



City Council

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

MINUTES REGULAR MEETING Monday, February 4, 2013

CALL TO ORDER

The regular meeting of the Freeport, Illinois, City Council was called to order by Mayor George Gaulrapp with a quorum being present at 6:00 p.m. on Monday, February 4, 2013, in Council Chambers.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Alderperson Koester.

MINUTES

Alderperson Endress moved for approval of the minutes from the meeting held on January 22, 2013, seconded by Alderperson DeVine. Motion prevailed by voice vote without dissent.

APPROVAL OF AGENDA

Mayor Gaulrapp asked for leave of council to move forward item number 15 in regard to the Finance Department Reports due to an outside consultant being present. Alderperson Klemm moved for approval of the agenda as amended, seconded by Alderperson Endress. Motion prevailed by voice vote without dissent.

PUBLIC HEARING FOR THE CITY OF FREEPORT, ILLINOIS – CONSIDERATION CREDIT CARD PAYMENTS

Published Notice: A Public Hearing will held before the Freeport City Council at 6:00 p.m. on Monday February 4, 2013, at City Council Chambers, City Hall, 524 W. Stephenson St., Freeport, Illinois, to consider acceptance of credit card payment for fines, fees, charges, costs, and taxes, including those payable to the building department, public works department, fire department, community development department, city taxes payable at the City, liquor fees, Police department administrative fees, Police department administrative fines, airport rents, water and sewer charges, and other various fines and fees payable to the City of Freeport. Anyone wishing to express comments or concerns should attend the public hearing or submit a written comment to the Mayor's Office, City of Freeport, 524 West Stephenson Street, Freeport, Illinois prior to the public hearing.

At 6:03 p.m., Mayor Gaulrapp opened the public hearing.

Signed in to speak during the public hearing was Jon Staben and he was called to the podium. Jon Staben, 1070 N. Canyon Drive, stated he is a member of the Airport Commission and the Pilot's

MINUTES
REGULAR MEETING
Monday, February 4, 2013

Association. They are in support of the acceptance of credit card for use for hangar rents and he sees this as an overall benefit to the City of Freeport.

Mayor Gaulrapp stated a realtor in the City of Freeport, Jim Bangs, has been in support of acceptance of credit card payments for Water and Sewer new accounts in order for those moving in to the City to be able to have paperwork filed and ready by the time they move in.

At 6:06 p.m. seeing no further comments, Mayor Gaulrapp closed the public hearing.

PRESENTATIONS

Street Lights

Chief of Police Jerry Whitmore & Public Works Director Tom Dole presented information on public safety through improved use of street lights. Chief Whitmore stated the Mayor recently requested the Freeport Police Department along with the Public Works Department to increase the efforts in the area of improving street lighting in the community. He stated that on an annual basis twice a year when the time changes the officers canvass the city and turn in status of burned out lights. The Police department has always looked at specific locations when they arise, but they would like to do more than that. As part of the problem solving process, they use the street lighting to be part of the solution. He stated an example would be the two lights installed in the alley located in the 200 block of Main Street where there were issues around a local bar. He stated that they have also assisted in having street lights upgraded upon the request of citizen and they have worked with the Forestry Department in having trees trimmed back to allow street lights to operate more efficiently. He stated the department has been careful in speaking with residents first, because there are areas of town where residents want it to be darker for more of an "out in the country feel". He stated they work with residents and neighborhood groups who have brought forth concerns. Chief Whitmore stated the police officers are watchful of the concerns and asked for citizens to bring forth areas which may be of concern in their neighborhoods. He stated the Mayor's office will be the point of contact between the Police department and ComEd. He reminded citizens and council that there is a "request for lighting" form on the City of Freeport website under the Street Department forms. He stated that street lights alone will not deter crime but it is the active support of the community members calling the Police department when they see something suspicious. Public Works Director Tom Dole stated the Mayor has directed him to concentrate on trimming to keep branches away from street lights, as soon as the snow is gone. Chief Whitmore stated he would like residents to call the Mayor's office if street lights are out so they can maintain a list so the Police Department can follow up on the list with ComEd. Alderperson Bush asked if there has been consideration as to adding more street lights. Chief Whitmore stated that is what this is all about and in areas where lighting has been an issue it has been addressed with the Street Department by cutting back trees or by switching out older lights with the newer or by adding street lights. He stated what they are looking for is uniformity in the areas being lit.

Municipal Bonds

John Vezzetti of Bernardi Securities, Inc., gave a presentation on municipal bonds underwriting. Mr. Vezzetti spoke regarding refinancing of the City of Freeport General Obligation Bonds, Series 2003 and provided council a written document. He stated the series 2003 bonds are currently issued at a rate of 5.38% and can be refinanced at an interest rate of projected 1.52%. He stated the overall savings can be about \$95,000 for the remaining period 2014-2017. He stated that the City of Freeport has an A+ rating with Standard and Poor's and they feel that the City of Freeport should take advantage of this credit

MINUTES
REGULAR MEETING
Monday, February 4, 2013

rating. Currently Bernardi Securities owns \$4 million in bonds from the City of Freeport and they feel there can sell these bonds to investors in and around Stephenson County at the rate they are projecting. Mayor Gaulrapp stated that the letter of engagement is an action item on the agenda for this evening. Mr. Vezzetti explained the letter of engagement as having Bernardi Securities be on board as an extension of the staff to overtake the responsibilities for preparing the materials needed for financing of the securities as far as legalities as well as the closing memorandum with the bond attorney and they will also assist with the closing which is estimated to be about 45 days from now. Mayor Gaulrapp stated there are some costs involved and the City should save \$95,000 over the next four years.

As stated at the beginning of the meeting, the following item was moved forward on the agenda:

Finance Department

Action Item with Bernardi Securities, Inc. as Underwriter for refinance of the City of Freeport General Obligation Bonds, Series 2003

Aldersperson Klemm made a motion to move forward with the letter of engagement with Bernardi Security. This motion was seconded by Aldersperson Endress. Aldersperson Helms asked if the discount was included in the net interest rate. Mr. Vezzetti stated yes it is. He asked if it was to exceed .6. Mr. Vezzetti stated that it will be .6 at the time of the initial sale and that is how Bernardi Securities will take its initial fee for placing these bonds. Aldersperson Helms asked if the net interest costs could be less each year and Mr. Vezzetti stated yes it could be less. Mayor Gaulrapp stated we are voting on the engagement letter and this will be followed up with an ordinance at the next City council meeting.

The motion prevailed by a roll call of;

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

Nays: None

PUBLIC COMMENTS – AGENDA ITEMS

Signed on the sheet for public comments were:

Dean Wright, 341 S. Main Street, Pearl City Illinois stated he is the director of Freeport Area Church Cooperative and a member of Neighbors United who is active in developing neighborhoods to develop solutions to problems in the 3rd Ward. Mr. Wright asked for delay of passage of Ordinance 2013-09 for the sidewalk and demolitions. He is concerned about crime in the community. He would rather reconsideration on how the dollars are invested and would suggest that it is invested in public safety and crime prevention. He asked that Ordinance #2013-09 and Resolution #R-2013-03 to be sent to the Committee of the Whole meeting.

Jim Gitz, 1561 W. Lincoln, Freeport Illinois, spoke about the resolution for a consulting agreement and about Ordinance #2013-10. He stated that consultants can be very valuable to a city but this agreement appears to be open ended to look at staffing issues and IT but it doesn't say what the work product will be and in terms of economic development he asked what will the work product be. He stated that an agreement should be specific in terms of work product and also hours expected to know dollars to be paid for it. Mr. Gitz spoke about Ordinance 2013-10 which appeared as a first reading without being discussed at the Committee of the Whole. He stated this is a major restructuring of departments with the responsibilities for inspections and assigns the City Engineer brand new responsibilities, which looks like he will also become a nuisance expert. He stated this ordinance also changes the programs in the

**MINUTES
REGULAR MEETING
Monday, February 4, 2013**

Community Development department. He stated that the process is seriously flawed if we don't take the time to look at how these things are going to unfold without asking a lot of questions. He stated when he talked to NIDA they were not aware of this ordinance and how it would impact them in terms of economic development. He asked council to take a closer look at this and debates are important to allow the people to discuss their thoughts on these issues.

Aldersperson Klemm stated that NIDA was aware and it was presented at a quarterly membership meeting last week and the City of Freeport will partner more with NIDA and this ordinance will allow for the Community Development Director Griswold to take on additional roles to assist NIDA.

Mayor Gaulrapp stated the Nuisance Inspector position will remain in Public Works and will not be transferred with these amendments to the building department ordinance.

CONSENT AGENDA

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

- A. Approval to receive and place on file:
 - 1) Report to Water and Sewer Commission dated January 23, 2013 by City Engineer
 - 2) Report to Water and Sewer Commission dated January 23, 2013 from Utility Project Manager
- B. Approval of Motor Fuel Tax Fund Register # MFT-0023 --- \$2,538.38
- C. Approval of Water and Sewer Bills Payable (Registers #860 & 862) --- \$206,148.71
- D. Approval of Payroll for pay period ending January 26, 2013 --- \$409,454.42
- E. Approval of Finance Bills Payable (Registers #859, 861, 863) --- \$245,266.57

Aldersperson Klemm moved to approve consent agenda items as presented, seconded by Aldersperson Koester. The motion prevailed by a roll call of;

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

Nays: None

The consent agenda items were approved.

ORDINANCES – SECOND READING

2nd READING OF ORDINANCE #2013-06:

AN ORDINANCE AMENDING CHAPTER 220 (COUNCIL), SECTION 220.10 (RULES OF COUNCIL) OF THE CODIFIED ORDINANCES OF THE CITY OF FREEPORT – NOTICE OF SPECIAL MEETINGS

The first reading was held on January 22, 2013. A motion to adopt was given by Aldersperson Klemm, seconded by Aldersperson Koester and it was automatically laid over to tonight's meeting. Upon the second reading and no discussion, the motion prevailed by a roll call of;

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

Nays: None

Ordinance #2013-06 passed.

2nd READING OF ORDINANCE #2013-09:

AN ORDINANCE TO SUPPLEMENT THE APPROPRIATION ORDINANCE, FISCAL YEAR 2012-2013 FOR THE CITY OF FREEPORT, ILLINOIS (SIDEWALK PROGRAM AND DEMOLITIONS)

MINUTES
REGULAR MEETING
Monday, February 4, 2013

The first reading was held on January 22, 2013. A motion to adopt was given by Alderperson Klemm, seconded by Alderperson DeVine and it was automatically laid over to tonight's meeting.

Discussion was held on the supplemental line items for the unanticipated revenues received in the amount of \$142,219.00 from First Energy, as their Civic Contribution under the Electric Aggregation Program, after the adoption of the annual appropriation ordinance for Fiscal Year beginning on May 1, 2012 and ending on April 30, 2013. This Ordinance #2013-09 includes line items for: Capital Improvement Fund, Sidewalk Program Revenues, Line Item 33-10-390 – Transfer from Corporate Fund shall be increased from \$0 to \$40,000; and B. Capital Improvement Fund, Sidewalk Program Expenses, Line Item 33-10-544 – Contracted Infrastructure Repairs and Maintenance shall be increased from \$0 to \$40,000; and C. General Fund, Operating Transfers Out, Transfer to Capital Improvement Fund, Line Item 01-63-951 shall be increased from \$0 to \$40,000 D. General Fund, Building Department, Contractual Services, Line Item 01-53-599 shall be increased from \$105,400 to \$185,400.

Mayor Gaulrapp stated that with approval of this ordinance he is hoping to make areas more vibrant in the 3rd and 5th Wards and, with its passage Director Griswold, can go after more properties. Director Griswold stated there are many properties that we have difficulty with have gone through the process of not having the taxes paid and the tax trustee now owns them and we have an opportunity to work with the tax trustee to get an approval to do the demolition. She stated it is easier and quicker to get it done compared to a long court case. She stated these properties are on a list and she is having an inspector go out and look at the properties to see which ones would be high priority. Mayor Gaulrapp stated we are trying to remove houses that make a neighborhood look bad, unsafe, and draw crime. Mayor Gaulrapp stated he brought it up to the council when he thought the income from the electric aggregation would be about \$80,000 but now the amount came in more than expected. He stated the repair of sidewalks will help for children that walk to school.

Discussion was held regarding the need to have more discussion on the topic because there has been \$75,000 in that line item for demolitions but only \$21,000 was spent so there is currently \$53,000 left to spend before April 30, 2013. Alderperson Bush stated the Mayor wants to add another \$80,000 to that. Alderperson Bush spoke about the Neighborhood CAPS group being in support of demolitions and anything to improve neighborhoods and the Neighborhood United group was interested in investing dollars to improve public safety which would include street light improvements along with demolitions.

Discussion was held regarding how many houses would be considered in terms of demolition. Director Griswold stated there are dozens of houses and they are working on 10-11 active cases and some of them will ultimately be demolition cases and some will ultimately be repaired. She stated there are 25 houses that are owned by the tax trustee and could be dealt with rather quickly if they are ones that are high priority. She stated that is the thing with court cases and demolitions that it is unpredictable how long a case will take. Alderperson Helms asked Director Griswold realistically how many homes could be demolished by April 30 and she stated that of those 25 they could do about 5-6 or 2-3, depending on how things go but in any case it could not be more than ten. She stated that if it was a smaller house and the street crew could take it down it would be less than if it was a larger house and a contractor would need to be hired. She would estimate the cost to be \$2,000 to \$10,000 per house.

MINUTES

REGULAR MEETING

Monday, February 4, 2013

Discussion was held regarding the street lights and investigating areas that need upgrading and whether this ordinance needs more discussion to include improvements for the street lights.

Aldersperson Bush moved to send the ordinance to the Committee of the Whole on Monday for further discussion, seconded by Aldersperson Crutchfield. Motion prevailed by a roll call of;

Yeas: Boldt, Bush, DeVine, Helms, Koester and Crutchfield (6)

Nays: Klemm and Endress (2)

The ordinance will be placed on the next Committee of the Whole agenda for discussion.

Mayor Gaulrapp then asked for layover of Resolution #R-2013-03.

RESOLUTION #R-2013-03:

RESOLUTION TO AUTHORIZE SIDEWALK PROGRAM

Aldersperson Bush moved to layover Resolution #R-2013-03, seconded by Aldersperson Boldt. The motion prevailed by a roll call of;

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

Nays: None

ORDINANCES - FIRST READING

1st READING OF ORDINANCE #2013-10:

AN ORDINANCE AMENDING VARIOUS PORTIONS OF THE CITY CODE TO CHANGE CERTAIN BUILDING RESPONSIBILITIES FROM THE COMMUNITY DEVELOPMENT DEPARTMENT TO THE BUILDING COMMISSIONER AND TRANSFERRING SUCH RESPONSIBILITIES TO THE CITY ENGINEER OF THE CODIFIED ORDINANCES OF THE CITY OF FREEPORT

Upon the first reading, discussion was held regarding the job duties which will be transferred from the Community Development Department Director, who currently functions as the Building Commissioner, and transferring those responsibilities to the City Engineer, who will then acquire the title of Building Commissioner. Mayor Gaulrapp stated he would like to get this moving along because this plan takes the building department out of Shelly Griswold's department. He stated it would free up Director Griswold to prospect leads, work directly with NIDA, and to move forward projects for economic development.

Aldersperson Helms made a motion to move this ordinance to the Committee of the Whole meeting on Monday, seconded by Aldersperson Crutchfield. Aldersperson Klemm asked to see an excel spreadsheet to simply the changes. Aldersperson Helms asked if there would be a compensation increase for either individual. Mayor Gaulrapp stated there will be no compensation increase and he will include that in the report. The motion prevailed by a roll call of;

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

Nays: None

The ordinance was recommended to the Committee of the Whole meeting for discussion.

RESOLUTIONS

RESOLUTION #R-2013-03:

RESOLUTION TO AUTHORIZE SIDEWALK PROGRAM

MINUTES
REGULAR MEETING
Monday, February 4, 2013

This resolution was laid over to the next meeting per council approval on page 6

RESOLUTION #R-2013-04:

RESOLUTION AUTHORIZING ACCEPTANCE OF CREDIT CARDS FOR CERTAIN CITY TRANSACTIONS

Interim Finance Director Price stated that one thing this does not do is to give us authority to go out and hire a firm. An agreement with a service for the City services will be brought back to the City Council for approval. He stated that in Attachment A of the resolution it provides a listing for what types of transactions could accept credit cards for receipt of payment and this may change over time. He stated this provides us the authority to move forward but this is not the final contract or agreement. He also noted that the City cannot charge a service fee for utilizing credit card, but is able to pass-through a service charge from a provider. That would be determined at the time of entering into that contract. Alderperson Helms moved for approve of the resolution as presented, seconded by Alderperson Klemm. The motion prevailed by a roll call of;

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

Nays: None

Resolution #R-2013-04 was approved.

RESOLUTION #R-2013-05:

RESOLUTION FOR MAINTENANCE OF STREETS AND HIGHWAYS BY MUNICIPALITY UNDER THE ILLINOIS HIGHWAY CODE – MFT SECTION #13-00000-00-GM

The resolution was presented by City Engineer Shaun Gallagher stating that this resolution governs what we plan on spending for street improvements for the Motor Fuel Tax (MFT program) for which has \$744,000 generated each year in order to maintain streets. He stated that funds have been reduced in the gas tax due to energy efficient vehicles.

City Engineer Gallagher provided a written memorandum dated January 31, 2013, regarding 2013 MFT General Maintenance Resolution. He stated the proposed motor fuel tax resolution is for \$744,000 and will cover materials, pre-engineering, construction, and inspection fees. These funds are derived from our yearly allotment of \$630,000 in MFT funding, as well as the 4th installment of the Illinois Jobs Now program of \$114,000. This resolution will be broken out in three general maintenance sections numbers 13-00000-00-GM (normal street and lighting maintenance including crack sealing), 13-00000-01-GM (normal mill and overlay projects), and 13-00000-02-GM (micro-surfacing program) for the appropriate maintenance application.

City Engineer Gallagher stated the proposed mill and overlay projects included Highland Avenue from Garfield Street to South Avenue; Stearns Street from Walnut to dead end; Logan Street from Saxby Avenue to McKinley, Logan Street from McKinley Avenue to Harlem Avenue, Stover Street from Cul De Sac to McKinley Avenue, Stover Street from McKinley Avenue to Saxby; Stephenson Street from Locust Avenue to Cherry Avenue, Stephenson Street from Walnut Avenue to Galena Avenue; Stephenson from Galena Avenue to Van Buren Avenue, Stephenson Street from Van Buren Avenue to Chicago Avenue, and Stephenson Street from Chicago Avenue to State Avenue. He stated the Logan Street and Stover Street projects will be combined with Water and Sewer Commission projects. City Engineer Gallagher stated the streets were chosen utilizing a spreadsheet by Fehr-Graham & Associates for pavement analysis dated 1999 and based on dates for their last resurfacing and physical inspection. He stated 1979-1988 was when most of these sections were redone. He stated there are a lot of other streets he would like to have

MINUTES
REGULAR MEETING
Monday, February 4, 2013

on the list. City Engineer Gallagher stated included in the project scope is Van Buren Avenue from Linden Street to Summit Street and this will be paid for under the Jane Addams Trail contract and not included in the overall length. Noted on the 2013 MFT program overview was a note stating that additional streets may be added depending on future bid prices.

The City Engineer's memorandum explains the work to be complete for each of these job numbers including a city-wide crack sealing program to be performed by our Public Works Department which should lengthen the life of asphalt pavement by 2-8 years. He also explained the asphalt blends and the thickness of the asphalt including advantages of the 2" hot-mix overlay for longer lasting product for the cost. He discussed the consolidation of efforts for mobilization cost reductions. City Engineer reviewed a new micro-surfacing program which has never been used in Freeport. He stated it does not require milling and is used to seal significant cracking in the pavement. He stated is an inexpensive product to help hold off the water and can add 5-7 years of surface life.

Discussion was held regarding the timing of the project and City Engineer Gallagher stated that last year the project was started in July. He stated the crack-seal would not be done until August when the timing coincides with the best time for that process. Other projects will be bid out to give them a working day calendar during the summer in order to get the best bidding prices.

Discussion was held as to the amount of funding available because of the trail system improvements and whether projects are presented. City Engineer Gallagher stated there is a project for \$350,000 for the Jane Addams Trail of which we will owe 2/7 of that and the number (roughly \$100,000) is based on the 20% but the final numbers for the project are not finalize due to route change with a June letting date. Discussion was held on streets that need to be repaved in different wards including 3rd Ward, 5th Ward, and 1st Ward.

Aldersperson Helms made a motion to support this resolution for passage, seconded by Aldersperson Crutchfield.

Aldersperson Boldt discussed the need to review an updated listing of projects assigned to the Motor Fuel Tax dollars and asked if a report could be completed by the Committee of the Whole meeting in order to review the status of those funds. Upon this request, Aldersperson Crutchfield withdrew his second on the motion for approval and Aldersperson Helms withdrew his motion.

Aldersperson Crutchfield moved to send the resolution to the Committee of the Whole meeting, seconded by Aldersperson Helms. The motion prevailed by a roll call of;

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

Nays: None

RESOLUTION #R-2013-06:

RESOLUTION TO APPROVE A CONSULTING AGREEMENT WITH MARTHA FURST TO PROVIDE GENERAL FINANCIAL SERVICES

MINUTES
REGULAR MEETING
Monday, February 4, 2013

The resolution was presented by Mayor Gaulrapp. Consultant Martha Furst was asked to come to the podium to discuss the projects that she completed and goals this agreement. Ms. Furst stated that her most important project will be the health care insurance renewal and to serve as the temporary chair of the health care committee who will be reviewing different options for the next fiscal year. The agreement attached to the resolution states that the term of this agreement is for a period not to exceed ninety (90) days from the date signed. Such term shall be renewable by mutual agreement of the Consultant and the Mayor for up to two additional 90 day periods of time, without approval of the City Council. Any renewal or extension thereafter shall be subject to approval of City Council. The hourly rate specified at \$40.00 per hour based on invoices submitted and approved by the Mayor. Alderperson Klemm made a motion to move forward the resolution, seconded by Alderperson Endress. The motion prevailed by a roll call of; Yeas: Klemm, Boldt, Bush, DeVine, Endress, Helms, Koester and Crutchfield (8)
Nays: None

Mayor Gaulrapp stated he will provide a detailed report of job duties at the next council meeting.

OTHER

DISCUSSION ON BUILDINGS OWNED BY THE CITY OF FREEPORT, ILLINOIS

Alderperson Crutchfield asked to have this item on the agenda at every council meeting. Mayor Gaulrapp stated it will be.

Alderperson Crutchfield stated that he was concerned about the last council meeting in which a public commenter said that the Mayor said that demolition for City Hall was off the table and that the City Hall building was structurally sound because that was not what he took away from the engineer's presentation. Alderperson Crutchfield stated that the engineer actually said that it is not a matter of "if" but "when" the building could fall. He showed the council a "kicking can" he received. He stated we need to make some decisions and it was a year and a half when this was started and for any of us who own homes knows that you can't wait a year and a half as to whether or not to do some work on a building. He stated it is distributed for this administration and the previous administration to have allowed these building to get into the shape that they are in. Alderperson Crutchfield requested to go down every building and look at the status of the building.

Alderperson Crutchfield asked that the price for moth balling was discussed at the Committee of the Whole meeting and asked if that was an option. Alderperson Crutchfield asked Mayor Gaulrapp if the cost for mothballing the old City Hall building was ever done. Mayor Gaulrapp stated he will refer to City Engineer Gallagher and asked if he can plan on presenting a report to council at the next meeting. City Engineer Shaun Gallagher stated that was discussed at the last Committee of the Whole meeting and he was provided estimates from McClure Engineering as to what should be done – at least at a minimal cost so he can prepare that report for the next meeting. Mayor Gaulrapp stated it was somewhere between \$17,000 to \$30,000. City Engineer Gallagher stated yes those were for temporary fixes for a five year moth balling plan and for turning off the utilities in the building.

Mayor Gaulrapp stated that to address Alderperson Crutchfield's concern that he did not tell the public commenter what to say and she made those comments. He stated as he looked around the council members when she said the building was perfectly safe all had the look of, "what?". He stated this was

MINUTES
REGULAR MEETING
Monday, February 4, 2013

her own determination from past meetings. He stated when we had the McClure engineering presentation they were very definite that the building has concerns and that is why we put the fence back up around the building. Mayor Gaulrapp stated he and Alderperson Klemm were in the building this afternoon looking at the roof level and looking at that and determining if it could be useable space and it is pretty rough up there and the fact that there is not a lot of overhead room there with the beams. He stated we are moving forward with which building we are going to save, which one we will use in the future and how we will be possibly save both buildings for future use. Mayor Gaulrapp stated what I said before is that the Carnegie Library is a good option as a home base for City Hall while we moth-ball the City Hall building for those 600 people who signed the postcards as they determine what they would like the building to be used for, how we moth-ball it, and how future revenue comes forth both from the private and public industry. He asked whether there other uses for it and does someone want to take over it. Discussion was held as to why a referendum question was not placed on the ballot. He spoke about the private investor who decided to make use of the County Highway building and turn it into a fire station. Mayor Gaulrapp stated he is having seven town hall meetings beginning in February to ask members of the community what their thoughts are. He stated it is all about money so we will frame things very openly for people to have a good input.

Alderson Koester stated talking about the building is very important but more importantly is where is the funding coming from to pay for it and that is something that should have been started a year and half ago.

Alderperson Klemm stated he presented a letter to council members dated January 22, 2013, as to what he thinks about the building and he would appreciate if the other council members would do the same. He stated the "Save City Hall Study Group" has looked for various financing and grants and not brought items forward.

Discussion was held as to the dollar estimates for moth balling and it was suggested that a monthly inspection should be done. Discussion was held on the dollar amount investment for moth balling or the dollar amount investment to move into Carnegie Library. Alderperson Crutchfield asked for funding sources from the City Hall Study Group or the administration.

Mayor Gaulrapp stated in two weeks you will have presentation on moving into the Carnegie Library and a five-year plan for moth balling the old City Hall building. He stated there is an option of moth balling the building and if council wants to look at demolition costs, we can look at demolition costs but we need to make a decision. He stated we will provide the council with the information they need to make a decision.

Discussion was held regarding requiring a fund for future maintenance on buildings and the budget. Alderperson Koester stated if we are not going to have a maintenance fund that we are willing to set aside for our City buildings then we might as well stay here. Alderperson Koester spoke about building maintenance. Mayor Gaulrapp stated that is not true we have building maintenance line item in the new fire station and that will be in the budget that we are currently working on. Mayor Gaulrapp stated there is a minor maintenance repair for the current buildings. Interim Finance Director Duane Price stated in the street department budget we have budget for general maintenance and repair for building such as the Police Department. He stated we have general government buildings which takes care of other building and that line item takes care of repairs also.

MINUTES
REGULAR MEETING
Monday, February 4, 2013

Aldersperson Koester stated that the City Hall building is in the condition that it is in because the maintenance on the building was not kept up and that needs to be addressed before we move into any other building because if we aren't going to do that we might as well rent and stay here.

Mayor Gaulrapp stated he came in to office in 2005 and he did not do an examination of the buildings. Then in his second year of office, in the fall of 2007, he stated they found children's swimming pools in the attic used to catch the water and he does not know what administration approved that. He stated he immediately approved funding to repair the roof and it was repaired several times. He stated that we repainted and replastered the outside of the building on the lower third in 2009 in preparation for the sesquicentennial. He stated there will be money in the next budget for building maintenance. Discussion was held on the Art Museum. Mayor Gaulrapp stated we have made patches to their roof and they are to maintain the building. He stated we do not want to be in the landlord business. Director Griswold stated she will present an update on the Rawleigh building for the next council meeting. Another issue that needs to be discussed is what the City will do about the Gladewood Bridge.

Reports of Department Heads

An action item for Finance Department moved forward on council agenda – see page 3

Community Development

Community Development Director Shelly Griswold stated there is a Board of Zoning Appeals meeting on Thursday for a sign petition filed by Faith United Methodist Church for the property located at 1440 S. Walnut, Freeport, IL. On February 13, 2013 the CAPS group will have a property maintenance meeting at the Health Department on Linden Avenue and if council members would like to attend she will need to know in order to post. Aldersperson Helms asked what the Food Enterprise Initiative is. Director Griswold stated that is the commercial kitchen in the Entrepreneurial Center they are working on in the Riverfront Enterprise.

Public Works

Public Works Director Tom Dole had no further report.

Library

Library Director Carole Dickerson was not present.

Fire

Fire Chief Kevin Countryman provided an update on the building to house the public safety building and stated Winter Construction is framing up the exterior walls and insulating. He stated the unit heaters have been installed on the apparatus floor and the police evidence storage area has had a furnace installed. He stated there has been a couple of minor things that they have run into when they did demo on the building but so far it is not anything that can't be absorbed into the cost. He stated every other week they have a meeting and tour the building and things are moving along.

Police

Chief of Police Jerry Whitmore had no further report.

MINUTES

REGULAR MEETING

Monday, February 4, 2013

Water and Sewer/City Engineer

Water and Sewer Director Tom Glendenning stated there has been three water main breaks since the last meeting and crews have been out working on those repairs. He stated with the weather there are two projects going on right now with the Big 4 projects. For the meter replacement project they have hit the three-quarters mark and replaced 7,500 meters. He stated they are working on the deep south area for the lining project. He stated that one area of concern is the Water and Sewer Department had a dynamic failure of a 60" side gate which broke at the treatment plant due to deterioration after only 15 years. He stated the crew is working diligently to repair that to get us back into operation.

Director Glendenning stated there will be an inspection by USEPA in the area of pretreatment industrial inspections at the plant in March going through our entire program and reviewing industrial users. Mayor Gaulrapp stated that we had problems with Vintner's, which is now Snak King in the past with non-compliance and Director Glendenning has worked with them. He stated they commended Director Glendenning for his assistance and they are now in compliance.

NEW BUSINESS/COUNCIL ANNOUNCEMENTS

- Alderperson Koester stated he is glad to see Supplemental Appropriation sent to Committee of the Whole.
- Alderperson Boldt asked to have the town hall meeting publicized based on neighborhood watch meeting's array of opinions on the City Hall building. Alderperson Boldt asked about the budget and whether it is close to being presented. Mayor Gaulrapp stated we are looking at different line items.
- Alderperson Bush asked Mayor Gaulrapp if there was a meeting Wednesday. Mayor Gaulrapp stated, yes it will be here at 5:00 pm to discuss the organization of the Community Development.
- Alderperson Bush asked to have a report brought to Committee of the Whole as to cost to convert mercury vapor lights to high pressure lights or even the LED lighting. Mayor Gaulrapp stated we will try to have that ready.
- Alderperson Helms asked if Community Development Director Griswold had invoiced Stephenson County for any work on the trail system. Director Griswold stated yes Stephenson County, Orangeville and the Park District were invoiced but she does not know dollar amount. Director Price stated he believes the amount was \$170,000 total for all the taxing bodies. Alderperson Helms asked to have confirmation on the total amount and whether anyone had reimbursed the City and what would a typical time frame for the reimbursement. Mayor Gaulrapp stated after attending the Stephenson County meetings recently, it is going to be much longer. He stated that it should have been included in their budget.
- Alderperson Helms stated, moving forward, he would like to see us gather information as to whether rental property registration would be a positive thing. He stated as it stands, there is a large amount of dilapidated property and unsafe properties in the City, some of it is rental properties that seems to be allowed to operate unchecked. This destroys neighborhoods and breeds crime. This serves to undercut the good landlords who invest in their properties by not having any type of regulation to one of the largest businesses in the City. Alderperson Helms

MINUTES
REGULAR MEETING
Monday, February 4, 2013

stated currently City Engineer Shaun Gallagher is working on producing a map of rental properties throughout the City which he can be put together with a report of police and fire calls, as well as nuisance violations. He asked the Mayor that we put something on the agenda for the Committee of the Whole on next Monday to discuss this further to get more information. He is open to the public for any comments and he is sure there will be comments from the landlords who have interest in this. Alderperson Helms stated he is not looking at over-regulation by any means, what he is looking for is to make sure there is an equality product out there that serves not only people but those who serve to help reduce crime and make the City have higher property values. Mayor Gaulrapp stated ok.

- Alderperson Bush asked Mayor Gaulrapp if he could bring the vacant property ordinance back as well. Alderperson Bush stated he has been gathering information from other municipalities across the State. Discussion was held as to the Rockford vacant property ordinance and Director Griswold stated that it only passed out of committee and it did not pass in the council. Alderperson Bush stated he would like to see that come back as well. Alderperson Endress asked for a copy of the Rockford ordinance. Mayor Gaulrapp stated he has a copy and he can get it.

PUBLIC COMMENTS AGENDA OR NON-AGENDA ITEMS

- Tom Teich, 653 Jefferson Street, Freeport Illinois spoke about a retail store. Mayor Gaulrapp spoke about a letter of intent for a retailer to come into the empty K-Mart store. He discussed state funding for Malcolm Eaton.
- Doug Wilkin, 902 S. 16th Avenue, Freeport Illinois, provided a written report on the history of the building at 230 W. Stephenson Street.
- Andy Dvorak, 1211 W. Stephenson Street, Freeport Illinois spoke about the estimates provided by Gary Anderson eighteen months ago on 230 W. Stephenson. He stated that there was not a thorough evaluation and he feels the McClure report had a lot of speculation. He asked where the number of \$4.0 million to repair number is coming from that Alderperson Crutchfield referred to. He stated even if you take the McClure numbers as far as basic repairs of \$1.6 million plus adding in a roof to that, then add Gary Anderson renovations that would total \$3.2 to \$3.3 million dollars. He stated he is glad to see that there is now an estimate for the Carnegie Library at \$2.7 million and he hopes that will be shared with the community as far as those details. He stated now we have numbers of \$3.2 to \$3.3 million dollars to renovate a building that was designed to be City Hall versus the Carnegie Library renovation dollars which would be \$2.7 million to turn it into a City Hall so we are starting to look at numbers that we can work with.
- Kathy Knodle, 1612 W. Harrison Street, Freeport Illinois, thanked Alderperson Helms for addressing the problem of the condition of houses in Freeport. She stated this is one of the largest issues facing the City of Freeport and she would like this to be a priority to stop the deterioration.

Upon motion duly made and seconded, the meeting was adjourned at 8:02 p.m.

S/ Meg Zuravel
Meg Zuravel, City Clerk