

# Council Meeting for March 8, 2021



**ATTENTION**

In light of restricted public attendance due to Covid, the City Council chambers have been arranged to allow the maximum number of participants being capped at 50. We will have **15** open seats available to those who wish to attend.

Those who wish to attend must register with the City Clerk by **12:00 PM** the day of the meeting by calling 217-228-4510 or emailing [cityclerk@quincyl.gov](mailto:cityclerk@quincyl.gov). Priority will be given to those who have business before the council or committee. All attendees are requested to wear a mask entering City Hall and while attending the meeting.

Members of the public will need to give their name at the door to enter City Hall. We request that members of the public proceed to the marked seating in the Council Chambers rather than congregate in the hallways.

Live broadcast of City Council meetings is also on the city's **Facebook** page at <https://www.facebook.com/QuincyILGovernment> The City Council meeting rebroadcast is also available on the city's website, Adams channel 19 or Comcast channel 15 within 24 hours of the meeting.

**Requests to Speak**

In lieu of a Request to Speak, any comments regarding a city council agenda item will need to be sent as an email with contact information to [cityclerk@quincyl.gov](mailto:cityclerk@quincyl.gov) by 11:00 a.m. the Friday before the meeting. The City Clerk's Office will make sure that the comment is read in **summary** and a full copy of the comment is provided to the city council in advance.

**CITY COUNCIL AGENDA**

**March 8, 2021**

**Final Agenda**

**7:00 P.M.**

**Note: All items presented are subject to final action.**

**TOWN BUSINESS**

**Registered Requests to Speak**

**Report Of The Quincy Township Supervisor  
For General Assistance For The Month Of March, 2021**

**Report of Town Auditing Committee**

**Presentation of Tentative Budget and  
Appropriation Ordinance for fiscal year 2021/2022**

**PETITIONS**

**Ward 6** By 1203 Harrison, LLC requesting consideration to amend the hours of operation listed on the Special Permit for Planned Development to develop a Laundromat with video gaming and alcohol sales at 1203 Harrison Street, presently zoned C1B.

**Ward 3** By Randall Rees, on behalf of Mercantile Bank, requesting consideration for approval of a subdivision (dividing one lot into two) for property commonly known as 101-105 North 36<sup>th</sup> Street under the small tracts provision of the subdivision ordinance, zoned C2

**Ward 3** By 2021 Properties/Quincy Auto Supply requesting consideration to rezone property at 229 North 48<sup>th</sup> Street from C1B (commercial) to C2 (commercial) to allow for the relocation of Quincy Auto Supply to 229 North 48<sup>th</sup> Street.

**Wards 1,2,7** A Special Event Application from Quincy Medical Group requesting permission to hold the 21<sup>st</sup> annual Bridge the Gap to Health Race on May 15<sup>th</sup>. The run/walk will begin and end at Clat Adams Park. The race routes do not require the closure of either bridge. Routes, street closings and no parking areas requested will be sent to the proper authorities. Auxiliary police are requested. A Live Entertainment/Public Gathering Permit is requested for the use of loud speakers. The applicant has submitted all of the required documentation and approval is recommended by the Department of Utilities & Engineering.

**RESOLUTIONS**

Transportation Director, Transit Committee, and Director of Information Technology recommending approval of the service maintenance and upgrade agreement with Route Match be renewed at a cost of \$13,000 for scheduling software.

Resolution Approving Refunding Revenue Bonds, Series 2013C. (Good Samaritan Home Project)

Utilities and Engineering Director and Utilities Committee recommending approval of the proposal for annual maintenance and calibration of water treatment equipment from Hach Company of Chicago, IL in the amount of \$16,951.00.

Utilities and Engineering Director and Utilities Committee recommending approval to accept the contract change order and payment in amount of \$16,548.00 to Million Construction for additional costs of reconstruction of sanitary sewer manholes.

Utilities and Engineering Director and Utilities Committee recommending approval of the low bid from of Key Equipment & Supply Company of Bridgeton, MO in the amount of \$57,200.00 for a remote control mower to be used at the water reservoir site.

Resolution requesting permission from IDOT to temporarily close of North 3<sup>rd</sup> Street (State Route 57) from Maine Street to Broadway (State Route 104) and 4<sup>th</sup> Street (U.S. Route 24) from Jersey to Hampshire Streets for the Quincy Medical Group 21<sup>st</sup> annual Bridge the Gap to Health Race on May 15<sup>th</sup>.

## **ORDINANCES**

### **Second presentation of an Ordinance entitled:**

An Ordinance Amending Section 162.062 (General Rules – Yard Requirements) Of Chapter 162 (Zoning Regulations) Of Title Xv (Land Usage) Of The Municipal Code Of The City Of Quincy (2015). (Permitting boats, trailers, campers and the like be parked in a front yard between the dates of April 1<sup>st</sup> and November 1<sup>st</sup> provided they are not located in whole or in part closer than 5 feet from a front curb line and if are parked on a driveway constructed of concrete asphalt or gravel.)

### **First presentation of an Ordinance entitled:**

**Ward 2** An Ordinance Granting A Special Use Permit For A Planned Development (To operate a video gaming parlor with alcohol sales at 2408 Cherry St., Suite 2 with the condition that the petitioner provide one off-street parking stall for each gaming terminal and one off-street parking stall for each employee.)

**Ward 1** An Ordinance Granting A Special Use Permit For A Planned Development. (For the development of a contractor's office with a residence and enclosed storage at 201 Riverview Ave. with the conditions that all construction equipment, material and associated debris are stored within enclosed buildings; and the perimeter of the property is enclosed with a six-foot high fence or building wall.)

**Ward 7** An Ordinance Amending The District Map Which Is Made A Part Of Section 162.002 Of The Municipal Code Of The City Of Quincy Of 2015. (712 S. 4<sup>th</sup> St., 701 S. 4<sup>th</sup> St., 412 Payson Ave., 802 S. 4<sup>th</sup> St., 804 S. 4<sup>th</sup> St., 810 S. 4<sup>th</sup> St., 812 S.4<sup>th</sup> St., 820 S. 4<sup>th</sup> St., 826 S. 4<sup>th</sup> St., 736 S. 4<sup>th</sup> St., 712 S. 4<sup>th</sup> St., 412 Payson Ave., 726 S. 5<sup>th</sup> St., 736 S. 5<sup>th</sup> St., 418 Washington St., 500 Washington St., 501 Washington St., 401 Washington St., and 700 S. 5<sup>th</sup> St.)

## **REPORT OF FINANCE COMMITTEE**

### **Executive/Closed Session pursuant to the Open Meetings Act 5 ILCS 120/2 (c) (5) Purchase Of Real Estate**

### **RESOLUTION**

Resolution Authorizing The Acquisition Of Real Estate. (Purchasing property located at 221 N. 5<sup>th</sup> from Bret Austin in the amount of \$37,000.)

**TOWN BOARD OF QUINCY**

**March 8, 2021**

**AGENDA**

7:00p.m

- 1) Roll Call
- 2) Permission to excuse absent aldermen
- 3) Registered Requests to speak
- 4) Approval of previous meetings minutes
- 5) Report of The Quincy Township Supervisor For General Assistance For The month of February 2021.
- 6) Report of the town auditing committee for March 2021.
- 7) Presentation by Town Committee of tentative budget and appropriation ordinance for fiscal year 2021/2022 to be placed on file with the Township Clerk 30 days prior to passage.
- 8) Trustee Comments
- 9) Adjourn

Report of the Quincy Township Supervisor for General Assistance for the month of February, 2021

**DISBURSEMENTS**

Relief orders were issued to 10 cases containing 16 individuals at an average grant per case of \$367.00 \$ 3,670.00

**CASH ACCOUNT**

Balance February 1, 2021  
GA Checking \$ 2,550.39  
GA Money Market 112,506.84  
SSI Reimbursement 4,550.00  
Interest 13.17  
Total \$119,620.40

Obligations paid during the month (3,702.10)  
Balance February 28, 2021 \$115,918.30

Cindy Brink

Supervisor Quincy Township

We the undersigned auditing committee to which were referred the above bills respectfully report it has examined same and recommend their payment.

\_\_\_\_\_ Bauer Chairman

\_\_\_\_\_ Bergman

\_\_\_\_\_ Uzelac

Quincy Township Bill payments for March 2021

<u>Vendor</u>	<u>Amount</u>
Adams	385.38
Alarm Systems	47.50
Ameren Illinois	892.58
Chris Stegner	67.50
City of Quincy Self Insurance	36.54
Digital Copy Systems	15.54
Illinois School Supply	586.89
Josh Ayres	181.08
Kirk Rodemich Assessor Fieldwork	5,608.00
Marco Assessor	41.50
Ms. Lisa Gasko mileage reimbursement	556.80
O'Donnell's	56.00
US Postmaster	<u>275.00</u>
Total	8,750.31

Committee:

\_\_\_\_\_ Bauer Chairman  
\_\_\_\_\_ Bergman  
\_\_\_\_\_ Uzelac



## City of Quincy Department of Utilities & Engineering

To: Mayor and Quincy City Council  
Cc: Laura Oakman, Jeff Mays, Rob Copley, Kevin McClean  
From: Jeffrey Conte, Director of Utilities & Engineering  
Date: March 8, 2021  
Subject: Special Event Application – Bridge the Gap

Mayor and City Council Members,

The Department of Utilities and Engineering has received a Special Event Application from Quincy Medical Group requesting permission to hold the 21<sup>st</sup> annual Bridge the Gap to Health Race on Saturday, May 15, 2021.

The run/walk event consists of 5K, 10K, and half marathon routes that begin and end at Clat Adams Park. The race routes do not require the closure of either bridge. The following street closures are requested:

### Street Closures 5:00 a.m. to 12:00 p.m. (noon)

- Bonansinga Drive, Broadway to Cedar Street
- Broadway, Bonansinga Drive to 3<sup>rd</sup> Street
- Vermont Street, Front to 3<sup>rd</sup> Streets
- Hampshire Street, Front to 5<sup>th</sup> Streets
- Maine Street, 4<sup>th</sup> to 24<sup>th</sup> Streets
- Front Street, Jersey Street to Broadway
- 2<sup>nd</sup> Street, Jersey to Spring Streets
- 3<sup>rd</sup> Street, Maine Street to Broadway
- 4<sup>th</sup> Street, Jersey to Hampshire Streets
- 5<sup>th</sup> Street, Maine to Hampshire Streets

### Street Closures 6:00 a.m. to 12:00 (noon)

- West lane of 2<sup>nd</sup> Street, Spring to Cherry Streets
- Cedar Street, Bonansinga Drive to 3<sup>rd</sup> Street
- Bonansinga Drive, Cedar Street to Kochs Lane

The applicant requests that Auxiliary Police are present at requested intersections and that the City provide barricades for the street closures. The applicant also requests “no parking” signs be placed on the routes from 3:00 a.m. until 1:00 p.m. on the day of the event. The City of Quincy resolution to the Illinois Department of Transportation for the temporary closure of State routes is on the agenda for approval.

A Live Entertainment/Public Gathering Permit is requested for the use of loud speakers.

Emergency Management Services has been involved with the coordination of the event. The applicant has submitted a COVID-19 plan that includes staggered check-in and run start times to limit the number of participants and volunteers in an area to less than 50 persons at all times.

The applicant has submitted all of the required documentation and approval is recommended by the Department of Utilities & Engineering.





**City of Quincy  
Quincy Transit Lines**

**2020 Jennifer Road  
Quincy IL 62301**

**217-228-4550  
Fax: 217-228-4448**

**March 4, 2021**

**Mayor Kyle Moore  
Honorable City Council Members**

**Included in next Monday's agenda you will find a resolution to authorize the renewal of the Route Match Service agreement, the fees include Core system Maintenance and troubleshooting as well as 5 user hosting fees.**

**Route Match has been working well with us since our upgrade to the system. I am asking for your support in authorizing the payment of these annual contract fees.**

**If you have questions regarding this please feel free to contact me, at the numbers listed below.**

**Respectfully;**

**Marty Stegeman  
Transpotation Director  
(217) 885-3285  
(217) 430-5587 cell**

**RESOLUTION**

WHEREAS, The City of Quincy, Quincy Transit Lines, owns and operates a fleet of 16 buses; and

WHEREAS, the City of Quincy purchased scheduling software from Route Match in 2011; and

WHEREAS, the software was updated to improve the efficiency of our system; and

WHEREAS, the City Council approved the upgrade to the software July 15 of 2019; and

WHEREAS, The upgraded Route Match includes an annual maintenance agreement in the amount of \$19,000 broken down as:

Technical Support & Maintenance (Core System).....	\$7,000
Annual Hosting fee – 5 users.....	\$6,000

WHEREAS, and the Illinois Department of Transportation Downstate Assistance Program (DOAP) Grant allows this expense to be reimbursed; now

THEREFORE BE IT RESOLVED, the Transportation Director, Transit Committee, and Director of Information Technology recommend to the Mayor and City Council that the service maintenance and upgrade agreement with Route Match be renewed at a cost of \$13,000.

Marty Stegeman  
Transportation Director

Jim Murphy  
Director of Information Technology

March 8, 2021

Bill To
Attn: Quincy Transit Lines 2020 Jennifer Lane Quincy, IL 62301-1478

Invoice #:	45791
Date:	3/1/2021
Due Date:	3/31/2021
Cust ID:	419
PO:	R Annual Fees 05/21-04/22
Description:	Annual Support, Hosting, and IVR Fees

Description	Qty	Amt	Amount
Annual Technical Support & Maintenance - Core System - 05/21-04/22	1	7,000.00	7,000.00
Annual Hosting Fees - 5 Users - 05/21-04/22	1	6,000.00	6,000.00
Quincy Transit Lines - Upgrade Package (Cloud, Notifications & Training) Contract Signed on 07.17.2019			

Special Notes and Instructions

<b>Total Due:</b>	<b>\$13,000.00</b>
<b>Payments/Credits:</b>	<b>\$0.00</b>
<b>Balance Due:</b>	<b>\$13,000.00</b>

Make all checks payable to Routematch Software, LLC

**We're on Your Route.**



# CITY OF QUINCY

*Comptroller's Office*

Sheri L. Ray  
Comptroller

CITY HALL – 730 MAINE STREET  
Quincy, Illinois 62301-4056  
217-228-4517

## MEMORANDUM

TO: City Council  
FROM: Sheri Ray  
DATE: March 5, 2021  
SUBJECT: Good Samaritan Home Refunding Bond Resolution

Please see attached bond refinancing resolution and exhibits which will be on the Council Agenda on March 8, 2021.

Good Samaritan Home had previously issued bonds using the City's bonding authority. Good Samaritan Home has reached out to the City with the intent to restructure their debt, specifically the outstanding portion of the \$7.96 million Revenue Bonds, Series 2013 as issued through the City. The City's tax exempt status was applied to the initial private activity bond issuance. The purpose of this ordinance is to allow for Good Samaritan Home to change the interest rate on their debt.

Ken Beth and Sean Flynn with the law firm Gilmore & Bell will act as the City's Bond Counsel. Both have reviewed and approved the bond resolution on the City's behalf.

The Finance Committee has recommended approval of this resolution.

If you have general questions, please let me know. For specific bond issuance questions, please refer to Mr. Beth or Mr. Flynn.

CC: Lonnie Dunn, Corporation Counsel  
City Clerk Laura Oakman  
Jeff Mays, DOAS  
Ken Beth, Bond Counsel  
Sean Flynn, Assistant Bond Counsel

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION APPROVING CERTAIN DOCUMENTS IN CONNECTION WITH THE CITY'S CAPITAL IMPROVEMENT REFUNDING REVENUE BONDS, SERIES 2013C (GOOD SAMARITAN HOME PROJECT)**

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**WHEREAS**, the City of Quincy, Illinois (the "City") issued \$7,960,000 Capital Improvement Refunding Revenue Bonds, Series 2013C (Good Samaritan Home Project) (the "Series 2013C Bonds") for the purpose of loaning the proceeds of such bonds to The Good Samaritan Home of Quincy, an Illinois not-for-profit corporation (the "Borrower") to refinance costs of certain senior citizen housing and related facilities, improvements and costs; and

**WHEREAS**, the Borrower and First Bankers Trust Company, the owner of the Series 2013C Bonds, have agreed to change the interest rate on the Series 2013C Bonds, and it is necessary for the City to enter into certain documents in connection therewith;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF QUINCY, ILLINOIS AS FOLLOWS:**

**Section 1. Authorization of Documents.** The City is hereby authorized to enter into the following documents (the "City Documents"), in substantially the forms presented to and reviewed by the City at this meeting and attached to this Resolution (copies of which documents shall be filed in the records of the City), with such changes therein as shall be approved by the officers of the City executing such documents, such officers' signatures thereon being conclusive evidence of their approval thereof:

- (a) Supplement to Loan Agreement (attached hereto as **Exhibit A**); and
- (b) Federal Tax Matters Certificate (attached hereto as **Exhibit B**).

**Section 2. Execution of Documents.** The Mayor, City Clerk, City Treasurer and Comptroller of the City are hereby authorized and directed to execute and deliver the City Documents for and on behalf of and as the act and deed of the City. The City Clerk is hereby authorized and directed to attest to such City Documents and other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

**Section 3. Further City.** The City shall, and the officers, agents and employees of the City are hereby authorized and directed to, take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution, including Internal Revenue Service Form 8038.

**Section 4. Effective Date.** This Resolution shall take effect and be in full force immediately after its adoption by the City.

**ADOPTED** by City of Quincy, Illinois this \_\_\_\_ day of \_\_\_\_\_, 2021.

(SEAL)

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

**EXHIBIT A**

**SUPPLEMENT TO LOAN AGREEMENT**

**EXHIBIT B**

**FEDERAL TAX MATTERS CERTIFICATE**



EXHIBIT A

**SUPPLEMENT TO LOAN AGREEMENT AND BOND DOCUMENTS  
to change the Interest Rate**

The undersigned parties hereby agree to the terms and provisions set forth in this Supplement to Loan Agreement and Bond Documents (this "Supplement") effective as of March 15, 2021.

This Supplement is for the Capital Improvement Refunding Revenue Bonds, Series 2013C (Good Samaritan Home Project) (the "Series 2013C Bonds"), which were issued pursuant to a Loan Agreement dated as of May 1, 2013 (the "Loan Agreement") among the City of Quincy, Illinois (the "Issuer"), First Bankers Trust Company, National Association, as lender (the "Lender") and The Good Samaritan Home of Quincy (the "Borrower"). The Lender is the sole owner of the Series 2013C Bonds.

Capitalized terms used herein and not otherwise defined herein shall have the meanings assigned to such terms in the Loan Agreement.

At the request of the Borrower and with the consent of the Lender, the parties to this Supplement hereby agree, acknowledge and certify that:

**Payments/Interest Rate.** The Bonds, the Note and the Loan are payable in one hundred forty-nine (149) consecutive substantially level monthly installments, principal and interest aggregated, payable on the 15<sup>th</sup> day of each month, commencing April 15, 2021 (each such 15<sup>th</sup> day a "**Payment Date**"), sufficient to fully amortize the outstanding and unpaid principal balance thereof, based on the Interest Rate then in effect, on August 15, 2033, with all amounts due and not previously paid to be due and payable on August 15, 2033, or earlier prepayment and redemption, as the case may be, with interest on the unpaid principal balance at the rate percent per annum **(i)** from March 16, 2021 to and including March 15, 2031 the Bonds, the Note and the Note shall bear interest at the rate of 2.09% per annum; and **(ii)** thereafter from March 16, 2031 to and including August 15, 2033, the Bonds, the Note and the Loan shall bear interest at the rate percent per annum equal to 0.79 times the difference of **(a)** the *Wall Street Journal Prime Rate* on the Business Day next preceding March 15, 2031, less **(b)** 50 basis points.

*[Signatures and Schedule follow]*

**IN WITNESS WHEREOF**, the parties hereto have caused this Supplement to be duly executed and delivered as of the effective date set forth herein.

By Borrower:  
**THE GOOD SAMARITAN HOME OF QUINCY**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By Lender, as sole owner of the Series 2013C Bonds:  
**FIRST BANKERS TRUST COMPANY, NATIONAL ASSOCIATION**

By: \_\_\_\_\_  
Name: Nicholas A. Smith  
Title: Vice President

By Issuer:  
**CITY OF QUINCY, ILLINOIS**

By: \_\_\_\_\_  
Name: Kyle Moore  
Title: Mayor

**FEDERAL TAX MATTERS CERTIFICATE**

This certificate is delivered for the \$7,960,000 original principal amount of Capital Improvement Refunding Revenue Bonds, Series 2013C (Good Samaritan Home Project) (the “Bonds”) and as a supplement to the Tax Regulatory Agreement dated as of May 1, 2013 (the “Tax Agreement”) among the City of Quincy, Illinois (the “Issuer”), The Good Samaritan Home of Quincy (the “Borrower”) and First Bankers Trust Company, National Association, as lender (the “Lender”) and the Non-Arbitrage Certificate dated July 11, 2013 of the Issuer (the “Non-Arbitrage Certificate” and, together with the Tax Agreement, the “Tax Documents”).

The Borrower and the Lender, as the registered owner of 100% of the outstanding Bonds, have agreed to reduce the interest rate on the Bonds and adjust the amortization schedule of the Bonds to accommodate the reduction in interest rate (collectively, the “Adjustment”) effective on March 15, 2021 (the “Reissuance Date”).

For purposes of Sections 103, 141-150, and 1001 of the Internal Revenue Code of 1986, as amended (the “Code”), the Adjustment is treated as causing the Bonds to be retired and reissued as of the Reissuance Date.

**Representations and Covenants of the Issuer.** The representations, certifications and covenants of the Issuer made in the Tax Documents remain true and correct as of the Reissuance Date.

**Representations and Covenants of the Borrower.** The representations, certifications and covenants of the Borrower made in the Tax Documents remain true and correct as of the Reissuance Date.

**IRS Form 8038.** Attached to this Certificate as **Appendix A** is a copy of IRS Form 8038 (Information Return for Tax-Exempt Private Activity Bond Issues) prepared by Gilmore & Bell, P.C. (“Bond Counsel”) in connection with the reissuance of the Bonds that the Issuer will execute for filing with the United States Internal Revenue Service (the “IRS”). The Issuer will execute any other IRS Forms in the future based on the instructions of Bond Counsel. The Borrower will assist the Issuer in filing all appropriate returns, reports and attachments to income tax returns required by the Code, including without limitation the IRS Form 8038. The Borrower provided to the Issuer the information contained in Parts II through VII of the IRS Form 8038, and such information is true, complete and correct as of the Reissuance Date.

**Bond Yield.** Because the Bonds bear interest at a variable rate, the yield on the Bonds cannot be computed at this time.

**Gross Proceeds.** Other than the funds established under the Loan Agreement, no other funds or accounts have been created or are expected to be created for the Bonds. In addition, as of the Reissuance Date there are no gross proceeds of the Bonds, other than amounts in the Bond Fund.

**Single Issue.** For federal tax purposes, following the Reissuance Date, the Bonds will be treated as a single issue.

**No extension of WAM.** The weighted average maturity (“WAM”) on the Bonds does not exceed the remaining WAM of the Bonds as originally issued.

**Bank Qualified Tax-Exempt Obligation.** The Issuer represents (a) the Bonds are currently outstanding in the principal amount of \$4,311,590.46, (b) the principal amount of the reissued Bonds on the date

hereof does not exceed the outstanding principal amount of the Bonds, (c) the weighted average maturity date of the reissued Bonds is not later than the weighted average maturity date of the outstanding Bonds, and (d) the reissued Bonds have a final maturity date which is not later than the date which is 30 years after the issuance date of the original Bonds. The Bonds are deemed designated as “Qualified Tax-Exempt Obligations” pursuant to Section 265(b)(3)(D)(ii) of the Code based on (b), (c) and (d) above.

**Reliance.** The Issuer and the Borrower acknowledge and understand that the representations, certifications and covenants contained herein will be relied upon by Bond Counsel, in delivering its opinion, dated as of the Reissuance Date, relating to the tax-exempt status of the Bonds.

[Remainder of this page intentionally left blank.]

**By Issuer:**  
**CITY OF QUINCY, ILLINOIS**

By: \_\_\_\_\_  
Name: Kyle Moore  
Title: Mayor

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**By Lender:**  
**FIRST BANKERS TRUST COMPANY,**  
**NATIONAL ASSOCIATION**

By: \_\_\_\_\_  
Name: Nicholas A. Smith  
Title: Vice President

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**By Borrower:**  
**THE GOOD SAMARITAN HOME OF**  
**QUINCY**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**Appendix A**  
**IRS Form 8038**

## RESOLUTION

**WHEREAS**, the Department of Utilities requires annual maintenance and calibration of on-line analyzers, monitoring equipment and instruments used for the treatment and testing of the City's drinking water supply at the Water Treatment Plant; and,

**WHEREAS**, the Department of Utilities has received a proposal from the manufacturer of the analytical equipment for preventative maintenance and calibration of this equipment; and,

**WHEREAS**, the Director of Utilities and Engineering has reviewed this proposal and finds it to be acceptable; and,

**WHEREAS**, funds for this service are available in the 2020/2021 Water Fund fiscal year budget.

**NOW, THEREFORE BE IT RESOLVED**, the Director of Utilities and Engineering and Utilities Committee recommend to the Mayor and Quincy City Council that the proposal for annual maintenance and calibration of water treatment equipment from Hach Company of Chicago, Illinois in the amount of \$16,951.00 be accepted.

Jeffrey Conte, P.E.  
Director of Utilities & Engineering

March 8, 2021

## **RESOLUTION**

**WHEREAS**, on May 11, 2020, the Quincy City Council approved a resolution awarding Million Construction of Quincy a contract in the of \$133,658.00 for the reconstruction of sanitary sewer manholes throughout the city of Quincy; and,

**WHEREAS**, additional costs were incurred after the letting and award of this project that has caused the final cost of this project to exceed the awarded price; and,

**WHEREAS**, the project has now been completed in a satisfactory manner and a Final Pay Estimate has been submitted by the contractor for payment; and,

**WHEREAS**, funds for the additional expenses are available in the 2020/2021 Sewer Fund fiscal year budget.

**NOW, THEREFORE BE IT RESOLVED**, that the Director of Utilities and Engineering and Utilities Committee recommend to the Mayor and Quincy City Council that the Director of Utilities and Engineering be authorized to accept the contract change order and payment in amount of \$16,548.00 to Million Construction of Quincy, Illinois be approved.

Jeffrey Conte, P.E.  
Director of Utilities & Engineering

March 8, 2020



## **RESOLUTION**

**WHEREAS**, the Department of Utilities and Engineering recently requested bids for a remote control mower to be used for the maintenance of the water reservoir site; and,

**WHEREAS**, the following bids were received:

Green Climber of North America LaGrange, Illinois	\$91,000.00
Key Equipment & Supply Company Bridgeton, Missouri	\$57,200.00

**WHEREAS**, the Director of Utilities and Engineering has reviewed these bids and finds them to be acceptable; and;

**WHEREAS**, funding for this equipment is available in the 2020/2021 Water Fund fiscal year budget.

**NOW, THEREFORE BE IT RESOLVED**, that the Director of Utilities and Engineering and Utilities Committee recommend to the Mayor and Quincy City Council that the low bid from of Key Equipment & Supply Company of Bridgeton, Missouri in the amount of \$57,200.00 be accepted.

Jeffrey Conte, P.E.  
Director of Utilities & Engineering

March 8, 2021

## RESOLUTION

**WHEREAS**, Quincy Medical Group is sponsoring the 21<sup>st</sup> annual Bridge the Gap to Health Race on May 15, 2021 in the city of Quincy which is an event that constitutes a public purpose by offering financial assistance for medical costs to the citizens of Quincy; and,

**WHEREAS**, this run will require the temporary closure of North 3<sup>rd</sup> Street (State Route 57) from Maine Street to Broadway (State Route 104) and 4<sup>th</sup> Street (U.S. Route 24) from Jersey to Hampshire Streets; and,

**WHEREAS**, Section 4-408 of the Illinois Highway Code authorizes the Department of Transportation to issue permits to local authorities to temporarily close portions of State Highways for such public purposes; now,

**THEREFORE BE IT RESOLVED** by the City Council of the city of Quincy that permission to close North 3<sup>rd</sup> Street (U.S. Route 24) from Maine Street to Broadway (State Route 104) and 4<sup>th</sup> Street (U.S. Route 24) from Jersey to Hampshire Streets as above designated, be requested of the Illinois Department of Transportation by the Director of Utilities and Engineering.

**BE IT FURTHER RESOLVED** that this closure shall occur during the approximate time period between 5:00 a.m. and 12:00 p.m. (noon) on Saturday, May 15, 2021.

**BE IT FURTHER RESOLVED** that this closure is for the public purpose of the Bridge the Gap to Health Race.

**BE IT FURTHER RESOLVED** that traffic from that closed portion of highway shall be detoured over routes with an all-weather surface that can accept the anticipated traffic, which will be maintained to the satisfaction of the Department and which is conspicuously marked for the benefit of traffic diverted from the State Highway.

**BE IT FURTHER RESOLVED** that the run sponsor, Quincy Medical Group, assumes full responsibility for the direction, protection, and regulation of vehicular traffic during the time the detour is in effect.

**BE IT FURTHER RESOLVED** that police officers or authorized flaggers shall, at the expense of the sponsors, be positioned at each end of the closed section and at other points (such as intersections) as may be necessary to assist in directing traffic through the detour.

**BE IT FURTHER RESOLVED** that police officers, flaggers, and officials shall permit emergency vehicles in emergency situations to pass through the closed area as swiftly as it is safe for all concerned.

**BE IT FURTHER RESOLVED** that all debris shall be removed by the sponsors prior to reopening the State Highway.

**BE IT FURTHER RESOLVED** that such signs, flags, barricades, etc., shall be used by the sponsors may be approved by the Illinois Department of Transportation.

**BE IT FURTHER RESOLVED** that the closure and detour shall be marked according to the Illinois Manual on Uniform Traffic Control Devices.

**BE IT FURTHER RESOLVED** that Quincy Medical Group hereby agrees to assume all liabilities and pay all claims for any damage which shall be occasioned by the closing described above.

**BE IT FURTHER RESOLVED** that Quincy Medical Group shall provide a comprehensive general liability insurance policy or an additional insured endorsement in the amount of \$100,000 per person and \$2,000,000 aggregate which has the Illinois Department of Transportation and its officials, employees and agents as named insures and which protects them from all claims arising from the requested road closing.

**BE IT FURTHER RESOLVED** that a copy of this resolution be forwarded to the Illinois Department of Transportation to serve as a formal request for the permission sought in this Resolution and to operate as part of the conditions of said permission.

Passed this \_\_\_\_\_ day of March, 2021

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Kyle A. Moore, Mayor

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Laura Oakman, City Clerk

(SEAL)

# CITY OF QUINCY

DEPARTMENT OF PLANNING & DEVELOPMENT

706 Maine Street | Third Floor | Quincy, IL 62301

Office: 217-228-4515 | Fax: 217-221-2288



## MEMORANDUM

TO: Mayor Moore and City Council  
FROM: Chuck Bevelheimer  
DATE: March 4, 2021  
SUBJECT: Executive Session Per 5 ILCS 120/2(c)(5)  
Purchase of Real Estate - 221 N. 5<sup>th</sup> Street

The building at 221 N. 5<sup>th</sup> Street was demolished last year and the site was graded level to the alley with six inches of compacted CA 6 gravel. The city has received a proposal to purchase the vacant lot for \$37,000. The approximately 2,700 square foot lot is adjacent to City Parking Lot F and could provide up to ten parking stalls.

The fair cash value of 221 N. 5<sup>th</sup> Street is \$33,990 (per 2020 property tax records from the Quincy Township Assessor). Based on 2,700 square feet, the fair cash value cost per square foot is \$12.59. A comparison of property sales in the vicinity of 221 N. 5<sup>th</sup> Street is below:

Property Purchaser	Address	Date Sold	Sale Price	Lot Size	Cost/ Sq. Ft.
J & T Criag	108-112 N. 6 <sup>th</sup> St	7/2018	\$120,000	1,183	\$101.43
Adams County	314 -316 N. 6 <sup>th</sup> St	12/2016	\$250,000	6,400	\$39.06
Adams County	609 Vermont St	12/2016	\$200,000	7,520	\$26.59
Adams County	607 Vermont St	01/2017	\$165,000	1,518	\$108.69
Adams County	300-304 N. 6 <sup>th</sup> St	12/2016	\$320,000	10,212	\$31.33

The proposed purchase price of \$37,000 (\$13.69/square foot) for 221 N. 5<sup>th</sup> Street is reasonable when compared to the cost per square foot of other properties sold nearby.

The benefit of acquiring this property to the city is an additional ten parking stalls can be added to Municipal Parking Lot F. Municipal Lot F has 80 parking spaces and on an average day, the lot is full of cars. Since Parking Lot F will need to be resurfaced at some point, the city could grade and level the lot at 221 N. 5<sup>th</sup> Street and install an oil and chip surface as temporary hard surface for parking.

The city would use TIF revenue to acquire 221 N. 5<sup>th</sup> Street. Attached is the 2021 TIF Budget, which shows there is money available for the acquisition and paving of the lot. The Washington Theater Commission, the Salvation Army Kroc Center and Inter-Connect Employment Services have written letters of support (attached) for the acquisition of 221 N. 5<sup>th</sup> Street and the expansion of the parking lot F.

Attached is the Commercial Real Estate Purchase Agreement executed by the seller – Bret Austin. The Agreement calls for two checks to be cut by the city, one to the seller for \$22,000 and one to the demolition contractor for \$15,000. The City Council Finance Committee recommended approval of the real estate acquisition.

**A RESOLUTION AUTHORIZING THE ACQUISITION OF REAL ESTATE**

**WHEREAS**, the City of Quincy is committed to improving the quality of life of for their residents; and

**WHEREAS**, it is the intention of the City of Quincy to purchase the property located at 221 N. 5<sup>th</sup> Street from Bret Austin for the purchase price of Thirty-seven Thousand Dollars (\$37,000.00);

**WHEREAS**, the City proposes to grade, level and pave the surface of the lot to add 10 parking stall the Municipal Lot F;

**NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF QUINCY**, as follows:

1. The Mayor is hereby authorized to execute an Offer to Purchase Real Estate, commonly known as 221 North 5<sup>th</sup> Street, in the City of Quincy, Adams County, Illinois,

2. The City of Quincy will purchase from Bret Austin said property for the purchase price of Thirty-seven Thousand Dollars (\$37,000.00).

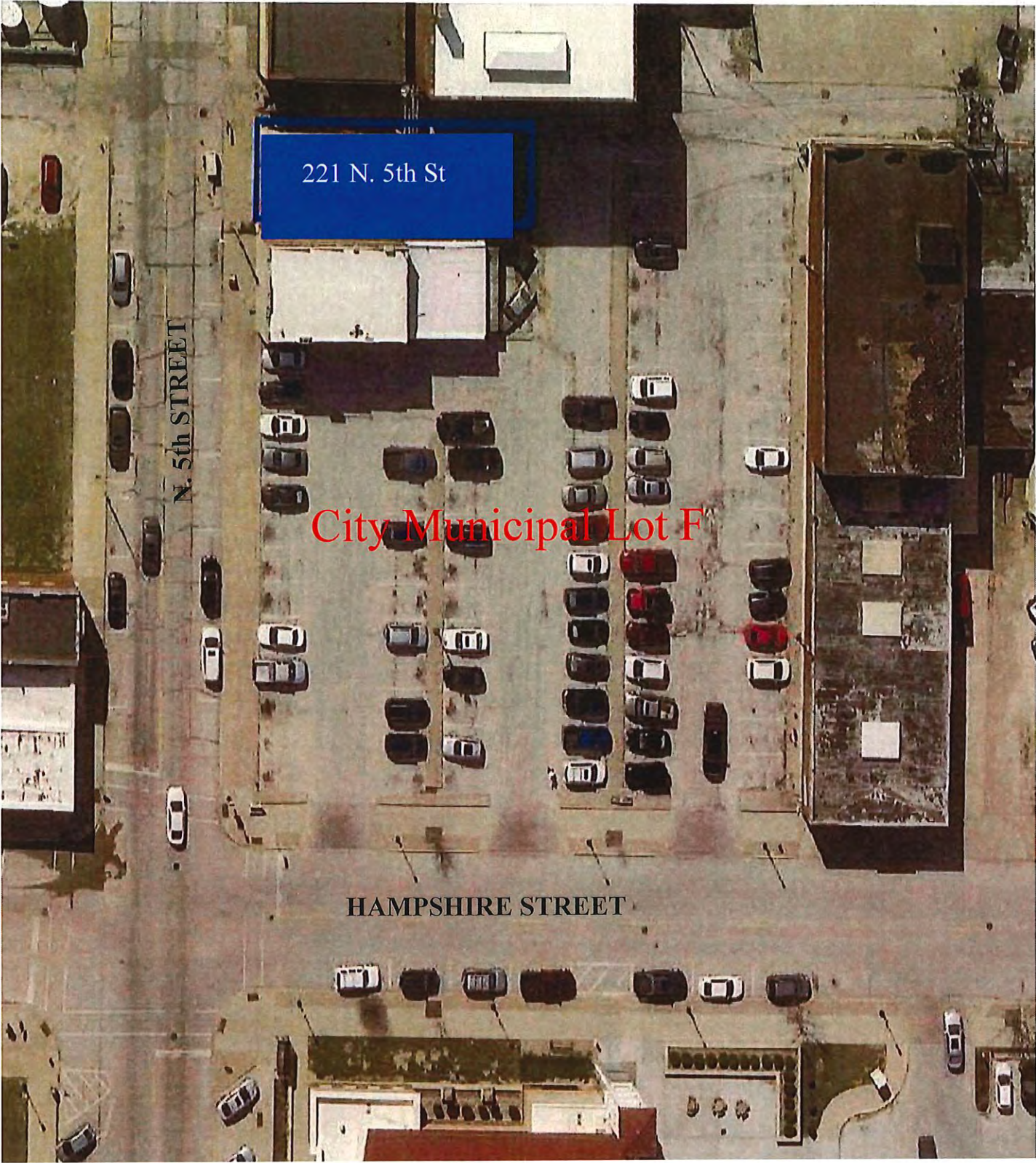
Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

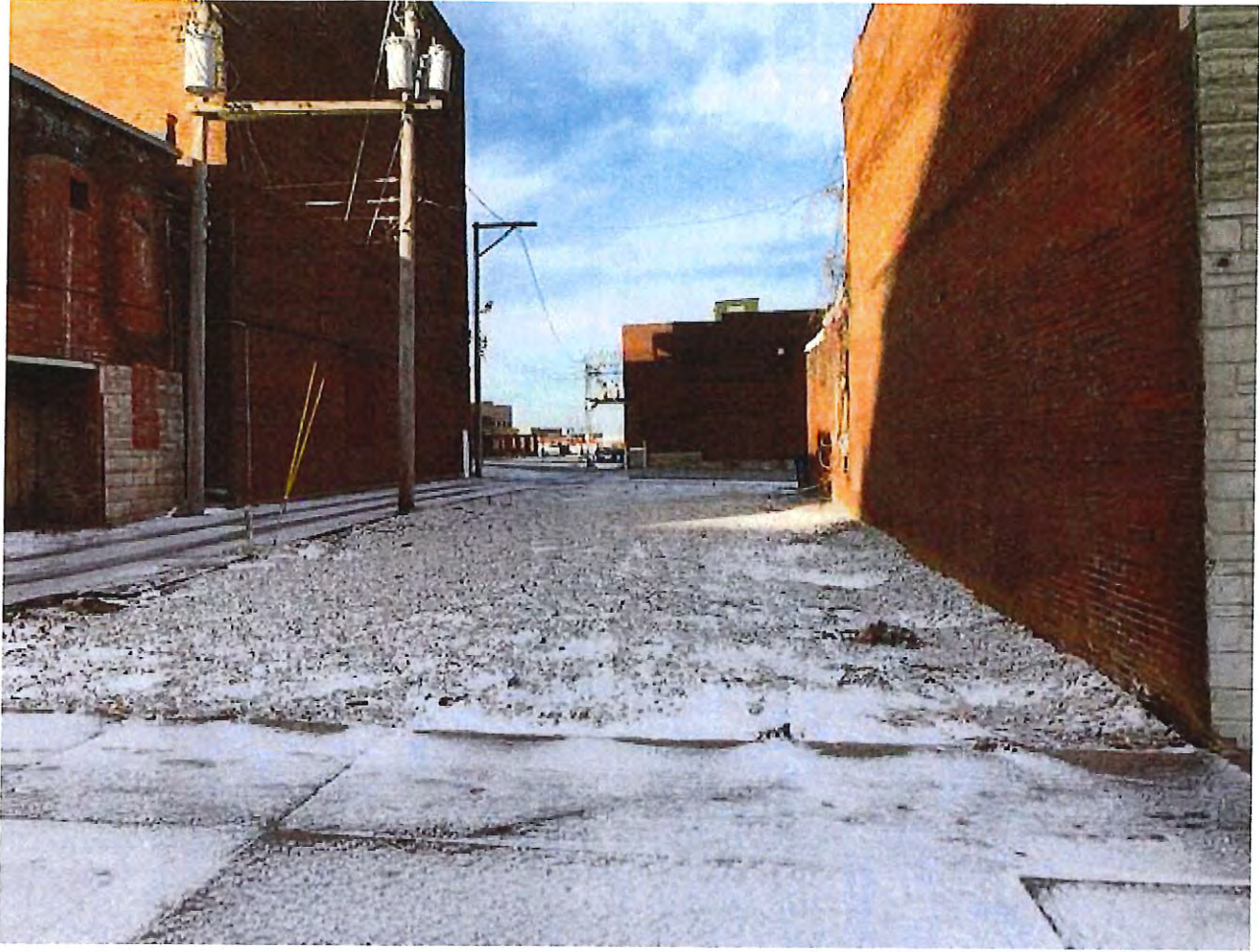
\_\_\_\_\_  
City Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Mayor

# Acquisition of Land Adjacent to City Parking Lot F





## 2021/2022 TIF Budget

TIF Districts	Encumbered	Revenues	Description	TIF Projects	
<b>TIF West Fund 312</b>				Riverfront	\$1,000,000
Balance		\$ 724,896.00		6th Street St.	400,000
Allocation		\$ 497,075.00		Villa Katherine	54,500
Interest		\$ 15,000.00		221 N. 5th	45,000
				Wash Sq Lights	40,000
				Parking Lot A	846,200
<b>TIF East Fund 313</b>				Parking Lot B	568,400
Balance		\$ 270,292.00		Parking Lot F	\$ 505,200
Allocation		\$ 105,271.00		<b>Total</b>	<b>\$3,459,300</b>
Interest		\$ 1,500.00			
<b>Total Revenues</b>		<b>\$ 1,614,034.00</b>			
	<b>Encumbered</b>	<b>Expenditures</b>		<b>Fund Account 312 &amp; 313</b>	
<b>Projects</b>					
CBD Pride Team		\$ 20,000.00	(Projected Increase)	312 TIF 2	
Jersey St stscape		\$ 114,000.00		312 TIF 2	
131 N. 4th St.	\$ 67,000.00				
DRRP	\$ 125,000.00	\$ 100,000.00	21/22 Projects	312 TIF 2	
6th St Engineering	\$ 120,000.00				
Riverfront Plan	\$36,017.72		Master Plan phase 2	312 TIF 2	
6th Street		\$400,000.00	ITEP Streetscape Project	312 TIF 2 + 313 TIF 3	
Misc & Other		\$ 80,000.00		312 TIF 2	
Alleys				312 TIF 2	
		\$ 348,017.72			
<b>Other Expenses</b>					
EZ Tax Rebate		\$ 5,500.00		313 TIF 3	
Enginnering					
Advertising		\$ 2,500.00		312 TIF 2 + 313TIF 3	
Travel		\$ 2,000.00		312 TIF 2	
Registration		\$ 1,500.00		312 TIF 2	
Dues		\$ 1,200.00		312 TIF 2	
<b>Total TIF Expend</b>	<b>\$ 348,017.72</b>	<b>\$ 1,074,717.72</b>	<b>\$ 1,422,735.44</b>		
<b>TIF Balance</b>		<b>\$ 191,298.56</b>			

TIF Investment Plan Expenditure Guidelines			
<b>2020 Annual Allocation</b>		\$	602,346.00
Economic Development	50%	\$	301,173.00
Public Infrastructure	35%	\$	105,410.55
Misc.	15%	\$	90,351.90





CITY OF QUINCY  
DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY HALL ANNEX, THIRD FLOOR, 706 MAINE STREET  
QUINCY, ILLINOIS 62301  
217-228-4515  
FAX 217-221-2288

m e m o r a n d u m

**TO:** Members of Quincy Plan Commission

**FROM:** Michael Seaver, Director of Inspection and Enforcement

**DATE:** 20 January 2021

**RE:** Proposed ordinance amending yard rules (parking of campers and boats)

Section 162.062 (*Zoning, Yard Requirements, General Rules*) of the Municipal Code, among other things, prohibits the parking of "boats, campers and the like" in the front yards of Residentially-zoned properties - this includes a driveway in front of a dwelling.

In addition to this off-street parking restriction, years ago the Council additionally passed an ordinance which prohibits the parking of boats, campers, and trailers on public streets. While doing so did alleviate on-street congestion that sometimes occurred, it had the effect of further limiting the parking options of such vehicles for many City residents.

When complaints of this nature are registered in the Office of Zoning and Inspection, enforcement efforts are expanded beyond the specific address of the complaint to include all properties within a certain neighborhood or geographic area so as to avoid the appearance of selective enforcement. Such efforts often impact a significant number of neighboring residents who may own boats, trailers, campers, RVs or similar vehicles.

In the Summer of 2020, enforcement efforts in one subdivision led to many residents who own boats and campers to question the reasonableness of the Ordinance and ask that an alternative or compromise be considered.

The ward alderwoman proposed that the City forego enforcement of this provision of City Code during the Summer and early Fall, and offered a resolution which halted enforcement through November 1<sup>st</sup>. A secondary purpose of the resolution was for it to serve as a "test run" to see if the effect would cause

any unanticipated problems or complaints. The resolution was approved by Council in July of 2020. From the time the resolution was passed through the date of expiration, the Office of Inspection received no complaints related to the enforcement moratorium.

Planning and Inspection staff find the attached Ordinance to be a pragmatic approach, given the specific language restricting proximity of parking to the edge of a street and the requirement that campers, boats and the like be parked upon permanently constructed driveways.

**ORDINANCE NO.**

**AN ORDINANCE AMENDING SECTION 162.062 (GENERAL RULES – YARD REQUIREMENTS) OF CHAPTER 162 (ZONING REGULATIONS) OF TITLE XV (LAND USAGE) OF THE MUNICIPAL CODE OF THE CITY OF QUINCY (2015)**

**WHEREAS**, the City of Quincy has an overriding interest in planning and regulating the use of property within the City, and is equally committed to improvement of the quality of life of its residents; and

**WHEREAS**, many of its residents enjoy recreation afforded by watercraft and recreational vehicles; and

**WHEREAS**, it is the City's intent to reasonably accommodate its residents' seasonal parking and storage challenges of such vehicles; and

**WHEREAS**, the City of Quincy is a home rule unit of local government under Article VII, §6(a) of the Constitution of the State of Illinois (1970); and

**WHEREAS**, after due and proper consideration, the City Council finds that amending the Zoning Ordinance as herein provided is in the best interests of the City and is desirable for the welfare of the City's government and affairs.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF QUINCY, ORDAINS AND ADOPTS THE FOLLOWING AMENDMENTS TO ITS MUNICIPAL CODE:**

**Section 1. AMENDMENT:** That §162.062(N) (General rules – Yard Requirements) of Chapter 162 (Zoning Regulations) of Title XV (Land Usage) of the Municipal Code of the City of Quincy (2015) be, and the same is hereby, amended by adding thereto the following paragraph:

Boats, trailers, campers and the like shall be permitted to park in a front yard between the dates of April 1<sup>st</sup> and November 1<sup>st</sup>, provided, however, that no boat, camper or other such vehicle be located in whole or in part closer than five (5) feet from the front curb line; and provided further that such vehicles shall be parked on a driveway constructed of concrete, asphalt, or gravel.

**Section 2. SEPARABILITY:** The provisions of this Ordinance shall be deemed separable, and the invalidity of any portion hereof shall not affect the validity of the remainder thereof.

**Section 3. SAVINGS CLAUSE:** Nothing in this ordinance shall be construed to affect any suit or proceeding pending in any court, or any rights acquitted, or liability incurred, or any cause or causes of action acquired or existing, or permits or licenses issued

under any act or ordinance hereby repealed or amended; nor shall any just or legal right or remedy of any character be lost, impaired, or affected by this Ordinance.

**Section 4. REPEAL:** All ordinances and parts of ordinances in conflict with the provisions of the Ordinance shall be, and the same are, to the extent of such conflict, hereby repealed.

**Section 5. EFFECTIVE DATE:** This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

PASSED BY THE FOLLOWING ROLL CALL VOTE this \_\_\_\_ day of \_\_\_\_\_, 2021.

AYES:  
NAYS:  
ABSENT:

APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Kyle A. Moore, Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

Officially published in pamphlet form this \_\_\_\_ day of \_\_\_\_\_, 2021.

**ORDINANCE NO.**

**AN ORDINANCE GRANTING A  
SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT**

**WHEREAS**, Craig Heming did previously file a request for Approval of Conceptual Plan, Preliminary Plat and Final Plat with the City of Quincy, all in accordance with the Ordinances as provided; and,

**WHEREAS**, said Conceptual Plan and Preliminary and Final Plat have been approved by the City of Quincy, all in accordance with the Ordinances as provided; and,

**WHEREAS**, all requirements of Chapter 162 (Zoning Regulations) of the Municipal Code of the City of Quincy of 2015 have otherwise been complied with.

**NOW, THEREFORE**, pursuant to Chapter 162 of the Municipal Code of the City of Quincy of 2015, be it ordained by the Mayor and City Council for the City of Quincy, Adams County, Illinois, that a Special Permit for a Planned Development be and hereby is issued as follows:

**SECTION 1. Legal Description:**                    **P.I.N.:** 23-6-0368-002-00

The East One Hundred Fifteen (115) Feet of Lot One (1) in Block Nine (9) in Walton Heights Addition to the City of Quincy, Adams County, Illinois.

**SECTION 2. Uses:** Operate a video gaming parlor with alcohol sales at 2408 Cherry Street, Suite 2.

**SECTION 3: Conditions:**

- 1.** The petitioner must provide one off-street parking stall for each gaming terminal and one off-street parking stall for each employee.

ADOPTED:

CITY CLERK

APPROVED:

MAYOR

Officially published in pamphlet form this            day of            , 2021.

**ORDINANCE NO.**

**AN ORDINANCE GRANTING A  
SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT**

**WHEREAS**, Emrick Brothers Construction did previously file a request for Approval of Conceptual Plan, Preliminary Plat and Final Plat with the City of Quincy, all in accordance with the Ordinances as provided; and,

**WHEREAS**, said Conceptual Plan and Preliminary and Final Plat have been approved by the City of Quincy, all in accordance with the Ordinances as provided; and,

**WHEREAS**, all requirements of Chapter 162 (Zoning Regulations) of the Municipal Code of the City of Quincy of 2015 have otherwise been complied with.

**NOW, THEREFORE**, pursuant to Chapter 162 of the Municipal Code of the City of Quincy of 2015, be it ordained by the Mayor and City Council for the City of Quincy, Adams County, Illinois, that a Special Permit for a Planned Development be and hereby is issued as follows:

**SECTION 1. Legal Description:**                      **P.I.N.:** 23-7-0839-000-00

The West Twenty-Three (23) feet of Lot One (1) and all of Lots Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), and Eight (8) in Block Two (2) of Riverview, a subdivision of a part of the Southwest Quarter of Section Twenty-Six (26), in Township One (1) South of the Base Line; and in Range Nine (9) West of the Fourth Principal Meridian, situated in the County of Adams, in the State of Illinois.

**SECTION 2. Uses:** The development of a contractor's office with a residence and enclosed storage at 201 Riverview Avenue.

**SECTION 3: Conditions:**

- 1.** All construction equipment, material and associated debris are stored within enclosed buildings.
- 2.** The perimeter of the property is enclosed with a six-foot high fence or building wall.

ADOPTED:

CITY CLERK

APPROVED:

MAYOR

Officially published in pamphlet form this              day of                      , 2021.

**ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE AMENDING THE DISTRICT MAP  
WHICH IS MADE A PART OF SECTION 162.002 OF THE  
MUNICIPAL CODE OF THE CITY OF QUINCY OF 2015**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF QUINCY, IN ADAMS COUNTY, ILLINOIS, as follows:

Section 1. That the district map, which is made a part of Section 162.002 of the Municipal Code of the City of Quincy of 2015, be and hereby is amended to change the present M1 Light Industrial District to R3 Multi-Family Residential District, the following described properties:

LOT 11 BLK 91 WOODS SURVEY S 124.5FT LOTS 1 2 3 & 5 & S 30 OF N 90 OF E 120  
LOT 1 & S 120 LOT 4 & ALL LOTS 8 9 10 & 11 & VAC ALLEY & N ½ VAC WASH ST  
ADJ ON S  
Commonly known as 712 South 4<sup>th</sup> Street  
P.I.N.: 23-2-0957-000-00

Section 2. That the district map, which is made a part of Section 162.002 of the Municipal Code of the City of Quincy of 2015, be and hereby is amended to change the present C1B Commercial District to R3 Multi-Family Residential District, the following described properties:

LOT 10 BLK 90 WOODS SURVEY N 80FT OF W 28FT LOT 8 & N 80 FT LOTS 9 & 10  
Commonly known as 701 South 4<sup>th</sup> Street  
P.I.N.: 23-2-0926-000-00

LOT 10 BLK 90 WOODS SURVEY –EX 10FT LT 3- S 177.9 LTS 1 2 & 3 & ALL LTS 4 5 6 7  
E12 & S134.5 OF W 28 LOT 8 & S 134.5 LOTS 9 & 10 & N ½ VAC ALLEY ADJ ON S  
Commonly known as 412 Payson Avenue  
P.I.N.: 23-4-0119-000-00

Section 3. That the district map, which is made a part of Section 162.002 of the Municipal Code of the City of Quincy of 2015, be and hereby is amended to change the present R2 Two Family Residential District to R3 Multi-Family Residential District, the following described properties:

LOT 1 BLK 92 WOODS SURVEY N 50 FT OF LOT 1 & S 1/2 VAC WASHINGTON ST ADJ  
ON N  
Commonly known as 802 South 4<sup>th</sup> Street  
P.I.N.: 23-2-0975-000-00

LOT 1 BLK 92 WOODS SURVEY S 50FT OF N 100FT LOT 1  
Commonly known as 804 South 4<sup>th</sup> Street  
P.I.N.: 23-2-0974-000-00

LOT 1 BLK 92 WOODS SURVEY S 30FT OF N 130FT LOT 1  
Commonly known as 810 South 4<sup>th</sup> Street  
P.I.N.: 23-2-0973-000-00

LOT 1 BLK 92 WOODS SURVEY S 30FT OF N 160FT LOT 1  
Commonly known as 812 South 4<sup>th</sup> Street  
P.I.N.: 23-2-0972-000-00

LOT 1 BLK 92 WOODS SURVEY S 75FT LOT 1 & 10FT ADJ ALLEY ON S  
Commonly known as 820 South 4<sup>th</sup> Street  
P.I.N.: 23-2-0971-000-00

LOT 10 BLK 92 WOODS SURVEY N 52.53FT OF S 156.38FT LOT 10  
Commonly known as 826 South 4<sup>th</sup> Street  
P.I.N.: 23-2-0979-000-00

LOT 8 PFIRMANS SUB LOTS 12 13 14 15 & 16 BLK 91 WOODS LOTS 1 THRU 8 & S 1/2  
VAC ALLEY ON N & N 1/2 VAC WASH ST ADJ ON S & N & S ALLEY  
Commonly known as 736 South 4<sup>th</sup> Street  
P.I.N.: 23-2-0964-000-00

LOT 11 BLK 91 WOODS SURVEY S 124.5 LOTS 1 2 3 & 5 & S 30 OF N 90 OF E 120 LOT 1  
& S 120 LOT 4 & ALL LOTS 8 9 10 & 11 & VAC ALLEY & N 1/2 VAC WASH ST ADJ ON  
S  
Commonly known as 712 South 4<sup>th</sup> Street  
P.I.N.: 23-2-0957-000-00

LOT 10 BLK 90 WOODS SURVEY –EX 10FT LT 3- S 177.9 LTS 1 2 & 3 & ALL LTS 4 5 6 7  
E12 & S134.5 OF W 28 LOT 8 & S 134.5 LOTS 9 & 10 & N ½ VAC ALLEY ADJ ON S  
Commonly known as 412 Payson Avenue  
P.I.N. : 23-4-0119-000-00

LOT 20 BLK 90 WOODS SURVEY E 1/2 N 78.42FT LOT 12 & N 78.42 LOTS 13 14 & 15 OF  
W 10 LT 16 N 120 OF E30 LT 16 & N 120 LTS 17 THRU 20 & S 1/2 VAC ALLEY ADJ ON N  
OF LTS 11 & 12  
Commonly known as 726 South 5<sup>th</sup> Street  
P.I.N.: 23-2-0923-000-00

LOT 16 BLK 90 WOODS SURVEY S 94.42FT LOTS 17 18 19 AND 20 AND OF E 30FT OF  
S 94.5FT LOT 16  
Commonly known as 736 South 5<sup>th</sup> Street  
P.I.N.: 23-2-0944-00-00

LOT 12 BLK 93 JAMES WOODRUFFS SUB E 1/3 BLK 93 WOODS LOTS 1 THRU 12 & W  
317.2 FT BLK 93  
Commonly known as 418 Washington Street  
P.I.N.: 23-2-0982-000-00

LOT 10 BLK 94 WOODS SURVEY N 135FT W 1/2 LOT 9 & N 135FT LOT 10



Commonly known as 500 Washington Street  
P.I.N.: 23-2-0998-000-00

LOT 11 BLK 89 WOODS SURVEY S 152.4FT LOT 11  
Commonly known as 501 Washington Street  
P.I.N.: 23-2-0904-000-00

LOT 16 BLK 90 WOODS SURVEY LOT 11 W 1/2 & S 136FT E 1/2 LOT 12 S 136 LOTS 13  
14 & 15 & S 136 OF W 10 LOT 16 & S 1/2 VAC ALLEY ADJ ON N  
Commonly known as 401 Washington Street  
P.I.N.: 23-2-0923-001-00

LOT 3 BLK 90 WOODS SURVEY N 36.5FT OF LOTS 1 2 & 3  
Commonly known as 700 South 5<sup>th</sup> Street  
P.I.N.: 23-2-0917-000-00

Section 4. All ordinances and parts of ordinances in conflict with the provisions of this ordinance shall be, and the same are, to the extent of such conflict, hereby repealed.

Section 5. This ordinance shall be in full force and effect from and after its passage, approval and publication, as provided by law.

ADOPTED:

CITY CLERK

APPROVED:

MAYOR

Officially published in pamphlet form this            day of            , 2021.

# THE CITY COUNCIL

## OFFICIAL PROCEEDINGS

### REGULAR MEETING

Quincy, Illinois, March 1, 2021

The regular meeting of the City Council was held this day at 7:00 p.m. with Mayor Kyle A. Moore presiding.

The following members were present:

Ald. McKiernan, Entrup, Bergman, Bauer, Finney, Rein, Mast, Reis, Awerkamp, Uzelac, Holtschlag. 11.

Virtual: Ald. Holbrook, Farha, Sassen. 3.

The minutes of the meeting of the City Council held February 22, 2021 were approved as printed on a motion of Ald. Entrup. Motion carried.

Legal Counsel: Corporation Counsel Lonnie Dunn.

#### **The City Clerk presented and read the following:**

#### **PETITION**

By Quincy Medical Group Foundation Cancer Crush requesting permission to conduct a raffle and have the bond requirement waived from 03/01/21 through 04/02/21. The City Clerk recommends approval of the permit.

Ald. Holtschlag moved the prayer of the petition be granted. Motion carried.

#### **MONTHLY REPORTS**

The monthly reports of the City Clerk, the City Treasurer and the City Comptroller for the month of February, 2021, were ordered received and filed on a motion of Ald. Reis. Motion carried.

#### **REPORTS OF PLAN COMMISSION**

Recommending approval of a special permit for planned development to operate a gaming parlor with alcohol sales at 2408 Cherry Street, Suite 2, as requested with the condition that the petitioner provide one off-street parking stall for each gaming terminal and one off-street parking stall for each employee.

Ald. Finney moved the report be received and concurred in and an ordinance drafted. Motion carried.

Recommending approval of the subdivision of property located at 1409-1415 and 1425 Koetters Lane under the “small tracts” provision of the Subdivision Ordinance.

Ald. Entrup moved the report be received and concurred in. Motion carried.

Recommending approval of a special permit for planned development for the development of a contractor’s office with a residence and enclosed storage at 201 Riverview Avenue as requested with the conditions that all construction equipment, material and associated debris are stored within enclosed buildings and the perimeter of the property is enclosed with a six-foot high fence or building wall.

Ald. Entrup moved the report be received and concurred in and an ordinance drafted. Motion carried.

Recommending approval of the rezoning of 17 properties at or near 418 Washington Street from either R2 (Two-Family Residential to R3 (Multi-Family Residential) or from C1B (Limited Local Commercial) to R3 (Multi-Family Residential) to comply with zoning standards for nursing and convalescent homes as requested, with the stipulation that five of the 17 lots do not meet the size requirements for an R3 Zoning District.

Ald. Holtschlag moved the report be received and concurred in and an ordinance drafted. Motion carried.

#### **PUBLIC FORUM**

Alyssa Hummel, 720 Brookfield Rd., wanting to say “thank you” for supporting the Quincy Public Library—you made the difference.

#### **MAYOR’S APPOINTMENTS**

By Mayor Kyle A. Moore making the appointments of Mark Philpot to the Human Rights Commission and Paul Westerhoff to the Washington Theater Commission.

Ald. Reis moved the appointments be confirmed. Motion carried.

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF  
CBD BEAUTIFICATION PROGRAM CONTRACT**

WHEREAS, to support Quincy's downtown, the City of Quincy established a beautification program in 1998 to address cleanliness and beautification of the downtown; and

WHEREAS, the CBD Beautification Program's purpose is to maintain sidewalks, tree wells, planter boxes, city parking lots, bus shelters, and Lincoln wayside exhibits and keep these areas free of weeds, trash and debris; and

WHEREAS, the CBD Beautification Program includes the annual planting of flowers in the 51 planter boxes and 3 medians on Maine Street; and

WHEREAS, the City received two bids from landscape and service companies for the CBD Beautification maintenance contract; and

WHEREAS, All Phase Property Solutions LLC submitted the low bid of \$32,000 a year for a total of \$128,000 for the 4 year contract; and

WHEREAS, the service area for the CBD Beautification boundary is 3rd to 9th Streets, Jersey to Vermont Streets.

NOW THEREFORE, BE IT RESOLVED that the Central Services Committee recommends to the Mayor and City Council to accept the low bid of All Phase Property Solutions LLC for the CBD Beautification Program contract subject to the contract being cancelled by the city upon 30 day notice.

FURTHER BE IT RESOLVED that funding for this contract be evenly divided between the Planning and Development Department budget and TIF 313 Fund.

PASSED and APPROVED this 2nd day of March, 2021.

SIGNED: Kyle Moore, Mayor

**Ald. Mast recused himself and left the chambers.**

Ald. Holtschlag moved for the adoption of the resolution, seconded by Ald. Uzelac, and on the roll call the following vote resulted: Yeas: Ald. Sassen, Reis, Awerkamp, Uzelac, Holtschlag, McKiernan, Entrup, Bergman, Finney, Holbrook. 10. Nays: Ald. Farha, Rein, Bauer. 3. Recused: Ald. Mast. Motion carried.

**Ald. Mast returned to the council chambers.**

**AUTHORIZING LEASE AGREEMENT  
BASEMENT SPACE AT 433 HAMPSHIRE STREET**

WHEREAS, Nick Dooley has agreed to lease the basement space of the Washington Theater from the City of Quincy year to year with a rental rate of \$300 per month; and

WHEREAS, the City of Quincy is a home rule unit of local government pursuant to the provisions of §6, Article VII (Local Government) of the Constitution of the State of Illinois; and

WHEREAS, pursuant to such authority and such other authority as may be established by law, this Resolution is being adopted.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF QUINCY, ADAMS COUNTY, ILLINOIS, as follows:

The Mayor and City Clerk are hereby authorized to execute and attest, respectively, a Lease Agreement consistent with the terms set forth above to lease a portion of the Washington Theater property to Nick Dooley.

This Resolution shall be in full force and effect from and after its passage, as provided by law.

Passed this 1st day of March, 2021.

Approved this 2nd day of March, 2021

City of Quincy, an Illinois Municipal Corporation

By: Kyle Moore, Its Mayor

ATTEST: Laura Oakman, Its City Clerk

Ald. Uzelac moved for the adoption of the resolution, seconded by Ald. Holtschlag, and on the roll call each of the 14 Aldermen voted yea. Motion carried.

**ORDINANCE**

First presentation of an ordinance entitled: An Ordinance Amending Section 162.062 (General Rules – Yard Requirements) Of Chapter 162 (Zoning Regulations) Of Title XV (Land Usage) Of The Municipal Code Of The City Of Quincy (2015). (Permitting boats, trailers, campers and the like be parked in a front yard between the dates of April 1st and

November 1st provided they are not located in whole or in part closer than 5 feet from a front curb line and if are parked on a driveway constructed of concrete asphalt or gravel.)

Ald. McKiernan moved the ordinance be read by its title, seconded by Ald. Entrup. Motion carried.

The City Clerk read the ordinance by its title.

**REPORT OF FINANCE COMMITTEE**

Quincy, Illinois, March 1, 2021

	Transfers	Expenditures	Payroll
City Hall.....		101.13	
Cash Reserve to Airport Loan .....	37,000.00		
Building Maintenance.....		6,808.51	
Comptroller .....		491.00	
IT Department.....		5,320.02	
Police Department.....		3,828.58	
Fire Department .....		9,326.68	
Public Works.....		2,246.68	
Engineering .....		1,194.50	
Tax Distribution/Subsidies .....		335,911.09	
<b>GENERAL FUND SUBTOTAL.....</b>	<b>37,000.00</b>	<b>365,228.19</b>	<b>0.00</b>
Planning and Devel.....		1,716.84	
911 System.....		290.40	
911 Surcharge Fund.....		31,805.76	
Econ Dev Growth Fund.....		671.66	
Police Dept. Grants .....		795.87	
Crime Lab Fund .....		2,078.42	
Transit Fund.....		1,377.31	
Capital Projects Fund.....		528.00	
To Airport.....	36,650.00	36,650.00	
Special Tax Alloc - TIF #2.....		7,521.37	
Water EPA 2019 Proj Fund.....		204,561.72	
2014 G/O Note Fund .....		12,460.01	
Water Fund .....		107,245.70	
Sewer Fund .....		112,565.96	
Quincy Regional Airport Fund.....		5,909.00	
Regional Training Facility .....		52.42	
Central Garage .....		8,646.09	
Self Insurance .....		2,453.49	
Econ Dev Revolv Loan Fund .....		4,374.02	
CBD Revolving Loan .....		150,000.00	
<b>BANK 01 TOTALS .....</b>	<b>73,650.00</b>	<b>1,056,932.23</b>	<b>0.00</b>
Motor Fuel Tax .....		4,377.48	
Dwnst SmBus Stabilization.....		66,000.00	
<b>ALL FUNDS TOTALS .....</b>	<b>73,650.00</b>	<b>1,127,309.71</b>	<b>0.00</b>

Mike Farha  
 Jack Holtschlag  
 Mike Rein  
 Richie Reis  
**Finance Committee**

Ald. Reis, seconded by Ald. Rein, moved the reports be received and vouchers be issued for the various amounts and on the roll call each of the 14 Aldermen voted yea. Motion carried.

**MOTION**

Ald. McKiernan referred to the Engineering Department to begin a preliminary study of constructing a sidewalk from 12th & Koch's Lane to the property line of Iles Elementary School. Motion carried.

The City Council adjourned at 7:28 p.m. on a motion of Ald. Holtschlag. Motion carried.

**LAURA OAKMAN**  
 City Clerk

# City of Quincy Department of Central Services



Kevin McClean  
Director

2020 Jennifer Road  
Quincy, IL 62301  
Phone: (217) 228-4520

## FORESTRY MONTHLY REPORT

Date: March 4, 2021

To the Honorable Mayor and City Council:

The following is a report of work done by the Forestry Department for the month of February

Trees Removed – 4 total  
Concrete Trip/Fall Hazard – 0  
Sewer Issue – 0  
Water Issue – 0  
Power Line Interference – 0  
Dead/Dying – 4  
Blocked Sign – 0  
Safety Hazard – 0  
Construction Work - 0

Stumps Removed – 0

Trees Trimmed – 2

Respectfully submitted,

Kevin McClean  
Director  
Department of Central Services

**City of Quincy  
Department of Central Services**



**Kevin McClean  
Director**

**2020 Jennifer Road  
Quincy, IL 62301  
Phone: (217) 228-4520**

**SIGN AND PAINT  
MONTHLY REPORT**

DATE: March 1, 2021

To the Honorable Mayor and City Council:

The following is the report of the Sign and Paint Department for the month of February

City Signs Replaced – 5

New Signs – 7

City Blocks Striped – 0

Feet of Curbs Painted – 0

Intersections Painted – 0

Barrels of Yellow Paint Used – 0

Barrels of White Paint Used – 0

Respectfully submitted,

Kevin McClean  
Director  
Department of Central Services

**City of Quincy  
Department of Central Services**



**Kevin McClean  
Director**

**2020 Jennifer Road  
Quincy, IL 62301  
Phone: (217) 228-4520**

**RECYCLING DIVISION  
MONTHLY REPORT**

Date: March 4, 2021

To the Honorable Mayor and City Council:

The following is a report of materials and quantities collected from the residential waste system for the month of February

<u>MATERIAL</u>	<u>POUNDS</u>	<u>TONS</u>
Fiber	67,660	33.83
Non-Fiber	34,880	17.44

Respectfully submitted,

Kevin McClean  
Director  
Department of Central Services



*City of Quincy*  
**Traffic Commission**

City of Quincy - City Hall  
730 Maine Street, Quincy Illinois  
(217)228-4527

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**TRAFFIC COMMISSION AGENDA**

**March 8, 2021 | 6:00 p.m. | Conference Room 235**

A meeting of the Traffic Commission will be held on Monday, March 8, 2021 at 6:00 p.m. in City Hall Conference Room #235.

**1. Approval of Minutes**

**2. Public Comment** (3 minute limit)

**3. Old Business**

a) Alderman Rein's referral to a "4-Way Stop" at the intersection of 30<sup>th</sup> and Cabot Road;

**4. New Business**

a) Alderwoman McKiernan's referral to conduct a speed study on Northridge Drive near Kochs Lane;

b) Alderman Bauer's referral to discuss the possible closure and vacation of College Avenue between 17<sup>th</sup> and 18<sup>th</sup> Streets;

c) Alderman Holtschlag's referral to the possibility of "15 Minute" parking on the south side of Hampshire Street between 3<sup>rd</sup> and 4<sup>th</sup> Streets;

**5. Late Referrals and Reports**

**6. Adjournment**





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## TRAFFIC COMMISSION MEETING MINUTES

The monthly meeting of the Traffic Commission was held on Monday, February 8, 2021 in the Engineering Department Conference Room #235. The meeting was called to order at 6:00 p.m. with the following members present:

Members Present: Steve Bange, Justin Boyd, Jeffrey Conte, Rob Copley, Joe Henning, Ed Holthaus, Alderwoman McKiernan, Alderman Uzelac

Others: Alderman Holtschlag, Alderman Rein, John Schafer

### **1. Approval of Meeting Minutes**

The minutes of the December 14, 2020 meeting were approved as distributed.

Motion: Henning                      Second: Conte                      Motion Carried

### **2. Public Comment**

### **3. Old Business**

- a) Alderman Holbrook's referral to study parking on College Avenue east of North 30<sup>th</sup> Street;

Discussion: Twelve surveys were mailed to residents in the 30<sup>th</sup> and College area. Five surveys were returned with no option receiving more than two votes. Alderman Finney stated that parking has not been an option lately and is in favor of waiting to do anything.

Action: Motion to table matter indefinitely.

Motion: Henning                      Second: McKiernan                      Motion Carried

### **4. New Business**

- a) Alderman Rein's referral to a "4-Way Stop" at the intersection of 30<sup>th</sup> and Cabot Road;

Discussion: Stop signs have been installed on Cabot at 30<sup>th</sup> Street but residents are now concerned about traffic on 30<sup>th</sup> Street. Alderman Rein requested that a speed study be conducted on 30<sup>th</sup> Street.

Action: Motion to have the Police Department conduct a speed study on South 30<sup>th</sup> Street near Cabot Road.

Motion: Conte                      Second: McKiernan                      Motion Carried

- b) Central Services' request to study parking on Brennan Drive and North Brennan Drive;

Discussion: John Schafer explained that garbage trucks and snow plows are having difficulty turning corners at North Brennan Drive and East Brennan Drive due to the narrow width of the street and cars parking on both sides. The same condition exists on West Brennan and North Brennan Drive, however fewer cars are parked there typically.

Action: Motion to make no parking on West Brennan Drive on the east side from 30 feet south of the radius return of North Brennan Drive to 30 feet east of the radius return on the south side of North Brennan. No parking on North Brennan Drive on the south side from 30 feet west of the radius return of East Brennan Drive to 30 feet south of the radius return on the west side of East Brennan Drive.

Motion: Holthaus                      Second: McKiernan                      Motion Carried

**5. Late Additions**

- a) Alderwoman McKiernan requested a speed study be conducted on Northridge Drive near Kochs Lane.
- b) Alderman Uzelac made the Commission aware that there was an accident at Carter's Coffee on Maine Street. There was some discussion of future measures that may be implemented at that location.

The meeting was adjourned at 6:21 p.m.

Motion: Conte                      Second: McKiernan                      Motion Carried

Respectfully submitted,

Steve Bange, Secretary  
Traffic Commission  
February 8, 2021

# CITY OF QUINCY

JIM MURPHY  
DIR. OF INFORMATION TECHNOLOGY

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CITY HALL - - 730 MAINE  
QUINCY, IL 62301-4056  
(217) 221-3675

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## **Technology Committee Meeting**

**Monday, March 8, 2021 – After City Council Meeting**  
**Location: 2<sup>nd</sup> Floor I.T. Training Room**

### **AGENDA:**

- 1. ERP Software**
- 2. New Business**
- 3. Public Comment**

# **BOARD OF FIRE AND POLICE COMMISSIONERS**

## **Meeting**

**Date:** Monday, April 5, 2021

**Time:** 8:30 p.m.

**Place:** Caucus Room

**Agenda:**

1. Call to Order – Attendance
2. Public Comments – limit to 3 minutes
3. Approve Minutes of Last Meeting
4. Correspondence
5. Pending Business
  - a. Chief Copley – 8:35 a.m.
    - i. Discuss hiring status
    - ii. Discuss lateral hiring list
    - iii. Review panel scores
  - b. Chief Henning – 9:05 a.m.
    - i. Update on ILFCA proposal and timing
6. Old Business
7. New Business – Review draft annual report to City Council
8. Adjournment