



**City Council**  
City Council Chambers    524 West Stephenson Street    Freeport, Illinois 61032

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**COMMITTEE OF THE WHOLE REPORT  
REGULAR MEETING  
Monday, December 10, 2012**

**CALL TO ORDER**

The regular meeting of the Freeport Illinois, City Council Committee of the Whole was called to order by City Clerk Meg Zuravel at 6:00 p.m. on Monday, December 10, 2012, in council chambers.

**ROLL CALL**

Present: Alderperson Tom Klemm, Shawn Boldt, Ronnie Bush, Jennie DeVine, Dennis Endress, Scott Helms, Mike Koester and Andrew Crutchfield (8)

Not present: Mayor George Gaulrapp (entered during public comments)

City Staff Present: Corporation Counsel Sarah Griffin, City Clerk Meg Zuravel, City Treasurer Linda Buss, Community Development Director Shelly Griswold and Public Works Director Tom Dole

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Chairperson Helms

**PUBLIC COMMENTS – AGENDA ITEMS**

Andy Dvorak, 1211 W. Stephenson Street, Freeport Illinois, spoke in regard to a written document presented to Mayor George Gaulrapp and the Freeport City Council members and dated December 10, 2012 from the Downtown Historic Building Preservation/Reuse Study Group regarding phased –in approach for City Hall Renovation. Mr. Dvorak read the letter. When Mr. Dvorak’s time expired after three minutes he asked for leave from the Committee of the Whole to continue. Mr. Dvorak was allowed to finish reading from the letter dated December 10, 2012. The letter concluded by suggesting a phased-in approach to rehabilitating the original city (hall building) with the study group suggesting immediate minimum costs of at least \$50,000 to do the repairs, as well as cleaning and painting. Doing this level of basic repair would allow city government to return to city hall within the one year (coinciding with the end of the lease at 524). The study group also provided cost estimates for touch-up (\$50,000 - \$100,000), exterior – roof replacement and window repair work (\$200,000 - \$400,000), masonry (could be phased over several years (\$200,000) and costs estimates for reconfiguration plans including estimates for modernize existing, partial reconfiguration and full reconfiguration.

Mayor Gaulrapp entered during public comments.

Also signed on the sheet for public comments was Deb Elzinga, 1147 W. Lincoln, Freeport, Illinois, who waived her public comments at this time.

Chris Fye, Freeport Illinois stated he is present to answer any architectural questions.

**APPROVAL OF MINUTES**

## **COMMITTEE OF THE WHOLE REPORT**

### **REGULAR MEETING**

**Monday, December 10, 2012**

Aldersperson Endress made a motion for approval the minutes of the Committee of the Whole meeting held on September 10, 2012, seconded by Aldersperson DeVine. Motion passed by voice vote without dissent.

### **230 W. STEPHENSON STREET – CITY HALL BUILDING OPTIONS**

Discussion was held regarding 230 W. Stephenson City Hall Building Options which began with Community Director Shelly Griswold reviewing the City Hall Illustration of Options including a spreadsheet with estimates that would need to be completed for the 230 W. Stephenson Street building, 524 W. Stephenson, lease location A, rehab and lease location b, new construction build to suit lease/purchase and the Carnegie Library rehabilitation. Director Griswold stated the administration met today to discuss the options to help council decide if a referendum question is needed in order to consider the various options presented. She stated she put together the graphic in the form of a spreadsheet to outline the various options to take it to where the ultimate City Hall location could be including 230 W. Stephenson, 524 W. Stephenson, leasing a completely different location is another option, rehabbing and leasing another location, a new construction build to suit to lease or purchase, and rehabilitation of a City-owned building such as the Carnegie Library. She stated that keeping in mind all of these options it is not a question of whether to rehab 230 W. Stephenson or not because there are certainly substantial costs with most any option discussed and ultimately selected. Director Griswold stated that one option would be to mothball the 230 W. Stephenson building or doing an interim rehab of the building and these costs would need to be calculated. Director Griswold stated that the council now has additional information provided to them by the Study Group tonight. She stated whether or not that is enough information for council to decide in order to put out a referendum question but it should have a dollar amount on it. She stated that council will need to decide if that is enough information or whether you would like staff to seek out additional information on the costs. She stated there is not much time because there is a deadline in January for a referendum question and there is the holiday schedule as consideration. Director Griswold stated that council will need to decide how much further information is needed keeping in mind cost and historical value of the building.

Director Griswold stated that a good starting point for discussion for tonight in order for the administration to put together a referendum question would be:

- 1) How much money will it take to prevent further deterioration of the building if it is ultimately decided to go back to the building and renovate;
- 2) How much would it cost to bring it up to code – not reconfiguring, not remodel but just to bring it up to code; and
- 3) How much would it cost to renovate to bring it to modern configuration and standards?

She asked if you want a referendum question, then you need to decide what kind of referendum question do you want and what information can the administration get for you in order to get that question framed up and ready for the ballot.

Discussion was held regarding the different options presented in the spreadsheet. Aldersperson Endress asked what the department heads thought was the most important item that would need to be completed at 230 W. Stephenson. Mayor Gaulrapp stated the roof. Director Dole stated he was in the building today and he did not see any new water damage but there has been plenty of damage in the building. Director Dole stated there is damage on the east wall and the roof is definitely the number one priority. Director Dole referred to the study group presentation and stated that he is not convinced that the building is structurally sound and we need to have a structural engineer's stamp of approval on the building. He does

**COMMITTEE OF THE WHOLE REPORT  
REGULAR MEETING  
Monday, December 10, 2012**

not think that it has been approved as being structurally sound in order to go back into this building. He stated the number one thing is the roof and that will need to be done whether we move back in or to keep the building.

Aldersperson Endress referred to the Study Group letter which provided for repairs or A) Touch-Up Repairs including painting and cleaning and B) Exterior Repairs including roof replacement, window repair work, and masonry. Aldersperson Endress asked for Director Dole's opinion as to whether you could do A) before B). Director Dole stated there is no reason to do paint and touch up before you repair the roof. Director Dole stated that we have done that in the past in the building but the walls are so saturated that you can't just paint over it – you have to stop the water from coming in.

Discussion was held regarding the structural integrity of the building and whether a second opinion is needed as there are questions on the east side of the building structural integrity. Aldersperson Koester stated he is not satisfied with the answers that the council has received so far.

Aldersperson Boldt asked about the interior gutter system in the original building and how that was reconfigured and where there were costs estimates to reconfigure it from the exterior gutter system. Aldersperson Klemm asked if the roof would need to have a complete tear off and the gutter system re-done at that point. Aldersperson Boldt stated he had figures and it showed \$275,000 for a complete replacement of the roof deck and flashings but it does not include the gutter system.

Chris Fye was asked to come to the podium. Chris Fye, 214 N. Harlem Avenue, Freeport Illinois, stated he had a similar report and it does talk about installation of the interior downspout system and that cost was estimated to be \$30,000.

Aldersperson Klemm asked Mr. Fye if B) completing the exterior repairs would come before A) Touch-Up repairs and whether how the mezzanine level was put in and if it can be removed. Mr. Fye stated no he could not because he had not been in that building that much but Gary Anderson spent a lot more time in the building and to do an investigation himself he would need to spend more time in there.

Aldersperson Bolt stated that if the staff were to move back in the building, then his feeling is that removal of the mezzanine level would need to be completed well before anyone would be allowed to move back in. He also asked about areas with mold issues or in the basement if there were still wet areas and having crumbling stone. Director Dole stated he did not look for mold but he did not see any wet areas and it was pretty much the same as the last time he was in the building there is some crumbling stone areas of the sandstone.

Discussion was held regarding the structural analysis performed on the building. City Engineer Gallagher stated he is in the process of preparing a timeline. From the reports that he has read, Gary Anderson did his inspection and then a complete structural inspection of the basement area only was done and in that structural report they highlighted different areas of concern and only one of which was addressed in the southwest corner.

City Engineer Gallagher stated his concern about what was followed up on after the reports were provided to the administration especially the structural engineer's concern about tuck-pointing, the vault system being filled in and then hydrostatic pressure allows water infiltration in the foundation area. He stated that they only analyzed the basement area so we are missing the overlap report that puts everything

## **COMMITTEE OF THE WHOLE REPORT**

### **REGULAR MEETING**

**Monday, December 10, 2012**

together and to give us a price for all of that. He stated that Mr. Anderson's report was more on the building and not the foundation and the structural engineer's report was on the foundation but not the entire building. The structural engineer report recommended taking instrument shots on the foundation to verify whether or not there is a settling issue and City Engineer Gallagher suggested that we proceed with this especially with the freeze and thaw of winter.

Alderperson Boldt asked what would have to be done in regard to the Department of Labor report. Corporation Counsel Griffin stated that there were 17 points including an issue behind the wall of the first floor restroom causing a serious mold issue due to a leakage over a period of 10-20 years so the plumbing would need to be redone but she stated there were about 17 items for which leaving the building addressed seven to twelve of them. Corporation Counsel Griffin stated that there are quite a few items where we would have to make sure they were addressed and then it would need to be reviewed with the Department of Labor which could take some time. Mayor Gaulrapp stated he would get council a punch list of items that needed to be done. He knows there are still some things that need to be done such as a condenser being replaced. Corporation Counsel Griffin stated that a lot of our remediation was leaving the building. Mayor Gaulrapp stated that things would need to be remediated before staff could be returned and replacement of the roof, replacement of the HVAC system would take care of the mold issue and then it would be necessary to make sure it is structurally sound and water proofed.

Mayor Gaulrapp stated we would like to have an open discussion and before we do that we would like to have a second opinion from a structural engineer and possibly an architect. He stated there is a local architect that is doing some cost estimates for the Carnegie Library and he may be done by next week.

Discussion was held regarding the items that would need to be fixed at the 230 W. Stephenson Building and what the issues at the Carnegie building would be if it was looked at as an option.

Mr. Dvorak stated that the study group would like to see the Carnegie renovated but a suggestion would be to have it become a City/County overflow building since both entities are renting office space. Mr. Dvorak would like the Carnegie Library taken off the table at this time in order to concentrate using the funds on saving the City Hall building.

Discussion was held as to having a 10-25 year plan and then to find ways to do the items but there needs to be a long term maintenance plan included in this if the City were to own the building. Discussion was held as to the need to have a referendum question used in an advisory manner. Mayor Gaulrapp stated the lease at the 524 Building expires on November 30, 2013.

Discussion was held having a complete analysis of the 230 W Stephenson building from the basement to the roof and to have a cost estimate formulated including a new roof and HVAC. Discussion was held as to having dollar figures for both buildings in order to know what they are looking at before a decision can be made and whether one or both of the buildings would be more marketable than the other.

Mayor Gaulrapp stated the reason he called this meeting would be to have more discussion on this issue and to decide to have a structural analysis done on the building from top to bottom and to get some more concrete number, then leave it up to the community as to how it would be financed moving forward.

Corporation Counsel Griffin stated the ownership of the Carnegie Library is not in question. As to the restrictive covenant she stated that there were specific clause in the deed that said it needed to be used as

## **COMMITTEE OF THE WHOLE REPORT**

### **REGULAR MEETING**

**Monday, December 10, 2012**

library and the attorneys that she has spoken with do not think that this is a restrictive covenant because it was used as a library and that has been fulfilled. She stated we would need to take a serious look at that if that was decided what to do with it and ensure that everyone was comfortable doing that but who she talked to said it was not a restrictive covenant, meaning forever and it was fulfilled already.

Discussion was held as how we would have money to do work on either building. Discussion was held as to parking issues for both of the buildings.

Corporation Counsel Griffin provided dates for the council members by stating that although the date given for a referendum question is January 22, 2013, that is the last date in which to pass a City Council resolution for an advisory referendum so there is a Committee of the Whole meeting scheduled on January 14, 2013 and there could possibly be a special meeting if indeed you did want a referendum at that point.

Mayor Gaulrapp stated he will ask Corporation Counsel Griffin to have a resolution for the structural engineering contract ready for the next council meeting.

### **PUBLIC COMMENTS**

Jon Stabin, 1070 Canyon Drive, Freeport Illinois, stated he was in charge of corporate buildings for Newell Companies for twenty years and he would implore the council not to move employees into a building without renovation because that cost will increase by 20% due to the reasons of costs and safety.

Deb Elzinga, 1147 W. Lincoln, Freeport, Illinois stated she is present tonight as a member of the Study Group. She stated some of us are also here as the citizens group for saving city hall but they are two separate groups. She stated she would love to have both buildings have some sort of rehabilitation but the level of funds will not allow this. She stated that this building is on the State preservation list and they will be watching Freeport as a Historic downtown and so we need to think very carefully what we will do with this building. With this in mind she would like to have the 230 W. Stephenson building rehabilitation for use as City Hall.

Martha Furst stated she helped Director Griswold with the numbers and she stated the early numbers that they looked at in regard to rehabilitation with estimates of \$2.5 million to \$3.0 million was to bring the building up to code and as we bring forth more estimates about its structurally soundness will also come into play.

Andy Dvorak, 1211 W. Stephenson Street, Freeport Illinois spoke about having the structural engineering firm that will be analyzing the 230 W. Stephenson building and asked that they work with Architect Gary Anderson.

Mickey Martin, 547 W. Empire Street, Freeport Illinois spoke about the historic preservation of the Peoria Illinois City Hall and recommended a visit to view their rehabilitation of their historic City Hall.

Discussion was held regarding having a structural analysis and what the report from the previous structural engineer said in regard to the basement. Corporation Counsel Griffin stated in the Department of Labor report it showed extensive deterioration of the east wall and that was one of the worst and that is something that needs to be considered moving forward. City Engineer Gallagher stated that more specific cost estimates should be provided to make more informed decision.

**COMMITTEE OF THE WHOLE REPORT**

**REGULAR MEETING**

**Monday, December 10, 2012**

Aldersperson Koester suggested having structural analysis done on the building and this should include costs estimates. Corporation Counsel Griffin stated the intent is to bring the contract to the council meeting on Monday so you would be able to see the scope of the work as well and have that contract ready.

Aldersperson Helms asked how much we would have available in the budget to move forward on a structural analysis. Mayor Gaulrapp stated he will provide that information tomorrow.

Upon motion duly made and seconded, the meeting was adjourned at 7:08 p.m.

*s/ Meg Zuravel*

Meg Zuravel, City Clerk