant funding available to help us and that is the biggest concern of the council.

Discussion was held about the previously provided estimates for the cost of renovation coming in between \$2.5 million and \$3.5 million and where that money would come from in order to pay for it and whether the study group has found any available grants. The study group stated they need to gather more information for the grant funding.

Discussion was held when the group meets and they made a commitment to invite the council members, especially the persons who had been appointed by Mayor Gaulrapp as members of the study group so they could attend the meetings. Mayor Gaulrapp asked the committee if they would like to attend the next Committee of the Whole meeting and if they would like to have this topic on that agenda they should contact him this week.

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CONSENT AGENDA

The following items were presented on the Consent Agenda in the council packet;

- A. Approval to receive and place on file:
 - 1) City Treasurer's Schedule of Tax Receipts for period ended October 31, 2012
 - 2) City Treasurer's Monthly Investment Report for period ended October 31, 2012
 - 3) City Treasurers' Report of Cash and Fund Balances period ended October 31, 2012
- B. Approval of Motor Fuel Tax Fund Register # MFT-0019 --- \$176,192.85
- C. Approval of Water and Sewer Bills Payable (Registers #828 and 833) --- \$368,739.49
- D. Approval of Payroll for pay period ending November 17, 2012 --- \$402,903.50
- E. Approval of Finance Bills Payable (Registers #827, 829, 830, 831, 832) --- \$1,401,719.96

Mayor Gaulrapp asked for a motion to approve the consent agenda items as presented. Alderperson Koester moved to approve the consent agenda items, seconded by Alderperson Endress. The motion prevailed by a roll call of;

Yea: Klemm, Boldt, Bush, DeVine, Endress, Helms, Koester, and Crutchfield (8)

Nays: None

The consent agenda items were approved.

APPOINTMENTS/REAPPOINTMENTS

Mayor Gaulrapp asked for leave of council to have the two appointments read together and then the reappointments read together.

Alderperson Klemm made a motion to accept the appointment of John Pollack to the Airport Commission effective immediately through November 30, 2013 and the appointment of Ruth Frankenfield to the Planning Commission effective immediately through October 31, 2014, seconded by Alderperson Endress. Motion prevailed by voice vote without dissent.

Alderperson Klemm moved to accept the following reappointments, seconded by Alderperson Endress;

- Reappointment of Sally Spudich to the Planning Commission effective immediately through October 31, 2016
- Reappointment of Phillip Copus to the Planning Commission effective immediately through October 31, 2016
- Reappointment of Tim Davenport to the Planning Commission effective immediately through October 31, 2016
- Reappointment of Mark Winter to the Planning Commission effective immediately through October 31, 2016
- Reappointment of Brad Hartog to the Water and Sewer Commission effective immediately through October 31, 2017
- Reappointment of Harry Carlisle to the Board of Zoning Appeals effective immediately through June 30, 2017

Motion prevailed by voice vote without dissent.

COMMUNICATIONS TO COUNCIL

Interim Finance Director Duane Price presented a report dated November 27, 2012 regarding Six Month Financial Results for Fiscal Year 2012-2013. He summarized the report by stating that after six months the City has a deficit on \$435,000. In the report it the actual revenue was at \$8,351,423 and the expenses

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were \$8,786,410 for a deficit of \$434,987.00. Director Price stated that according to the budget we would at this time expect to have a deficit of \$197,000 which means we are \$238,000 larger deficit than what we call for in the budget.

Director Price stated on the revenue side, we are \$35,000 over budget, however, at the end of three months we were \$34,000 over budget and so the second quarter our revenue has been flat. Director Price stated on the revenue side the sales tax for the first three months was \$30,000 over budget and at the end of six months we are \$85,000 under budget which is about \$115,000 swing for the sales tax.

Director Price stated that it is important to note that health care expenses year to date are \$360,000 over budget. If not for the health care deficit, we would have experienced an excess of revenue over expenses in the first six months.

Mayor Gaulrapp opened the floor for discussion. Alderperson Helms asked about health care expenses for the month of November. Director Price stated the dollar amount of the claims are significantly high and at the beginning of the year we had three insured reach the reinsurance point and none of them are involved these claims they are not ones which the City will receive reinsurance on. Finance Consultant Martha Furst stated these are claims to the health insurance and not worker's compensation claims.

Discussion was held regarding airport expenses. Director Price stated that on the Airport when the budget was developed we were told that the grant match was budgeted for \$17,000 and the grant match was \$39,800 and the administration provided to council a supplemental appropriation this summer.

Discussion was held regarding Human Resources personnel expense which was budgeted for the first six months to be \$22,354 and that actual expense to date was \$26,262. Director Price stated sometime this fall, that position salary grade was increased by four salary grades and was made retroactive to May 1, 2012 but when the budget was formed it was based on the existing salary grade at the time. Mayor Gaulrapp stated that an analysis was done for the position in other municipalities and the additional work of payroll being done by that position.

Alderperson Helms noted that the Personnel Services has gone over budget by \$368,726 for the first six months. Director Price stated included in that number are wages, pension contributions, health care costs, worker's compensation costs, unemployment costs and of that \$360,000 can be attributed to health care claims. Director Price noted that the wages paid to employees is \$118,000.00 under budget. Director Price noted that where items can be controlled they are being controlled but the health care costs cannot be controlled and the unemployment percentage that is paid has tripled from \$25,000 to \$75,000.

Also placed in the council packet was a report from Utility Project Manager Jaynellen Holloway dated November 26, 2012 regarding Water and Sewer Report on Activities from October 23, 2012 through November 26, 2012 and Water and Sewer Director Tom Glendenning stated he would have a further report of the Big Four projects during the department head reports.

Alderperson Klemm moved to place on file the above stated reports, seconded by Alderperson Boldt. Motion prevailed by voice vote without dissent.

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ORDINANCES – SECOND READING

2nd READING OF ORDINANCE # 2012-60:

AN ORDINANCE AMENDING CHAPTER 238 (PURCHASES AND CONTRACTS), SECTION 238.11 (BIDDING PROCEDURES) OF THE CODIFIED ORDINANCES OF THE CITY OF FREEPORT

The first reading was held on November 19, 2012. A motion to adopt was given by Alderperson Klemm, seconded by Alderperson Koester and it was automatically laid over to tonight's meeting. Mayor Gaulrapp stated a citizen pointed out to the administration that the Journal Standard has dropped below the circulation number of 10,000 and the wording has been changed to "official newspaper of general circulation." Upon the second reading and no discussion the motion prevailed by a roll call of;
Yea: Klemm, Boldt, Bush, DeVine, Endress, Helms, Koester, and Crutchfield (8)
Nays: None
Ordinance #2012-60 passed.

2nd READING OF ORDINANCE # 2012-61:

AN ORDINANCE AMENDING CHAPTER 608 OF THE CODIFIED ORDINANCES OF THE CITY OF FREEPORT – DRIVE-UP/DRIVE-THROUGH WINDOW SALES

The first reading was held on November 19, 2012. A motion to adopt was given by Alderperson Koester, seconded by Alderperson Klemm and it was automatically laid over to tonight's meeting.

Alderperson Bush made a motion to layover the ordinance to the next regular meeting, seconded by Alderperson Endress. Discussion was held regarding the open seal drinking in the downtown area and the problems that it has caused. Mayor Gaulrapp noted that there are no walk-ups allowed at fast food restaurants or banks. Corporation Counsel stated this was brought to the Liquor Commission upon a request by Alderperson Crutchfield after the downtown discussion with Mr. Meade regarding the crowds around Munzy's and the crowds that gather around Walnut Hill in the evenings. Discussion was held that having an open seal in public is illegal and that if any liability stemming from having walk-ups at the drive through window would rest on the property owner and not on behalf of the City. Discussion was held regarding discussion with Mr. Mowry of Walnut Hill and his concern for safety of his employees. Alderperson Koester noted that people outside drinking alcohol in front of Munzy's has become a serious situation and because there is a broader spectrum of issues he would like to have further time to think on the issue. Motion to layover the ordinance prevailed by a roll call of;

Yea: Klemm, Boldt, Bush, DeVine, Endress, Helms, Koester, and Crutchfield (8)

Nays: None

Ordinance #2012-61 was laid over to the next regular meeting.

2nd READING OF ORDINANCE #2012-52 (as amended 11/08/2012):

ORDINANCE FOR VARIATION, PERMIT OR AMENDMENT OF CODIFIED ORDINANCES OF FREEPORT ILLINOIS Owner or Applicant: 420 Land Trust; Type of Relief: Variance to subsection 1262.03 (f) and (d) in an R7 (Multi Family Residence) zoning classification; Address or Description: 420-422 ½ South Adams Avenue (Tax Pin #:18-14-31-279-016, Original Town SLY 70' Lots 4 & 5, Block 5)

Type of Relief: A) Variance to Sub-Section 1262.03 (f) (Facilities in Yards) of Section 1262.03 (Use of Parking Facilities; Number, Size, Etc., Design and Maintenance) of Chapter 1262 (Off-Street Parking and Loading) to allow off street parking facilities in front yard

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Type of Relief: B) Variance to Sub-Section 1262.03 (d) (Size) of Section 1262.03 (Use of Parking Facilities; Number, Size, Etc., Design and Maintenance) of Chapter 1262 (Off-Street Parking and Loading) to allow parking places eighteen feet (18') in length (recommendation – denied)

Mayor Gaulrapp stated the Board of Zoning Appeals at their meeting held on November 8, 2012, voted unanimously to recommend to council on part 1 to allow four off-street parking spaces and to deny on part 2. Then, at the council meeting held on November 19, 2012, the ordinance was laid over to tonight's meeting.

Alderperson Koester made a motion to place the ordinance on the floor for discussion, seconded by Alderperson Klemm. Alderperson Bush stated that the owner originally asked for seven parking spaces and the Board of Zoning Appeals only allowed for four spaces, but with this being a Four-Plex Apartment building that he recommends there be at least six parking spaces. He stated people now a days have more than one vehicle. Corporation Counsel Griffin reviewed the minutes in which it described that the applicant asked for seven parking spaces with two in the rear and five on the sides with two of those spaces being 18' in length and the Board recommended four spaces because they did not feel there was enough evidence to have a need for seven spaces. Alderperson Klemm stated that he and Alderperson Bush attended the hearing. Alderperson Klemm made a motion to amend the ordinance to allow for six parking spaces as part of the variance of the ordinance. Corporation Counsel Griffin clarified the motion by referring to a map used the in hearing that if the six of the seven parking spaces are granted then the type of relief in the second part would need to be allowed for parking places eighteen feet in length and the only parking space not allowed would be the one further towards the front of the house. Alderperson Klemm made a motion to grant a portion of the applicant's request by granting in Part A of the variance - six of the seven parking spaces and in part B of the variance to allow both spaces in eighteen feet in length, seconded by Alderperson Bush. Discussion was held regarding the property was vacant and the applicant, Mr. Capion, is trying to get it back in productive use and Corporation Counsel Griffin stated it was presented in the public hearing.

Motion prevailed by a roll call of;

Yea: Klemm, Boldt, Bush, DeVine, Endress, Koester, and Crutchfield (7)

Nay: Helms (1)

Ordinance #2012-52 passed as amended on the floor.

2nd READING OF ORDINANCE # 2012-62:

AN ORDINANCE AMENDING CHAPTER 480, SECTION 480.11 (PROHIBITED PARKING STREETS) OF THE CODIFIED ORDINANCES OF THE CITY OF FREEPORT – WINSLOW STREET

The first reading was held on November 19, 2012. A motion to adopt was given by Alderperson Klemm, seconded by Alderperson Koester and it was automatically laid over to tonight's meeting. Upon the second reading, motion prevailed by a roll call of;

Yea: Klemm, Boldt, Bush, DeVine, Endress, Helms, Koester, and Crutchfield (8)

Nay: None

Ordinance #2012-62 passed.

2nd READING OF ORDINANCE # 2012-63:

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AN ORDINANCE FOR THE LEVY AND ASSESSMENT OF TAXES FOR THE FISCAL YEAR BEGINNING MAY 1, 2012, AND ENDING APRIL 30, 2013 FOR THE CITY OF FREEPORT, COUNTY OF STEPHENSON, AND STATE OF ILLINOIS

Mayor Gaulrapp stated the first reading was held on November 19, 2012. A motion to adopt was given by Alderperson Klemm, seconded by Alderperson Boldt and it was automatically laid over to tonight's meeting.

Corporation Counsel asked to have the ordinance laid over to the second meeting in December to allow for a 20-day determination period that it intends to adopt an aggregate levy in an amount which is less than 105% from last year's levy amount. Ordinance #2012-63 as presented includes a total amount of two million six hundred forty-five thousand four hundred ninety-five dollars (\$2,645,495) in which the City of Freeport requires to be raised by taxation for the 2012-2013 Fiscal Year through the following;

	2012 Tax Levy	2011 Tax Levy	Increase/ (Decrease)	Percentage Change
Firefighter Pension	\$623,084	\$878,0186	\$(255,022)	-29.0%
Police Pension	1,191,541	1,073,551	117,990	11.0%
IMRF	286,400	256,000	30,400	11.9%
Corporate Fund	544,470	464,470	80,000	17.2%
	\$2,645,495	\$2,672,107	\$(26,612)	-1.0%

Alderperson Boldt made a motion to layover the ordinance to the next meeting, seconded by Alderperson Koester. Motion prevailed by a roll call vote of;

Yea: Klemm, Boldt, Bush, DeVine, Endress, Helms, Koester, and Crutchfield (8)

Nay: None

The ordinance was laid over to the next regular meeting.

2nd READING OF ORDINANCE # 2012-64:

AN ORDINANCE FOR THE LEVY AND ASSESSMENT OF TAXES FOR THE FISCAL YEAR BEGINNING MAY 1, 2012, AND ENDING APRIL 30, 2013 FOR THE PUBLIC LIBRARY OF THE CITY FREEPORT, COUNTY OF STEPHENSON, AND STATE OF ILLINOIS

The first reading was held on November 19, 2012. A motion to adopt was given by Alderperson Klemm, seconded by Alderperson Crutchfield and it was automatically laid over to tonight's meeting. Upon the second reading, Alderperson Boldt made a motion to layover the ordinance to the next meeting, seconded by Alderperson Klemm. Motion prevailed by a roll call vote of;

Yea: Klemm, Boldt, Bush, DeVine, Endress, Helms, Koester, and Crutchfield (8)

Nay: None

The ordinance was laid over to the next regular meeting.

ORDINANCES - FIRST READING

(This section intentionally left blank – there are no ordinances for first reading)

RESOLUTIONS

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RESOLUTION #R-2012-93:

RESOLUTION FOR IMPROVEMENT BY MUNICIPALITY UNDER THE ILLINOIS HIGHWAY CODE – GALENA AVENUE FROM CLARK STREET TO SOUTH STREET (SECTION 02-00140-00-RS) - CLOSE OUT PROJECT FOR MOTOR FUEL TAX FUNDS AUDIT #66

Mayor Gaulrapp stated at the council meeting held on November 19, 2012, a motion to approve was given by Alderperson Klemm, seconded by Alderperson Helms. On a motion by Alderperson Boldt, seconded by Alderperson Klemm and approval by roll call vote, this resolution was laid to tonight's meeting.

Public Works Director Tom Dole presented information he received since the meeting on November 19, 2012 from research on the project close-out for Section 02-00140-00-RS for Galena Avenue from Clark Street to South Street. He stated that this MFT project consisted of resurfacing, curb, and gutter. There were no street lights upgrades included in this project. Upon further research it was found that there was another project and resolution in 2004 for street lighting and the actual amount spent on the project was \$5,700 for engineering. Director Dole stated remainder of the project costs of the original \$100,000 project would have been used to enhance Douglas Street and Route 75. The 2004 lighting project has since been closed out after the MFT audit last year. Alderperson Boldt stated he found a committee report that stated the illumination of the projected lighting did not have enough illumination required by IDOT for that portion of roadway in the downtown. Alderperson Boldt made a motion to approve Resolution R-2012-93, seconded by Alderperson Crutchfield. Motion prevailed by a roll call vote of:

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

Nays: None

Resolution #R-2012-93 passed by a vote of 8-0.

RESOLUTION #R-2012-99:

RESOLUTION AUTHORIZING A CONTRACT FOR PURCHASE WITH WINTER CONSTRUCTION, INC FOR ACCEPTANCE OF DEED UPON COMPLETION OF CERTAIN DESIGN-BUILD IMPROVEMENTS AND OTHER CONDITIONS PRECEDENT FOR PROPERTY COMMONLY KNOWN AS 302 WEST SOUTH STREET, FREEPORT, ILLINOIS (PIN NO. 18-19-06-181-015)

Fire Chief Kevin Countryman presented the resolution and provided a written document including the purpose for the purchase and remodel of the County Highway Building and the effect of a Central Fire Station. Fire Chief Kevin Countryman requested authorization to enter into a contract with Winter Construction for the purchase and remodel of the property at 302 W. South Street to convert it into a fire station/police station/public safety building. He stated included with the resolution in the council packet were copies of the agreement and outline of the project as stated by Winter Construction.

Chief Countryman stated the purchase price is \$1,179,248.00. Once the project is complete, it will take place May 1, 2013 or after, which will allow the City to obtain financing for the project. He stated that the City will have right to inspection and a final walk through prior to the closing to make sure all the terms and conditions of the contract have been met. The City will have the right to disapprove the drawing in the event that they are not in substantial compliance with this contract and the project outline. He stated that the agreement states that the seller and the buyer shall work together to make certain integrated systems on the premises and there will be bi-weekly meetings on this project. Chief Countryman stated that sell, Winter Construction shall maintain the insurance during the construction phase and there is a warranty on the workmanship for one year. Chief Countryman stated this does not

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include third party warranty which would be on some of the heating, ventilation which when installed usually come with a longer warranty.

Discussion was held as to the an outline of the usage of this building. Chief Countryman stated it will be a remodel of the County Highway Building on the corner of South Street and Walnut Avenue which will include a central/main fire station, replacing current Fire Station #3 with living quarters and apparatus bay. This will also house the Fire Administration offices allowing the move of the current Fire Administration offices into an occupied Fire Station. This will also house an evidence storage/intake 3,000 square feet area for the Police Department (two offices for the police). The new public safety building will have fitness area for Police and Fire. It will also have a community/meeting room for use by various public groups. Chief Countryman stated the effect of a central fire station addresses the flood issue of the Fire Station #3 over the past several years, it improves response/service to target locations such as downtown, school district facilities and FHN facilities, allows Fire Stations 1 and 2 to remain in their district, thereby upgrading service to those areas, permits for flexibility in staffing and apparatus assignments, manages inefficient processes currently in place due to Fire Administration's remote location away from daily operations, alleviates pressure on evidence storage at the Police Department facility on Exchange Street, reduces pressure on Fire and Police Department facilities by creating a joint fitness area and creates a training room that can be utilized for public meeting use. Chief Countryman stated this station could provide quicker response times and better overall fire protection and EMS service to the community. Chief Countryman stated most of the project will be completed by local contractors.

Chief Countryman stated that this project will be fully funded through the Fire Capital Improvement Project fund and he projected detail summaries for a beginning mortgage in the year 2013 through 2033. Fire Chief Countryman stated that the Fire Capital Improvement fund is generated by revenues of ambulance fees and it generate \$450,000 to \$500,000 per year and it is split 60% to Fire Department and 40% to general fund.

Alderperson Helms stated that his support is contingent upon whether the County has reimbursed the funds for Motor Fuel Tax Funds for the amount spent on the trail system and he asked if the County has included that amount in their budget. Mayor Gaulrapp stated he requested a copy of the Stephenson County budget today and he did not receive it. Director Price stated that he has not seen a reimbursement from the County. Mayor Gaulrapp discussed the new county board chair and that he will be setting up a meeting with him.

Corporation Counsel requested that council steer clear of deliberation until there is a motion on the floor.

Alderperson Klemm made a motion to move forward Resolution #R-2012-99 for passage, seconded by Alderperson Koester.

Discussion was held as the owner of the building and it was confirmed that the owner of the building is Winter Construction. Mayor Gaulrapp stated he had a conversation with Chairman Blum and the trail funding was within the budget but he has not seen a copy of the budget.

Alderperson Koester stated that he had been on the Fire Department and the facility where the Fire Station #3 was to be a temporary location over 20 years ago and there is a need for this station and also the need

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for evidence storage for the police department. He stated this building will be a beautiful building for years to come with money to purchase coming from the Fire Capital Improvement Fund with the Fire Department paying for it from this fund.

Fire Chief Kevin Countryman stated there will be some additional costs to be incurred in an amount of \$65,000 to \$75,000 for radio communication system, relocation of a generator, data hook-up and fiber optic installation and it is reflected in the Fire Capital Improvement fund spreadsheet along with a maintenance program.

Motion to approve the resolution and agreement prevailed by a roll call vote of:

Yea: Klemm, Boldt, Bush, DeVine, Endress, Koester, and Crutchfield (7)

Nay: Helms (1)

Resolution #R-2012-99 passed by a vote of 7-1.

OTHER

REPORTS OF DEPARTMENT HEADS

Community Development

Community Development Director Griswold was absent.

Finance Department

Interim Finance Director Duane Price had no further report.

Finance Consultant Martha Furst provided a report on the Airport Liability Insurance quote as compared to last year stating that it increased by \$10.00. She will be present a resolution for renewal at the next meeting.

Public Works

Public Works Director Tom Dole had no further report.

Library

Public Library Director Carole Dickerson presented information on the annual book drive for needy during the holiday season. The library can assist with purchase for older children through cash donation.

Fire

Fire Chief Kevin Countryman thanked the council for their support of the Fire Station project at the old County Highway building. He also provided a warning because of the use of strands of lights and cooking appliances during the holiday season. Chief Countryman stated the Freeport Fire Stations are the drop off point for toys for the needy to be given by Alderperson Crutchfield to the Amity Center.

Police

Chief of Police Jerry Whitmore provided an update on lighting that was installed by ComEd in the alley behind the 200 block of Main Street and stated that it is an improvement to the area.

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Water and Sewer/City Engineer

Water and Sewer Director Tom Glendenning provided an update on the Big Four projects and he said the projects have reached some major pinnacles. Next week the 1937 Burchard tower standpipe will be coming down under the direction of Coldwell Tank. It is estimated to be down in one week and will be drained this week. Director Glendenning stated that is one million gallons of storage on hand and we will be under a different operations plan. He stated that Well 8 and Carroll tank will take over the major supply and they will use the booster system to supply the City. The plan is to begin working on the excavation of the area before the end of the year. He stated that depending on the winter weather, we should expect to see the 164 feet tall - 500,000 gallon sphere by the end of April. Director Glendenning described the the lining project which is now 50% of the way through and they have line nine miles of sanitary sewer. They have found a lot of infiltration in the southwest corridor so it has been a successful program and there will be additional flow meters placed throughout the City. They have installed just slightly over 45% of the new meters, so about 5,000 meters have been completed. The last of the Big 4 Project is Well 9 and it is almost complete and they are awaiting some additional permitting for re-engineering. Director Glendenning stated they just completed the final project at the sewer treatment plant for a rehab of the clarifiers so this is the fourth clarifier upgrade for the preventative maintenance plan. He stated that the Illinois Environmental Protection Agency came unexpectedly for an inspection and he suspects they will pass, especially with the industrial programs in place. The only concern is the I & I and with the lining project in the Big 4 project that will help with the report. He is completing the MPS Permit report for discharge into the Pecatonica and he expects additional monitoring due to the phosphorous levels in effect.

Mayor Gaulrapp stated that with the Electrical Aggregation we should expect \$124,000 and they had only expected to receive \$84,000 and it was expected to provide this money for demolitions.

City Engineer Shaun Gallagher presented a proposed sidewalk program which will use funds once received from the electrical aggregation. The overall intent will be a first come first served basis with priority given to those areas working together to replace entire sections.

City Engineer Gallagher stated that he will be working on a Five-Year Capital Improvement Project and streets with Water and Sewer projects to improve the infrastructure will be matched with Street projects. His goal is to do pavement evaluations and reconstruction project listing over the next year so that citizens can look at a list to see when their street will be done.

MAYOR'S REPORT

Mayor Gaulrapp stated he recently attended a funeral for a retired animal control officer and street department worker, Russ Gennusa, and stated his sympathies for the family for their loss. Mayor Gaulrapp stated there will be town hall meeting in January 2013 held at the Sewer Treatment plant. He gave his thanks to his son, Jack, for ringing the Salvation Army bell. Mayor Gaulrapp talked about technology advancement and the need for a technology specialist for the offices at City Hall and for the Police and Fire Departments.

NEW BUSINESS/COUNCIL ANNOUNCEMENTS

Each council member was provided the opportunity to make announcements.

MINUTES

REGULAR MEETING

Monday, December 3, 2012

Alderperson Koester stated that he would be willing to attend the meetings held by the Downtown Historic Building Reuse/Preservation Study Group.

Alderperson Crutchfield spoke about the toy drive for needy families which will be delivered to the community on December 17, 2012.

PUBLIC COMMENTS AGENDA OR NON-AGENDA ITEMS

Tom Teich, 653 Jefferson Street spoke about his years of service at a local contractor and thanked Alderperson Klemm and the Mayor for joining in his ten-year anniversary party.

Upon motion duly made and seconded, the meeting was adjourned at 8:08 p.m.

S/ Meg Zuravel

Meg Zuravel, City Clerk