



City Council

City Council Chambers ♦ 524 West Stephenson Street, 3rd Floor ♦ Freeport, IL 61032

**COMMITTEE OF THE WHOLE
MINUTES
REGULAR MEETING
MONDAY, APRIL 11, 2016 AT 6:00 P.M.**

CALL TO ORDER

The regular meeting of the Freeport, Illinois, Committee of the Whole was called to order in council chambers by Mayor James L. Gitz with a quorum being present at 6:00 p.m. on April 11, 2016.

ROLL CALL

Present on roll call: Mayor Gitz and council members Tom Klemm, Peter McClanathan, Art Ross, Jodi Miller, Patrick Busker, Sally Brashaw, Michael Koester and Andrew Chesney (8).

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Alderperson McClanathan. He then became the chairperson of the meeting.

Alderperson McClanathan noted the following amendments to tonight's agenda; Move forward the Public Hearing on the advisability of creating multi-use pedestrian and bicycle path along Empire Street between Park Blvd and Read Park to immediately following the approval of minutes; move forward the presentation on Air-One following the public hearing; move forward the presentation on Water & Sewer Infrastructure and key issues for rates after that. He noted the discussion on amending policy for appointments on Boards and Commissions will be tabled.

Alderperson Brashaw moved to approve the amended agenda, seconded by Alderperson Klemm. Motion prevailed by voice vote without dissent.

APPROVAL OF MINUTES

Alderperson Koester moved for approval of the minutes from the meeting held on March 14, 2016, seconded by Alderperson Ross. Motion prevailed by voice vote without dissent.

PUBLIC COMMENTS – AGENDA ITEMS

The following public commenters were signed on the sheet in regard to agenda items:

Brian Borger – Chairman, City of Freeport Police and Fire Commission letter was read by City Clerk, Meg Zuravel into record. "Re: Assignment of additional points for original appointment of Police Officers I'm unable to be at tonight's Committee of the Whole meeting but wanted to share some insight to the

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conversation that we have had at our Commission meetings regarding the assignment of additional points for Police applicants. As a quick overview of the testing process we conduct the following process: Application, orientation, physical aptitude test, written test, comprehensive background investigation, oral interview, polygraph test, psychological examination, and medical exam. Applicants go through this process in order to be placed on a list, so that as openings occur they would be called and offered employment. Applicants receive scores on the written and on the oral interview; everything else is on a pass fail basis. In addition applicants can apply for military and educational points which can move the applicant up on the list. An issue that the Police Department is experiencing is Officers who after being hired and trained leave the department to return to the communities where they grew up or lived prior to coming to Freeport. Their family support and their friends are there and not in Freeport. Many times the pay rate is higher in the communities they are returning to and of course their pension would also end up being higher upon retirement. A number of years ago we did implement a pre-employment agreement with the new Police employees that charges up to \$6,000 to the new Officer if they leave the City of Freeport employment within the first 12 months. This fee has not been a deterrent for Officers because many times the communities will pay the fee on behalf of the applicant or the fee is insignificant compared to the increase in pay that they will receive from the new community. The Commission has discussed at our meetings two changes that we would like to implement to help correct this situation. The first would allow us to assign additional points to applicants who already meet our current residency requirements which are 20 miles from the Police Department. The second would reward points of the Highland Community College Criminal Justice program and completed 18 months with the Freeport Police Auxiliary unit. The Freeport Police Command staff is suggesting that applicants would receive 2 additional points for meeting residency requirements. 5 points would be awarded for successfully completing the Highland College Criminal Justice program and volunteering for the Freeport Police Auxiliary. The Commission has not decided on the final points to be assigned but most likely would concur with Police Department's recommendation."

Andy Dvorak, 1211 W Stephenson Street, Freeport, Illinois, stated in light of the controversy over land surveying services he would like to offer some advice to Mr. Mills on how to keep his job. He stated making decisions based on your impartial professional judgement is not how things work. There are two rules of thumb to keep in mind; first go local no matter what; second, if in doubt always award bids to the largest campaign contributors to the local political machine. He stated that the rebranding will spend a hundred thousand dollars to tell us what we already know about ourselves and noted name changes in case they want to rename Freeport to reflect the realities of power here.

PUBLIC HEARING ON THE ADVISABILITY OF CREATING MULTI-USE PEDESTRIAN AND BICYCLE PATH ALONG EMPIRE STREET BETWEEN PARK BLVD AND READ PARK

Shaun Gallagher, City Engineer gave a brief presentation on the advisability of creating multi-use pedestrian and bicycle path along Empire Street between Park Blvd and Read Park. He stated this presentation is intended to make sure everyone understands what we are doing and what we not doing and then to open it up to discussion. He explained at the beginning the Water and Sewer project by using the topographic surveys to produce a set of plans for bid that was basically water oriented first. There were several sections within the City that they tried to bid the worst case scenario. It was decided at that time to come back to it as time allowed because they had to get the water projects plans completed. At this point in time they are asking questions before they begin construction, before they open the loan, and start some of these routes.

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City Engineer Gallagher provided a slide and he explained what the council was looking at. He stated they originally were looking at an eight foot bituminous hot mix trail that would run from Park Boulevard all the way to Burchard Avenue on Empire on the North side of the street. He explained that that particular design eliminated the north parking lane and created more green space and more gap between the parkway and the new curb that would be constructed. He spoke about the need for pedestrian parking due to Empire School and their events. He noted there was also a gap between the current drive lanes and access to properties on the north side. He explained why that was not the best route to go for implementing a bituminous trail.

City Engineer Gallagher stated next they considered something similar to what was done for the Jane Addams Trail. He explained that is a typical eight foot path located on one side of the street so it does not eliminate sidewalk on other side and a five foot preferred greenspace in between. He explained that the advantage of keeping the green space is because of utility projects and fire hydrants. They do not want to have conflict with the trail or sidewalk, any signage, and they need to bury utilities properly in the greenspace. He noted this particular trail will not be striped the same as the Jane Addams Trail. This multi-use path is to allow joggers, runners, walkers, to use it along with novice bicyclists.

City Engineer Gallagher provided information on existing conditions and why this became part of project. He stated currently there are four foot sidewalks and concrete driveways. Everything is concrete with three to seven foot greenspaces depending on where it is in the roadway. This section has a lot of storm, sewer, and ADA issues along with crosswalks. He explained the sewer design was difficult to maintain and keep open in winter. This also has pedestrian crosswalks and aerial utilities electrical, cable, and internet on opposite sides of the street. The goal is to allow them to be combined and get rid of the clutter. He stated the biggest reason for upgrading this area is because of existing water main has an aged system. Also they need to upsize this water main. The reason is that this street is a major arterial for street for transportation and it is the same for water improvements. They are working on a plan to keep the parking lane for residents and to allow parking near the schools.

City Engineer Gallagher explained a slide depicting a prosed roadway with a multi-use trail. With this proposed plan it would narrow the roadway four feet. Instead of having a four foot sidewalk and it would go to an eight foot trail. He explained there is now is twenty two feet across with twelve foot driveways and ten foot parking lanes. The drive lane in many areas is eight feet so to lose two feet on either side on Empire will not significantly impact the overall condition of roadway. Having a reduced width in most cases reduces the speed. He stated they will install a new sixteen inch main, new curb and gutter. This will be four feet south of the current curb and gutter moving it farther away from the property owners. He stated they will also install new storm sewer throughout this section on the north side which would move all of those curb and gutters out into full parking lane of Empire which should significantly reduce some of the ADA issues.

City Engineer Gallagher stated the driveways will continue to be all concrete even through the path area. He explained water services will be on property owner's side of path and that hydrants and signage will be in parkway. He stated notifications will be forwarded to all property owners on north side of Empire in this section. There were six replies with a 50/50 split in responses. Engineer Gallagher stated there is a concern of the cosmetic look so when he spoke of a bituminous path they will probably not stripe this in this residential area. The installation of a multi-use path improves the connectivity with two parks. This will allow people to get away from driving and push fitness. It has been talked about for

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many years to have a multi-use path in this area because the area connects multiple schools. Eventually they would like to move the multi-use trail all the way toward Route 26 and this is first piece of that.

City Engineer Gallagher stated currently there is not an ordinance regarding multi-use paths in City of Freeport and one would have to be written. Another factor would be maintenance. If this is route that residents and council approve, then we can work with the Freeport Park District as far as long term maintenance standpoint.

Jack Carey, Freeport Park District spoke of wanting to update the council on what the Park District's point of view is on the portion that is in front of Read Park from McKinley to Park Lane. He stated that the multi-use-path option was chosen because it matches what is installed throughout Read Park now by Little Cub Field and is consistent with other updates recently made by tennis courts.

Aldersperson Brashaw asked who was responsible for the ongoing maintenance of this path.

Mr. Carey advised that for the portion that fronts the park that they will be responsible for the maintenance and snow plowing.

Aldersperson Bradshaw questioned Mr. Gallagher who will be responsible in front of private property residence.

City Engineer spoke of his previous comment regarding not having an ordinance formally identifying the maintenance at this point. He stated there has been discussion that the day to day maintenance of the property owner would only be the first four feet; meaning that in the winter time we are not expecting them to shovel snow because they have put this path in front of their yard. More specifically he advised they want homeowners to maintain the first four feet however the obligation for the reuse of this as the path ages over time would be back on the City. As we reconstruct this in further years after its useful life that would be back on the City as well. He explained there are substantial water main improvements being installed in the area and they don't envision any immediate needs for maintenance.

Aldersperson Koester asked for clarification of the projected useful life of this path.

City Engineer Gallagher stated what ages the path is when people drive on them. We will want to make sure if a maintenance operator drives on it that they have proper equipment designed for it. He stated if you ultimately keep vehicles off of it and that is why the concrete will be done in driveways to prevent the wear and tear then it will last a lot longer. He explained they are looking at twenty - thirty year life for most asphalt pavements on the road. He added this can be stretched longer if you keep vehicles off of it.

Aldersperson McClanathan asked Engineer Gallagher if he heard him correctly that we are going to be expanding on the north side four feet from where the curb currently is. City Engineer Gallagher provided a visual and explanation of the plan to address that question.

Aldersperson McClanathan asked what a normal sidewalk length would be whether it was four or five feet. City Engineer Gallagher responded from ADA compliance standpoint the requirement would be five feet.

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Aldersperson McClanathan asked if it was correct that most property owners would then gain a foot of land from what is currently there.

City Engineer Gallagher stated this would square things up and put the path where they won't get any closer; if anything they will be further away and allow for a bigger buffer between moving traffic and the residential area.

Aldersperson McClanathan asked for clarification that the multi-use material for that would only be from driveway to driveway and that you are not talking about splitting the concrete with the path.

City Engineer responded that this would be consistent with driveways in the City that are concrete when doing upgrades.

Aldersperson McClanathan asked Mr. Carey if the Freeport Park District would be making any changes to the existing path. Mr. Carey responded no changes to the existing pathway.

Aldersperson Brashaw asked whether the curb on each driveway will they be identically replicated or all same size with the way the driveways are cut.

City Engineer Gallagher stated it will be the way they traditionally do this and advised that in most cases it will be wider.

Aldersperson Brashaw requested to make a statement noting for constituents that are listening that it will be easier to be to enter and exit.

Aldersperson Klemm asked whether the city or park will be responsible for plowing the path. City Engineer Gallagher replied that yes, in initial discussions that is the understanding.

Aldersperson Chesney requested of Mr. Gallagher to address the esthetic concerns in regards to the material of concrete vs asphalt in front of these homes.

City Engineer Gallagher spoke that concrete would be at transition areas, crosswalks and driveways. He spoke of it not being a visual standout if you do it all in concrete and that to use the hot mix vs concrete is not only 50% cheaper but also with buried utilities in that area it is easier to tackle repairs one piece at a time.

Aldersperson Koester asked if the fill and seeding will be handled by the City in the greenspace area and Mr. Gallagher responded to that in part of the water main improvements this will be done within the current contract.

Aldersperson Busker asked what material will be used and it will be the same material on roadways currently using that tends to fade in time or better quality.

City Engineer Gallagher responded that without going into a lengthy history of asphalt that ultimately will find more of the better quality oils and that goes into other things like plastic drinking bottles and not our roads like they used to. He spoke of doing other treatments to meet the needs.

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Aldersperson Chesney asked about striping and what is the plan for next month and next year in regards to that.

City Engineer Gallagher referred to paths in the Park District and noted there is typically not striping on their paths. He explained they had to stripe the Jane Addams Trail because of it being a federal requirement. He stated in this case it is not a federal project which requires it to be striped.

Aldersperson McClanathan asked what the broader vision is to connecting other paths.

City Engineer Gallagher responded that it doesn't always fit in the traditional right of way and spoke of some of the issues involved and why this was a unique opportunity. We have the right of way, ability to modify roadway, and this area has pedestrian volumes to make a path in this area useful.

Aldersperson Klemm asked is the intent, as part of the park project, to continue to the Highland Trail. Mr. Gallagher responded yes, probably continue to the Highland Trail for now.

Mr. Jack Carey, Freeport Park District explained the surveys they have conducted. He stated there are opportunities of where paths should be placed with this particular project and their intent is to look farther ahead for longer vision and plan accordingly and to be able to work with City to accomplish.

At this time Aldersperson McClanathan opened the discussion to include public comments and asked the City Clerk to read Mr. Dale Diddens' comments into the record.

Dale Diddens, letter was read by City Clerk, Meg Zuravel into record. "To Whom It May Concern; on the subject of the proposed trail from Read Park to Krape Park, I have a few concerns. First, aesthetics of a blacktop trail are not consistent with all of the other sidewalks in Freeport. Will this trail open up the practice of blacktop sidewalks in other areas? Second, blacktop is not as durable as concrete. Once you start having to patch blacktop, the surface becomes weaker and weaker. With the winters we have here in Northern Illinois, durability is a main concern. Third, typically people who are runners or bikers only need a sign to get from place to place. a trail is nice but not necessary to the journey. If a path between the two parks is necessary I would suggest running it south on Harlem, Deming, or Demeter. Then connecting to LaCresta Drive where it would run west to Krape Park. These areas do not have sidewalks so it would actually open up more areas for walking, biking, and running. Lastly, if our park district has the resources to just volunteer to maintain this much area, perhaps we are paying too much property tax to them. Thank you for your time. Sincerely, Dale Diddens"

Karen Squires, 1248 W. Empire, Freeport, Illinois, stated her biggest concern in this is narrowing the street by four feet because she parks in front of her house and sometimes they can barely get out of their car with cars driving fast down the street. Neighbors have same issues and several neighbors have had vehicles struck. Safety is concern and does not think that putting line down the street will slow cars down.

Howard Powell, 1248 W. Empire, Freeport, Illinois, stated his vehicle was one of the vehicles that Ms. Squires talked about being hit. He spoke of being hard to shoveling blacktop and the four feet issue concerns for safety as he would not be able to get out of his truck with traffic.

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Jim Moss, owns property at corner of Empire and Harlem across from Cannova's. He stated that seven or eight block area is one of the busiest streets in Freeport. He spoke in support of keeping the street the way our forefathers planned. He is concerned about safety as well.

Amy Hesslebacher, 1508 W. Empire Street, Freeport, Illinois, spoke in support of the path as safe travel for mainly children. It will give them something more to do. It will be safer walking to and from school. This will be an alternative for transportation for children who cannot afford a vehicle.

Sandra Stott was called and she advised she had no further comments.

Darin Stykel, 1891 W. Harrison, Freeport, Illinois. He explained that two years ago his son was hit on a bicycle on Empire. He supports the trail as extension between two parks and thinks it is a great idea.

Alderman Koester spoke in favor of this for children. He would like further information if the road was narrowed by four feet whether it will affect safety.

City Engineer Gallagher stated he could review 5-10 years of accidents for this area. He will also review preventative issues can be implanted into the designs and other things that might be able to be done if this is something that we want to pursue this.

Alderman Koester stated his concerns with snow removal issues. He stated we need to have something in place for the City to clean off this area for residents.

Alderman Klemm stated he lives in a condo association and the snow melts quickly on blacktop because it is black and absorbs the heat.

Alderman Chesney requested looking at the age requirements for those that can ride on a City sidewalk. He stated it is fourteen years of age and he doesn't feel comfortable telling someone who might be fifteen that they cannot ride on it. That might be something that should be looked into in light of narrowing the street.

Discussion was held by council in regards as what was needed by City Engineer Gallagher to move this project forward. City Engineer Gallagher stated this area will not be worked on until children are out of school. The water main project will be first and then alignment is needed with other utilities as far as moving them to the other side of the street. There is some concern about relocating electrical to other side. Another issue is to address the safety concerns. City Engineer Gallagher stated he can look at the past accidents and assess the width compared to other streets and review if greater than other areas.

Alderman McClanathan requested that in that analysis to include some statistics regarding ramifications of narrowing streets vs widening.

Mayor Gitz stated the field of issues has been narrowed. He recommended targeting the first council meeting in May for coming back with information in the hopes of a decision. This gives a little bit of lead time on some of the remaining issues and to address residents' thoughtful concerns. It allows for further discussion and recommendations in regards to this.

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Ken Collin, 1720 Wood Street, Freeport, Illinois, spoke as a member of the Commission of the Park District. He stated in regard to Alderperson Koester's comments as to who would take responsibility in clearing the snow. He stated this is being looked into from Park District liability insurance and that adding between four and five thousand dollars per mile for park to clear the snow. He spoke of this being part of the thought about having the homeowner continue to do this and he felt this would be the same for the City.

Alderperson Busker asked Engineer Gallagher to find out if there would be any liability with clearing pathways from city standpoint. Mr. Gallagher advised that he would find that out.

PRESENTATION ON AIR-ONE PARTICIPATION BY THE FREEPORT POLICE DEPARTMENT

Chief Barkalow referenced the memo that had been sent out with the council packet which explained the services that AIR-ONE provides. He stated they provide helicopter air support in search and rescue missions and are known by the AIR-ONE call sign. The experienced pilots and tactical team members train as volunteers. They respond to search and rescue and lifesaving rescues. By adding this team, this will increase safety in entire region. The helicopters are currently housed at Freeport Albertus Airport. Chief Barkalow explained he had requested one recruit and five showed up to volunteer for the job.

Randy Olson from AIR-ONE gave a presentation and explained it to be a public agency when municipalities come together and determine there is a need for assets. He stated that AIR-ONE has over forty million dollars in assets assigned to them by the Department of Defense. They work together by using a mutual aid agreement. This will allow Freeport to become part of this mutual agreement to make these assets available for City to use. There is a need for air support in this area. At first they needed two agencies to start and they had seven. Now they have twelve and expanding. Mr. Olson explained the type of helicopters available including two Huey helicopters among others owned by three departments. These assets were given to them by Department of Defense. They maintain them and furnish flight crews. He explained there are three bases including Waukegan, being the original base, Rockford, and Freeport. He stated many years ago Freeport City Council donated hangar to them and they have been there now for about six years it is appreciated. They hope to keep that relationship going. He spoke of starting up a fourth base will be a Chicago airport, south of Waukegan. There is a five state agreement with FEMA.

Mr. Olson introduced the flight crew that had accompanied him for the meeting. He stressed the importance of training. He spoke of the partners in the program. He stated there is no charge to any of AIR-ONE agencies. He stated that involvement is up to Chief Barkalow and the Council.

Mr. Olson provided a video which showed a drug house in an area they were searching. He explained with night vision how they can search areas with infrared equipment. They can also light up an area for searches and be the eye in the sky. Mr. Olson explained well runs and short hauls with well moving cargo and short is moving people. He provided information on the benefits to fire department. He also explained how the helicopters can be used in damage assessment if necessary during flooding.

Alderperson Busker asked what is being requested of the council at this time.

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Chief Barkalow stated the intent tonight was to bring before council. In the next meeting of the City Council they will bring forward a mutual aid agreement. He stated he is not asking to purchase one of these helicopters. Chief Barkalow provided his vision is to take a couple officers and give them an opportunity to be tactical officers to train with this unit. They will learn how to assist pilots while they are flying. Having Freeport officers in the helicopter makes a lot of sense because they know the area which will be beneficial to the pilots when helping to find a lost subject or searching an area. He expressed that this makes sense to have our people be a part of this and if it helps with retention and recruiting purposes that will be a benefit to the department as well.

Aldersperson Miller asked about the cost for this and she understands that the equipment needs would be minimal.

Chief Barkalow explained the requirement to purchase a tactical flight suit for the officer. This will come out of his uniform allowance line item. He estimated that to be one hundred dollars or so. He stated there is not any other specialized equipment that the department would need to purchase.

Aldersperson Koester observed this has minimal cost to the City and it will be an asset here as it relates to search and rescue. He asked when this can be ready for the council to look at the agreement.

Chief Barkalow advised that this will be ready next Monday.

Aldersperson Busker questioned whether this mutual aid agreement can work for both the Police and Fire Departments or would we need separate agreements.

Chief Barkalow deferred to Corporation Counsel Griffin.

Aldersperson Chesney asked Chief Barkalow to circle back as to some of his concerns being 1)being would this blossom into bigger expense and whether Chief Barkalow could eliminate his concerns on this; 2) does this add to our liability for the officers for the training on this platform and 3) are there any disadvantages why would a city or municipality might not want to get involved with this.

Chief Barkalow addressed not being sure why someone would not want to participate in program like this. He stated he thinks Aldersperson Koester hit on this that it is a no brainer. He referred the liability question to Corporation Counsel Griffin stating that he feels we are covered.

Randy Olson, AIR-ONE explained that there is no more liability needed than is already covered. He spoke of no fees and advised that they rewrote the liability portion so that you need no more insurance coverage than you already have on your officers. He explained there is no down side that he could see. He spoke of only using the service once and being way ahead if you were to have to pay for the services. He explained different ways of being involved without spending any money.

Aldersperson Ross addressed Chief Barkalow and questioned how he would screen an officer for this and how he can be sure they will not train and six months later be gone. Chief Barkalow explained that not everyone is cut out to be a detective, a K-9 officer, or a supervisor. Instead, this is another avenue for Freeport Police Department officer to be a part of this team and to be proud to be part of this team which promotes employee satisfaction on the job.

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Aldersperson Klemm stated he echoes the same thoughts that this is a no brainer of something to get involved in. He stated his appreciation for the presentation on how well money is being spent from Homeland Security and all that AIR-ONE is doing especially since 9/11.

Aldersperson McClanathan noted that it had been stated that training will be comp time and that actual missions would be overtime. He asked how much time will be involved in training and generally how frequent missions would be for our local officers involved.

Randy Olson, AIR-ONE explained currently they are training six to twelve times a year and that will depend on how many agencies come forward and the needs in this part of the state. Training is usually after hours and will take months of training before being air worthy. He explained by having crew in Freeport it will lessen to response time and that will be a big benefit.

Aldersperson Chesney made a motion to move this forward with a resolution for the next meeting, seconded by Aldersperson Koester. Motion prevailed by voice vote without dissent.

PRESENTATION ON WATER & SEWER INFRASTRUCTURE AND KEY ISSUES FOR RATES

Executive Director of Utility Operations Tom Glendenning explained we have been waiting for this discussion about infrastructure for a sometime. The Freeport Water and Sewer Utility has several safety and production issues regarding the need for a comprehensive replacement plan. He stated this program will be a difficult challenge to the current and future administration to educate and initiate it to the public. The impact of what we do here will, for the next century, has an effect on the sustainability of the utility service for the Freeport community and it will be invaluable.

Director Glendenning provided an historical presentation of what we have as far as the water main. Most of what we use is one hundred to one hundred and thirty four years old. He stated the point of this presentation is to educate that everything is old and to let council know about the life expectancy of Water Filtration Plant which has more than seen its day. It is is totally depreciated and has some serious issues.

Director Glendenning referred to a map and stated the issue with the Filtration Plant is that wells 2, 5, 6, and 7 are useless without the water plant. Director Glendenning explained this is 66% of the water source on average. The minute one of the other wells needs maintenance, repair, or has a failure then the water plant now becomes 75% of our water source. In order to look at this water plant and determine its true life expectancy (explaining that it is totally gone). He stated we need to really do a serious evaluation. In past decades they have actually sent divers down into these old clear wells to determine what is going on. For those council members who went on tour, he only took them on one side where you saw a significant amount of water leaking from these wet wells from underground. The other side was over three foot deep where he couldn't take anyone. He explained they have no idea of where this water is coming from and it is not something that you can see by diving. This is a real serious concern because the infrastructure that lies beneath and can cause a permanent failure that we couldn't afford. He stated at this point to get a decent evaluation we would need to completely drain this plant and have it completely dry for a period of probably 30 to 60 days to get a proper evaluation. They would also do some short term repairs to give it more life expectancy. In order to do that, it requires a brand new water source.

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Director Glendenning explained that running wells 8 and 9 with this plant down would require running 24-7-365 with absolutely no failures during that period of time. We can't take this plant down to do a proper evaluation of it, let alone what would happen if we did have a catastrophic failure how we would do it. In order to get an evaluation, we have to get a new water source.

Director Glendenning explained another issue at the plant is its close proximity to the railroad. He stated that at one time the railroad was obviously a source of power dumping coal into the plant. He stated the tracks come pretty close and he showed on presentation to see the fence and the shiny top aluminum color and pointed out that is the sedimentation bay that is where all of the 66 to 75% of the City's water source comes to first it comes to that sedimentation bay. Being so close tracks makes him nervous. These are ethanol cars. We see thousands upon thousands of these ethanol cars go over top of this building on weekly basis. There have been several railroad studies and there are all sorts of other unique transports that would not mix very well with the City's water supply.

Director Glendenning referred to January 19, 2016 as a day that he won't soon forget. This is the date when the water main broke early in the morning that caused our City wide boil order. He stated that break caused 3.5 million gallons to flow out of the pipe in less than an hour and a half. He stated that this is a sixteen inch diameter pipe, 95 psi that literally blew a twelve foot section out of the side of the pipe affecting the entire City system. He explained they isolated the system fairly quickly that morning and provided tremendous praise to the crews for how they handled the event. He stated they did an amazing job getting the City back on line.

Director Glendenning referred to the lines running under the railroad. He explained the main that broke was a 1965 line and they put the pressure back but there are two more sixteen inch lines that go right through that old tunnel of the viaduct with one being an 1882 sixteen inch line and other a 1911 line. He stated everyone asks what he thinks about and he just built the next worst case scenario. He stated that it would be very unfortunate if this went unnoticed or even if that happened one hundred feet over this main could have caused the shutdown of Canadian National Railroad or worse yet make that viaduct unstable and with that unstable he spoke of not having to go any farther of how catastrophic that would be to our water supply. He stated there are six additional lines for a total of eight lines in that area and those are 90-134 years old water lines crossing under the Canadian National Railroad. They do not have a protective casing. He explained the one that broke that morning did have a protective casing thankfully. He spoke that his direction would be to do an immediate repair of these lines that will involve new easements, directional boring of the new protective casing lines, and re-routing of the water mains.

Director Glendenning then proceeded to explain the lines that we have are over four hundred miles of infrastructure that lies beneath the depths of Freeport. If you laid them out could reach from Freeport to Omaha, Nebraska. Director Glendenning laid out that an infrastructure program is needed and should be started now. e provided detail with a graph presentation based on decades of lines. The black lines represent everything that is failing which is 460,000 feet equaling eighty-seven miles or 63% of entire water distribution within the City. He provided a perspective by referring to the Phase B project that we are currently working on and those mains are only 4% change to the graph he presented. Director Glendenning showed on the graph over 300 water main breaks in the past ten years that were fixed with a temporary fix with stainless steel band and represents over what he referred to as one-thousand band aids holding mains together.

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Director Glendenning stated another thing that substantiates these breaks is that they produce over one billion gallons a year from our water sources through all wells to the water plant. He stated last year the Commission sold seven hundred and seventy-one million gallons. There was a difference of two hundred twenty-nine million gallons of water loss. That averages a loss of about twenty million gallons a month through this old infrastructure. Because of the lining project of the Big Four on seventeen miles there has been a reduction of 10%. Director Glendenning explained the costs for the water loss also includes the cost of electrical pumping costs. The process requires pumping water three times after it gets to the waste treatment plant.

Director Glendenning explained the different assets of the current replacement costs and spoke of a comparison of what that would be with using reasonable numbers and reflected on costs at different time frames and comparison of what costs would have been had we started over thirty years ago to show that we need a long term phase replacement program and that we have to put some financial backing to this in methodical order as replacement program to be best for community. He spoke of staffing changes, cooperation of maintenance and not seeing rate increases in water and sewer and maintenance category since 2007 when suffering with 42% inflation during the same time.

Director Glendenning spoke about the importance of the staff he works with. He noted in the future there will be five to six retirees with over thirty years of experience walking out the door. He explained it takes two to five years to train new employees.

Director Glendenning provided a information on the Commission from the audit report. Unfortunately an audit doesn't show the things that don't get done as far as leading to huge capitalization in the long run. He explained the consumer indexes shows water and sewer being highest utility rate. Inflation has affected them greatly. He provided an example of one rubber seal that he uses the cost has gone from \$600 in 2010 to recently they replaced two at a cost of \$1,437. He stated that is what is happening with the cost of goods in the industry. He provided what it takes to run a utility and discussed depreciation.

Director Glendenning reviewed the six steps to provide a gallon of water and in most communities it takes three. This is due to our outdated infrastructure and we need funds to address that. We need to relocate the water plant away from the railroad tracks. We need to meet new federal guidelines.

In closing, Director Glendenning provided a definition of stewardship; "Stewardship is the acceptance or assignment of responsibility to shepherd and safeguard the resources or valuables to others."

Director Glendenning stated this is a summary of what is needed at this time. We need to come back and discuss this with much work to do.

Aldersperson Koester asked Mr. Glendenning if there is a plan to do financing and what increases are planned. Mr. Glendenning replied that it is simple math and will depend on what we come up with for a plan on what we can do each year. He stated we can't do too little but can't afford to not raise enough due to inflation and stated that he sees this as thirty years to address as much as possible. He spoke that the next five years of doubling service. He stated one of the biggest issues is the consumer price index was not kept up on water bills and they should have been going up each year and they do not keep pace with inflation. In order to meet budget, we reprioritized and do less. We are now paying for that.

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Aldersperson Brashaw asked if it would just be the water bill rates that needs to increase or would the garbage rate portion go up as well. Mr. Glendenning advised the garbage rate would not be affected with a portion for the capital improvement program. It is the user rate that needs to be adjusted.

Aldersperson McClanathan asked Mr. Glendenning if the long term plan is defined in the report that was handed out.

Mr. Glendenning stated he provided the outline of framework to start that process and he spoke of needing input from the administrative council, to educate the consumer and get lots of input. He spoke of the rate structure being modest at best. He stated unfortunately being on a tier system of the more water you use the less you pay for it that we are not getting enough for the first gallon used let alone for giving it cheaper for the rest of it. There are many components that need to be looked at comparing it to the overall actual needs of utility before moving forward. He stated there is a need to educate the community and getting their input.

Aldersperson McClanathan asked Mr. Glendenning what his plan is for educating the community.

Mr. Glendenning replied first one is doing neighborhood groups with a less technical presentation. He is available to meet with Neighborhood Watch groups and he will possibly do some articles to educate people on the infrastructure. The big thing is to making the community aware of how big of a utility we really are.

Aldersperson Chesney spoke of having positive feedback from his constituents for the water and sewer department. He suggested to implement this strategy to the public of doubling rates to achieve stable water and sewer maintenance that we need public input and suggestions. He spoke of this being a decision for generations to come. He spoke of strongly considering an advisory referendum at the next election and cited what other communities have done in similar situations. He spoke of letting the public advise us due to the implementation and consequences if not done properly moving forward.

Aldersperson Klemm stated his appreciation for this information and there are so many things that need to be replaced. He asked what you do first.

Mr. Glendenning spoke about the emergency that just happened and if the break would have been even one hundred feet over there would have been a much different scenario and we could have been days to a week without water not just an hour and a half. He spoke of how this affected the community. He spoke regarding the critical stabilizations of not only the railroad crossings but securing of the water plant and some sixteen inch valves that are bad. He spoke that if one of those 1882 lines and the valves and should one of those go it could destroy the water plant in less than thirty minutes and reiterated that is 66 to 75% of our water supply and provided steps to get a plan and get the revenue flowing then he and Mr. Gallagher can begin the steps.

Aldersperson Koester spoke that perhaps referendum might not be bad idea and stated that he has had calls from constituents stating that if you can find a way to fix it but don't raise my rates. He stated what he is hearing is that we are in critical state and he feels any feedback to public is good. He stated that putting this on a referendum scares him because if it fails then what happens. He cautioned that we have to consider this could be a catch 22 and to be careful to look at all aspects due to very serious

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ramifications as to how this could go. He thanked Mr. Glendenning for his work. He spoke of his time as a firefighter and seeing firsthand what high pressure water can do so he understands the concerns here.

Aldersperson McClanathan spoke that Mr. Glendenning talked about needing a source for a well and wondered if this is something we are going to have to look at south side of town or is this something that will have to stay in the north.

Mr. Glendenning responded that the north resources have to come through the water plant to overcome the elevation and we would have to come up with a source preferably on other side of railroad tracks and looking farther south to fulfill the network of industrial park coming in from the south. He cautioned that our aquifers don't line up around here and we have unique issue have them coming in at two different levels and there will be some mystery as to where that source will be. He spoke that the option of not replacing that water plant and turning our back on wells 2, 5, 6, and 7 that will is not option. He stated that we have unlimited water supply in that aquifer and we will never run out of water and the only problem is that there is iron dust. We need a water filtration plant. He estimated eight to twenty million dollars is needed to update the filtration plant. He spoke of having one last comment to support referendum and that it is not so much a yes or no question. Instead it is a multiple question. Most will say no. We have already seen what waiting can do. He advised that this is not a matter of if; it is when. If we don't do anything the utility will be taken away and then have we will have no control over rates.

Aldersperson Chesney spoke that what would be helpful for public as well as for council is to know the impact that this will have on a homeowner. He stated he feels this is imperative to show the impact at that level before the discussions take place showing the thirty, fifty, one hundred year plan. He stated at the end of the day it is what the residents care about. He believes that this is necessary and that Mr. Glendenning is the one to lead the work, but those one hundred million in needs will need to be reduced to how it will impact the individual homeowners.

Mr. Glendenning stated the report he is handing out is very conservative with 1.5% inflation rate and that we won't be able to constantly go for loans. We need cash to do without adding interest. He stated he believes we have resources to get grant money in some areas. As time goes on he needs to coincide with street department work which will mean help with taxation side. He stated with the repairs that will be needed to replace streets and curbs that if that comes out of his budget that means getting less money for the water projects. He explained they need to be three years ahead of the street program.

Aldersperson McClanathan spoke of needing constant sources annually as opposed of infusions of other things of that nature and taking last two increases for capital improvements with water main replacement and Big 4 project on loans what are the life and times of paying off that debt?

Director Glendenning advised twenty years on both but explained how the inflation rate that we are experiencing over last three years can take \$11 of the \$16 on capital improvement; the entire \$16 being spent and turn that into \$5.80 of purchasing power in twenty years with current rates. He stated by that time those dollars will more than have a purpose and has no faith that the water plant will last twenty years. He reiterated that our water is safe. He stated he would like to see very aggressive things from Springfield going forward. He spoke of having over three million dollars of maintenance needed and no dollars to support this.

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Aldersperson Klemm spoke of one of the things brought up on TV in regards to Flint, Michigan was that their water bills are \$150/month. He spoke of what ours are being in prospective and that we are very fortunate to have the water we have. He referred to a Rockford Chamber meeting and the speaker stated that one of the biggest things we have in Northern Illinois like gold is our water supply.

Aldersperson Chesney spoke of having one final question for Mr. Glendenning and stated that when he and Mr. Glendenning spoke and did tour of water plant he had asked what it would take to put our water and sewer on a sustainable path and he recalled being told it would be an increase of \$25 to \$35 monthly per household. He asked if that still is where he would land and would that put our water and sewer on a sustainable path?

Mr. Glendenning responded yes it is with the caveat of the inflation rate and possibly being conservative on that number. He stated we will see some additional savings as we start investing in ourselves. He added that he will update rates in next infrastructure report he will be putting out. He spoke that he believes we still be looking at tiered structure and plenty of models out there that will help.

Mayor Gitz stated he believes everyone here realizes we have to make increased investments and the message that the director wants the council and the public to hear is that our job has just begun. He spoke of being careful about the referendum and he feels there is a real risk of answer being no but we have to take reasonable steps so we don't crash and burn. He spoke of not overlooking the demographics of this area in the grant arena and to make every effort to tap into any and all resources including USDA to see where we can make progress on the system to repair. He spoke of preliminary review in grant applications as seeing an opportunity in regards to railroad lines on federal, state, and defense level to tap into those resources to secure those lines and make sure they don't impact the railroad. He stated we have a lot of work to do in the figures and program and he spoke of the need to increase attention in forthcoming budget and put resources to work to secure substantial funding to help in some of these key issues.

Aldersperson Koester questioned Mr. Glendenning in regards to would we have to have the rate increase all at once or could increase over a period of two to three year period?

Director Glendenning advised he wouldn't do anything less than five years and the money would be great and we need to build up coffers and facilitate work at the same time. He spoke of needing to save up money and have nest egg constantly building over time and that a five year program is most we should hold.

Aldersperson Klemm spoke of Rockford bringing this up two or three months ago to the people of Rockford about old services and water main breakage and stated we are not alone in these issues.

Director Glendenning spoke of being glad that Rockford was brought up and stated that they had over 850 miles compared to our 148. He stated they have 20% of their mains are ninety years and older and we are at 50% ninety years old. He advised that here is where he cautions comparisons because they have more there but we have more old in proportional rating.

Aldersperson McClanathan stated he appreciated the conversation and stated it is hard to believe it has been almost a year since conversation began with them and that it is just beginning with the public and

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he has heard a lot of back and forth in regards to referendum. He stated his own personal experience coming in to this in regards to the magnitude was very eye opening and he does not underestimate that in the campaign to rest of community. He stated he requests that we make this as expansive as we can to make sure and to make sure we don't lose too much time. He asked Director Glendenning if he would want this to review a plan at May COW meeting. Director Glendenning stated that he would like to go bit longer and combine with past infrastructure report and run two reports together to have done by end of May and discuss in June.

Aldersperson McClanathan stated we will place for general topic at June COW.

Aldersperson Busker asked with discussions on this how soon would Director Glendenning be looking at physically getting the ball rolling on this.

Director Glendenning responded that he personally thinks it will take one year to develop program and get rolled out and he spoke of not wanting us to be short on original number and that he doesn't want to get in big hurry and wants it to be right. He stated we need education first and looks to see this wrapped up by beginning of 2017 or at least by next fiscal year it would be a wonderful thing.

Aldersperson Busker and Koester were in agreement to look at consumer price index in the near future and start discussion and put on the agenda soon to put consumer price index on water bill on annual basis.

Mayor Gitz stated there the components to this with one being the long term capital program which means we have to find ways to replace large portions of the system in an accelerated way to make up for the past, also in addition to the CPI issue which is number two, the third issue which has not been highlighted is that we have maintenance issues that are going for naught due to not enough funds in budget as most are going to capital projects. He stated the need to make an assessment maintenance issues with a time frame attached. He spoke of the need to review the rate structure that was put in place by previous council and mayor. There are possibly some issues warranting the change of the current plan.

Aldersperson Ross questioned whether it has been determined to pinpoint where most water is being lost.

Director Glendenning stated this is like finding a needle in haystack. He spoke of the methods used to track these areas and referred to areas in the report regarding mandates to address that.

**REQUEST FOR ORDINANCE FOR HOME RULE AUTHORITY FOR BOARD OF FIRE AND POLICE
(REGARDING RESIDENCY POINTS & HCC CRIMINAL JUSTICE PROGRAM)**

Chief Barkalow apologized and stated due to late developments he was requesting to defer this to next meeting.

There was a five minute break requested and granted by the leave of the council.

BUDGET FOR FISCAL YEAR 2016-2017 - DRAFT SPENDING PLAN IN PREPARATION OF THE APPROPRIATION ORDINANCE

Mayor Gitz introduced this topic by stating an important piece is to recognize what is in and what is out in the overall figures on budget. The sheets itemize each of the major revenues and expenses. He asked to keep in mind that there are some assumptions unknowable at this time and those include police and fire being under negotiations. We do not know what increases will be and that is not included. Rate increases for AFSCME for current year are included. Moving expense to move to Carnegie not included. He wants to be clear on assumptions that need to be worked in this budget. The starting figures are much better than he thought. He recommended working with City Clerk at Alderperson Miller's suggestion to have small sessions. He spoke of the need to build budget around critical needs.

Mr. Mrugala, Finance Consultant spoke of need to get this developed and push to get this done as soon as possible. He stated he has auditors coming on 5th of May for the FY 2015-2016 audit and it is important to have items complete to meet the October deadline. This is part of why he wants to move as quickly as possible.

Alderperson Chesney posed a question to Mr. Mrugala that one observation is looking interdepartmental that this doesn't necessarily reflect what present departments are spending as there is no reflection on benefits and he has looked at other municipalities and he wants to do true figures to allocate to each department the true costs to include benefits.

Mr. Mrugala responded that the topic of discussion currently under way to be addressed and asked to be given some time. He provided discussion regarding the budget summary.

A detailed discussion was held regarding formatting the report. Request was made for a similar format as was provided in the past that includes why line items were up or down and explanation of the variance and to be able to provide and apples to apples comparison. It was noted that the report provided does not tell the whole story. Mr. Mrugala advised this could be done and that was just the initial report to bring up the discussion.

Special meeting was determined to be held on Monday, April 25, 2016 with a start time of 5:00 pm.

DRAFT FUND BALANCE/NET ASSETS POLICY

Mayor Gitz referred to a sample copy that was provided to council "Sample Fund Balance/Net Asset Policy" and explained this came from a management letter of recommendation from auditors that we formalize what has been the informal policy in regards to cash on hand to formalize to be consistent of Illinois plan but with understanding that this not a statutory requirement and not mandated by law and of this being recommended practice. He stated that this sample policy is what we can use to build resolution or policy around. He would like to talk

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to auditors to say “strive to observe” as right now we will be in difficult but important budget cycle. He spoke of looking at our pension liabilities and doesn’t want to be in a situation where meeting our fund balance over vital needs so there may be massaging recommended from other places. On page 3 category of fund balance to derive from property taxes therefore legally restricted so we will recommend modification of that phrase as we don’t take all of debt service from property tax. Property taxes are abated we have other funds to make that investment. He stated at this time if you comfortable with where this goes we can refine and bring as early as next Monday. If you need more time we can do that too. We would like move along but not so anyone feels rushed or uncomfortable.

Finance Department Consultant Mr. Mrugala provided a brief overview of fund balances.

Aldersperson Chesney requested that City Treasurer Linda Buss weigh in on this with insight or thoughts.

City Treasurer Linda Buss stated she had advised Mayor Gitz earlier via email that she had no objections to anything being presented. It actually is going to affect the Finance Department in more detail and Mr. Mrugala was just touching on that because it has to be incorporated in our accounting system. It affects their department more than the City Treasurer position.

Aldersperson Koester requested to have a refined version presented on Monday to make decision at that time.

**DRAFT ORDINANCE TO AMEND CHAPTER 290 FOR DEPUTY CITY CLERK AS REQUESTED BY
ALDERPERSONS KOESTER/CHESNEY**

Aldersperson Koester stated the main purpose behind this due to unfortunate closure departure of the legal department we have an employee that is also assistant to the City Clerk and who does other duties for the City. He explained what this ordinance does is create a position for her in the City Clerk’s office and maintains a position for her. He stated he understands that she also reviews insurance claims to City and this is important and it saves money for the City. He stated he recommends passage as soon as possible as the position goes away at the end of this month and she may go away too.

City Clerk Zuravel spoke of having some concerns that were brought to her attention that some of the duties that Ms. Kahly performs as legal assistant can’t be transferred to the clerk position and asked if Corporation Counsel Sarah Griffin had any further information on that.

Corporation Counsel Griffin replied she is not going to comment on anything regarding the dissolution of the legal department.

Aldersperson Koester asked if it was possible to get a list sent to duties within next couple of days. City Clerk Zuravel responded that they were forwarded as informational as to what her

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job duties were and they were separated on that. Alderperson Brashaw replied that this was the list that itemized the detail of the work that was done having been emailed to the council previously. It was also discussed that the grade 12 is consistent with what the position is currently at.

Alderperson Chesney spoke of agreeing to provide additional resources to the Clerk's office at orientation. During the last budget cycle, it was asked if this was to be split but the decision was made to leave dollars in the Legal Department. He stated his support of putting this position directly under City Clerk authority. He encouraged the administration to put forth what this would look like in relation to both the Mayor's office and Community Development in regards to how best to provide support but recommended it be put under the authority of the City Clerk.

Alderperson Klemm spoke of moving this forward and asked what has to be amended or done to move forward.

Alderperson Chesney spoke of moving forward and if a technical issue that needs to be addressed it could be brought forward before next meeting and always a commitment to repurpose this position.

Alderperson Klemm made a motion to move this forward, seconded by Alderperson Koester.

Alderperson Koester spoke of reviewing what the Clerk had previously sent and working on preparing a better job description.

Motion prevailed by a voice vote without dissent.

DISCUSSION AS REQUESTED AT THE APRIL 4, 2016 COUNCIL MEETING ON LAND SURVEYING SERVICES UNDER THE IHDA BLIGHT REDUCTION PROGRAM AND OTHER MISCELLANEOUS PROJECTS

Director Mills provided in the Committee of the Whole Packet copies of the Request for Proposals – Award for Land Surveying Services memorandum and RFP responses.

Alderperson McClanathan stated we will open the floor for questions regarding the topic, memorandum, and related issues.

Alderperson Koester requested that due to his absence at last council meeting that he hear a brief overview of why this is being pursued this evening.

Alderperson McClanathan stated he will provide the cliff notes version. He explained it was sent to the Committee of the Whole in regards to bids, in regards to statue, and because indicated costs weren't presented in the proposal. He stated furthermore there was some

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discussion in regards to what was the criteria used; mainly response times for survey time was of the essence due to June 30, 2016 deadline for the Phase One of the IDA program and working underneath there were concerns regarding response times. Alderperson McClanathan explained after discussion by council, that was relatively extensive, the decision was made that we would approve generally all three bids with the understanding that there be further discussion regarding the limitation going forward. He stated after that, there was some indication by Director Mills that perhaps costs could be something that could be assessed once we got past that point and then subsequent to the meeting we received an email memorandum from Director Mills that indicated a proposed way of going forward was to take the three entities that were in approval for the bids and do them in a rotating basis. He explained one and then the next one all leading to the discussion tonight. Alderperson McClanathan then asked for comments or questions.

Alderperson Klemm spoke regarding the problem he has with that is we asked for something last week. We said we approved the three firms to move forward. At that point, Director Mills mentioned that he would be able to get costs and stuff together so the council could take a look at this at the next COW meeting, which is tonight. That is his recollection of what they asked for. He explained then we get a memorandum in the middle of week saying X number one's has already been awarded and we go from there. We asked for one thing and got another thing. We got this tonight and it is very well laid out. He stated if we had this Wednesday when you did it maybe it would have been easier for the pallet so to speak.

Alderperson Chesney stated that he thinks Director Mills is doing a great job with this. He stated he certainly doesn't want to slow down the demolitions and that is very important. He stated when he reads the summary he can't help but think these are not accurate because the information he is getting from our local contractors is that the turnaround time for the items you asked Fehr Graham to do last week are already done. He explained that they were done in like two days. His understanding is that those particular survey's didn't have PIN's and so there was a little bit more work so in doing an apple to apple comparison. Let them compete and if they lose they lose. He stated where he takes issue is that looking from the outside looking in, not knowing a lot about surveys, not knowing a lot about the local contractor, it would certainly imply that they are not doing their job or at a minimum why aren't they stepping up and taking better care of Freeport. He takes issue, as Alderman Klemm does not, that we awarded to outside firms but it in some way implies a short coming. He stated the data he is getting doesn't suggest there was one.

Director Mills asked for the question so that he could respond.

Alderperson Chesney stated that it really wasn't to give Director Mills a hard time just to speak of process and how we treat local firms. He stated this particular spreadsheet that was provided implies that Fehr & Graham is not willing to do certain jobs. He stated he has emails from principals and they will turn for you in two days and if you say jump they say how high. He stated he thought that should be noted.

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Director Mills indicated it was noted at the bottom with an asterisk.

Mayor spoke of two things to address; when these quotes were solicited the quotes were not from principals but from people who does the survey work. That was the direction that was given in the RFP. He asked who are we supposed to interface with. Mayor Gitz stated that this is not fair to criticize the Community Development Director. If he got his information on these RFP responses from the person who does the surveys and who is told by Fehr Graham to respond and that doesn't match up with what the principals are saying. Mayor Gitz stated this leads to the second point. He stated frankly he is very uncomfortable that we have people on legislative body who are interacting with principals on a bid. That is not a good thing to do. It poses all kinds of issues. Mayor Gitz stated he is not here to bat for the home team and he is not here to bat against them. The responses are what the responses are and with time being crucial factor and with the state law giving us certain limitations in the questions we can ask. There were six firms, three were eliminated on the basis of the process, three were left over and council said okay we are going award to all three firms. So all three are awarded. Mayor Gitz explained there is some work that we thought was authorized to go forward and it was distributed one, two, three, one, two, three, one, two, three evenly.

Mayor Gitz stated he is trying to figure out what is the problem that we are trying to solve here. He asked what the transgression that has been committed here is. He stated we ask people to issue RFP's and we ask them to do their job, to do it objectively, and now that they don't like the way they went about it because the responses have been recorded and they don't match up with somebody's discussion with the principals that are not technically involved in this. He stated he is happy now that people have the message and we are going to turn this around very quickly. He asked if the objection is to the way this has been distributed. He asked are you comfortable with distributing this to all three firms even though there is probably some price differential or do you want to award to one. Director Mills has done his job. Since this is a discussion item is there any objection to the way this is being conducted.

Aldersperson Klemm stated with due respect what we authorized was to go ahead and go forward and award to three firms, to get the pricing back, and come to us to discuss at COW.

Mayor stated that is not what our minutes say.

Aldersperson Klemm spoke of Mayor having privilege to the minutes as he got told they wouldn't be on until March 14th.

City Clerk Zuravel advised that the minutes are not out but that the recollection of the meeting was to award to all three firms.

Aldersperson Klemm stated he remembered they would award to all three firms and that way we could get the pricing and bring it back to council. In his mind at the end of that vote there

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was nobody going to be given a job they were going to go out and get their pricing and then come back.

City Clerk Zuravel deferred to Community Development Director Mills.

Director Mills stated he reviewed the Clerk's notes of the meeting as to what the motion was and acted accordingly.

Aldersperson McClanathan asked Aldersperson Klemm how he wanted to proceed in light of this information.

Aldersperson Klemm stated he felt at this point it doesn't make a whole lot of difference what he thinks it makes a whole lot of difference what somebody else thinks. To him, we have a firm here in town that has given us a price for a whole bunch less than everybody else. He asked would you look for them to do it or look for the other one to do it. At this point, the only thing he feels he's been lied to. The fact is that it was brought forward to accept three places, to get numbers, and bring to COW. If want to continue fine, if not for him doesn't make a lot of difference.

City Clerk Zuravel spoke that the audio recording is available at any point in time if anyone want to listen to the audio.

Aldersperson McClanathan stated with this discussion he doesn't think it will make a difference. He asked for direction to take moving forward or prospective survey issues or leave as proposed in memorandum.

Aldersperson Busker stated his recollection from last meeting was more of a time sensitive issue in order to get work done. He explained this is why all three bids were approved, so if some cost more than others. He suggested if someone wants to look at costs then go ahead but put this forward to get this done.

Aldersperson Klemm stated if these were so time sensitive what we did in December, January, and February.

Mayor Gitz explained during that time they had to fight our way through a thicket of regulations and requirements of IDA and one of the biggest issues has been our problem of moving properties from tax trustee to the not-for-profit. We were originally told that we couldn't possibly do this quickly, that it would take months of effort so we went through legal interpretations of the tax trustees contract with the Stephenson County Board which by State law was charged with that responsibility. As a footnote some of people that we dealt with at the county didn't even know they had a contract with the tax trustee. We had to have a lengthy discussion with the States Attorney's office as to do we amend that contract or interrupt it and how we do we do this without tying this in knots for a very long time. That is just one of the

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many things we had to go through in terms of working through the properties, the substitution of the properties making sure that our not-for-profit partner who took several months to actually agree on a purchase contract and the requirements they were going to have to accept title to these properties. So we have been slugging away at this thing since the day we got the grant and now we are getting this aligned where eleven of these properties are going out the door at the same time. If there are any questions about the diligence of the City with this grant we will get you the phone numbers of the people at IDA who supervises this grant and all of the steps we went through on an almost bi-weekly basis not only to keep them apprised but to work through these issues. Here is what is interesting other municipalities are now referred by IDA to come to us as they having the same issues. We have not been doing nothing; we have been trying to get money out the door, we have fought through every thicket to get properties ready for demolition and to meet the requirements IDA has put upon us. We must be doing something right as we not only won the first round we got the second round of funding. They wouldn't have given us the second round of funding if they weren't convinced and happy with the job we are doing to try to get the properties ready to go. Final point; if you think it is easy to get these properties we are working with properties in some cases are abandoned, some held by owner, and some held by foreclosure, some of these are in a title mess which makes difficult to align and get done. Appraisal is part of process. First round of appraisals we had a lot of problems getting that done in a timely fashion which is why the Community Development Director came up with the idea to work with the City Engineer to get a firm to do all of appraisals in timely fashion and not have to individually go through this each and every time.

Aldersperson Chesney spoke that he thinks we smeared a good company and we didn't cast them in a positive light. However, regardless of his personal feelings we a job to do, we still have these particular surveys to get done, the work was already been authorized in many cases. Had same understanding that Alderman Klemm did but he is not blaming Director Mills felt it wasn't communicated to him and recommends to adopt his proposal; still doesn't know what it is but is sure it is a great one and continue to move forward on the demolitions.

Aldersperson Klemm statedt he appreciates the Mayor's dialogue on the properties. He believes he understands some of the problems with these but if he was to know that he had to get something land surveyed x number of months ahead he would have some thought in his mind to put it out before it was a crisis. Looking at dates still does not believe it is a crisis. Planning is essential. He spoke of not saying at any point that anybody didn't do their work.

Mayor spoke of not wanting to continue. He spoke of trying to give details to answer questions about what they were doing. This isn't a crisis it is simply to streamline process and stop doing surveys on a piece meal basis in makes more sense to take out fees and to do this on a continuing basis. No one trying to play a fast one by distributing this among the three firms we thought genuinely that all three were accepted and all three could do the work and then this council could decide if they wanted to narrow the scope to a single firm or two firms moving forward. Not trying to do anything against the will of the council. Staff asked him if this made sense and it did. He is fine with what the council wants to do moving forward.

**COMMITTEE OF THE WHOLE
MINUTES - REGULAR MEETING
MONDAY, APRIL 11, 2016 AT 6:00 P.M.**

Aldersperson McClanathan spoke of leaving this out of his original summary of the question that he had last time when Director Mills talked about the cost that he had asked of Corporation Counsel if we do continue this discussion going forward is that something that is properly part of the discussion moving forward to discuss cost.

Corporation Counsel advised that we don't have to follow as a Home Rule Municipality so it was just a guideline to use to follow so you can do what you chose.

Aldersperson McClanathan spoke that in that light do we want to have further discussion again in the proposal in regards to the option of one, two, three and rotating on that. He asked if there was any desire to recommend an alternative going forward taking into consideration than what was presented tonight or having further discussion on it down the road.

Aldersperson Klemm spoke of looking at sheets of paper you will hear grant money but no matter what it is look at cost, what they are providing, turnaround time and appears there is a firm from Freeport that can they have given pretty good run. Why would we spend money on outfit from Rockford when they are more money? That doesn't make a lot of sense to him.

Aldersperson Brashaw spoke in defense of our Community Development Director that he did spell out that he would rotate through all three firms and if one was unable to do it he would then go to the next one on the rotation and until we actually receive bills for survey we don't really know what costs will be and don't know who is the most cost effective. They were giving an estimate. He was trying to be fair to all three firms.

Aldersperson McClanathan if we were looking at last lines on the spreadsheet would we have come to a more concrete decision rather than requesting all three.

Aldersperson Brashaw explained she has a relative who is land surveyor. They do not always have time and availability to do surveys. She thinks this council is very wise to award more than one firm these bids because if one is busy they are not going to place us on hold we have to have x amount of demolitions done by June 1st and if correct there is a sequence that has to be done to receive funding. Mr. Mills is nodding correct and she thinks this is wise.

Aldersperson Klemm recommended letting the cool heads prevail. Bring it back Monday night as we already have the ones awarded that they need awarded and then we will have the minutes from actual meeting and we can go from there.

Corporation Counsel Griffin stated they were awarded so if you are going to actually be looking at changing the award you would need to do a reconsideration of that award at the next regular council meeting. So it wouldn't just be her understanding of what had happened it was already pre-awarded and you were going tonight at how they were prioritizes so if going to withdraw any of the bids make sure you do that in the form of reconsideration.

**COMMITTEE OF THE WHOLE
MINUTES - REGULAR MEETING
MONDAY, APRIL 11, 2016 AT 6:00 P.M.**

Aldersperson McClanathan spoke of needing further direction in regards to prioritization and not actually eliminate and if we are fine. He asked Aldersperson Klemm if he was okay with that to look at prioritization and he was.

Aldersperson McClanathan made a motion to place on the council agenda for potential discussion and focus on prioritization of the three accepted bids for the land surveying services under the IDA Blight Reduction Program, seconded by Aldersperson Brashaw.

He asked if he was correct to state that and Aldersperson Klemm stated that is fine.

Aldersperson Chesney asked for clarification if the item that will be placed on the agenda as a reconsideration just in case that is where the council arrives.

Aldersperson McClanathan asked if any aldersperson was asking for reconsideration. Hearing none he thanked him for the clarification. He requested to proceed for motion that was originally stated.

Upon no further discussion, the motion prevailed by voice vote without dissent.

Aldersperson Koester spoke of not being at last meeting and wanted to make comment to thank Corporation Counsel Sarah Griffin for all of her hard work on behalf of the City, that he will be sorry to see her go and to wish her the best of luck in Texas.

EXECUTIVE SESSION - PURSUANT TO 5 ILCS 120/2 (C) (6) THE SETTING OF A PRICE FOR SALE OR LEASE OF PROPERTY OWNED BY A PUBLIC BODY

The following exceptions were read aloud by Aldersperson McClanathan:

Pursuant to 5 ILCS 120/2 (c) (6) The setting of a price for sale or lease of property owned by public body.

At 9:58 p.m., Aldersperson Busker made a motion to enter closed session, seconded by Aldersperson Koester. Motion prevailed by a roll call vote of;

Yeas: McClanathan, Ross, Miller, Busker, Brashaw, Koester, Chesney, and Klemm (8)

Nays: none

At 10:28 p.m., Aldersperson Brashaw made a motion to return from closed session, seconded by Aldersperson Koester. Motion prevailed by a roll call vote of;

Yeas: McClanathan, Ross, Miller, Busker, Brashaw, Koester, Chesney, and Klemm (8)

Nays: none

DISCUSSION OF PENDING SALE OF PROPERTY LOCATED AT 1819 S. WEST AVENUE (FORMER FIRE STATION)

Aldersperson McClanathan stated that his understanding is the discussion on this will continue next week.

**COMMITTEE OF THE WHOLE
MINUTES - REGULAR MEETING
MONDAY, APRIL 11, 2016 AT 6:00 P.M.**

AS REQUESTED BY ALDERPERSONS CHESNEY/MILLER DISCUSSION ON AMENDING POLICY FOR APPOINTMENTS ON BOARDS AND COMMISSIONS

This item was stricken from the agenda at the beginning of the meeting.

PUBLIC COMMENTS – AGENDA OR NON-AGENDA ITEMS

Tom Teich wished to thank Mayor Gitz for the cupcakes and stated he will miss Corporation Counsel Sarah Griffin.

ADJOURNMENT

Upon a motion duly made by Alderperson Koester and seconded by Alderperson Ross, the Committee of the Whole meeting adjourned at 10:29 p.m.

s/ Diane Kahly

Diane Kahly
Deputy City Clerk