



City Council

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

MINUTES

REGULAR MEETING

MONDAY, MARCH 7, 2016 AT 6:00 P.M.

CALL TO ORDER

The regular meeting of the Freeport, Illinois, City Council was called to order in council chambers by Mayor James L. Gitz with a quorum being present at 6:00 p.m. on Monday, March 7, 2016.

ROLL CALL

Present on roll call: Mayor Gitz and council members Tom Klemm, Peter McClanathan, Art Ross, Jodi Miller, Patrick Busker, Mike Koester, Sally Brashaw and Andrew Chesney (8). Corporation Counsel Sarah Griffin was also present.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Alderperson Koester.

APPROVAL OF AGENDA

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

Alderperson Miller noted she received a text that the broadcast of the council meeting is not working. Public Works Director worked on the connection and it was corrected.

MINUTES

The minutes from the regular meeting on February 16, 2016 were presented for approval. Alderperson Koester moved for approval, seconded by Alderperson Ross. Motion prevailed by voice vote without dissent.

PUBLIC COMMENTS – AGENDA ITEMS

Steve Carroll, 811 S. Oak Avenue, Freeport Illinois, spoke in regard to the property located across the street from the Freeport Area Church Cooperative on Chicago. He provided photos of the garden which showed scattered tires and toilets. He called it “Dean Wright’s Toilet Emporium” and asked how a property like this can sell Freeport. He spoke about vacant properties and those with cars in the back yards. Mr. Carroll spoke against support of the a5 resolution by stating this is not the time for this. He asked Mayor Gitz and Community Development Director Mills to take care of the toilet emporium. He asked council to stop flushing tax dollars down the toilet and to take care of business.

PRESENTATIONS

Mayor James L. Gitz presented the State of the City speech as a way to provide a state of the City including where we are as a community and the immediate challenges in front of us and where we are headed. Mayor Gitz acknowledged the work of the departments of the City including the department heads. He acknowledged that we face some challenges both as a community and as a city government. He noted there are signs of growth, progress, and new investment including Pretzel City Kitchens, City Centre, Furst McNess, Snak King, Helm Group Berner Foods. He noted the Berner Foods expansion is estimated to bring 280 new jobs and an expanded warehouse to the Freeport area. He also spoke about the expansions for Parkview, Swift Hospitality and the Joann

**MINUTES-REGULAR MEETING
MONDAY, MARCH 7, 2016 AT 6:00 P.M.**

Fabric shopping center. He asked that the storyline be changed to Freeport is moving ahead and let the positive stories about new investment and opportunities be heard.

CONSENT AGENDA

The following items were presented on the Consent Agenda in the council packet and Mayor Gitz read the listed items into the record. [Consent Agenda PDF](#)

- A. Approval of Resolution R-2016-11: Resolution to Request Temporary Closure of Streets for Annual Memorial Day Parade - Monday May 30, 2016
- B. Approval to receive and place on file:
 - 1) City Treasurer's Report on Cash and Fund Balances through February 2016
 - 2) Fire Department Report on Activities for January 2016
 - 3) Building Permit Report for February 2016
- C. Approval of Motor Fuel Tax Fund Bills Payable (Register #080) -- \$5,364.14
- D. Approval of Water & Sewer Bills Payable (Registers #499, 503, 506) --- \$82,509.98
- E. Approval of Payroll for pay period ending February 20, 2016 --- \$408,471.14
- F. Approval of Finance Bills Payable (Registers #494-497, 500-502, 504, 505, 507, 508) -- \$843,380.79

Aldersperson Busker moved for approval of the consent agenda, seconded by Aldersperson Ross. Motion prevailed by a roll call vote of;

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

Nays: none

BID OPENING FOR 1819 S. WEST AVENUE

Mayor Gitz stated we will open the bids now and then there is executive session for the council to be allowed to discuss the bids.

Bids opened and read aloud for sale of property owned by the City of Freeport located at 1819 S. West Avenue, Freeport Illinois, formerly in use as a fire station and now vacant with bids due at 10:00 am on March 7, 2016.

The following were opened and read aloud:

- 1) Received in the office of the City Clerk on February 11, 2016 at 10:54 am. Envelope marked as "Proposal - Sale of 1819 S. West Avenue, Freeport Illinois" and provided in the envelope was a bid on the form marked as "sale of the property as a single unit" and the bid #1 map. The bid amount for the property was \$30,100 and it was presented by Barry Lasco, 581 Barley Ridge Trail, Freeport, Illinois.
- 2) Received in the office of the City Clerk on February 11, 2016 at 10:54 am. Envelope marked as "Alternate Proposal - Sale of 1819 S. West Avenue, Freeport Illinois". Provided in the envelope was a bid on the form marked as "property for sale #2 Alternate bid form" and the bid #2 alternate map. The bid amount for the property was \$30,000 and it was presented by Barry Lasco, 581 Barley Ridge Trail, Freeport, Illinois.
- 3) Received in the office of the City Clerk on March 7, 2016 at 9:22 am. Envelope marked as "City of Freeport 1819 West Avenue, Bid #2" and provided in the envelope was a bid on the form marked as "property for sale #2 Alternate bid form" and the bid #2 alternate map. The bid amount for the property was \$10,000 and stated see addendum. It was presented by Edward Domino, 746 West Ordway, Freeport, Illinois. Included with the bid was an addendum to #2 Alternate Bid Form and it was read aloud into the record.

ORDINANCES -- SECOND READING

2nd READING OF ORDINANCE #2016-15:

**MINUTES-REGULAR MEETING
MONDAY, MARCH 7, 2016 AT 6:00 P.M.**

An Ordinance Amending Chapter 290 (Compensation And Benefits) Section 290.01 (Classification Plan) Of The Codified Ordinances Of The City Of Freeport (Positions Not Covered) Addition Of City Engineer

The first reading was held on February 16, 2016. A motion to adopt was given by Alderperson Koester, seconded by Alderperson Busker and it was automatically laid over to tonight's meeting. The second reading was held and there was no discussion or debate. Motion prevailed by a roll call vote of:

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

Nays: none

Ordinance 2016-15 was passed.

ORDINANCES -- FIRST READING

1st READING OF ORDINANCE #2016-17:

An Ordinance Amending Chapter 290 (Compensation and Benefits) of the Codified Ordinances of the City of Freeport, Illinois – 1% cost of living increase for non-bargaining employees.

The administration requests suspension of rules for passage this evening. Mayor Gitz explained this ordinance is for a percentage cost of living for non-bargaining employees and before this is considered it requires action of the supplemental appropriation ordinance so he asked leave of council to present the ordinance after the ordinance for the supplemental appropriation.

1st READING OF ORDINANCE #2016-18:

An Ordinance Amending Chapter 460 (Operation Generally), Section 460.03 (Yield Intersections) Of The Codified Ordinances Of The City Of Freeport – Yield Sign on Valleyview At Westwood

Public Works Director Tom Dole presented the ordinance and stated this would be for approval to place a yield sign on Valleyview at the intersection with Westwood. He provided a memo in the packet which stated he and Police Chief Barkalow reviewed accident reports and the surrounding area at the intersection of Valleyview and Westwood. We both agree based on our assessment that it is appropriate to place the yield sign on Valleyview at Westwood. The attached ordinance inserts the intersection into Section 460.03 of the code book. Alderperson Koester moved for approval of Ordinance #2016-18, seconded by Alderperson Chesney. The ordinance was automatically laid over to the next meeting.

RESOLUTIONS

RESOLUTION R-2016-10:

Resolution In Support Of Funding The a5 Branding And Digital Marketing Campaign

Provided in the packet were two versions of this resolution. The version marked as "Resolution R-2016-10" was referred to this meeting at the council meeting held on February 16, 2016 and it was as recommended by the Committee of the Whole on February 8, 2016. The version marked as "Resolution R-2016-10 Recommended Revision 3.7.16" was provided in the packet by the administration.

Mayor Gitz explained the two versions and noted he was requested to further simplify the resolution and that is the version marked as "Resolution R-2016-10 Recommended Revision 3.7.16".

Alderperson McClanathan stated since the packet was sent out there have been some developments with the parties involved and with speaking with many of the council members that have been involved and it is still the wish of the individuals that have the City involvement and it is not felt to have a satisfactory result for this evening. Alderperson McClanathan stated there is not satisfactory language which would satisfy the collaborative partners in this and upon a brief discussion he had with Alderperson Miller on it. Alderperson McClanathan made a motion to refer the resolution to the Committee of the Whole meeting next week for further discussion and not

MINUTES-REGULAR MEETING
MONDAY, MARCH 7, 2016 AT 6:00 P.M.

take any action tonight. This motion was seconded by Alderperson Brashaw. Alderperson McClanathan stated he only was able to speak briefly with Alderperson Miller and the collaborative partners and he asked for further input from Alderperson Miller.

Alderperson Miller stated she would like to see the resolution that NIDA and a5 wrote together that was passed by the Park District. She asked to be able to have that sent out so the rest of the council could view that.

Corporation Counsel Griffin spoke to Alderperson Miller and stated that because of a couple of articles in the paper during this week saying that you are a co-owner of a property in this TIF district want to make sure that you are stating that you are not. Alderperson Miller questioned of a building? Corporation Counsel Griffin stated of a property in the TIF District. Alderperson Miller stated she does not own property in this TIF District. Corporation Counsel Griffin clarified or any financial interest even including a lease of more than a month. Alderperson Miller stated of course she has a lease. Corporation Counsel Griffin cautioned Alderperson Miller against talking to other council members or voting on this. Corporation Counsel Griffin stated she presented it at the orientation and she gave this in writing. Alderperson Miller asked when she got this and what does it have to do with the TIF District. Corporation Counsel Griffin stated because the a5 is partially funded in the downtown TIF. Alderperson Miller stated ok.

Alderperson Chesney stated the a5 initiative has been discussed for several months now and we seem to be hung up on the fine print for this particular initiative. He stated he was just made aware a couple of days ago, that NIDA in collaboration with a5 withdrew their interest in working with the City and his concern with that is that this casts an unfair and unnecessary cloud over this initiative and it is directly related to your interpretation or the administrations interpretation of how this can be implemented. He takes issue because the Freeport Park District was able to figure this out without any grand standing and without any problems but yet when we want to tackle an issue it seems that all of a sudden we want to point to legal technicalities. He referred to several areas that we don't follow within our own purchasing policy. He asked without dragging this along any further how do we get this done and fund this particular initiative.

Mayor Gitz referred to the purchasing policy and noted it has to be followed. He stated it is not the same as other taxing bodies. He stated he asked Corporation Counsel to review this and figure a way to get it done. He explained that under the purchasing act that we are to have a direct contract with a5 that is opposed by NIDA. He stated no one cares what NIDA does with its other funds and no one is putting any restrictions on this for anything else. He stated it is about how we handle the financial contribution that is made by the City. He spoke about how the TIF Act applies to this and it was part of the discussion of the Downtown TIF as in how it works and what you can do. He referred to the presentation by Mary Riordan as special counsel for the TIF and the memo that was sent out on it. Mayor Gitz stated we are obligated to follow our own laws and to follow the State of Illinois TIF law. He stated that because there is an expenditure of public funds we are asked to follow our own rules and regulations. He stated the resolution would be followed by a contract. He referred to what he referred to as a more simplified version of the resolution that he placed into the packet. He stated it wasn't until after that packet went out that he received a new resolution given to him by NIDA and he stated he was told that it had to be passed or nothing. He explained that this new resolution did not have the language requested to be placed in the resolution by the council that they recognize that this is a unique service that is a requirement of the purchasing act. He asked to follow the purchase policy and the TIF law and to do it right and do it once. He explained that other taxing bodies do not have the same regulations to follow and they can do things more simple than we can.

Alderperson McClanathan stated that funding is the core issue, whether it is funded through TIF or funded through a general ledger funding so that could be set aside for further discussion and if that is tabled for the time being, the main resolving issue is the language in regards to and we have funding from \$90,000 to \$100,000 from

MINUTES-REGULAR MEETING
MONDAY, MARCH 7, 2016 AT 6:00 P.M.

private various sources that will be going through NIDA and then you have the City to give a certain amount. He stated that it does not make much sense if it is pooling all together to be part of one collaborative contract of \$90-\$100 and to have a separate small piece in the amount of \$20,000. He asked if there could be one kind of global contract and he stated he thought the issue is when you say we have to have two separate contracts and that did not seem to make sense to the partners. He asked if it can be put together under one contract.

Mayor Gitz referred to a conversation he had with Alderperson McClanathan and that topic was having a single contract if indeed NIDA and a5 are going to operate under a contract. He stated that only issue is that we have to have provisions within the contract that is contracting with a5 to do certain services and if those happen to be the same services that everyone else is performing then he does not see why it can't be a global contract. He stated he cannot speak on the details of that with Corporation Counsel because she has not seen anything with that. Conceptually he does not have a problem with that and he does not like having separate contracts. He finds it necessary in the discharge of duties to follow the purchase policy that is long established before he became mayor and contingent upon Corporation Counsel's review of the details he does not see why it can't be a global contract but what is important in the contract is to identify them as the vendor in a contractual relationship with the City. He stated we do not care about the other partners with that money. Mayor Gitz stated the issue is we do care that we cross the t's and dot the i's on the public funds coming from the City.

Corporation Counsel Sarah Griffin stated that the last time she was made aware that NIDA wasn't technically the fiscal agenda for a5 and they do not have a contract yet so that makes it harder to foresee how it will come out. She explained that the City needs a direct contract with a5 specifically for the services and for council to say that specifically the reason this isn't bid is because they are a unique service. It has to be with a5 and the council has to say that it is for a unique service. She explained that is done and the council has agreed to that at the Committee of the Whole.

Mayor Gitz suggested that he and Alderperson McClanathan work on the details.

Alderperson Chesney spoke about the concerns of many members of the council is that this strategy is not working. If there truly was a good faith effort for the administration to work with a5 and NIDA they would not have sent a letter to withdraw our participation. He explained they do not want the City or a taxing body to control the process and this is largely funded by private money. He stated we just need to get it done.

Mayor Gitz disagreed and spoke about his goal of having the legal details worked out. He explained he has endorsed a5 from the beginning and issues brought up by NIDA on Friday. He stated that there was a version of the resolution drafted that resolves the issues and does it legally. He explained how this version follows the purchase policy, the requirements of the Committee of the Whole and the TIF Act.

Alderperson Koester spoke about his concerns and his constituents that there are other companies that should be allowed to present their services.

It was noted there is a motion and a second to send this to the Committee of the Whole.

Alderperson Klemm spoke in support of working out the details and making it legal.

Mayor Gitz spoke in support of having a global contract and following the purchasing policy.
Alderperson Chesney spoke about giving the administration the task to make it happen.

MINUTES-REGULAR MEETING
MONDAY, MARCH 7, 2016 AT 6:00 P.M.

Aldersperson McClanathan spoke in support of sending the resolution to the Committee of the Whole and having the language that would be agreeable to the parties involved.

Mayor Gitz requested a voice vote on the motion and the second to send the resolution to the Committee of the Whole. Motion prevailed by voice vote without dissent.

Aldersperson Miller asked for clarification from Corporation Counsel Griffin about the email that was sent to her. Aldersperson Miller stated just so you know we discussed the Downtown TIF at one of the meetings that Corporation Counsel Griffin was absent and she stated she asked Special Counsel Phillips if it was appropriate for her to be part of the discussions and he never got back to her. She stated she assumed that it was and she probably should not have done that. Aldersperson Miller asked if she is being told that she cannot have any discussion concerning the branding and marketing because of \$5,000 being earmarked in downtown.

Corporation Counsel Griffin stated right. She then explained you can't have any discussion regarding the Downtown TIF, you can't have discussion with council members or on the floor, and you can't vote on any of those matters. She stated separately you have to disclose your interest to the City Clerk in writing. She stated the information she gave was not in an email, it was during the orientation and it was given both verbally and in writing. She stated it is reflected in the minutes which are on the website that those specifics were given to you.

Aldersperson Miller stated she thought it was if she was a property owner and she is not.

Corporation Counsel Griffin stated it is if you have a property interest either direct or indirect and it does specify in the written materials and shown in the minutes of that meeting that the exceptions goes down to unless you have a month to month lease. Aldersperson Miller asked for clarification as to whether she can speak about branding and marketing because there is \$5,000 set aside in the downtown TIF but that is not what we are talking about aren't talking about the Downtown TIF, we are talking about branding and marketing. Corporation Counsel Griffin stated the way the branding and marketing stands right now being funded even in part through the Downtown TIF it excludes you from that. Aldersperson Miller asked all of it or just the downtown issue. Corporation Counsel Griffin stated all of it because it is not separately funded.

Aldersperson Chesney spoke about his understanding of a conflict of interest and for someone who does not own the property but they have a leasehold interest that it can be a month to month but it cannot exceed a one year contract. Corporation Counsel Griffin stated no it is not to exceed a month to month. Aldersperson Chesney stated the council could change the \$5,000 allocation in the Downtown TIF in order to bring everyone to the table if there was a perceived conflict of interest. Corporation Counsel Griffin agreed yes for this issue if you un-TIFed it that would fix it.

CLOSED SESSION (EXECUTIVE SESSION)

Mayor Gitz stated the next item is an Executive Session (Closed Session) and it is called for the following reasons:

- Pursuant to 5 ILCS 120/2 (c) (6) The Setting Of A Price For Sale Or Lease Of Property Owned By The Public Body and
- Pursuant to 5 ILCS 120/2 (c) (11) Litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting.

At 7:16 p.m., Aldersperson Brashaw made a motion to enter executive session, seconded by Aldersperson Koester. The motion prevailed by a roll call vote of:

**MINUTES-REGULAR MEETING
MONDAY, MARCH 7, 2016 AT 6:00 P.M.**

Yeas: Klemm, McClanathan, Ross, Miller, Busker, Brashaw Koester, and Chesney (8)
Nays: none

At 7:55 p.m., Alderperson Busker made a motion to return from executive session, seconded by Alderperson Brashaw.

Yeas: McClanathan, Ross, Miller, Busker, Brashaw Koester, and Chesney (7)
Absent: Klemm
Nays: none

Shortly thereafter Alderperson Klemm returned to council chambers and the next council agenda item was considered.

OTHER

ACTION ON ACCEPTANCE OF BID FOR SALE OF PROPERTY OWNED BY THE CITY OF FREEPORT LOCATED AT 1819 S. WEST AVENUE, FREEPORT ILLINOIS, FORMERLY IN USE AS A FIRE STATION AND NOW VACANT.

Alderperson McClanathan made a motion to reject all bids received for the property located at 1819 S. West Avenue, Freeport Illinois that were due as of 10:00 am on March 7, 2016. This motion was seconded by Alderperson Ross. Mayor Gitz requested a roll call vote on the motion.

Alderperson Brashaw asked if there could be a discussion on what we will do for the sale of the property. Mayor Gitz stated we can add that topic for discussion and he stated we will make that as informally a part of the motion.

Mayor Gitz requested a roll call vote on the motion to reject all bids received today for the property located at 1819 S. West Avenue. The motion prevailed by a roll call vote of:

Yeas: Klemm, McClanathan, Ross, Miller, Busker, Brashaw, Koester and Chesney (8)
Nays: none

APPROVAL OF PROPOSED SETTLEMENT AGREEMENT AS RECOMMENDED FROM EXECUTIVE SESSION (CLOSED SESSION)

Alderperson McClanathan made a motion to approve the separation agreement and general release of Kevin Cooley as we reviewed in executive session. This motion was seconded by Alderperson Klemm.

Yeas: Klemm, McClanathan, Ross, Miller, Busker, Brashaw, Koester, and Chesney (8)
Nays: none

1ST READING OF ORDINANCE #2016-19:

AN ORDINANCE TO SUPPLEMENT THE APPROPRIATION ORDINANCE FISCAL YEAR 2015-2016 FOR THE CITY OF FREEPORT, ILLINOIS (FOURTH SUPPLEMENTAL)

Corporation Counsel Sarah Griffin reviewed a memorandum on Ordinance #2016-19 providing the following:

RE: Fourth Supplemental Appropriation Ordinance

The following changes to the Appropriation Ordinance have been requested by various departments. If the Council is willing, the Administration is requesting suspension of the rules to allow for immediate passage, as there are payments covered under this ordinance which are time sensitive.

**MINUTES-REGULAR MEETING
MONDAY, MARCH 7, 2016 AT 6:00 P.M.**

1. An increase of \$19,500 to the Finance Department Contractual Services for unanticipated contractual services due to the departure of the Finance Director.
2. An increase of \$102,000 to Contractual Services to the Legal Department as follows:
 - a. \$55,000 for Outside Attorney during disability leave of Corporation Counsel;
 - b. \$22,000 for Outside Attorneys' investigations of Corporation Counsel;
 - c. \$25,000 for payment of Settlement Agreement with Kevin Cooley.
3. An across the Board increase to several departments of \$27,975 as follows:
 - a. \$13,575 to grant non-bargaining personnel an additional 1% cost-of-living increase to be consistent with other employees, not already absorbed with departmental budgets; and
 - b. \$14,400 to cover the City's portion of the employment contract with the City Engineer.
4. An increase to Interdepartmental Contractual Services of \$23,685.00 for non-TIF related expenses of NIDA.
5. An increase of \$15,500 to Contractual Services to the Community Development Department for nuisance related title searches and the utilization of contractual services after the departure of the Community Development Director.
6. An increase of \$211,102.51 to the Fire Capital Fund "Fire Improvement Fund" as follows:
 - a. \$206,000.00 for appropriation of funds for the new ambulance to be paid next fiscal year, but with a likelihood of payment being necessary prior to passage of the Appropriation Ordinance. *See attached memo.*
 - b. \$5,102.51 additional costs for the Park Boulevard Fire Station parking lot. *See attached memo.*

Also provided to council were two memos dated March 1, 2016 and December 23, 2015 from Fire Chief Miller in regard to the purchases of the Fire Department for the ambulance order and the parking lot rehabilitation.

Aldersperson Brashaw made a motion move forward Ordinance #2016-19 for approval, seconded by Aldersperson Koester.

Aldersperson Brashaw moved to suspend the rules for immediate consideration. This motion was seconded by Aldersperson Koester. Motion failed by a roll call vote of:

Yeas: Klemm, Brashaw and Koester (3)

Nays: McClanathan, Ross, Miller, Busker, and Chesney (5)

A request was made to discuss this ordinance at the Committee of the Whole. Mayor Gitz stated we can place that on the agenda for the Committee of the Whole for Monday.

1st READING OF ORDINANCE #2016-17:

An Ordinance Amending Chapter 290 (Compensation and Benefits) of the Codified Ordinances of the City of Freeport, Illinois – 1% cost of living increase for non-bargaining employees.

The administration requests suspension of rules for passage this evening. Mayor Gitz explained this ordinance is for a percentage cost of living for non-bargaining employees and before this is considered it requires action of the supplemental appropriation.

**MINUTES-REGULAR MEETING
MONDAY, MARCH 7, 2016 AT 6:00 P.M.**

Aldersperson Chesney stated that the council has not received a copy of the audit and before this is considered they should know the financials of the City.

Mayor Gitz stated the audit will be presented on Monday at the Committee of the Whole by our auditors, Lauterbach and Amen and the ordinance can be added to that agenda for discussion. Included in the council packet was the following memorandum and written by Mayor Gitz dated March 3, 2016:

"The attached ordinance grants an additional 1% COLA increase to non-bargaining Administrative and Fire Management employees to be comparable to the 2% AFSCME increase. If you recall, earlier this year, we granted these same employees a 1% portion of this COLA. These employees have been told a further raise would be forthcoming since the initial 1% increase in August, after the AFSCME contract was concluded. The Police Department management was given an increase of 2.75% at that time to run parallel to their own bargaining unit, so they are not included in this ordinance. The 1% increase to these employees that is not covered under their current budget totals \$19,075. If we include the additional costs of the City's portion of the City Engineer's salary increase, which is \$14,400, this amount totals \$33,475. There is a contingency amount of \$146,294.84 in the Interdepartmental line item of the Spending Plan for Total Personnel Budget which will easily cover such increases. Since these employees have been waiting for this increase, and it will take some time for the Finance Department to prepare the retroactive figures, I am recommending a suspension of the rules for final passage on Monday."

Aldersperson Koester made a motion to move forward the ordinance for approval, seconded by Aldersperson McClanathan. It was then requested to have discussion on this ordinance at the Committee of the Whole. Mayor Gitz stated it can be placed on that agenda.

APPROVAL OF A NORTHWEST ILLINOIS DEVELOPMENT ALLIANCE (NIDA) INVOICE FOR 3RD AND 4TH QUARTER 2015 NON-TIF (TAX INCREMENT FINANCING) RELATED ITEMS IN THE AMOUNT OF \$23,685.00

Due to the Supplemental Appropriation (Ordinance #2016-19) not being moved for passage this evening this council item was not considered.

REPORTS OF DEPARTMENT HEADS

City Engineer

City Engineer Shaun Gallagher explained for the next council meeting he will bring forward bids for materials which was rebid, micro surfacing and crack sealing for 2016 MFT projects. He will also have a presentation at the Committee of the Whole a proposed budget for the Carnegie Library building for use as City Hall. City Engineer Gallagher has been working on water main construction project in the area of Knox Drive, Platteville Court and Carthage Drive. He has also been working on the tree estimates for Burchard due to the water main project. In the area of the project moving to Empire, Park Boulevard and Stephenson he has prepared letters to notify constituents of the project for summer.

Approval of acceptance of bid for asbestos abatement for 314 W. Stephenson Street (former Carnegie Library), Freeport IL (bid opening #516-01)

City Engineer Shaun Gallagher stated that on February 18, 2016, the City of Freeport held a bid opening for the abatement of asbestos containing materials at the Carnegie Library. Ten contractors attended the pre-bid meeting and eight bids were submitted, making this one of the largest responses we've ever had for a project. The apparent low bid was submitted by Bay Remediation, LLC of Chicago, IL for the amount of \$48,000.00. The engineer's estimate for the project was \$80,000, in which additional removals for carpeting and ceiling tile were

MINUTES-REGULAR MEETING
MONDAY, MARCH 7, 2016 AT 6:00 P.M.

added to the scope, due to their proximity to asbestos containing materials. Camplin Environmental, which was originally contracted by the City in 2013 to perform the asbestos sampling for the project, also reviewed the low bidder, due to the substantially low bid. Both the bid review by the City Engineer and Camplin Environmental, along with insurance and licensing information submitted by the low bidder, appears acceptable for award. Required 3rd party inspection and air clearance will be performed by Camplin Environmental to ensure all contract requirements are met and the building is safe for occupancy after the abatement. City Engineer Gallagher stated based on this low bid, it is my recommendation to award the Carnegie abatement contract to Bay Remediation, LLC for \$48,000.00. Alderperson Klemm moved for acceptance of the low bidder in the amount of \$48,000 to award the contract to Bay Remediation, seconded by Alderperson McClanathan.

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

Nays: none

City Engineer Gallagher provided information on bridges including the Gladewood Bridge and the Hancock Bridge. He noted that he asked to have these bridges included in the funds set aside by IDOT for Stephenson County bridge fund. He estimated the repairs to the Hancock Bridge in the amount of \$1.4 million and the cost of the Gladewood Bridge for a bridge was \$750,000. He noted currently the bridge fund has \$2 million in it.

Water and Sewer

Director Glendenning was present and had no report.

Police

Chief of Police Todd Barkalow reported that the department is taking Diversity Training. There will be "Conversations over Pizza" on March 22, 2016. He cautioned motorists with the spring weather to watch for motorcycles. Chief Barkalow will notify Public Works Director Tom Dole, as the leaves sprout, as to which light poles are being blocked by tree branches. They keep the Public Works Department up to date on bulbs that need to be replaced.

Fire

Chief Miller provided a report on a structure fire and reported there were no injuries. They worked with the Red Cross for housing. He reported that due to excess winds there was an issue with a ComEd transformer box located behind two restaurants. The Fire Department kept a crew on site to keep people away from it and to inspect the property. Chief Miller noted there have been three serious accidents at the corner of Park Crest and Stephenson in the last ten days. Because of this, the Police Department has located the speed wagon in the area to remind drivers to maintain a speed limit of 30 miles per hour.

Public Works

Public Works Director Tom Dole noted in addition to the Street work and filling pot holes they worked on building an evidence room for the Police Department. This will improve the processes of evidence storage.

Community Development

Community Development Director Alex Mills stated he has begun the process for acceptance of credit cards for the Building Department. He will add a card reader in his department through PSN. It is currently back-ordered 4-6 weeks and the \$2.99 processing fee will be passed along to users.

Director Mills reported that the City has been awarded a Blight Reduction Program grant in from Illinois Housing Development Authority in the amount of \$525,000. He estimated that this amount could be used for 20-22 structures. He noted that in addition to the demolition and tipping fees the City needs to pay for asbestos abatement and legal costs.

**MINUTES-REGULAR MEETING
MONDAY, MARCH 7, 2016 AT 6:00 P.M.**

COUNCIL ANNOUNCEMENTS/NEW BUSINESS

Alderperson Koester asked if there could be further presentations on retail consultants.

Alderperson Chesney stated the council has achieved more legislation than previous council. He spoke in support of finding solutions to problem and to getting things done. He asked why City Engineer Gallagher's report wasn't moved forward on the council agenda. He spoke about solving problems and getting things done by the council.

Alderperson Klemm spoke about the positive things going on in Freeport and working to move Freeport forward.

Alderperson McClanathan spoke about the year-end report of the Freeport/Stephenson County Visitors Bureau and requested further consideration of their budget in the near future. He requested financial year to date budgets for future decision. Alderperson McClanathan requested to have consideration of moving forward in the next two months of an overall TIF Commission.

Alderperson Ross provided his sympathies to the family involved in the Route 20 accident.

Alderperson Busker spoke about attending a meeting of the Historic Preservation Commission and noted that any designation of former City Hall building would be an honorary title. He noted this designation will be helpful for someone acquiring title and applying for Historical Tax Credits.

Alderperson Brashaw recommended selling the former City Hall building and a person taking advantage of the Historic Tax Credits. She provided thanks to the department heads for their dedication and commitment to the City and she welcomed back Corporation Counsel Sarah Griffin.

PUBLIC COMMENTS – AGENDA OR NON-AGENDA ITEMS

Dean Wright, 341 S. Main Street, Pearl City, Illinois, noted he is the owner of the "Toilet Emporium" referred to by the public commenter at the beginning of the meeting. He provided a report on the progress of the City Centre project. He stated there are legal issues and TIF act issues that they are working on. He recommended the consideration of hiring another special counsel as TIF attorney to review the issues of the project.

Tom Teich, Freeport Illinois, spoke about the progress of the demolition of the Oky Doky and noted it was a good job to take it down.

Upon a motion duly made and seconded, the meeting was adjourned at 9:32 PM.

s/ Meg Zuravel

Meg Zuravel
City Clerk