

Council Meeting for
March 22, 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. 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 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 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 22, 2021

Final Agenda

7:00 P.M.

Note: All items presented are subject to final action.

REPORTS OF THE ZONING BOARD OF APPEALS

- Ward 2** Zoning Board of Appeals recommending the request to vary the Zoning Code of the City of Quincy 2015 to allow for the installation of a ground sign with a face in excess of 32 square feet at the northwest corner of the intersection of 12th Street and Broadway.
- Wards 4 & 5** Zoning Board of Appeals recommending the request to vary the Zoning Code of the City of Quincy 2015 to allow for the encroachment of the 30' front yard setback for the construction of a dwelling at 5704 Country Lake Drive North.

SALES TAX

December, 2020 - \$1,020,601.42

HOME RULE SALES TAX

December, 2020 - \$963,717.06

RESOLUTIONS

Technology Committee, and the Director of Information Technology recommending the purchase of a new Enterprise Resource Planning solution and associated hardware /software from Tyler Technologies, ESRI and Hewlett Packard in the amount of \$927,227.

Resolution Approving And Authorizing The Execution And Delivery Of An Intergovernmental Agreement For Quincy Bay Area Restoration And Enhancement Association.

Utilities and Engineering Director and Central Services Committee recommending approval of the low bids from Bleigh Ready Mix for concrete in the amount of \$172,452.50 and Diamond Construction Co. for patching material in the amount of \$48,400.00, subject to full approval from the I.D.O.T., for maintenance of streets and sidewalks.

Utilities and Engineering Director and Central Services Committee recommending approval of the bid from D&L Excavating of Liberty, IL in the amount of \$815,267.40 for reconstruction of North 16th St. from Locust St. to Seminary Rd.

Utilities and Engineering Director and Central Services Committee recommending approval of the bid from Laverdiere Construction, Inc. of Macomb, IL in the amount of \$1,397,300.00 for reconstruction of Jersey St. from 4th to 5th Street.

Utilities and Engineering Director and Central Services Committee recommending approval of the bid from Rees Construction Co. in the amount of \$899,527.32 for improvements on Maine Street, between 24th and 30th Streets.

ORDINANCES

Adoption of an ordinance entitled:

Ward 3 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. 4th St., 701 S. 4th St., 412 Payson Ave., 802 S. 4th St., 804 S. 4th St., 810 S. 4th St., 812 S.4th St., 820 S. 4th St., 826 S. 4th St., 736 S. 4th St., 712 S. 4th St., 412 Payson Ave., 726 S. 5th St., 736 S. 5th St., 418 Washington St., 500 Washington St., 501 Washington St., 401 Washington St., and 700 S. 5th St.)

Second presentation of an ordinance entitled:

Ward 4 An Ordinance Amending Section 162.194 (Designation Of Landmarks) Of Chapter 162 (Zoning Regulations) Of Title XV (Land Usage) Of The Municipal Code Of The City Of Quincy Of 2015. (2200 York, 231 East Avenue.)

First presentation of an ordinance entitled:

Wards 4 & 5 An Ordinance Granting A Variation From Zoning Regulations. (5704 Country Lake Dr. North, to allow a front yard setback by 30' to allow construction of a dwelling.)

Ward 2 An Ordinance Granting A Variation From Zoning Regulations. (NW corner of the intersection at 12th St. and Broadway, to allow a ground sign with an approximately 82 sq. ft. sign face.)

An Ordinance Establishing The Bring Entertainment To Quincy (Bet On Q) Grant Program

An Ordinance Establishing And Designating The Mid-Town Business District And Approving The Mid-Town Business District Plan Within The City Of Quincy, Illinois

An Ordinance Establishing And Imposing Certain Business District Taxes In The City Of Quincy Mid-Town Business District.

Request to Speak

Written request to speak under suspended rules by Adam Stroud with PGAV Planners Presenting the Mid-Town Business District Plan.

REPORT OF FINANCE COMMITTEE

PRESENTATION

FYE 2022 Budget and Infrastructure Review

Quincy Zoning Board of Appeals

Tuesday, March 16, 2021

5:00 p.m.

Quincy City Council Chambers
Quincy City Hall (1st Floor) – 730 Maine Street



This meeting will be open to the public with limited in-person capacity and with remote access through ZOOM. Anyone seeking to attend the meeting in-person or through ZOOM must contact the Dept. of Planning & Development by 12:00 pm the day of the meeting by phone at (217) 228-4515 or by email at p&d@quincyl.gov.

Priority for in-person attendance will be given to those with business before the commission. All in-person attendees are requested to wear a mask when entering City Hall and during the meeting. Written comments can be sent to the email address above or by mailing them to “Dept. of Planning & Development – 706 Maine Street (3rd Floor) – Quincy, Ill. 62301”

AGENDA

- 1) Call the Meeting to Order
- 2) Approve minutes of the Tuesday, December 15, 2020 regular meeting (No Meeting in January 2021 or February 2021)
- 3) Public Hearing requested by Michele Foster to vary the Zoning Code of the City of Quincy 2015 to allow for the encroachment of the 30’ front yard setback for the construction of a dwelling at 5704 Country Lake Drive North. Zoned: R1A, Ward 4 or 5 **(APPROVED)**
- 4) Public Hearing requested by Klingner & Associates (on behalf of Blessing Hospital) to vary the Zoning Code of the City of Quincy 2015 to allow for the installation of a ground sign with a face in excess of 32 square feet at the northwest corner of the intersection of 12th Street and Broadway. Zoned: D4, Ward 2 **(APPROVED)**
- 5) Public Comment (limited to three minutes)
- 6) New Business
- 7) Adjournment

Quincy Zoning Board of Appeals Minutes
Tuesday, March 16, 2021

A meeting of the Quincy Zoning Board of Appeals was held at 5:00 p.m. on Tuesday, March 16, 2021 in the Quincy City Council Chambers, City Hall, 1st Floor, 730 Maine Street.

Members Present: Terry Austin, John Basinger, Dave Bellis, Chairman Ron Frillman, Mike Martin & Scott Richardson

Staff Present: Bruce Alford, Chuck Bevelheimer, Jason Parrott & Michael Seaver

Public Present: Cullan Duke, Damion Dodd, Jayne Fry, Michele Foster, Jay Frye, & Alderman Jeff Bergman

- 1) **Call to Order:** Frillman called the meeting to order at 5:00 p.m.
- 2) **Approval of Minutes:** Martin moved to approve the minutes of the December 15, 2020 meeting as presented; seconded by Basinger. Motion carried, all in attendance voting in favor.
- 3) **Public Hearing requested by Michele Foster to vary the Zoning Code of the City of Quincy 2015 to allow for the encroachment of the 30' front yard setback for the construction of a dwelling at 5704 Country Lake Drive North (Zoned R1A, Ward 4 or 5).**

Frillman asked staff to read its review of the request. Staff read the summary in which it stated that staff recommended approval of the requested variance to allow for the encroachment upon the 30' front yard setback for the construction of a dwelling at 5704 Country Lake Drive North as requested by the petitioner. Staff added that the encroachment could be no more than 10' as shown on designs provided by the petitioner.

Basinger asked staff why it concentrated on the properties along Country Lake Drive North in the review as opposed to the properties along South 57th Street when the variance request was for the South 57th Street side of the property. Basinger said it would be relevant to see how this project would affect the rest of the properties along South 57th Street. Staff said it focused on the proximity to the neighboring property along Country Lake Drive North more than the properties along South 57th Street given their distance from the subject property.

Basinger said he printed out an aerial of the area and said from the north of the center line of the house to the north is about 110 from the center line and the other side of the street is about the same. Basinger said the house to the south is at about 115, so if you took the 33 feet off of that, you are looking at 180 feet back from the right of way, which would be considerably farther back than what the code required. Basinger said he thought that would be relevant to the discussion.

Bevelheimer said staff is looking at the minimum setback is allowed. He said the shape of the lot is not very conducive to get a reasonable-sized house on the lot without encroaching on the front yard setback. They tilted the house to make it fit better. We felt in light of the other properties in the neighborhood, that this property abuts, not necessarily down the street, that it made sense to support the variation. Basinger said he would have liked to have seen information regarding how the subject property lines up with properties along South 57th Street in the staff review. Bellis asked if this was within the 1 ½ mile radius of the city. Bevelheimer said it is.

Frillman asked if the petitioner wanted to address the ZBA. Foster said she has spoken to all of the neighbors into the area and received no concerns about the project (the petitioner had previously provided signed notes from the most immediate neighbors that said the neighbors did not oppose the variance). Foster said Frye, who is her contractor for the project, was in attendance to answer questions as well.

Basinger said he was also curious about the concrete on the plan. He said it shows 39' wide for the driveway, which is much wider than a typical subdivision street. Basinger asked if there was a reason for that. Frye said the extra width of the concrete driveway is because the garage has a side entrance. Basinger said he assumed that was part of the reason, but he said that still seemed like a large driveway. Basinger asked if they would be parking extra large vehicles. Frye said the area does not allow on-street parking, so he said he wanted to provide additional off-street parking in the driveway for guests to not intrude upon the neighbors. Frye said that

could be reduced if that is a sticking point. Basinger said the driveway width seemed to be large enough that the plan could be adjusted if needed.

Bellis asked if it was the role of the ZBA to determine the width of the driveway. Basinger said he would explain his line of questions. Basinger said the ZBA must weigh specific criteria for each request, including if the lot is an exceptional or unusual physical size. He said if the garage did not have a side entrance, but rather had a front entrance, there would be plenty of room for the building. Basinger said that makes him question if the lot meets the criteria that the code requires. He said the reason he is concerned about that is because when the ZBA looks at something and says a variance is OK, without fully considering the code, the process weakens the code and creates inequitable treatment of citizens if the ZBA does not follow the code.

Basinger said if there was a reason that required the driveway to be there at that width. He said what he was hearing is that the driveway dimensions/location is a choice. Frillman said there is nothing in the code about the amount of concrete on a lot. Basinger said that's true. He said the question is if the lot is shaped or structured in a way that the house could not be built. Basinger said the house is not the problem, he said the driveway is the problem. Basinger said the driveway is causing the house to be placed in a position that requires a variance. He said this house could be easily placed without a variance if something is done with the driveway.

Frillman said he felt the variance is acceptable with the petitioner's concern about having guests at the home and not being allowed to have off-street parking. He said the width is not an issue of my mind. Basinger said the size of the lot would allow the house to be placed without the need for the variance if they adjusted how the driveway was laid out. Martin said the house could be moved without the variance. Frye said there is also an electrical pedestal in front of the home. He said if the home is pushed further off 57th Street, the pedestal must be dealt with as the garage is placed. Frye said there is only 60 feet of frontage coming into the lot and the electrical pedestal. Basinger said that is a valid concern. He said wants the ZBA to look at this thoroughly.

Frillman asked for any more comments. No one answered. Frillman asked if anyone else in the audience wanted to comment. No one answered. Frillman then asked for a motion. Bellis made a motion to approved the requested variance to allow for the encroachment upon the 30' front-yard setback for the construction of a dwelling at 5704 Country Lake Drive North as requested, with the encroachment being no more than 10' as shown on designs provided by the petitioner. Austin seconded the motion. Four members voted in favor (Frillman, Austin, Bellis, Richardson) and two voted against (Basinger & Martin). The motion was approved.

- 4) Public Hearing requested by Klingner & Associates (on behalf of Blessing Hospital) to vary the Zoning Code of the City of Quincy 2015 to allow for the installation of a ground sign with a face in excess of 32 square feet at the northwest corner of the intersection of 12th Street and Broadway (Zoned D4, Ward 2)**

Frillman asked staff to read its review of the request. Staff read the summary in which it stated that staff recommended approval of the requested variance to allow for the installation of a ground sign with an approximately 82 square foot sign face at the northwest corner of the intersection of 12th Street and Broadway as requested by the petitioner.

Frillman asked if anyone in the audience would like to speak. Dodd spoke representing Blessing Hospital. He said there was nothing more to add. He said Blessing Hospital worked with the neighboring properties on the alignment and style of the existing signage in front of their properties.

Frillman asked if anyone on the board had any questions. No one answered. Frillman asked if anyone in the audience would like to speak on this. No one answered. Frillman called for a motion. Basinger said the staff review was on target so he made a motion to approve the variance as requested. Martin seconded. The final vote was 5-0 with Richardson recusing himself.

- 5) Public Comment (Limited to Three Minutes): None**

- 6) New Business: None**

- 7) **Adjournment:** Martin made a motion to adjourn the meeting, seconded by Bellis. The motion carried with all those in attendance voting in favor. The meeting was adjourned at 5:18 pm

Submitted by Jason Parrott – Secretary – Quincy Zoning Board of Appeals.

In Addition

At the request of ZBA Board member John Basinger, the following statement and documents are being included.

Using generally accepted design parameters for access (width of 24 to 30 feet), the building shown on the petitioner's documents can be constructed within setback limits. Testimony at the meeting indicated the width of the access was a choice and not a necessity. Therefore the required finding that an exceptional or unusual physical condition of the lot prevents a reasonable or sensible arrangement of buildings is **not** met. In addition, the variance requested is for the setback along South 57th Street. None of the properties in the immediate vicinity are constructed closer to the street than the required setback and therefore that provision of Code lends no support for the variance. Failing to follow Code requirements for a variance weakens the Code and puts the City into the position of appearing to not protect due process rights or equity. The petition should be denied. Supporting graphics are attached.

John Basinger
ZBA member

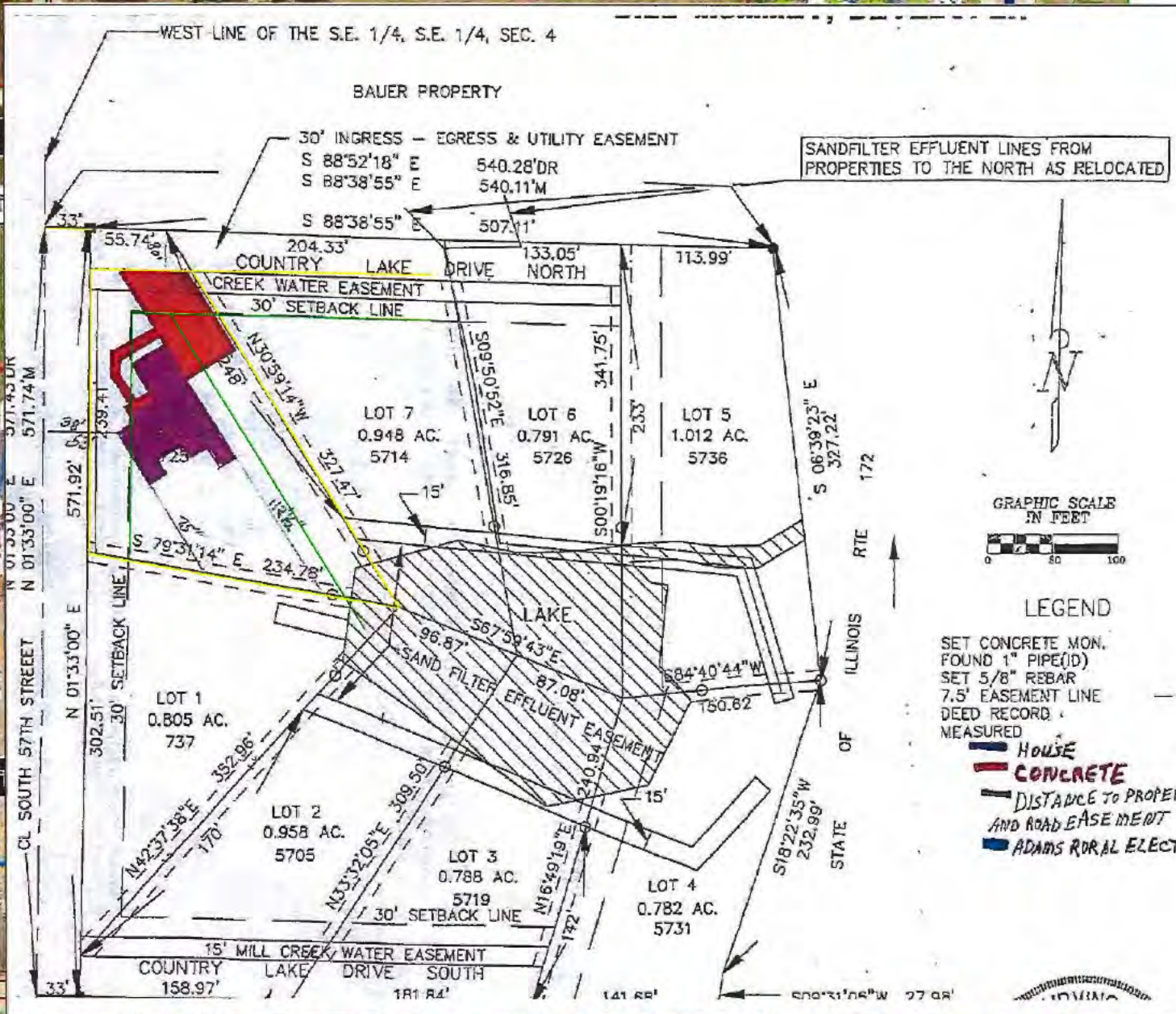
DRAFT



Total: 110.59

105.03

Total: 114.71



GRAPHIC SCALE IN FEET



LEGEND

- SET CONCRETE MON. FOUND 1" PIPE (ID)
- SET 5/8" REBAR
- 7.5' EASEMENT LINE
- DEED RECORD
- MEASURED
- HOUSE
- CONCRETE
- DISTANCE TO PROPERTY LINE AND ROAD EASEMENT
- ADAMS RURAL ELECTRIC





Quincy Zoning Board of Appeals
Staff Review of Petition for 12th Street & Broadway Intersection

Applicant/Owner or Prospective Owner	Klingner & Associates (on behalf of Blessing Hospital)
Address(es)	NW Intersection of 12 th Street & Broadway
Parcel Size(s)	
Ward	2
Current Zoning	D4
Parcel	23-5-0380-000-00 & 23-5-0355-000-00
Variance Requested	Variation from Section 162.268(C) to install a ground mounted sign with an approximately 82 square foot sign face at the NW corner of 12 th Street and Broadway intersection.



Proposed Ground Sign at Intersection of 12th Street & Broadway

LOCATION/BACKGROUND:

Section 162.268(C) states that in a downtown district, the face of each ground sign shall not exceed 32 square feet, excluding structural components that do not convey an advertising message. The petitioner is requesting a variation to construct a ground sign with an approximately 82 square foot sign face at the northwest corner of the intersection of 12th Street and Broadway. Your packet includes multiple renderings of the proposed sign and its location.

The lot where the sign will be located is currently vacant. Blessing Hospital acquired a former restaurant on the lot and had it demolished, resulting in green space at the northwest corner of the intersection of 12th Street and Broadway.

The immediate neighbors to the sign are a bank to the south, a real estate company to the southeast, another bank to the west, and property owned by Blessing Hospital to the north, northwest and west.

Staff provided the plans for the sign to the Director of Inspections for the city, who said the plans were in line with city code.

STAFF COMMENTS:

City Code Chapter 40.125(C) states that when the ZBA considers a variation, it must determine if the proposed variation does any of the following:

- Impair an adequate supply of light and air to adjacent properties
- Unreasonably increase congestion in public streets
- Endanger Public Safety

- Unreasonably diminish established property values in the surrounding area
- Impair public health, safety or welfare.

Staff does not believe the requested sign variation will do any of what is listed above. In addition, the ZBA shall only permit a sign variation where it is found that

- An exceptional or unusual physical condition of a lot, which condition, yard, given the applicable fence, sign, lot area, lot width or accessory structure size regulations, would prevent a reasonable or sensible arrangement of buildings, fences, or signs on the lot.
- The variation is consistent with conditions existing upon other properties in the immediate vicinity and in the same zoning district.
- Authorization of the variation will not be of substantial detriment to adjacent properties, and will not materially impair the intent and purpose of this subchapter or the public health, safety and general welfare.



Point A: Staff does not believe this to be a lot with an exceptional or unusual physical condition. But staff does believe that the placement of a sign with a 32 square foot face would look out of place given the size of the two combined vacant lots (shown above) at approximately 46,000 square feet or a little more than one acre. Staff believes given the size of the vacant lots, a sign as proposed with an 82-square foot face would be appropriate.

Point B: Directly to the east of the proposed sign is a similar sign/structure/landscaping at First Bankers Trust Company. As such, staff believes the variation requested by the petitioner would be in line with other properties in the immediate area, as in right across the street.

Point C: Staff does not believe this variation will harm any nearby properties. As mentioned, the Director of Inspections reviewed the proposed design and said it meets the code requirements as far a visibility for a ground sign in this area. Staff also believes the sign will provide an inviting entrance to the Blessing campus.

STAFF RECOMMENDATION:

Staff recommends approval of the requested variance to allow for the installation of a ground sign with an approximately 82 square foot sign face at the northwest corner of the intersection of 12th Street and Broadway as requested.

Quincy Zoning Board of Appeals
Staff Review of Petition for 5704 Country Lake Drive North

Applicant/Owner/ Prospective Owner	Michele Foster
Address(es)	5704 Country Lake Drive North (formerly 725 South 57 th Street)
Parcel Size(s)	33,610 Square Feet (per Pictrometry.com)
Ward	4 or 5 (outside city limits)
Current Zoning	R1A (Single Family Residential)
Parcel	20-0-0156-016-00
Variance Requested	Variation from City Code (Section 162.061(A) to encroach upon the required 30' front yard setback for the construction of a dwelling.



Photo 1



Photo 2

LOCATION/BACKGROUND:

The petitioner requests a variation from City Code [Chapter 162.061(A)], which states the R1A (single-family residential) Zoning District requires a 30' front yard setback when constructing a building on a lot. The petitioner seeks to build a single-family dwelling on the site that would encroach the front yard setback by roughly 10'.

Photo 1 shows an aerial of the lot at 5704 Country Lake Drive North. The shape of the lot is unusual, with the north property line (along Country Lake Drive North) at 75', the west property line (along South 57th Street) at 209', the south property line at 232' and the east property line at 290'. The required frontage in an R1A Zoning District is 90'. Because the North property line does not meet that standard, staff considers the west property line as the front yard for setback purposes, thus the need for the variation on the 30' front yard setback.

Photo 2 shows the proposed of the single-family dwelling (full sketch is in your packet). The red is the concrete driveway and sidewalk while the purple is the dwelling itself. The western-most point of the home extends into the front-yard setback, approximately 10' at the most extended point.

Photos 1 & 2 also show that the dwelling proposed for the subject lot will be constructed in the same configuration and setback as the neighboring property at 5714 Country Lane Drive North.

The petitioner states in her request for a variation (which is in your packet) that due to the unusual shape of the lot and the topography of the lot, there is little room to shift the location of the dwelling. She says specifically a drainage ditch to the south and the likely location of a septic system to the southeast essentially set the location of the home as currently designed.



Photo 3



Photo 4

STAFF COMMENTS:

City Code Chapter 40.125(C) states that when the ZBA considers a variation, it must determine if the proposed variation does any of the following:

- Impair an adequate supply of light and air to adjacent properties
- Unreasonably increase congestion in public streets
- Endanger Public Safety
- Unreasonably diminish established property values in the surrounding area
- Impair public health, safety or welfare.

Staff does not believe the requested setback variation will do any of what is listed above. In addition, the ZBA shall only permit a setback variation where it is found that

- A) An exceptional or unusual physical condition of a lot, which condition, yard, given the applicable fence, sign, lot area, lot width or accessory structure size regulations, would prevent a reasonable or sensible arrangement of buildings, fences, or signs on the lot.
- B) The variation is consistent with conditions existing upon other properties in the immediate vicinity and in the same zoning district.
- C) Authorization of the variation will not be of substantial detriment to adjacent properties, and will not materially impair the intent and purpose of this subchapter or the public health, safety and general welfare.

Point A: Staff believes this lot has an exceptional or unusual physical condition given its dimensions and as the petitioner mentioned, the location is limited by the need to locate the septic system in the southeast corner of the lot and of the drainage area to the south.

Point B: Staff believes this variation would be consistent with other properties as it appears the subject dwelling would have the same setback off Country Lake Drive North and be constructed at a similar configuration to the property to the east (5714 Country Lake Drive North).

Point C: Staff does not believe this variation will harm any nearby properties. The petitioner has been told by staff that she has talked to multiple nearby property owners and will provide documents showing their support.

STAFF RECOMMENDATION:

Staff recommends the Zoning Board of Appeals approve the requested variance to allow for the encroachment upon the 30' front yard setback for the construction of a dwelling at 5704 Country Lake Drive North as requested by the petitioner. The encroachment could be no more than 10' as shown on designs provided by the petitioner.

MEMORANDUM

TO: Mayor and Members of the City Council
FROM: Jim Murphy
DATE: March 19, 2021
RE: Tyler Technologies ERP Program

This letter is to inform you of the resolution being presented to the city council on Monday, March 22, 2021. In 1997, The City of Quincy purchased the current Financial and Utility billing software. Over the past several years, the city has looked at various options to replace the current software due to the fact the current solution has implemented very few innovative ideas and for the most part the software is the same look and feel when purchased 22 years ago.

The reason that the city needs to consider a replacement to the current Enterprise Resource Planning (ERP) software sooner than later is due to three major issues. 1) The word on the street from multiple sources, is our current vendor CentralSquare may drop the governmental unit of the organization as they are losing millions of dollars. Several key employees have left the company over the past year. We are noticing when you call support, new individuals are answering the phone and have no idea on how to resolve issues. And if the company would fold, we would not have support for state and federal compliance and tax issues. 2) In the past 12 months, support has been dreadful. It takes forever to get issues resolved and usually I have to start making calls to key executives to get issues resolved. Additionally, if we need new services, it has taken over 6 months to get a quote and another 2-3 months to get the project moving. 3) Lastly, CentralSquare's innovation has been lacking for years. Until recently, I had no idea how far back in the stone ages our software solution is compared to the market leader.

The City's Department of Information Technology (DoIT) has reviewed various technology and vendors over the past few months. DoIT has also contacted numerous government entities across the county to determine the best of breed ERP solution that would best fit the city's needs and provide ongoing innovation. Outside of some smaller regional solutions, there are only 3 major players in governmental software: Our current vendor which is CentralSquare, Tyler Technologies and BS&A Software. Most municipalities that I have spoken with use Tyler Technologies mainly due to the innovation and product selection. In Illinois alone, there are 42 government agencies using various products from Tyler Technologies. In addition, they have successively converted over 170 communities across the US from our current vendor, CentralSquare including several in Illinois like Peoria, Bloomington, and Naperville. DoIT and city staff have determined that the ERP solution from Tyler Technologies best fits the city's goals and strategies for the next 20 years.

The solution from Tyler Technologies has the following major components that will be utilized by city departments and the residents of Quincy:

- Financials – Core products including General Ledger, Accounts Payable, Capital Assets, Project and Grant Tracking, Payroll and Budgeting
- Accounts Receivable and Cash Receipts
- Contract Management
- Purchasing / Inventory /eProcurement / Bid Management
- Human Resources and Recruiting
- Risk Management
- Time & Attendance
- Advance Time & Attendance Scheduling
- Utility Billing
- Online Portal for Employees / Citizens / Vendors
- Tyler Online Payment Portal
- Integration into City’s GIS System
- Tyler Document Management System
- Asset Management (Fleet Maintenance and Equipment Maintenance/Tracking)
- Business License Management
- Community Permitting
- Community Code Compliance
- Community Planning & Zoning Review
- Work Order Management and WorkFlows
- Citizen Open Finance and Capital Projects
- Citizen 311 App and portal
- Tyler Cybersecurity Management

After several negotiations, the city has secured a total price for the initial project

Tyler Software & Implementation Costs	\$855,227
Hardware and ESRI GIS Software	<u>\$ 72,000</u>
Total Estimated Cost of Project	\$927,227

The funding for this project will be spent over an 18 – 24 month period. The funding has already been secured in the Capital Fund, Utilities Fund and Information Technology budget. This legislative body has already passed the supplemental of \$510,000 for the City portion. The Utilities Department will be contributing \$408,000 and DoIT will pick up the remaining balance if necessary.

Tyler Technologies provided the Comptroller’s Office, Treasurer’s Office, Utilities and Engineering, and Planning & Development with demos of their respective products. DoIT received only high marks from these departments in regards to the software solution. Many departments stated that this ERP solution will create many efficiencies while providing numerous pieces of data at their fingertips.

The Technology Committee and city administration took part in a demo of the citizen portal and work orders. DoIT again received high praise for the innovation that this product will provide our citizens.

City staff and the Technology committee have agreed that implementing a hybrid hosting solution would work best for the city's strategy. The recommendation is to host the financial system on premise while allowing Tyler to host the rest of the applications in the cloud. The main rationale is to make sure that payroll is always available for processing.

Another major component that will be part of this solution is Tyler's Cybersecurity solution. Tyler will monitor the city's complete network infrastructure for any innocuous or malicious activity and alert us 24/7. This solution is monitored by real cybersecurity experts around the clock to protect the city's whole infrastructure from cyber criminals. This solution has the ability to immediately shutdown any network device that shows malicious activity and alert our staff of the issue.

In the attachment, I have included some screen shots from various components of the proposed solution.

The Technology Committee has given their approval to move forward with the new ERP solution.

If you have any questions concerning this, please feel free to call me.

Thank you.

Tyler Technology Screen Shots

The first dashboard is a staff dashboard showing employees notifications, tasks that need accomplished, and some personalized data metrics. This dashboard shows the current YTD number of permits issued, staff overdue reviews, and the number of applications by month.

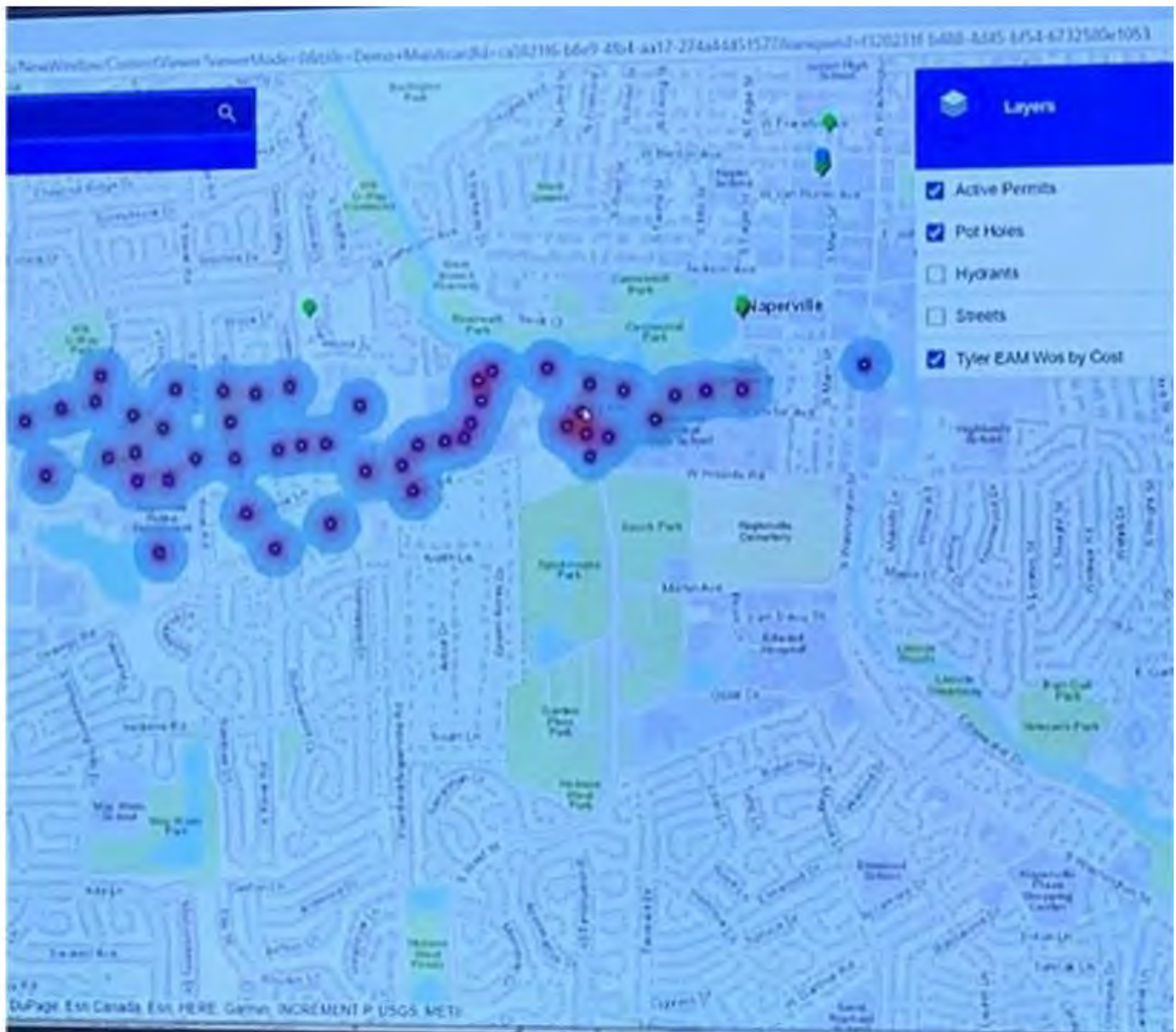
The dashboards are customizable to provide each user with the data that they would like to see.



The next dashboard is for citizens or city council members to show the overall number of issues that have been reported with real time updates.



The image below shows a screen shot of how the GIS system will tie into the work orders module to show all the locations of a particular issue.



Below are images of the mobile app for citizens and city council members that is currently being utilized by one of Tyler Technologies customers.





11:27

NAV REPORTS

414	6/26/2021
Fallen Tree	
OPEN	
405	6/26/2021
Traffic Light Issue	
OPEN	
399	6/15/2021
Fallen Tree	
OPEN	
396	6/15/2021
Vegetation Issue	
OPEN	
394	6/15/2021
Fallen Tree	
OPEN	
393	6/15/2021
Fallen Tree	
OPEN	
392	6/15/2021
Traffic Light Issue	
OPEN	
375	11/16/2020

Lastly, below are a few links to other cities websites that show information that would be available to citizens if we would choose to allow them to see all or parts of this type of data

Seattle - <https://capitalprojects.seattle.gov/projects>

Baton Rouge - <https://my.brla.gov/>

West Hollywood - [West Hollywood InfoMap \(weho.org\)](http://weho.org)

Neighborhood Connect BR, know your neighborhood with Open Neighborhood BR - <https://my.brla.gov>

Additionally, we would be able to provide our residents with enhanced transparency into our budget and expenses like these municipalities

<https://cityofsunprairie.finance.socrata.com/#!/dashboard>

<https://como.finance.socrata.com/#!/dashboard>

<https://murfreesboro.finance.socrata.com/#!/dashboard>

RESOLUTION

WHEREAS, the City of Quincy, Department of Information Technology (DoIT) has the responsibility of maintaining the city's Enterprise Resource Planning (ERP) solution used by all city departments; and,

WHEREAS, DoIT has secured pricing for a new ERP solution with Tyler Technologies, ESRI and Hewlett Packard; and,

THEREFORE BE IT RESOLVED, the Technology Committee, and the Director of Information Technology recommends to the Mayor and City Council that the normal bidding requirements be waived and the amount of \$927,227 be accepted for the purchase of a new Enterprise Resource Planning solution and associated hardware /software.

Jim Murphy
Director of Information Technology

March 22, 2021

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 10, 2021

SUBJECT: Intergovernmental Agreement for Quincy Bay Area Restoration and Enhancement Project (QBAREA)

The Quincy Bay Area Restoration and Enhancement Association (QBAREA) includes representatives of the City, Adams County, the Quincy Park District, the Quincy Boat Club, QACVB and the Mississippi Valley Hunter and Fisherman Association. QBAREA has worked with the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, the Illinois Department of Natural Resources, and members of Illinois' federal congressional delegation (Sen. Durbin, Sen. Duckworth, & Rep. LaHood) to secure federal money to fund the restoration of Quincy Bay.

The goals of the Quincy Bay Area project are to create and restore habitat and to reduce sedimentation. They would be accomplished by dredging Quincy Bay, building dike and weir structures at the Bay Island access channel and creating above flood elevation islands on Bay Island and northeast of Triangle Lake for reforestation. Since the lands are federally-owned, the funding source would be 100% federal. I have attached a project Fact Sheet for your review. The estimated federal funding is \$20,000,000.

QBAREA will be the local sponsor, making it responsible for the costs of operations, maintenance and rehabilitation associated with the restoration project. In order for QBAREA to accept the federal funds, it must receive consent to act as a sponsor from the City, the County and the Park District. Attached for your review is the Intergovernmental Agreement between the City, the County, and the Park District on behalf of the Quincy Bay Area Restoration and Enhancement Association. QBAREA has formed an Illinois 501c3 to financially support the management and administration of the federal funds.

A resolution authorizing the Mayor to execute the Intergovernmental Agreement for the Quincy Bay Area Restoration and Enhancement Association on behalf of the city is attached.

Any questions please let me know.

**A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION
AND DELIVERY OF AN INTERGOVERNMENTAL AGREEMENT FOR
QUINCY BAY AREA RESTORATION AND ENHANCEMENT
ASSOCIATION**

WHEREAS, there has been presented to and there is now before the meeting of the City Council of the City of Quincy, Adams County, Illinois (the “City”) at which this Resolution is adopted, the form of an “Intergovernmental Agreement for the Restoration of Quincy Bay (the “Agreement”), to be entered into by and between the City, the County of Adams, State of Illinois and the Quincy Park District, State of Illinois (collectively, the “Parties”).

NOW, THEREFORE, BE IT RESOLVED by the Mayor and the City Council of the City of Quincy, Adams County, Illinois, as follows:

Section 1. That the form of the Agreement by and between the Parties, in substantially the form thereof which has been presented to and is now before the meeting of the Corporate Authorities at which this Resolution is adopted, be and the same is hereby authorized and approved.

Section 2. That for and on behalf of the City, the Mayor is hereby authorized to execute and deliver the Agreement and the City Clerk is hereby authorized to attest to the same.

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

PASSED and APPROVED this day of , 2021.

SIGNED:

Kyle Moore, Mayor

ATTEST:

Laura Oakman, City Clerk

**INTERGOVERNMENTAL AGREEMENT
FOR QUINCY BAY AREA RESTORATION AND ENHANCEMENT ASSOCIATION**

This Intergovernmental Agreement for the Quincy Bay Area Restoration and Enhancement Association (herein referred to as (QBAREA) a Illinois 501c3 nonprofit entity and is between the City of Quincy, an Illinois Municipal Corporation (hereinafter referred to as “City”), the County of Adams, Illinois (hereinafter referred to as “County”) and the Quincy Park District (hereinafter referred to as “Park District”), entered into the day of , 2021, and executed by each of the undersigned governmental units on the date set forth beneath the respective signatures of the duly authorized officers.

W I T N E S S E T H:

WHEREAS, The City is a home rule unit of local government under and pursuant to Section 6 of Article VII of the Constitution of the State of Illinois and has the authority to exercise any power and perform any function pertaining to its government and affairs including, but not limited to, the power to regulate for the protection of the public health, safety, morals and welfare; and

WHEREAS, The County is a unit of local government under and pursuant to the Article VII of the Constitution of the State of Illinois and has the authority to exercise any power and perform any function pertaining to its government and affairs including, but not limited to, the power to regulate for the protection of the public health, safety, morals and welfare; and

WHEREAS, The Park District is a unit of local government under and pursuant to the Article VII of the Constitution of the State of Illinois and has the authority to exercise any power and perform any function pertaining to its government and affairs including, but not limited to, the power to regulate for the protection of the public health, safety, morals and welfare; and

WHEREAS, Section 10 of Article VII of the Constitution of the State of Illinois and the Intergovernmental Cooperation Act (5 ILCS 220/1et seq.) provide further authority for the City, County and the Park District to obtain or share services and to exercise, combine or transfer any power or function not prohibited by law or ordinance; and

WHEREAS, The City, County and Park District support the restoration of Quincy Bay, one of the largest natural bays of the Upper Mississippi River where the current Bay’s water depth has reached less than three feet with more than 70 percent loss in water volume during the last 80 years; and

WHEREAS, Local leaders and interested entities have come together to form the Quincy Bay Area Restoration and Enhancement Association whose goal is to restore the natural conditions of the Quincy Bay through ecosystem restoration, habitat creation and sustainable sedimentation reduction activities; and

WHEREAS, Working with State and federal Officials, QBAREA proposes a project that would dredging portions of the Quincy Bay, construct a rock dike/weir structure at the Small Boat Access Channel to reduce sediment and create several topographically diverse areas above flood stage for reforestation; and

WHEREAS, QBAREA has received the necessary approvals and allocation of funding from the U.S Army Corps of Engineers Mississippi Valley Division for the Quincy Bay restoration project; and

WHEREAS, QBAREA as a Non-Federal Sponsor is responsible for the operation, maintenance and rehabilitation cost and the City, County and Park District consent to QBAREA acting as sponsor for the study, design or construction of the restoration project per the Implementation Guidelines for Section 2003(b) of the Water Resource Development Act of 2007; and

WHEREAS, It is in the interest of the City, County and Park District, to support QBAREA, in the event additional funds are needed for maintenance and rehabilitation costs, each reserve the right, but not the obligation to assist in maintenance and rehabilitation cost; and

NOW, THEREFORE, In consideration of the matters set forth above, the agreements, covenants, representations and undertakings made and contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, City, County and Park District hereby agree, covenant, represent and undertake as follows:

ARTICLE I **In General**

Section 1.1. General Definitions: Unless the context hereof clearly indicates otherwise, capitalized words, terms and phrases defined in the recitals and preambles hereto and elsewhere herein shall have the same meanings for all purposes of this Agreement. In addition, in all cases the singular includes the plural, the plural includes the singular and a reference to any gender includes both genders and the neuter, as the case may be.

Section 1.2. Certain Phrases: The words “hereof,” “herein,” “hereunder,” “hereto,” and other words of similar import refer to this Agreement as a whole and not solely to the particular portion thereof in which any such word is used.

Section 1.3. Headings: The headings of this Agreement are for convenience of reference only and shall not define or limit the provisions hereof.

ARTICLE II

Miscellaneous

Section 2.1. Notices and Communications: All notices, demands, requests for reimbursement and other communications under this Agreement shall be in writing and shall be deemed to have been given when the same are (i) deposited in the United States Mail and sent by first-class mail, postage pre-paid or (ii) delivered to the City, County or Park District at their respective addresses (or at such other address as each may designate by notice to the other), as follows:

- (1) if to the City, at the City of Quincy, City Hall, 730 Maine Street, Quincy, Illinois 62301, Attn: Office of the Mayor, and Office of Director of Utilities and Engineering ; and
- (2) if to the County, Adams County Board, 507 Vermont Street, Quincy, Illinois 62301, Attn: Office of County Board Chair and Office of County Highway Engineer.
- (3) if to the Park District, Quincy Park District, 1231 Bonansigna Dr., Quincy, Illinois 62301, Att: Office of the Park District President and Office of the Park District Executive Director.

Whenever any party hereto is required to deliver notices, certificates, opinions, statements or other information hereunder, three (3) copies shall be provided to the parties.

Section 3.2. Illinois Law: This Agreement shall be deemed to be an intergovernmental agreement made under and shall be construed in accordance with and governed by the laws of the State of Illinois. All meetings conducted by the QBAREA will be in conformance with the Open Meeting Act.

Section 3.3. Written Modifications: Neither this Agreement, nor any provisions hereof, may be changed, revised, modified, waived, discharged, terminated or otherwise abrogated, diminished or impaired other than by an instrument in writing duly authorized and executed by the City, County and Park District.

Section 3.4. Counterparts: This Agreement may be signed in any number of counterparts with the same effect as if the signatures thereof were upon the same instrument.

Section 3.5. Effective Date and Term: This Agreement shall become effective upon its execution and shall be and remain in full force and effect thereafter unless terminated in writing by the parties.

Section 3.6. Entire Agreement: This Agreement constitutes the entire agreement of the City, County and Park District on the subject matter hereof.

IN WITNESS WHEREOF, the City, County and Park District have each caused this Agreement to be executed by proper officers duly authorized to execute the same as of the date set forth beneath the signatures of their respective officers set forth below.

**City of Quincy, an Illinois
Municipal Corporation**

By: _____
Its Mayor

ATTEST:

By: _____
Its City Clerk

Dated: _____

County of Adams, State of Illinois

By: _____
Its County Board Chairman

ATTEST:

By: _____
Its County Clerk

Dated: _____

Quincy Park District, State of Illinois

By: _____
Its President

ATTEST:

By: _____
Its Secretary

Dated: _____

QUINCY BAY AREA
HABITAT REHABILITATION AND ENHANCEMENT PROJECT
UPPER MISSISSIPPI RIVER, POOL 21, ADAMS COUNTY, ILLINOIS
UPPER MISSISSIPPI RIVER RESTORATION PROGRAM
ROCK ISLAND DISTRICT

FACT SHEET

I. LOCATION

Quincy Bay is located in the southernmost portion of Pool 21 adjacent to Quincy (Adams County, Illinois), between river mile 332 and 327 (Figure 1). It is the first Game Preserve in the State of Illinois and one of the largest natural bays of the Upper Mississippi River. The Quincy Bay Area Habitat Rehabilitation and Enhancement Project (Project) is located within the Quincy Bay Area Restoration and Enhancement Association (QBAREA) Planning Area.

II. EXISTING RESOURCES

Quincy Bay is a backwater lake complex measuring approximately four miles long with a variable width of up to two miles. The area is composed of interconnected channels and small bays, an existing small boat harbor, and a small boat access channel. A fisheries assessment in 2010 yielded fish representing 67 species and three hybrid species. Land within Quincy Bay is consists of bottomland deciduous forests which provides nesting habitat for Neotropical migratory birds and roosting and foraging habitat for bat species. Existing floodplain forests are dominated by silver maple and remnant patches of emergent aquatic vegetation remain.

III. PROBLEM IDENTIFICATION

The construction of the Lock & Dam 21 (1938), a railroad bridge (late 1950s), and the opening of a small-boat access channel across Bay Island (1969) resulted in changes to water flow patterns and sediment accumulation in the Middle and Upper Bay. Those features, along with the naturally occurring sedimentation from Mississippi River flooding and tributary streams, have resulted in shallower waters in Quincy Bay and a higher flood frequency and duration over the past several years. Upwards of 245,000 tons of sediment is estimated to be deposited into Quincy Bay annually; approximately 70% is attributable to flooding, 22% is transported through the access channel, and approximately 8% is delivered by creeks that drain into Quincy Bay. Due to this sedimentation, the water volume of Quincy Bay has decreased by an estimated 72%.

This increased sedimentation and loss of connectivity has resulted in significant degradation of deep-water habitat and fragmentation of fish, wildlife, and migratory bird habitat. Historically, Upper Quincy Bay was an important stopover point for diving ducks during spring/fall migrations; however, there is evidence that the failure of species to use Quincy Bay has resulted in reduced reproductive output. Further, the relatively diverse pre-settlement floodplain forest consisting of hackberry, pecan, elm, willow and cottonwood is now largely dominated by silver maple.

Without restoration, the important ecosystem of Quincy Bay could be lost forever. Open waters will continue to convert to shallow backwaters and drier bottomland forests that will continue to develop into plant communities dominated by flood-tolerant species and invasive species such as reed canary grass and Japanese hops.

IV. PROJECT GOALS

The desired outcome for the Project is a high quality and diverse forest and wetland habitat for wildlife and aquatics, with reductions in sedimentation into Quincy Bay, and an increased resiliency against future sedimentation. Dredging within Quincy Bay, connected sloughs and lakes will provide both shallow lotic and deep lentic backwater habitats for fish to reproduce, feed and overwinter in Pool 21. This restored habitat has the potential to recruit additional fish and wildlife species to the area. The dredged material will be used to create topographic diversity to promote and protect habitat for aquatic and terrestrial vegetative species, including native trees. These actions will restore a more natural hydrogeomorphic condition in Quincy Bay area. Additionally, modification to the small boat access channel will decrease sediment load entering into Quincy Bay from the main channel, decreasing total suspended solids concentrations and improving conditions for aquatic vegetation.

Quincy Bay Project goals align with the Habitat Needs Assessment II “Future Desired Habitat Condition” developed by the River Resources Coordinating Team for the project area. These include:

- Restore floodplain habitat and connectivity to the main channel
- Restore diversity of aquatic habitat types with desire for more lentic and backwater habitats
- Restore aquatic vegetation in backwater areas
- Restore floodplain forest diversity, including hard-mast trees
- Enhance floodplain topographic diversity
- Restore floodplain vegetation diversity in hand with diversifying floodplain inundation periods

V. PROPOSED PROJECT FEATURES

The proposed Project consists of three components, which together will restore fish and wildlife habitat and reduce future sediment accumulation rates in Quincy Bay. The following features were identified during previous feasibility studies; however, additional solutions may be identified in the current feasibility study:

- Dredging of portions of Quincy Bay and connected sloughs and lakes to restore aquatic habitat

- Construction of a rock dike/weir structure or friction channel at the small boat access channel to reduce velocity and sediment transport; and
- Increase topographic diversity above-flood elevation areas for reforestation and wetland vegetation species.

VI. IMPLEMENTATION CONSIDERATIONS

Quincy Bay is located near the following HREP Projects: Monkey Chute, Cottonwood Island and Long Island Division of Great River National Wildlife Refuge. These projects are similar to the Quincy Bay Project in that they have experienced sedimentation issues and degraded habitat. Together, these completed projects will function to curb the rate of ecosystem degradation and maintain existing conditions in the face of future disturbances and stressors in the Lower Impounded cluster.

The Project provides a unique opportunity to expand upon the following local landscape restoration sites and efforts (Figure 2):

- Triangle Lake Wetland Enhancement & Restoration waterfowl refuge;
- Privately-owned lands within the Indian Grave Drainage District enrolled in habitat programs;
- Bob Bangert Park wetland restoration; and the
- Quincy Park District “Green Corridor.”

VII. FINANCIAL DATA

Project features are located entirely on Federal land within QBAREA limits. The total estimated cost of the proposed Project components, depending on features chosen, ranges from 15 to 25 million dollars. The project would be 100% Federal in accordance with Section 906(e) of the Water Resources Development Act of 1986. The operation, maintenance, repair, replacement, and rehabilitation (OMRR&R) costs will be the responsibility of the local sponsor, QBAREA.

VIII. STATUS OF PROJECT

The Project was submitted to the Fish and Wildlife Interagency Committee on October 15, 2019, and endorsed by the River Resources Coordinating Team on November 21, 2019. This fact sheet was endorsed by the Upper Mississippi River Restoration Coordinating Committee on February 26, 2020.

IX. SPONSORSHIP

QBAREA is the local non-Federal Sponsor and would be responsible for OMRR&R of Project features.

X. POINTS OF CONTACT

Marshall Plumley, UMRR Program Manager, U.S. Army Corps of Engineers, Rock Island District, (309) 794-5447.

Rome Frericks, Quincy Park District, 217-223-7703, rfrericks@quincyparkdistrict.com

David Glover, IL DNR, 618-435-8138, dave.glover@illinois.gov (FWIC Champion)

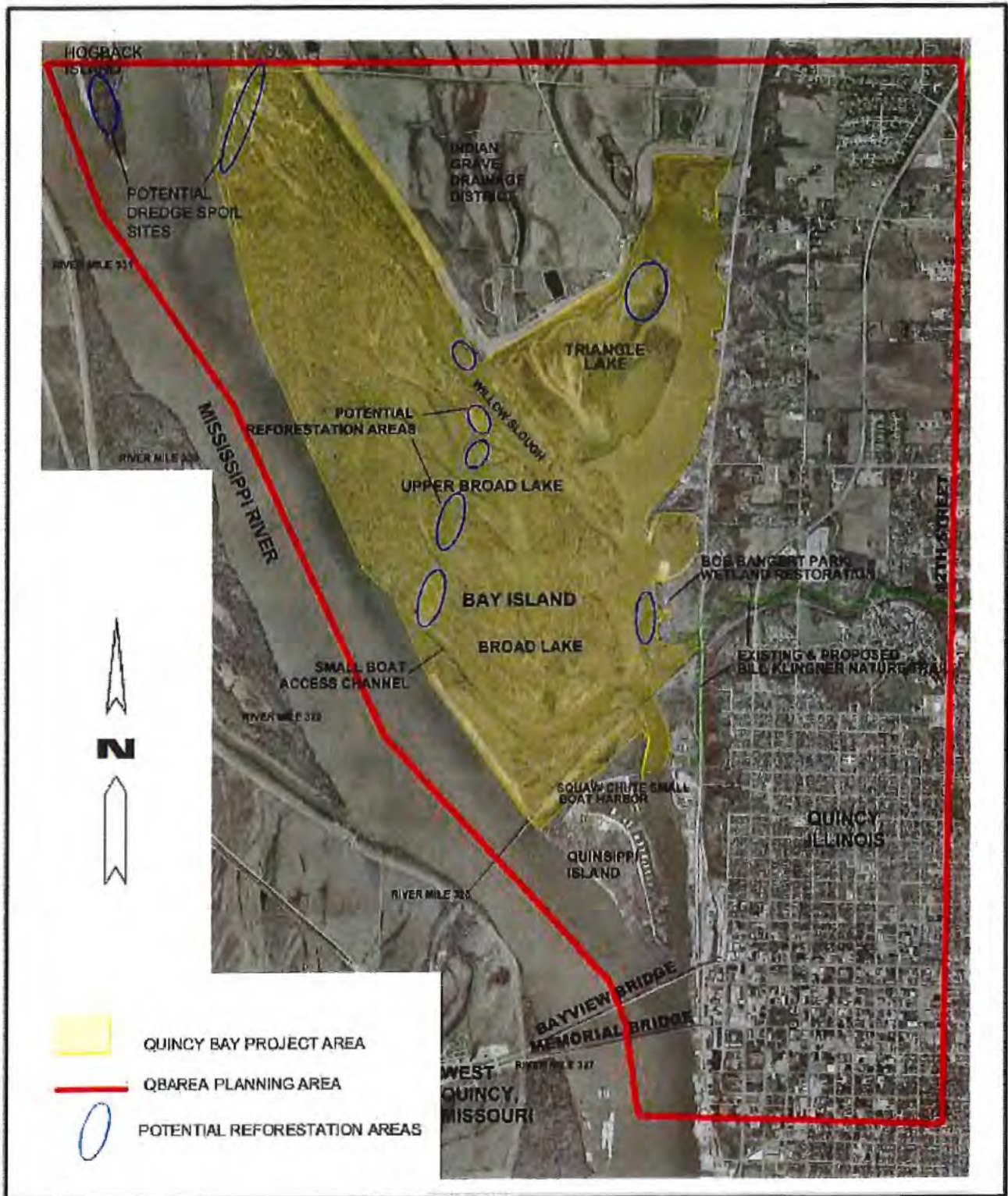


Figure 1. Map of proposed Quincy Bay Project Area (yellow shaded area) within the Quincy Bay Area Restoration and Enhancement Association (QBAREA; red outlined area). Also shown are potential sites for reforestation indicated in blue.

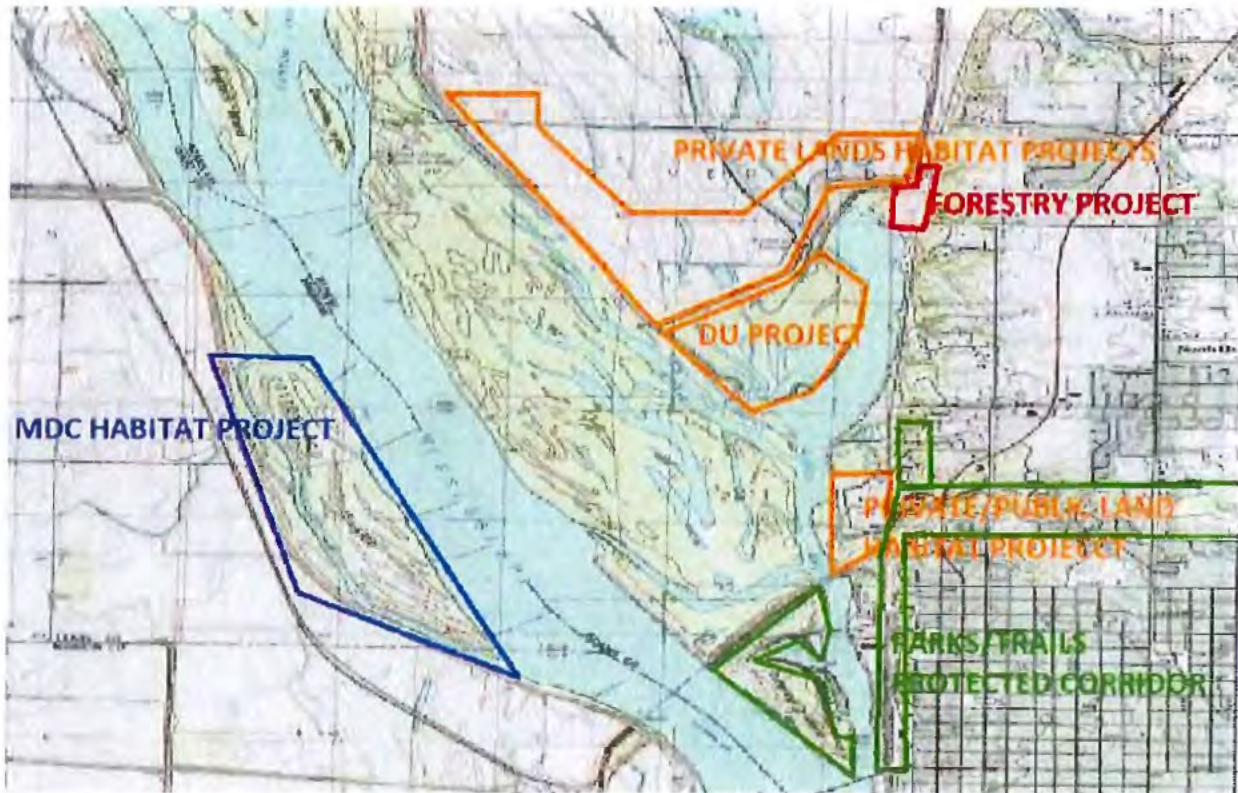


Figure 2: Local Landscape Restoration Efforts



CITY OF QUINCY

Department of Utilities & Engineering

Steven E. Bange, P.E.
Senior Project Engineer
City Hall – 730 Maine Street
Quincy, Illinois 62301-4048
(217)228-7731

MEMORANDUM

To: City Council & Administration

RE: 3/22/2021 Council Meeting - MFT Material Bids

Bids were opened on Wednesday, March 10th for supplying the Concrete and Asphalt materials for use by Central Services for the upcoming fiscal year. (Bid tab attached).

Diamond Construction & Emery Sapp submitted bids for supplying cold patch and hot-mix asphalt. Diamond was the low bidder. Cold mix was the same as last year and hot-mix was \$10 more per ton compared to last.

Brink & Bleigh Ready Mix submitted concrete bids. Bleigh was the low bidder. Prices are generally \$2.00 / cu yd more than last year. The concrete prices will also apply to water and sewer by Central Services.



Tabulation of Bids

Local Public Agency Quincy	County Adams	Section Number 21-00000-00-GM
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Approved Engineer's Estimate

\$62,200.00

Attended By (IDOT Representative(s))

Bidder's Name	Diamond Construction Company	Emery Sapp & Sons, Inc	
Bidder's Address	2000 North 18th, PO Box	PO Box 430	
City, State, Zip	Quincy, IL 62305	Hannibal, MO 63401	
Proposal Guarantee	Bid Bond	Bid Bond	
Terms			

Approved Engineer's Estimate

Item No.	Item	Delivery	Unit	Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1a	BIT PATCHING MIXTURE (G	FOB	TON	360	145.0000	\$52,200.00	115.0000	\$41,400.00	135.0000	\$48,600.00		\$0.00
1b	HOT-MIX ASPHALT SURF C	FOB	TON	100	100.0000	\$10,000.00	70.0000	\$7,000.00	65.0000	\$6,500.00		\$0.00
Total Bid:							As Read:	\$48,400.00		\$55,100.00		
							As Calculated:	\$48,400.00		\$55,100.00		\$0.00
							% Over/Under:	-0.22%		-0.11%		

Stan Sapp 3/10/2021



Tabulation of Bids



Local Public Agency

Quincy

County

Adams

Section Number

21-00000-00-GM

Approved Engineer's Estimate

\$202,825.00

Attended By (IDOT Representative(s))

Bidder's Name	R. L. Brink Corp	Bleigh Ready Mix
Bidder's Address	4400 N. 24th	3217 Wisman Lane
City, State, Zip	Quincy, IL 62305	Quincy, IL 62301
Proposal Guarantee	Bid Bond	Bid Bond
Terms		

Approved Engineer's Estimate

Item No.	Item	Delivery	Unit	Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
2	PCC - MFT											
2 a	Class PV	Site	CU YD	110	140.0000	\$15,400.00	121.0000	\$13,310.00	115.5000	\$12,705.00		\$0.00
2 b	Class PP-1	Site	CU YD	110	150.0000	\$16,500.00	128.2500	\$14,107.50	121.5000	\$13,365.00		\$0.00
2 c	Class PP-2	Site	CU YD	50	160.0000	\$8,000.00	133.7500	\$6,687.50	127.0000	\$6,350.00		\$0.00
2 d	Class SI	Site	CU YD	180	135.0000	\$24,300.00	121.0000	\$21,780.00	115.5000	\$20,790.00		\$0.00
2 e	Controlled Low Strength Mat.	Site	CU YD	50	100.0000	\$5,000.00	66.5000	\$3,325.00	77.0000	\$3,850.00		\$0.00
3	PCC - Non MFT											
3 a	Class SI	Site	CU YD	275	135.0000	\$37,125.00	121.0000	\$33,275.00	115.5000	\$31,762.50		\$0.00
3 b	Class PP-1	Site	CU YD	170	150.0000	\$25,500.00	128.2500	\$21,802.50	121.5000	\$20,655.00		\$0.00
3 c	Class Special	Site	CU YD	550	120.0000	\$66,000.00	110.0000	\$60,500.00	107.5000	\$59,125.00		\$0.00
3 d	Controlled Low Strength Mat.	Site	CU YD	50	100.0000	\$5,000.00	66.5000	\$3,325.00	77.0000	\$3,850.00		\$0.00
Total Bid:							As Read:	\$178,112.50		\$172,452.00		
							As Calculated:	\$178,112.50		\$172,452.50		\$0.00
							% Over/Under:	-0.12%		-0.15%		

RESOLUTION

WHEREAS, the City of Quincy annually purchases materials for the maintenance of streets and sidewalks funded by Motor Fuel Tax Funds (MFT) ; and,

WHEREAS, the Department of Utilities and Engineering requested sealed, competitive bids for the materials required for annual street and sidewalk maintenance; and,

WHEREAS, the following bids were received:

Concrete

R.L. Brink Corporation Quincy, Illinois	\$178,112.50
Bleigh Ready Mix Quincy, Illinois	\$172,452.50
Engineer's Estimate	\$202,825.00

Patching Material

Emery Sapp & Sons, Inc. Hannibal, Missouri	\$ 55,100.00
Diamond Construction Company Quincy, Illinois	\$ 48,400.00
Engineer's Estimate	\$ 62,200.00

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

WHEREAS, funding for these materials will be made available in the 2021/2022 Motor Fuel Tax Fund fiscal year budget.

NOW, THEREFORE BE IT RESOLVED, the Director of Utilities and Engineering and Central Services Committee recommend to the Mayor and Quincy City Council that the low, responsible, qualified bid for each material, as listed above, be considered by the Mayor and Quincy City Council, subject to full approval from the Illinois Department of Transportation.

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

March 22, 2021



CITY OF QUINCY

Department of Utilities & Engineering

Steven E. Bange, P.E.
Senior Project Engineer
City Hall – 730 Maine Street
Quincy, Illinois 62301-4048
(217)228-7731

MEMORANDUM

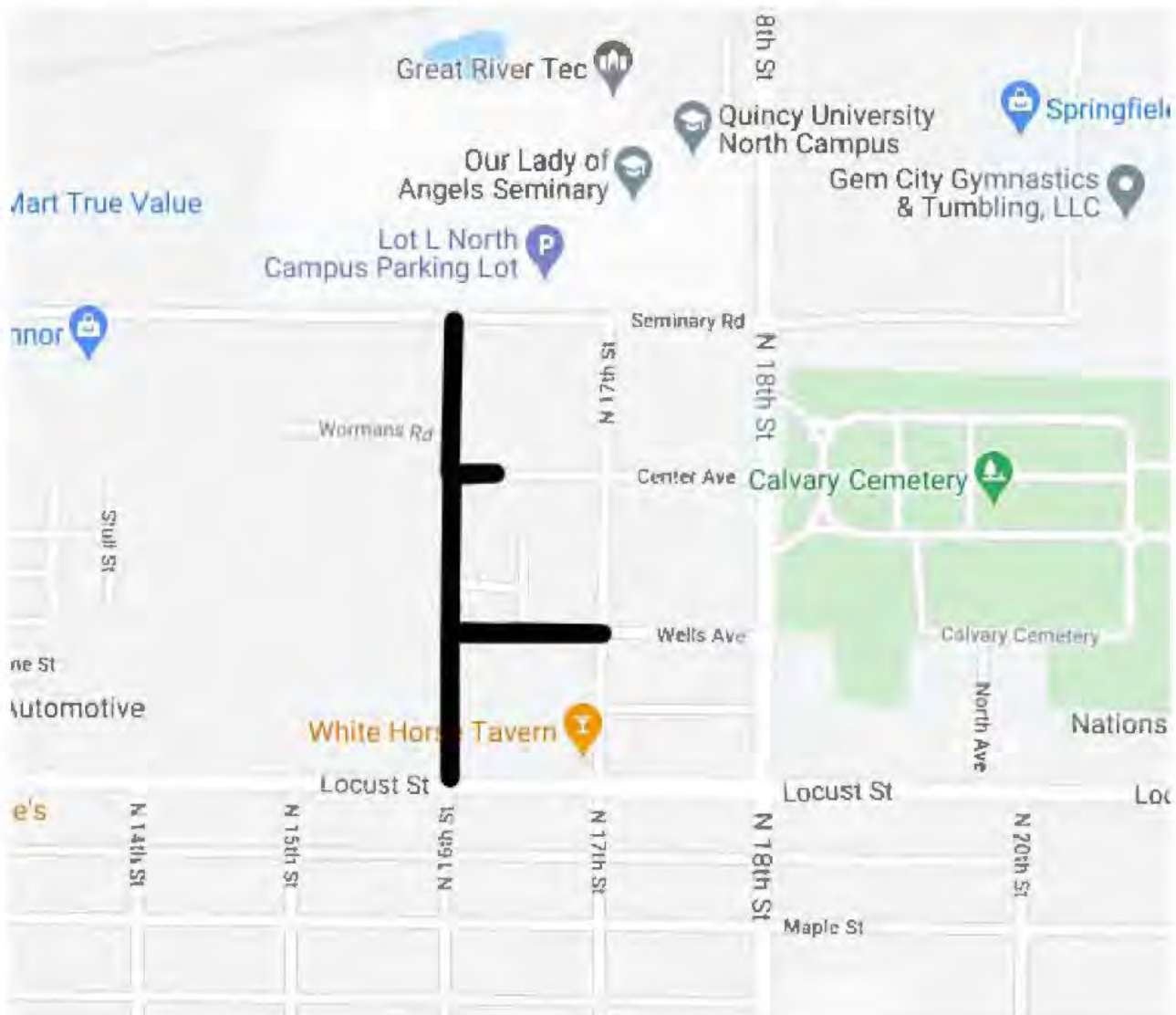
To: City Council & Administration

RE: 3/22/2021 Council Meeting - North 16th Bid

Bids were opened on Wednesday, March 10th for the reconstruction of North 16th from Seminary Rd to Locust & Wells Avenue from 16th to 17th. Work includes new pavement, curb & gutter, storm sewers, and water main.

Laverdiere Construction was the only bidder at \$1,397,000. The estimate was \$1,376,306.00. (Bid tab attached). This bid was \$20,694 over the estimate which is 1.5% over. Considering the estimate was prepared in 2020 and recent bid prices, we believe it is a good bid.

This project is to be constructed with Rebuild Illinois, water, & sewer funds.





Tabulation of Bids - 5 Bidders

Local Public Agency	County	Section Number
Quincy	Adams	20-00339-00-PV

Approved Engineer's Estimate	Attended By (IDOT Representative(s))
\$1,376,306.00	

Bidder's Name	Laverdiere Construction Inc.			
Bidder's Address	4055 W. Jackson			
City, State, Zip	Macomb, IL 61455			
Proposal Guarantee	Bid Bond			
Terms				

Approved Engineer's Estimate

Item No.	Item	Delivery	Unit	Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
20100210	TREE REMOV OVER 15		UNIT	18	30.0000	\$540.00	59.0000	\$1,062.00		\$0.00		\$0.00		\$0.00		\$0.00
20100500	TREE REMOV ACRES		ACRE	0.25	40,000.0000	\$10,000.00	11,788.0000	\$2,947.00		\$0.00		\$0.00		\$0.00		\$0.00
20200100	EARTH EXCAVATION		CU YD	1240	20.0000	\$24,800.00	23.0000	\$28,520.00		\$0.00		\$0.00		\$0.00		\$0.00
20800150	TRENCH BACKFILL		CU YD	1370	70.0000	\$95,900.00	41.0000	\$56,170.00		\$0.00		\$0.00		\$0.00		\$0.00
21001000	GEOTECH FAB F/GR STA		SQ YD	7180	2.0000	\$14,360.00	2.0000	\$14,360.00		\$0.00		\$0.00		\$0.00		\$0.00
25000100	SEEDING, CLASS 1		ACRE	1	10,000.0000	\$10,000.00	6,618.0000	\$6,618.00		\$0.00		\$0.00		\$0.00		\$0.00
25100105	MULCH, METHOD 1		ACRE	1	3,000.0000	\$3,000.00	4,745.0000	\$4,745.00		\$0.00		\$0.00		\$0.00		\$0.00
25100630	EROSION CONT BLANKE		SQ YD	122	3.0000	\$366.00	5.0000	\$610.00		\$0.00		\$0.00		\$0.00		\$0.00
25200100	SODDING		SQ YD	90	70.0000	\$6,300.00	15.0000	\$1,350.00		\$0.00		\$0.00		\$0.00		\$0.00
28000305	TEMP DITCH CHECKS		FOOT	200	10.0000	\$2,000.00	16.0000	\$3,200.00		\$0.00		\$0.00		\$0.00		\$0.00
28000400	PERIM EROSION BAR		FOOT	225	10.0000	\$2,250.00	3.0000	\$675.00		\$0.00		\$0.00		\$0.00		\$0.00
28000500	INLET & PIPE PROTECT		EACH	25	175.0000	\$4,375.00	141.0000	\$3,525.00		\$0.00		\$0.00		\$0.00		\$0.00
28100225	STONE RIPRAP, CL B3		TON	22	50.0000	\$1,100.00	75.0000	\$1,550.00		\$0.00		\$0.00		\$0.00		\$0.00
28100227	STONE RIPRAP, CL B4		TON	210	55.0000	\$11,550.00	76.0000	\$15,960.00		\$0.00		\$0.00		\$0.00		\$0.00
28100229	STONE RIPRAP, CL B5		TON	40	60.0000	\$2,400.00	84.0000	\$3,360.00		\$0.00		\$0.00		\$0.00		\$0.00
28200200	FILTER FABRIC		SQ YD	265	2.0000	\$530.00	2.0000	\$530.00		\$0.00		\$0.00		\$0.00		\$0.00
35100100	AGG BASE CSE A		TON	3411	32.0000	\$109,152.00	28.0000	\$95,508.00		\$0.00		\$0.00		\$0.00		\$0.00
40600275	BIT MATLS PR CT		POUND	13158	1.0000	\$13,158.00	0.7500	\$9,868.50		\$0.00		\$0.00		\$0.00		\$0.00
40600290	BIT MATLS TACK CT		POUND	1317	3.0000	\$3,951.00	2.0000	\$2,634.00		\$0.00		\$0.00		\$0.00		\$0.00
40602978	HMA BC IL-9.5 N50		TON	142	125.0000	\$17,750.00	120.0000	\$17,040.00		\$0.00		\$0.00		\$0.00		\$0.00
40603080	HMA BC IL-19.0 N50		TON	1047	125.0000	\$130,875.00	112.0000	\$117,264.00		\$0.00		\$0.00		\$0.00		\$0.00
40604150	PLY HMA SC IL-9.5 C N50		TON	490	130.0000	\$63,700.00	125.0000	\$61,250.00		\$0.00		\$0.00		\$0.00		\$0.00
40800050	INCIDENTAL HMA SURF		TON	23	230.0000	\$5,290.00	250.0000	\$5,750.00		\$0.00		\$0.00		\$0.00		\$0.00
42300200	PCC DRIVEWAY PAVT 6		SQ YD	198	80.0000	\$15,840.00	75.0000	\$14,850.00		\$0.00		\$0.00		\$0.00		\$0.00
42300400	PCC DRIVEWAY PAVT 8		SQ YD	800	95.0000	\$76,000.00	80.0000	\$64,000.00		\$0.00		\$0.00		\$0.00		\$0.00
42400100	PC CONC SIDEWALK 4		SQ FT	616	10.0000	\$6,160.00	16.0000	\$9,856.00		\$0.00		\$0.00		\$0.00		\$0.00
42400800	DETECTABLE WARNINGS		SQ FT	30	40.0000	\$1,200.00	51.0000	\$1,530.00		\$0.00		\$0.00		\$0.00		\$0.00
44000100	PAVEMENT REM		SQ YD	4985	10.0000	\$49,850.00	9.0000	\$44,865.00		\$0.00		\$0.00		\$0.00		\$0.00
44000155	HMA SURF REM 1 1/2		SQ YD	204	5.0000	\$1,020.00	40.0000	\$8,160.00		\$0.00		\$0.00		\$0.00		\$0.00
44000200	DRIVE PAVEMENT REM		SQ YD	527	15.0000	\$7,905.00	11.0000	\$5,797.00		\$0.00		\$0.00		\$0.00		\$0.00

44000600	SIDEWALK REMOVAL		SQ FT	486	3.0000	\$1,458.00	2.0000	\$972.00		\$0.00		\$0.00		\$0.00		\$0.00
50105220	PIPE CULVERT REMOVAL		FOOT	338	8.0000	\$2,704.00	13.0000	\$4,394.00		\$0.00		\$0.00		\$0.00		\$0.00
54244405	FL INLT BX MED 542546		EACH	1	2,000.0000	\$2,000.00	3,582.0000	\$3,582.00		\$0.00		\$0.00		\$0.00		\$0.00
54260618	SLP MT ES WG 18",1:4		EACH	1	650.0000	\$650.00	1,068.0000	\$1,068.00		\$0.00		\$0.00		\$0.00		\$0.00
55100500	STORM SEWER REM 12"		FOOT	413	10.0000	\$4,130.00	12.0000	\$4,956.00		\$0.00		\$0.00		\$0.00		\$0.00
55100900	STORM SEWER REM 18"		FOOT	18	10.0000	\$180.00	12.0000	\$216.00		\$0.00		\$0.00		\$0.00		\$0.00
55101200	STORM SEWER REM 24"		FOOT	182	15.0000	\$2,730.00	12.0000	\$2,184.00		\$0.00		\$0.00		\$0.00		\$0.00
550B0340	STORM SEW CL B 2 12		FOOT	630	60.0000	\$37,800.00	68.0000	\$42,840.00		\$0.00		\$0.00		\$0.00		\$0.00
550B0360	STORM SEW CL B 2 15		FOOT	313	65.0000	\$20,345.00	75.0000	\$23,475.00		\$0.00		\$0.00		\$0.00		\$0.00
550B0380	STORM SEW CL B 2 18		FOOT	85	75.0000	\$6,375.00	100.0000	\$8,500.00		\$0.00		\$0.00		\$0.00		\$0.00
550B0410	STORM SEW CL B 2 24		FOOT	107	90.0000	\$9,630.00	136.0000	\$14,552.00		\$0.00		\$0.00		\$0.00		\$0.00
550B0430	STORM SEW CL B 2 30		FOOT	34	100.0000	\$3,400.00	221.0000	\$7,514.00		\$0.00		\$0.00		\$0.00		\$0.00
550B0450	STORM SEW CL B 2 36		FOOT	388	110.0000	\$42,680.00	255.0000	\$98,940.00		\$0.00		\$0.00		\$0.00		\$0.00
56100010	DI WAT MN TEE, 8X 4		EACH	2	600.0000	\$1,200.00	675.0000	\$1,350.00		\$0.00		\$0.00		\$0.00		\$0.00
56100015	DI WAT MN TEE, 8X 6		EACH	3	700.0000	\$2,100.00	734.0000	\$2,202.00		\$0.00		\$0.00		\$0.00		\$0.00
56100020	DI WAT MN TEE, 8X 8		EACH	4	825.0000	\$3,300.00	804.0000	\$3,216.00		\$0.00		\$0.00		\$0.00		\$0.00
56100600	WATER MAIN 6		FOOT	82	45.0000	\$3,690.00	41.0000	\$3,362.00		\$0.00		\$0.00		\$0.00		\$0.00
56100700	WATER MAIN 8		FOOT	1448	50.0000	\$72,400.00	50.0000	\$72,400.00		\$0.00		\$0.00		\$0.00		\$0.00
56100800	WATER MAIN 10		FOOT	38	70.0000	\$2,660.00	76.0000	\$2,888.00		\$0.00		\$0.00		\$0.00		\$0.00
56101150	DI WAT MN RED, 8 X 6		EACH	1	400.0000	\$400.00	516.0000	\$516.00		\$0.00		\$0.00		\$0.00		\$0.00
56101156	DI WAT MN RED, 10 X 8		EACH	1	600.0000	\$600.00	682.0000	\$682.00		\$0.00		\$0.00		\$0.00		\$0.00
56104800	WATER VALVES 4"		EACH	2	1,500.0000	\$3,000.00	1,182.0000	\$2,364.00		\$0.00		\$0.00		\$0.00		\$0.00
56104900	WATER VALVES 6"		EACH	3	1,800.0000	\$5,400.00	1,405.0000	\$4,215.00		\$0.00		\$0.00		\$0.00		\$0.00
56105000	WATER VALVES 8"		EACH	7	2,000.0000	\$14,000.00	2,018.0000	\$14,126.00		\$0.00		\$0.00		\$0.00		\$0.00
56109400	DI WT MNF 8 11.25 DB		EACH	2	550.0000	\$1,100.00	545.0000	\$1,090.00		\$0.00		\$0.00		\$0.00		\$0.00
56109420	DI WT MNF 8 45.0 DB		EACH	2	550.0000	\$1,100.00	575.0000	\$1,150.00		\$0.00		\$0.00		\$0.00		\$0.00
56109434	DI WT MNF 8 90.0 DB		EACH	2	500.0000	\$1,000.00	975.0000	\$1,950.00		\$0.00		\$0.00		\$0.00		\$0.00
56200300	WATER SERV LINE 1		FOOT	264	28.0000	\$7,392.00	29.0000	\$7,656.00		\$0.00		\$0.00		\$0.00		\$0.00
56200700	WATER SERV LINE 2		FOOT	80	30.0000	\$2,400.00	31.0000	\$2,480.00		\$0.00		\$0.00		\$0.00		\$0.00
56201120	WATER SERV LINE 4		FOOT	42	40.0000	\$1,680.00	34.0000	\$1,428.00		\$0.00		\$0.00		\$0.00		\$0.00
56201400	CORP STOPS 1		EACH	8	1,000.0000	\$8,000.00	1,505.0000	\$12,040.00		\$0.00		\$0.00		\$0.00		\$0.00
56201800	CORP STOPS 2		EACH	3	1,200.0000	\$3,600.00	1,947.0000	\$5,841.00		\$0.00		\$0.00		\$0.00		\$0.00
56400500	FIRE HYDNTS TO BE RE		EACH	2	650.0000	\$1,300.00	330.0000	\$660.00		\$0.00		\$0.00		\$0.00		\$0.00
56400600	FIRE HYDRANTS		EACH	3	3,500.0000	\$10,500.00	3,344.0000	\$10,032.00		\$0.00		\$0.00		\$0.00		\$0.00
60108100	PIPE UNDERDRAIN 4 SP		FOOT	22	20.0000	\$440.00	36.0000	\$792.00		\$0.00		\$0.00		\$0.00		\$0.00
60218400	MAN TA 4 DIA T1F CL		EACH	1	6,000.0000	\$6,000.00	3,720.0000	\$3,720.00		\$0.00		\$0.00		\$0.00		\$0.00
60219000	MAN TA 4 DIA T8G		EACH	1	6,000.0000	\$6,000.00	3,360.0000	\$3,360.00		\$0.00		\$0.00		\$0.00		\$0.00
60219500	MAN TA 4 DIA T15F&L		EACH	1	6,000.0000	\$6,000.00	3,714.0000	\$3,714.00		\$0.00		\$0.00		\$0.00		\$0.00
60221100	MAN TA 5 DIA T1F CL		EACH	1	8,000.0000	\$8,000.00	3,955.0000	\$3,955.00		\$0.00		\$0.00		\$0.00		\$0.00
60224005	MAN TA 6 DIA T8G		EACH	2	10,000.0000	\$20,000.00	5,593.0000	\$11,186.00		\$0.00		\$0.00		\$0.00		\$0.00
60236200	INLETS TA T8G		EACH	3	2,000.0000	\$6,000.00	2,485.0000	\$7,455.00		\$0.00		\$0.00		\$0.00		\$0.00
60237000	INLETS TA T15F&L		EACH	1	2,000.0000	\$2,000.00	2,338.0000	\$2,338.00		\$0.00		\$0.00		\$0.00		\$0.00
60255800	MAN ADJ NEW T1F CL		EACH	7	750.0000	\$5,250.00	1,128.0000	\$7,896.00		\$0.00		\$0.00		\$0.00		\$0.00
60266600	VALVE BOX ADJ		EACH	1	500.0000	\$500.00	597.0000	\$597.00		\$0.00		\$0.00		\$0.00		\$0.00
60500040	REMOVING MANHOLES		EACH	1	3,000.0000	\$3,000.00	706.0000	\$706.00		\$0.00		\$0.00		\$0.00		\$0.00

60500060	REMOVING INLETS		EACH	5	600.0000	\$3,000.00	353.0000	\$1,765.00		\$0.00		\$0.00		\$0.00		\$0.00
60603800	COMB CC&G TB6.12		FOOT	3559	25.0000	\$88,975.00	31.0000	\$110,329.00		\$0.00		\$0.00		\$0.00		\$0.00
60605900	COMB CC&G TB9.12		FOOT	93	35.0000	\$3,255.00	50.0000	\$4,650.00		\$0.00		\$0.00		\$0.00		\$0.00
67100100	MOBILIZATION		L SUM	1	20,000.0000	\$20,000.00	31,485.5000	\$31,485.50		\$0.00		\$0.00		\$0.00		\$0.00
LR420033	PCC PVMT 9" (SP)		SQ YD	493	95.0000	\$46,835.00	108.0000	\$53,244.00		\$0.00		\$0.00		\$0.00		\$0.00
X0326820	INLETS SPL TE 4X4		EACH	10	2,900.0000	\$29,000.00	4,450.0000	\$44,500.00		\$0.00		\$0.00		\$0.00		\$0.00
X0487700	SAN SEWER REM 10"		FOOT	72	20.0000	\$1,440.00	24.0000	\$1,728.00		\$0.00		\$0.00		\$0.00		\$0.00
X1200037	SAN SEWER LINE REP 8"		FOOT	8	625.0000	\$5,000.00	110.0000	\$880.00		\$0.00		\$0.00		\$0.00		\$0.00
X5610746	WM LINE STOP 6		EACH	1	5,000.0000	\$5,000.00	3,498.0000	\$3,498.00		\$0.00		\$0.00		\$0.00		\$0.00
X5610748	WM LINE STOP 8		EACH	1	7,000.0000	\$7,000.00	4,666.0000	\$4,666.00		\$0.00		\$0.00		\$0.00		\$0.00
X5610750	WM LINE STOP 10		EACH	1	9,000.0000	\$9,000.00	6,943.0000	\$6,943.00		\$0.00		\$0.00		\$0.00		\$0.00
X6022810	MAN SAN 4 DIA T1F CL		EACH	2	9,000.0000	\$18,000.00	6,113.0000	\$12,226.00		\$0.00		\$0.00		\$0.00		\$0.00
X6023508	INLETS TA W/SPL F&G		EACH	1	1,300.0000	\$1,300.00	2,426.0000	\$2,426.00		\$0.00		\$0.00		\$0.00		\$0.00
X6024240	INLETS SPL		EACH	5	4,000.0000	\$20,000.00	7,100.0000	\$35,500.00		\$0.00		\$0.00		\$0.00		\$0.00
X6024242	INLETS SPL, NO 1		EACH	1	2,000.0000	\$2,000.00	5,700.0000	\$5,700.00		\$0.00		\$0.00		\$0.00		\$0.00
X7010216	TR CONT-PROT SP		L SUM	1	20,000.0000	\$20,000.00	6,744.0000	\$6,744.00		\$0.00		\$0.00		\$0.00		\$0.00
XX001095	MAILBOX REM & REP		EACH	5	250.0000	\$1,250.00	204.0000	\$1,020.00		\$0.00		\$0.00		\$0.00		\$0.00
Z0013798	CONSTRUCTION LAYOUT		L SUM	1	17,000.0000	\$17,000.00	6,484.0000	\$6,484.00		\$0.00		\$0.00		\$0.00		\$0.00
Z0016702	DETOUR SIGNING		L SUM	1	5,000.0000	\$5,000.00	11,754.0000	\$11,754.00		\$0.00		\$0.00		\$0.00		\$0.00
Z0056608	STORM SEW WM REQ 12		FOOT	187	70.0000	\$13,090.00	60.0000	\$11,220.00		\$0.00		\$0.00		\$0.00		\$0.00
Z0056616	STORM SEW WM REQ 24		FOOT	39	85.0000	\$3,315.00	135.0000	\$5,265.00		\$0.00		\$0.00		\$0.00		\$0.00
Z0057000	SANITARY SEWER 10"		FOOT	72	85.0000	\$6,120.00	109.0000	\$7,848.00		\$0.00		\$0.00		\$0.00		\$0.00
Z0065796	RIPRAP SLURRY		SQ YD	230	35.0000	\$8,050.00	23.0000	\$5,290.00		\$0.00		\$0.00		\$0.00		\$0.00
Z0067300	STEEL CASINGS 12		FOOT	66	110.0000	\$7,260.00	120.0000	\$7,920.00		\$0.00		\$0.00		\$0.00		\$0.00
Total Bid:																
									As Read:	\$1,397,300.00						
									As Calculated:	\$1,397,300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
									% Over/Under:	0.02%						

RESOLUTION

WHEREAS, on August 3, 2020, the Quincy City Council approved the appropriation of Rebuild Illinois funds for the reconstruction of North 16th Street from Locust Street to Seminary Road; and,

WHEREAS, the Department of Utilities and Engineering recently requested bids for this project which includes the replacement of pavement, storm sewers, water mains, and curb and gutter; and,

WHEREAS, one bid was received:

Laverdiere Construction, Inc. Macomb, Illinois	\$1,397,300.00
Engineer's Estimate	\$1,376,306.00

WHEREAS, the bid has been reviewed by the Director of Utilities and Engineering and found to be acceptable; and,

WHEREAS, funding for this project is available in the Motor Fuel Tax Fund (Rebuild Illinois funding), Water Fund, and Sewer Fund fiscal year budgets; and,

WHEREAS, to allow for the uninterrupted progression of these projects in the event that changes or modifications are required, an additional 10% over the amount of the bid shall be included in the encumbrance for these projects.

NOW, THEREFORE BE IT RESOLVED, that the Director of Utilities and Engineering and Central Services Committee recommend to the Mayor and Quincy City Council that the bid from Laverdiere Construction, Inc. of Macomb, Illinois in the amount of \$1,397,300.00 be accepted and that the Mayor be authorized to sign the necessary contract documents.

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

March 22, 2021



CITY OF QUINCY

Department of Utilities & Engineering

Steven E. Bange, P.E.
Senior Project Engineer
City Hall – 730 Maine Street
Quincy, Illinois 62301-4048
(217)228-7731

MEMORANDUM

To: City Council & Administration

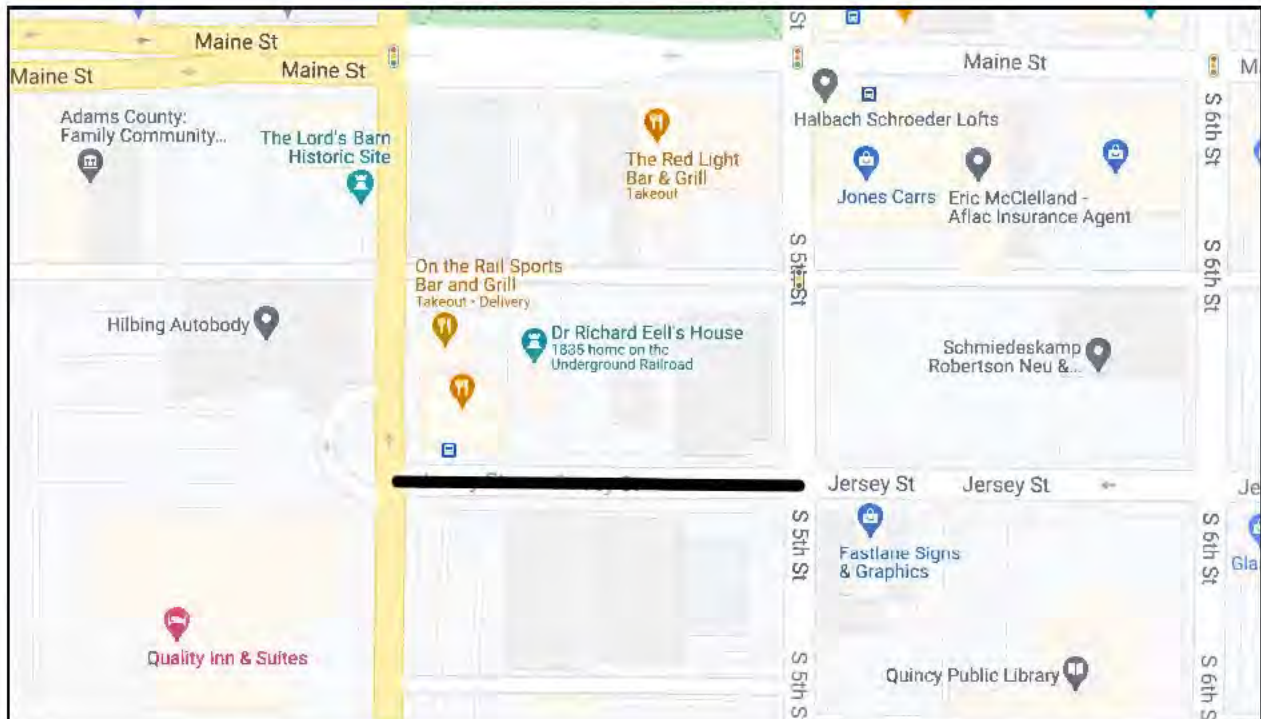
RE: 3/22/2021 Council Meeting - Jersey 4th to 5th

Bids were opened on Wednesday, March 10th for the reconstruction of Jersey from 4th to 5th Street. 2 bids were received (Bid tab attached):

Laverdiere Construction -	\$892,200.00
D&L Excavating -	\$815,267.40
Estimate -	\$954,773.10

The project includes new concrete pavements at the 4th Street intersection, asphalt pavement, curb & gutter, sidewalks, water main, and sewers. TIF funds will be used for the streetscape beside the Patio and decorative street lights. East of the Patio, there will not be decorative brick pavers. We will only be replacing what is already there or saving the existing brick sidewalk that is in good shape.

This project is to be constructed with TIF funds (\$114,000), capital, water, & sewer funds. The TIF funds were allocated by City Council on 1/25/2021.





CITY OF QUINCY

Tabulation of Bids

Project #: MR 645
 Description: Jersey - South 4th to South 5th
 Bid Estimate: \$ 954,773.10

Date: 04/10/21
 Time: 11:00 AM

Name of Bidder:	D & L Excavating	Laverdiere Construction
Address of Bidder:	1958 Highway 104 Liberty, IL 62347	4055 W. Jackson Street Macomb, IL 61455
Engineer's Estimate		

Item No.	Items	Units	Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	TRAFFIC CONTROL AND PROTECTION, (SPECIAL)	L SUM	1	\$ 40,000.00	\$ 40,000.00	\$ 7,000.00	\$ 7,000.00	\$ 4,853.00	\$ 4,853.00		\$ -
2	TREE REMOVAL (OVER 15 UNITS DIAMETER)	UNIT	114	\$ 50.00	\$ 5,700.00	\$ 32.00	\$ 3,648.00	\$ 58.00	\$ 6,612.00		\$ -
3	TRENCH BACKFILL	TON	724	\$ 34.00	\$ 24,616.00	\$ 19.00	\$ 13,756.00	\$ 45.00	\$ 32,580.00		\$ -
4	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	SQ YD	492	\$ 3.50	\$ 1,722.00	\$ 3.50	\$ 1,722.00	\$ 2.00	\$ 984.00		\$ -
5	SEEDING, CLASS 1A, SPECIAL	SQ YD	275	\$ 15.00	\$ 4,125.00	\$ 10.00	\$ 2,750.00	\$ 13.00	\$ 3,575.00		\$ -
6	AGGREGATE BASE COURSE, TYPE A 4"	SQ YD	1081	\$ 9.50	\$ 10,269.50	\$ 11.00	\$ 11,891.00	\$ 9.00	\$ 9,729.00		\$ -
7	BASE COURSE WIDENING 8"	SQ YD	185	\$ 130.00	\$ 24,050.00	\$ 150.00	\$ 27,750.00	\$ 86.00	\$ 15,910.00		\$ -
8	BITUMINOUS MATERIALS (PRIME COAT)	POUND	1280	\$ 1.00	\$ 1,280.00	\$ 2.25	\$ 2,880.00	\$ 2.00	\$ 2,560.00		\$ -
9	HOT-MIX ASPHALT BINDER COURSE, IL-9.5, N50	TON	296	\$ 135.00	\$ 39,960.00	\$ 132.00	\$ 39,072.00	\$ 120.00	\$ 35,520.00		\$ -
10	POLYMERIZED HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "C", N50	TON	162	\$ 140.00	\$ 22,680.00	\$ 158.00	\$ 25,596.00	\$ 145.00	\$ 23,490.00		\$ -
11	PORTLAND CEMENT CONCRETE PAVEMENT 8" (SPECIAL)	SQ YD	417	\$ 105.00	\$ 43,785.00	\$ 88.00	\$ 36,696.00	\$ 111.00	\$ 46,287.00		\$ -
12	PROTECTIVE COAT	SQ YD	417	\$ 3.00	\$ 1,251.00	\$ 4.00	\$ 1,668.00	\$ 1.00	\$ 417.00		\$ -
13	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 8 INCH	SQ YD	171	\$ 115.00	\$ 19,665.00	\$ 125.00	\$ 21,375.00	\$ 88.00	\$ 15,048.00		\$ -
14	PORTLAND CEMENT CONCRETE SIDEWALK 4 INCH	SQ FT	6555	\$ 12.00	\$ 78,660.00	\$ 11.50	\$ 75,382.50	\$ 18.00	\$ 117,990.00		\$ -
15	PORTLAND CEMENT CONCRETE SIDEWALK 6 INCH	SQ FT	1178	\$ 15.00	\$ 17,670.00	\$ 11.00	\$ 12,958.00	\$ 19.00	\$ 22,382.00		\$ -
16	DETECTABLE WARNINGS	SQ FT	70	\$ 55.00	\$ 3,850.00	\$ 50.00	\$ 3,500.00	\$ 39.00	\$ 2,730.00		\$ -
17	HOT-MIX ASPHALT SURFACE REMOVAL, VARIABLE DEPTH	SQ YD	1898	\$ 6.00	\$ 11,388.00	\$ 12.00	\$ 22,776.00	\$ 11.00	\$ 20,878.00		\$ -
18	PAVEMENT REMOVAL (SPECIAL)	SQ YD	785	\$ 14.00	\$ 10,990.00	\$ 18.00	\$ 14,130.00	\$ 19.00	\$ 14,915.00		\$ -
19	DRIVEWAY PAVEMENT REMOVAL	SQ YD	363	\$ 20.00	\$ 7,260.00	\$ 15.00	\$ 5,445.00	\$ 15.00	\$ 5,445.00		\$ -
20	SIDEWALK REMOVAL	SQ FT	7815	\$ 2.80	\$ 21,882.00	\$ 1.10	\$ 8,596.50	\$ 2.00	\$ 15,630.00		\$ -
21	PAVING BRICK SIDEWALK	SQ YD	261	\$ 35.00	\$ 9,135.00	\$ 40.00	\$ 10,440.00	\$ 49.00	\$ 12,789.00		\$ -
22	REMOVE AND REINSTALL BRICK PAVER	SQ FT	176	\$ 25.00	\$ 4,400.00	\$ 40.00	\$ 7,040.00	\$ 40.00	\$ 7,040.00		\$ -
23	PAVEMENT PATCHING, TYPE I, 8 INCH	SQ YD	8	\$ 220.00	\$ 1,760.00	\$ 125.00	\$ 1,000.00	\$ 75.00	\$ 600.00		\$ -
24	PAVEMENT PATCHING, TYPE II, 8 INCH	SQ YD	54	\$ 200.00	\$ 10,800.00	\$ 125.00	\$ 6,750.00	\$ 75.00	\$ 4,050.00		\$ -
25	PAVEMENT PATCHING, TYPE IV, 8 INCH	SQ YD	439	\$ 200.00	\$ 87,800.00	\$ 125.00	\$ 54,875.00	\$ 75.00	\$ 32,925.00		\$ -
26	CLASS C PATCHES, TYPE II, 10 INCH	SQ YD	16	\$ 250.00	\$ 4,000.00	\$ 175.00	\$ 2,800.00	\$ 92.00	\$ 1,472.00		\$ -
27	STORM SEWERS, CLASS B, TYPE 1 10"	FOOT	52	\$ 85.00	\$ 4,420.00	\$ 45.00	\$ 2,340.00	\$ 71.00	\$ 3,692.00		\$ -
28	STORM SEWER (WATER MAIN REQUIREMENTS) 12 INCH	FOOT	48	\$ 100.00	\$ 4,800.00	\$ 115.00	\$ 5,520.00	\$ 73.00	\$ 3,504.00		\$ -
29	STORM SEWER REMOVAL 12"	FOOT	63	\$ 18.00	\$ 1,134.00	\$ 10.00	\$ 630.00	\$ 22.00	\$ 1,386.00		\$ -



CITY OF QUINCY

Tabulation of Bids

Project #: MR 645
 Description: Jersey - South 4th to South 5th
 Bid Estimate: \$ 954,773.10

Date: 04/10/21
 Time: 11:00 AM

Name of Bidder:	D & L Excavating	Laverdiere Construction
Address of Bidder:	1958 Highway 104 Liberty, IL 62347	4055 W. Jackson Street Macomb, IL 61455
Engineer's Estimate		

Item No.	Items	Units	Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
30	DUCTILE IRON WATER MAIN TEE, 8" X 6"	EACH	5	\$ 950.00	\$ 4,750.00	\$ 950.00	\$ 4,750.00	\$ 720.00	\$ 3,600.00		\$ -
31	DUCTILE IRON WATER MAIN TEE, 8" X 8"	EACH	2	\$ 1,000.00	\$ 2,000.00	\$ 725.00	\$ 1,450.00	\$ 778.00	\$ 1,556.00		\$ -
32	WATER MAIN 6"	FOOT	39	\$ 60.00	\$ 2,340.00	\$ 85.00	\$ 3,315.00	\$ 56.00	\$ 2,184.00		\$ -
33	WATER MAIN 8"	FOOT	564	\$ 63.00	\$ 35,532.00	\$ 50.00	\$ 28,200.00	\$ 63.00	\$ 35,532.00		\$ -
34	WATER VALVES 6"	EACH	1	\$ 2,150.00	\$ 2,150.00	\$ 1,800.00	\$ 1,800.00	\$ 1,292.00	\$ 1,292.00		\$ -
35	WATER VALVES 8"	EACH	5	\$ 2,600.00	\$ 13,000.00	\$ 2,500.00	\$ 12,500.00	\$ 1,841.00	\$ 9,205.00		\$ -
36	TAPPING VALVES AND SLEEVES 6"	EACH	1	\$ 5,200.00	\$ 5,200.00	\$ 4,200.00	\$ 4,200.00	\$ 3,295.00	\$ 3,295.00		\$ -
37	DUCTILE IRON WATER MAIN FITTINGS 6" 90.00 DEGREE BEND	EACH	3	\$ 700.00	\$ 2,100.00	\$ 650.00	\$ 1,950.00	\$ 692.00	\$ 2,076.00		\$ -
38	WATER SERVICE LINE 1"	FOOT	38	\$ 70.00	\$ 2,660.00	\$ 40.00	\$ 1,520.00	\$ 39.00	\$ 1,482.00		\$ -
39	WATER SERVICE LINE 1 1/2"	FOOT	28	\$ 75.00	\$ 2,100.00	\$ 50.00	\$ 1,400.00	\$ 45.00	\$ 1,260.00		\$ -
40	WATER SERVICE LINE 2"	FOOT	118	\$ 80.00	\$ 9,440.00	\$ 48.00	\$ 5,664.00	\$ 45.00	\$ 5,310.00		\$ -
41	CORPORATION STOPS 1"	EACH	1	\$ 1,400.00	\$ 1,400.00	\$ 1,500.00	\$ 1,500.00	\$ 1,558.00	\$ 1,558.00		\$ -
42	CORPORATION STOPS 1 1/2"	EACH	1	\$ 1,500.00	\$ 1,500.00	\$ 1,700.00	\$ 1,700.00	\$ 1,826.00	\$ 1,826.00		\$ -
43	CORPORATION STOPS 2"	EACH	4	\$ 1,700.00	\$ 6,800.00	\$ 1,900.00	\$ 7,600.00	\$ 1,837.00	\$ 7,348.00		\$ -
44	FIRE HYDRANTS TO BE REMOVED	EACH	1	\$ 900.00	\$ 900.00	\$ 2,100.00	\$ 2,100.00	\$ 455.00	\$ 455.00		\$ -
45	DOMESTIC METER VAULTS TO BE ADJUSTED	EACH	2	\$ 500.00	\$ 1,000.00	\$ 800.00	\$ 1,600.00	\$ 381.00	\$ 762.00		\$ -
46	WATER MAIN LINE STOP 6"	EACH	3	\$ 6,200.00	\$ 18,600.00	\$ 7,300.00	\$ 21,900.00	\$ 3,453.00	\$ 10,359.00		\$ -
47	CUT AND CAP EXISTING 6" WATER MAIN	EACH	1	\$ 800.00	\$ 800.00	\$ 1,200.00	\$ 1,200.00	\$ 1,317.00	\$ 1,317.00		\$ -
48	VALVE BOXES TO BE REMOVED	EACH	3	\$ 550.00	\$ 1,650.00	\$ 800.00	\$ 2,400.00	\$ 162.00	\$ 486.00		\$ -
49	TRENCH DRAIN	FOOT	19	\$ 310.00	\$ 5,890.00	\$ 250.00	\$ 4,750.00	\$ 271.00	\$ 5,149.00		\$ -
50	PIPE DRAINS 6"	FOOT	79	\$ 70.00	\$ 5,530.00	\$ 40.00	\$ 3,160.00	\$ 29.00	\$ 2,291.00		\$ -
51	PIPE UNDERDRAINS, TYPE 1, 6"	FOOT	18	\$ 85.00	\$ 1,530.00	\$ 45.00	\$ 810.00	\$ 32.00	\$ 576.00		\$ -
52	MANHOLES, TYPE A, 4'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	5	\$ 6,900.00	\$ 34,500.00	\$ 7,500.00	\$ 37,500.00	\$ 5,374.00	\$ 26,870.00		\$ -
53	MANHOLES, TYPE A, 4'-DIAMETER, TYPE 15 FRAME AND LID	EACH	2	\$ 7,200.00	\$ 14,400.00	\$ 4,000.00	\$ 8,000.00	\$ 5,432.00	\$ 10,864.00		\$ -
54	INLETS, TYPE A, TYPE 3 FRAME AND GRATE	EACH	3	\$ 2,800.00	\$ 8,400.00	\$ 2,800.00	\$ 8,400.00	\$ 2,621.00	\$ 7,863.00		\$ -
55	REMOVING MANHOLES	EACH	5	\$ 1,000.00	\$ 5,000.00	\$ 1,200.00	\$ 6,000.00	\$ 1,384.00	\$ 6,920.00		\$ -
56	REMOVING INLETS	EACH	4	\$ 800.00	\$ 3,200.00	\$ 700.00	\$ 2,800.00	\$ 692.00	\$ 2,768.00		\$ -
57	CONCRETE CURB (SPECIAL)	FOOT	31	\$ 90.00	\$ 2,790.00	\$ 75.00	\$ 2,325.00	\$ 59.00	\$ 1,829.00		\$ -
58	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.18	FOOT	1066	\$ 50.00	\$ 53,300.00	\$ 39.00	\$ 41,574.00	\$ 51.00	\$ 54,366.00		\$ -



CITY OF QUINCY

Tabulation of Bids

Project #: MR 645
 Description: Jersey - South 4th to South 5th
 Bid Estimate: \$ 954,773.10

Date: 04/10/21
 Time: 11:00 AM

Name of Bidder:	D & L Excavating	Laverdiere Construction
Address of Bidder:	1958 Highway 104 Liberty, IL 62347	4055 W. Jackson Street Macomb, IL 61455
Engineer's Estimate		

Item No.	Items	Units	Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
59	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.18 (MODIFIED)	FOOT	18	\$ 90.00	\$ 1,620.00	\$ 75.00	\$ 1,350.00	\$ 74.00	\$ 1,332.00		\$ -
60	CONSTRUCTION LAYOUT	L SUM	1	\$ 30,000.00	\$ 30,000.00	\$ 15,000.00	\$ 15,000.00	\$ 5,199.00	\$ 5,199.00		\$ -
61	MOBILIZATION	L SUM	1	\$ 25,000.00	\$ 25,000.00	\$ 18,500.00	\$ 18,500.00	\$ 72,509.40	\$ 72,509.40		\$ -
62	UNDERGROUND CONDUIT, PVC, 2" DIA.	FOOT	864	\$ 14.00	\$ 12,096.00	\$ 9.00	\$ 7,776.00	\$ 8.00	\$ 6,912.00		\$ -
63	ELECTRIC CABLE IN CONDUIT, 600V (XLP-TYPE USE) 1/C NO. 10	FOOT	1106	\$ 1.00	\$ 1,106.00	\$ 0.90	\$ 995.40	\$ 1.00	\$ 1,106.00		\$ -
64	ELECTRIC CABLE IN CONDUIT, 600V (XLP-TYPE USE) 3-1/C NO. 8	FOOT	1106	\$ 1.10	\$ 1,216.60	\$ 3.50	\$ 3,871.00	\$ 3.00	\$ 3,318.00		\$ -
65	CONCRETE FOUNDATION, TYPE A	FOOT	33	\$ 225.00	\$ 7,425.00	\$ 360.00	\$ 11,880.00	\$ 298.00	\$ 9,834.00		\$ -
66	ORNAMENTAL LIGHT UNIT, COMPLETE, SINGLE	EACH	11	\$ 3,500.00	\$ 38,500.00	\$ 3,400.00	\$ 37,400.00	\$ 2,832.00	\$ 31,152.00		\$ -
67	JUNCTION BOX (SPECIAL)	EACH	12	\$ 600.00	\$ 7,200.00	\$ 400.00	\$ 4,800.00	\$ 319.00	\$ 3,828.00		\$ -
68	DRILL EXISTING JUNCTION BOX	EACH	1	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 143.00	\$ 143.00		\$ -
69	FILLING EXISTING VAULT	SQ FT	450	\$ 40.00	\$ 18,000.00	\$ 25.00	\$ 11,250.00	\$ 80.00	\$ 36,000.00		\$ -
70	GRANULAR BACKFILL	CU YD	150	\$ 45.00	\$ 6,750.00	\$ 40.00	\$ 6,000.00	\$ 74.00	\$ 11,100.00		\$ -
71	FENCE (SPECIAL)	FOOT	28	\$ 190.00	\$ 5,320.00	\$ 250.00	\$ 7,000.00	\$ 173.00	\$ 4,844.00		\$ -
72	ENGINEERED SOIL FURNISH AND PLACE (SPECIAL)	CU YD	9.3	\$ 250.00	\$ 2,325.00	\$ 220.00	\$ 2,046.00	\$ 302.00	\$ 2,808.60		\$ -
73	STONE STRIP	SQ FT	18	\$ 60.00	\$ 1,080.00	\$ 85.00	\$ 1,530.00	\$ 211.00	\$ 3,798.00		\$ -
74	POROUS GRANULAR BACKFILL	CU YD	12	\$ 90.00	\$ 1,080.00	\$ 225.00	\$ 2,700.00	\$ 294.00	\$ 3,528.00		\$ -
75	GEOTECHNICAL FABRIC FOR FRENCH DRAINS	SQ YD	43	\$ 10.00	\$ 430.00	\$ 5.00	\$ 215.00	\$ 11.00	\$ 473.00		\$ -
76	PERENNIAL PLANTS, #2 CONTAINER CLASS	EACH	53	\$ 30.00	\$ 1,590.00	\$ 45.00	\$ 2,385.00	\$ 50.00	\$ 2,650.00		\$ -
77	PERENNIAL PLANTS, #3 CONTAINER CLASS	EACH	3	\$ 40.00	\$ 120.00	\$ 65.00	\$ 195.00	\$ 75.00	\$ 225.00		\$ -
78	TREE, ACER X FREEMANII MARMO (MARMO FREEMAN MAPLE), 3" CALIPER, BALLED AND BURLAPPED	EACH	1	\$ 1,400.00	\$ 1,400.00	\$ 1,725.00	\$ 1,725.00	\$ 1,250.00	\$ 1,250.00		\$ -
79	TREE, ACER RUBRUM OCTOBER GLORY (OCTOBER GLORY RED MAPLE), 2-1/2" CALIPER, BALLED AND BURLAPPED	EACH	1	\$ 1,400.00	\$ 1,400.00	\$ 1,725.00	\$ 1,725.00	\$ 1,250.00	\$ 1,250.00		\$ -
80	TREE, ACER X FREEMANII ARMSTRONG (ARMSTRONG FREEMAN MAPLE), 3" CALIPER, BALLED AND BURLAPPED	EACH	1	\$ 1,400.00	\$ 1,400.00	\$ 1,725.00	\$ 1,725.00	\$ 1,250.00	\$ 1,250.00		\$ -
81	TREE, ULMUS CARPINIFOLIA NEW HORIZON (NEW HORIZON SMOOTHLEAF ELM), 3" CALIPER, BALLED AND BURLAPPED	EACH	1	\$ 1,400.00	\$ 1,400.00	\$ 1,725.00	\$ 1,725.00	\$ 1,250.00	\$ 1,250.00		\$ -
82	ZELKOVA SERRATA, (CITY SPRITE ZELKOVA), 2-1/2" CALIPER, BALLED AND BURLAPPED	EACH	2	\$ 1,400.00	\$ 2,800.00	\$ 1,725.00	\$ 3,450.00	\$ 1,250.00	\$ 2,500.00		\$ -
83	PAINT PAVEMENT MARKING - LINE 5"	FOOT	120	\$ 12.00	\$ 1,440.00	\$ 8.00	\$ 960.00	\$ 7.00	\$ 840.00		\$ -



CITY OF QUINCY

Tabulation of Bids

Project #: MR 645
 Description: Jersey - South 4th to South 5th
 Bid Estimate: \$ 954,773.10

Date: 04/10/21
 Time: 11:00 AM

Name of Bidder:		D & L Excavating		Laverdiere Construction							
Address of Bidder:		1958 Highway 104 Liberty, IL 62347		4055 W. Jackson Street Macomb, IL 61455							
Engineer's Estimate											
Item No.	Items	Units	Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
84	PAINT PAVEMENT MARKING - LINE 6"	FOOT	356	\$ 15.00	\$ 5,340.00	\$ 6.00	\$ 2,136.00	\$ 5.00	\$ 1,780.00		\$ -
85	PAINT PAVEMENT MARKING - LINE 24"	FOOT	51	\$ 20.00	\$ 1,020.00	\$ 23.00	\$ 1,173.00	\$ 20.00	\$ 1,020.00		\$ -
86	PROJECT RECORD DOCUMENTS	L SUM	1	\$ 10,000.00	\$ 10,000.00	\$ 9,000.00	\$ 9,000.00	\$ 1,640.00	\$ 1,640.00		\$ -
87	FIRE HYDRANTS	EACH	1	\$ -	\$ -	\$ 4,500.00	\$ 4,500.00	\$ 3,268.00	\$ 3,268.00		\$ -
Bid Total as Extended:				\$ 954,773.10		\$ 815,267.40		\$ 892,200.00		\$ -	
Base Total as Read:						\$ 815,267.40		\$ 892,200.00			
Bid Security Included						Yes		Yes			
Addenda Acknowledged						Yes		Yes			

RESOLUTION

WHEREAS, the Department of Utilities and Engineering recently requested bids for the reconstruction of Jersey Street from 4th to 5th Streets which includes the replacement of pavement, curb and gutter, sidewalk, water mains, sanitary and storm sewer, and street lighting; and,

WHEREAS, the following bids were received:

Laverdiere Construction, Inc. Macomb, Illinois	\$892,200.00
D&L Excavating Liberty, Illinois	\$815,267.40
Engineer's Estimate	\$954,773.10

WHEREAS, the bids have been reviewed by the Director of Utilities and Engineering and found to be acceptable; and,

WHEREAS, funding for this project is available in the 2019B GO Bond Street Project Fund, TIF Fund, Water Fund and Sewer Fund fiscal year budgets; and,

WHEREAS, to allow for the uninterrupted progression of these projects in the event that changes or modifications are required, an additional 10% over the amount of the bid shall be included in the encumbrance for these projects.

NOW, THEREFORE BE IT RESOLVED, that the Director of Utilities and Engineering and Central Services Committee recommend to the Mayor and Quincy City Council that the bid from D&L Excavating of Liberty, Illinois in the amount of \$815,267.40 be accepted and that the Mayor be authorized to sign the necessary contract documents.

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

March 22, 2021



CITY OF QUINCY

Department of Utilities & Engineering

Steven E. Bange, P.E.
Senior Project Engineer
City Hall – 730 Maine Street
Quincy, Illinois 62301-4048
(217)228-7731

MEMORANDUM

To: City Council & Administration

RE: 3/22/2021 Council Meeting - Maine Street 24th to 30th

IDOT opened bids for the resurfacing of Maine Street from 24th to 300th on March 5, 2021. Rees Construction was the only bidder @ \$899,527.32. Estimate was \$900,893.00.

This is Phase 2 of the overall project. Last summer the water main was replaced along with portions of the curb & gutter, sidewalk, and driveways impacted by the water main construction. This summer the street will be resurfaced, additional curb and gutter, sidewalk, and driveways will be replaced based on their condition.

Project was split into 2 phases to minimize the disruption to St. Peter's school allow time for the water main trenches to settle before repaving the street.

Project is to be constructed with 80% federal & 20% MFT funds.

Attached is the estimate of cost. The official bid tabulation has not been posted by IDOT.

Illinois Department of Transportation
As Accepted Tabulation of Bids
For Letting: 03/05/2021

Run Time 03/18/2021 11:09 AM

Letting Item: 122

Contract: 93758

District: 6

Route: FAU 7807

Section: 17-00329-00-RS (QUINCY)

County: Adams

Project: 9UZW(460)

Contract Description: Resurfcing, sidewalk replacement, curb and gutter replacement, and pavement markings on Maine Street from 24th Street to 30th Street in Quincy.

4991 Rees Construction Company of Quincy

P.O. Box 646

Quincy, IL 62306

517 Kentucky

Quincy, IL 62301

Phone: (217) 222-0748

Fax: (217) 222-2613

info@reesconstructionco.com

\$899,527.32

1232 County Contractors, Inc.

P.O. Box 3522

Quincy, IL 62305

1228 East 1350th Street

Quincy, IL 62305

Phone: (217) 885-3550

Fax: (217) 885-3575

chris@countycontractorsinc.com

(No Bid)

1465 Diamond Construction Company

PO Box 3486

Quincy, IL 62305

2000 North 18th

Quincy, IL 62301

Phone: (217) 222-3532

Fax: (217) 222-3080

office@diamond1946.com

(No Bid)

3391 Laverdiere Construction, Inc.

4055 W Jackson St

Macomb, IL 61455

Phone: (309) 837-1258

Fax: (309) 833-4993

mlynn@lavconinc.com

(No Bid)

3574 MYS, Incorporated

12416 S. Harlem Ave

Palos Heights, IL 60463

Phone: (708) 448-0983

Fax: (708) 448-8098

tyelnick@mysincorporated.com

(No Bid)

This list is an aid and is not intended to be an all-inclusive list of potential bidders. It is the responsibility of the bidder, subcontractor or vendor to determine who is bidding on a project.



Local Public Agency

Quincy

County

Adams

Section Number

17-00329-00-RS

Route(s)/Street-Road Name

FAU 7807 (Maine Street)

Project Length

2669 ft (0.51 miles)

Project Termini

24th Street to 30th Street

Item Number	Item	Unit of Measure	Quantity	Unit Price	Total Estimated Cost	
25000100	SEEDING, CLASS 1	ACRE	0.75	\$15,000.00	\$11,250.00	-
25000400	NITROGEN FERTILIZER NUTRIENT	POUND	70	\$10.00	\$700.00	-
25000500	PHOSPHORUS FERTILIZER NUTRIENT	POUND	70	\$10.00	\$700.00	-
25000600	POTASSIUM FERTILIZER NUTRIENT	POUND	70	\$10.00	\$700.00	-
25100105	MULCH, METHOD 1	ACRE	0.75	\$7,000.00	\$5,250.00	-
35100300	AGGREGATE BASE COURSE, TYPE A 4"	SQ YD	542	\$20.00	\$10,840.00	-
40600290	BITUMINOUS MATERIALS (TACK COAT)	POUND	7,540	\$2.00	\$15,080.00	-
40600982	HMA SURFACE REMOVAL - BUTT JOINT	SQ YD	275	\$40.00	\$11,000.00	-
40602978	HMA BINDER COURSE, IL- 9.5, N50	TON	937	\$120.00	\$112,440.00	-
40604160	POLY HMA SC IL-9.5 D N50	TON	937	\$145.00	\$135,865.00	-
42300200	PCC DRIVEWAY PAVEMENT, 6 INCH	SQ YD	365	\$90.00	\$32,850.00	-
42300400	PCC DRIVEWAY PAVEMENT, 8 INCH	SQ YD	177	\$100.00	\$17,700.00	-
42400100	PCC SIDEWALK 4 INCH	SQ FT	11,206	\$11.00	\$123,266.00	-
42400300	PCC SIDEWALK 6 INCH	SQ FT	919	\$13.00	\$11,947.00	-
42400800	DETECTABLE WARNINGS	SQ FT	60	\$55.00	\$3,300.00	-
44000161	HOT-MIX ASPHALT SURFACE REMOVAL, 3"	SQ YD	10,896	\$5.00	\$54,480.00	-
44000200	DRIVEWAY PAVEMENT REMOVAL	SQ YD	501	\$15.00	\$7,515.00	-
44000500	COMBINATION CURB AND GUTTER REMOVAL	FOOT	158	\$10.00	\$1,580.00	-
44000600	SIDEWALK REMOVAL	SQ FT	12,554	\$2.00	\$25,108.00	-
44200094	PAVEMENT PATCHING, TYPE II, 8 INCH	SQ YD	6	\$130.00	\$780.00	-
44200099	PAVEMENT PATCHING, TYPE III, 8 INCH	SQ YD	207	\$130.00	\$26,910.00	-
60255800	MH TO BE ADJ WITH NEW TY 1 FR, CLSD LID	EACH	13	\$1,800.00	\$23,400.00	-
60266600	VALVE BOXES TO BE ADJUSTED	EACH	17	\$600.00	\$10,200.00	-
60603800	COMB CONC CURB AND GUTTER, TYPE B-6.12	FOOT	158	\$70.00	\$11,060.00	-
67100100	MOBILIZATION	L SUM	1	\$20,000.00	\$20,000.00	-
78000100	THPL PVT MARKING - LETTERS & SYMBOLS	SQ FT	62.4	\$60.00	\$3,744.00	-
78000300	THERMOPLASTIC PVT MARKING - LINE 5"	FOOT	2,790	\$5.00	\$13,950.00	-
78000400	THERMOPLASTIC PVT MARKING - LINE 6"	FOOT	1,100	\$6.00	\$6,600.00	-
78000600	THERMOPLASTIC PVT MARKING - LINE 12"	FOOT	202	\$10.00	\$2,020.00	-
78000650	THERMOPLASTIC PVT MARKING - LINE 24"	FOOT	133	\$20.00	\$2,660.00	-
88600100	DETECTOR LOOP, TYPE I	FOOT	674	\$7.00	\$4,718.00	-

Local Public Agency

County

Section Number

Quincy

Adams

17-00329-00-RS

Item Number	Item	Unit of Measure	Quantity	Unit Price	Total Estimated Cost	
X7010216	TR CONTROL AND PROTECTION, (SPECIAL)	L SUM	1	\$35,000.00	\$35,000.00	-
Z0012500	CONCRETE CURB REPAIR	FOOT	1,999	\$65.00	\$129,935.00	-
Z0013798	CONSTRUCTION LAYOUT	L SUM	1	\$15,000.00	\$15,000.00	-
Z0033700	LONGITUDINAL JOINT SEALANT	FOOT	2,669	\$5.00	\$13,345.00	-
Add				Total Overall Estimated Cost:	\$900,893.00	

RESOLUTION

WHEREAS, on January 11, 2021 the Quincy City Council approved the appropriation of Motor Fuel Tax Funds (MFT) for the improvement of Maine Street between 24th and 30th Streets; and,

WHEREAS, the Illinois Department of Transportation (IDOT) recently advertised for bids for this project that includes street resurfacing and new curb, gutter and sidewalks; and,

WHEREAS, the following bid were received:

Rees Construction Company Quincy, Illinois	\$ 899,527.32
Engineer's Estimate	\$ 900,893.00

WHEREAS, the bids have been reviewed by IDOT and the Director of Utilities and Engineering and found to be acceptable; and,

WHEREAS, eighty percent (80%) of the project is being funded with Federal Aid Urban (FAU) Funding with a twenty percent (20%) match by the City of Quincy; and,

WHEREAS, the City's portion of the project will not exceed the amount of \$300,000.00 that was previously approved by the Quincy City Council; and,

WHEREAS, the funds have been included in the 2021/2022 Motor Fuel Tax Fund fiscal year budget; and,

WHEREAS, to allow for the uninterrupted progression of these projects in the event that changes or modifications are required, an additional 10% over the amount of the bid shall be included in the encumbrance for these projects.

NOW, THEREFORE BE IT RESOLVED, that the Director of Utilities and Engineering and Central Services Committee recommend to the Mayor and Quincy City Council that the City of Quincy concur with the Illinois Department of Transportation and the bid of Rees Construction Company of Quincy, Illinois in the amount of \$899,527.32 be accepted.

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

March 22, 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 4th 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 4th 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 4th 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 4th 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 4th 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 4th 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 4th 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 4th 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 4th 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 4th 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 1/2 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 5th 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 5th 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 5th 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.



QUINCY PRESERVATION COMMISSION
706 MAINE STREET 3rd FLOOR, CITY HALL ANNEX
QUINCY ILLINOIS 62301
217-228-4515
FAX 217-221-2288

MEMORANDUM

TO: Mayor Moore and City Council Members
FROM: Jason Parrott
DATE: March 11, 2021
SUBJECT: Ordinance to Designate Two Quincy Local Landmarks

The Quincy Preservation Commission is pleased to recommend City Council designation for two additional Quincy Local Landmarks. The nominated properties are:

William J. & Catherine Morris House - 2200 York Street (owners: Michael & Julie McLaughlin)
Herman & Frances Heintz House – 231 East Avenue (owners: Eric Loos & Heidi Holzgrafe)



2200 York Street



231 East Avenue

The present owners of each building have signed an owner consent form supporting the Landmark Designation (attached). A designation ordinance is attached for your consideration.

With this addition, Quincy's Local Landmarks will number 106. Nearly 50 more buildings are included in the city's four Local Landmark Districts.

Please feel free to call me at 217-221-3663 if you have any questions.
Thanks... Jason

ORDINANCE NO. _____.

AN ORDINANCE AMENDING SECTION 162.194 (DESIGNATION OF LANDMARKS) OF CHAPTER 162 (ZONING REGULATIONS) OF TITLE XV (LAND USAGE) OF THE MUNICIPAL CODE OF THE CITY OF QUINCY OF 2015

WHEREAS, the City Council of the City of Quincy, a home rule unit, has determined that certain properties in the City have significant historical or architectural features to be designated Landmarks;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Quincy in Adams County, Illinois, as follows:

SECTION 1. That Section 162.194 (Designation of Landmarks) of Chapter 162 (Zoning Regulations) of Title XV (Land Usage) of the Municipal Code of the City of Quincy of 2015 is amended by adding thereto to Section 162.194(B) as follows:

Section 162.194(B)(107). Designation of 2200 York Street---That 2200 York Street, Quincy, Illinois is hereby designated a landmark.

That the legal description of 2200 York Street is as follows:

The North 110 feet of Lot One (1) in Block Seven (7) in Lawndale Addition to the City of Quincy, Adams County, Illinois, except that part thereof described as follows: Beginning at a point which is 42.48 feet West of a point which is 110 feet South of the Northeast corner of said Lot One (1), thence West on a line parallel with the North line of said Lot One (1) a distance of 58.30 feet to the East line of East Avenue, thence North along the East line of said East Avenue (along the curve thereof) a distance of 4 feet, thence East 47.50 feet to a point 10.5 feet West and 4.18 feet North of the above-described place of beginning, thence on a Southeasterly direction a distance of 11.40 feet to the place of beginning. P.I.N.: 23-1-1770-000-00

That the historical name of the house is the William J. & Catherine Morris House.

That the style of the house is Prairie/Craftsman.

That the date of construction is circa 1923.

That the architect is George H. Behrensmeyer.

That the architectural features which will be provided protection are as follows:

- (1) Two-story tapestry brick Prairie-Style House with Craftsman detailing and hipped roof with wide boxed eaves.
- (2) One-story projecting main entrance on north facade with brick pilasters, a bracketed arched canopy, and stone coping.
- (3) North-facing roof dormer with arched window under arched hood mold
- (4) All original window and door openings including stone sills
- (5) All original windows, including eight-over-one and six-over-one windows, casement windows, banded and paired windows, and main entrance transom and sidelights.
- (6) West-facing side porch with wide eaves
- (7) East-facing one-story bay with wide, bracketed eaves
- (8) South-facing one-story bay with arched window openings, sloped and parapeted sidewalls with stone copings, and eaves with brackets.
- (9) Chimney above west facade.

(10) Square stone bosses set into brickwork.

That 2200 York Street is historically significant for its architecture.

William J. Morris was treasurer of the Morris Brothers Shoe Company, established in 1914 and the only "shoe manufacturer" listed in the City Directory of 1926-1927. A factory that produced men's and women's dress shoes was located at 237 North 2nd Street.

The Morris House is part of an ensemble of notable Prairie and Prairie/Craftsman houses clustered in this part of the Lawndale Addition, a development laid out in the first decades of the twentieth century. Architect Martin Geise's residence at 300 East Avenue is just across the street to the northwest and the house that George Behrensmeyer designed for himself is located on the adjoining property to the south, 333 East Avenue.

Quincy Native George H. Behrensmeyer (1869-1950) graduated from the University of Illinois in 1893. He practiced alone during most of his career, but formed a partnership with Wilbert Haffner in 1925. Many of his commercial and institutional buildings surviving, including the Western Catholic Union building, the Masonic Temple, the present Quincy Junior High School building, the St. Rose of Lima Roman Catholic Church, and the Dewey School building. His many home designs include those at 1020 Kentucky Street, 310 South 16th Street, 1809 Maine Street, and the house museum now known as the Villa Katherine, all of which are Local Landmarks.

The overall horizontal massing of the Morris House is a Prairie aspect, but note as well Craftsman touches such as the many square stone bosses set into the brickwork, the "battered" (sloped) buttress treatment of the south porch side walls, and the exposed rafter tails and brackets on the south porch and east bay.

Section 162.194(B)(108). Designation of 231 East Avenue---That 231 East Avenue, Quincy, Illinois is hereby designated a landmark.

That the legal description of 231 East Avenue is as follows:

Lawndale Lots 4 & 5 and the North 8 Feet of Lot 6 Block 3

That the historical name of the house is the Herman and Frances Heintz House.

That the style of the house is Prairie

That the date of construction is 1917.

That the architect is Martin Geise.

That the architectural features which will be provided protection are as follows:

- (1) The large, overhanging eaves
- (2) The large masonry piers or columns flanking the front and the port cochere
- (3) The limestone banding/detailing at the upper level of the home of the chimney
- (4) The brick pilasters capped with limestone
- (5) The leaded glass sidelights with a rose pattern repeated throughout the house.

That 231 East Avenue is historically significant for its architecture.

231 East Avenue is included in the Quincy East End Historic District, which is roughly bounded by Hampshire, 24th, State, and 12th Streets. The district was added to the National

Register of Historic Places in 1985. The period of significance for the district is from 1825-1949 per the website for the National Register of Historic Places, listing the historic significance as architecture and engineering.

231 East Avenue is a contributing structure to the Quincy East End Historic District. The following is the description of the home in the city's application for inclusion of the district in the National Register of Historic Places.

"This is a blocky Prairie example with introduction of vertical piers to minimize the horizontal Prairie stretching. The house has the widest eaves in town. Some innovation by the architect on the standard Prairie block, using recesses vertically in contrast to horizontal roof and stone banding beneath windows around the house."

Herman & Frances Heintz married Oct. 21, 1896. Herman worked in the family shoe business (N. Heintz Shoe Store) at 523 Maine Street and Frances was the daughter of H.F.J. and Maria Ricker, founder of the Ricker Bank at 417 Hampshire. They moved into the home in 1918 with their four children and Frances spent all her years there.

Virginia Weinberg, who was the youngest daughter of Herman & Frances Heintz, then moved into the home with her family. Virginia's son, Donnie, next acquired the home from his mother, filling it with many collectibles. The current occupant is the granddaughter of Virginia Weinberg, Heidi Holzgrafe and Heidi's husband, Eric, who have completely restored the property, turning it into their family home.

Prominent local architect Martin Giese was born and raised in Quincy. He attended St. Francis College (now Quincy University) and at the age of 15 began employment under Ernest Wood, where he remained for seven years. Geise then spent a number of years in the office of Harvey Chatten. Geise designed many commercial structures in Quincy, including the Illinois State Bank Building, the Block & Kuhl Building, Jefferson & Irving Schools and the Elkton Hotel.

ADOPTED:

CITY CLERK

APPROVED:

MAYOR

Officially published in pamphlet form this day of , 2021.

ORDINANCE NO.

AN ORDINANCE GRANTING A VARIATION FROM ZONING REGULATIONS

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

WHEREAS, pursuant to such authority, this Ordinance is being adopted; and,

WHEREAS, the Board of Zoning Appeals of the City of Quincy, Adams County, Illinois, after public hearing and consideration of all relevant factors, has recommended that a variation be granted from the zoning regulations of the City of Quincy, Adams County, Illinois.

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

Section 1. PERMIT: The variation attached hereto and incorporated herein by this reference is hereby granted, subject to the applicant recording a certified copy hereof with the Adams County Recorder of Deeds and subject to the applicable provisions of the Municipal Code of the City of Quincy (2015). This Ordinance shall serve as a permit allowing such variation. The real estate to which the variation applies may be occupied and used consistent with such variation, but is subject to all other applicable zoning regulations.

Section 2. SAVING 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 3. REPEAL: 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 4. EFFECTIVE DATE: This Ordinance shall be in full force and effect immediately upon its passage, approval and publication as provided by law.

ADOPTED:

CITY CLERK

APPROVED:

MAYOR

Officially published in pamphlet form this day of , 2021.

VARIATION

APPLICANTS / OWNERS:

Michele Foster

REAL ESTATE TO WHICH VARIATION APPLIES:

5704 Country Lake Drive North (Formerly 725 South 57th Street)

LEGALLY DESCRIBED AS:

Lot Eight (8) in Country Lake Estates, a subdivision of part of the southeast quarter of fractional section four (4) in township two (2) south of the base line, in Range eight (8) west of the fourth principal meridian, situated in the County of Adams in the State of Illinois. PIN: 20-0-0156-016-00

DESCRIPTION OF VARIATION:

From Section 162.061(A) of the Municipal Code of Quincy of 2015 to vary the requirement that the front yard setback for a lot zoned R1A be 30-feet to allow for an approximately 10-foot encroachment of the 30-foot front yard setback for the construction of a dwelling at 5704 Country Lake Drive North.

ORDINANCE NO.

AN ORDINANCE GRANTING A VARIATION FROM ZONING REGULATIONS

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

WHEREAS, pursuant to such authority, this Ordinance is being adopted; and,

WHEREAS, the Board of Zoning Appeals of the City of Quincy, Adams County, Illinois, after public hearing and consideration of all relevant factors, has recommended that a variation be granted from the zoning regulations of the City of Quincy, Adams County, Illinois.

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

Section 1. PERMIT: The variation attached hereto and incorporated herein by this reference is hereby granted, subject to the applicant recording a certified copy hereof with the Adams County Recorder of Deeds and subject to the applicable provisions of the Municipal Code of the City of Quincy (2015). This Ordinance shall serve as a permit allowing such variation. The real estate to which the variation applies may be occupied and used consistent with such variation, but is subject to all other applicable zoning regulations.

Section 2. SAVING 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 3. REPEAL: 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 4. EFFECTIVE DATE: This Ordinance shall be in full force and effect immediately upon its passage, approval and publication as provided by law.

ADOPTED:

CITY CLERK

APPROVED:

MAYOR

Officially published in pamphlet form this day of , 2021.

VARIATION

APPLICANTS / OWNERS:

Blessing Hospital

REAL ESTATE TO WHICH VARIATION APPLIES:

NW Corner of Intersection of 12th Street and Broadway

LEGALLY DESCRIBED AS:

The E 40' of the S 100' of the S Half of Block 1 in Willard Keyes' addition to the City of Quincy. PIN: 23-5-0380-000-00

The W 50' of the E 170', and the W 80' of the S 100' of the E 120', of the S half of Block 1 in Willard Keyes' addition to the city of Quincy, Adams County, Illinois. PIN: 23-5-0378-000-00

A part of Block 1 in Willard Keyes Addition to the City of Quincy. PIN: 23-5-0377-000-00

DESCRIPTION OF VARIATION:

From Section 162.268(C) of the Municipal Code of Quincy of 2015 to vary the requirement that the face of a ground sign shall not exceed 32 square feet to allow for the installation of a ground sign with an approximately 82 square foot sign face at the northwest corner of the intersection of 12th Street and Broadway.

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 17, 2021
SUBJECT: The Bring Entertainment to Quincy (BET on Q) Grant Program

A goal of the "45x30" Program is to increase tourism and to attract new residents and visitors to the community. The city could aid those efforts by providing financial support for local entertainment events. The benefit would be more people eating in local restaurants, shopping in local stores, and staying in local hotels, which equates to more jobs, an increase in tax revenue and a reduced burden on local taxpayers.

The Bring Entertainment To Quincy (BET on Q) Grant Program, modeled after the OLC Tourism grant program, would be the mechanism for providing financial support for local entertainment events. For example, a BET on Q Grant could fund a one-day musical performance or help fund a seven-day festival as well as support the expansion of an existing Quincy event or allow for the creation of a new one. The BET on Q Grant funding would help reduce the financial risk event organizers take on when sponsoring regional/national entertainment acts.

The BET on Q Grant Program will be funded each year at \$100,000 from the 1% food/beverage tax that is collected annually. A Grant Review Committee by the Mayor with consent from City Council. The committee will administer the program, select eligible applicants and award funding. BET on Q Grants will be offered on first-come/first-serve basis and will range from \$1,000 to \$25,000 depending primarily on the potential draw of the event. The Review Committee could substantially reduce or even withdraw funding from an event if inaccurate information was submitted as part of an application.

The following criteria will be used to consider funding:

- The estimated draw of the entertainment act/event being funded
- The ability to make a significant economic impact on the City of Quincy (i.e. multi day event)
- The proposed budget for the event
- Any net profit-sharing proposal with the BET on Q Grant Program.

The BET on Q Grant funding will be provided as follows: 75% up front & 25% after completion of a close out evaluation form and a review of the goals of the event. The purpose of the closeout evaluation form is to provide assurance that the event was in line with what was described to the review committee.

Attached are a more-detailed description of the Bring Entertainment To Quincy (BET on Q) Grant Program, the application for the program and an ordinance authorizing the creation of the program.

Any questions, let me know.

ORDINANCE NO.

AN ORDINANCE ESTABLISHING THE BRING ENTERTAINMENT TO QUINCY (BET ON Q) GRANT PROGRAM

WHEREAS, the Quincy City Council passed ordinance No. 9391 establishing a food and beverage tax to fund efforts to increase tourism and to attract new employers, residents and visitors to the city; and

WHEREAS, the purpose of BET on Q is to provide financial support for local entertainment events that bring people to Quincy, thus resulting in more people eating in local restaurants, shopping in local stores and staying in local hotels, which equates to more jobs and an increase in local tax revenue; 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 Ordinance is being adopted.

NOW, THEREFORE, BE IT ORDERED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF QUINCY, IN ADAMS COUNTY, ILLINOIS, as follows:

Section 1 . That City Council of the City of Quincy makes the following additional findings:

- A. Purpose: The City of Quincy has established the Bring Entertainment To Quincy (BET on Q) Grant Program. The city will reinvest a portion of the revenue from the 1% food/beverage tax it collects into the program to help fund the promotion of entertainment events. The goal of the program is to draw more people to Quincy, thus increasing business for the establishments where the food/beverage tax is charged.
- B. Program Details: The grants distributed through the BET on Q Grant Program can be used to bring existing regional/national performers or events to Quincy (such as a one-day concert or a week-long festival), to help promoters expand existing entertainment events in Quincy, or to help get a new entertainment event off the ground. The idea is to reduce the financial risk event organizations take on when they plan for a small or large scale event, in particular when bringing a national entertainer/act to Quincy.

The Quincy City Council will direct, each fiscal year, a portion of the revenue from the 1% food/beverage tax to fund the BET on Q Grant Program. The Mayor, with the consent of the City Council, will appoint community members to administer the grant program. Leftover funding from one fiscal year will be forwarded to the next fiscal year to allow for future use.

- C. Eligibility and Priority: Any event is eligible to apply for a BET on Q Grant if organizers plan to bring in entertainment with regional/national significance or if the event will be a draw for the community. Existing local events may qualify for a grant by showing how

the funding would grow their event. This could include adding additional acts to a music event, investing more money into the drawing power of entertainment acts, or adding new entertainment which would extend the duration of the event.

Priority will be given to applicants based on the estimated drawing power of their events. Priority will also be given to applicants who agree to share a percentage of the net profits of their events with the BET on Q Grant Program. All events receiving a BET on Q Grant must take place within city limits.

- D. **Application Deadline:** Applications must be received 90 days prior to the event. They can be hand-delivered to City Hall (730 Maine Street) or through the mail (USPS, UPS, FedEx). Electronic submissions will be allowed upon prior request by the applicant.
- E. **The applicant must provide the following:**
1. A completed BET on Q Grant Program Application
 2. A description of how the grant funds will be utilized
 3. A description of the proposed act/estimated draw
 4. An event budget
 5. Plans for Marketing the Event and Managing the Event.
 6. Any proposed net profit sharing with the BET on Q Grant Program

The BET on Q Grant Program Review Committee will only consider completed applications filled out to the best of the applicant's knowledge. The city will notify an applicant if an application is incomplete. Applicants will have 14 days to complete the application or it will be null and void.

- F. **Program Review Committee:** The Committee shall consist of seven (7) members. All commission members shall be appointed for terms of four (4) years or until their successors are duly appointed and qualified. Members shall be appointed by the Mayor, with the advice and consent of the City Council.
1. One (1) member shall be the Mayor or a city official designated by the Mayor.
 2. One (1) member shall be a City Council member.
 3. Five (5) members shall be community members
 - a. One (1) will represent the Quincy Area Convention & Visitors Bureau
 - b. One (1) will represent Quincy-based Hotels/Motels
 - c. One (1) will represent Quincy-based Restaurants
 - d. One (1) will represent Quincy-based Financial Institutions
 - e. One (1) will be an At-Large Member

The membership shall elect one (1) member to serve as chairperson and one (1) member to serve as secretary of the commission.

- G. **Review Process:**
1. BET on Q Grants will be offered on a first-come/first-serve basis
 2. Applicants may be asked to present their request in front of the Review Committee.
 3. The Review Committee will consider the following:
 - a. Popularity/Estimated Draw of the Entertainment Act being funded
 - b. The potential economic impact based on the city-approved event budget
 - c. Number of days of the event being funded
 - d. The Plan for sharing Net Profits with the BET on Q Grant Program

4. Any fraudulent or misrepresented information may lead to dismissal of the application and zero grant dollars awarded for the current and future event, in addition to a request for a refund of any dollars awarded.

H. Award Process:

1. Funding decisions will be made by the BET on Q Grant Program Review Committee.
2. The minimum BET on Q Grant will be \$1,000.
3. The maximum BET on Q Grant will be \$25,000.
4. Requests for \$25,000+ will be considered based on the draw/impact of the event.
5. A BET on Q Grant will be awarded as follows:
 - a. 75% will be paid to the applicant up front
 - b. 25% will be paid to the applicant after:
 - 1) Completion of Event Closeout Evaluation Survey within 30 days of event. The city will provide survey at the time funding is provided.
 - 2) Review whether the event met the goals set forth in the application.

I. Unused Funds: Any unused funding must be returned to the BET on Q Grant Program

J. Withdraw of Funding: The City of Quincy Program Review Committee and the City of Quincy may withdraw funding or request a return of funds for events that are substantially reduced or inaccurately portrayed from what was submitted in the application or do not occur within the proposed date(s) or time(s).

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: That nothing in this Ordinance hereby adopted and incorporated by reference 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 this 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.

ADOPTED:

CITY CLERK

APPROVED:

MAYOR

Published in pamphlet form this day of , 2021.

BRING ENTERTAINMENT TO QUINCY (BET on Q) GRANT PROGRAM APPLICATION

Date: _____ Funding Amount Requested: _____

Name of Applicant/Organization/Business: _____

Address: _____

City: _____ State: _____ Zip: _____

Contact Name: _____

Contact Phone Number: _____

Contact Email: _____

Purpose for Application?: _____

Official Name of the Event: _____

Description of the Event: _____

Date(s) of the Event: _____ Number of Days Event will be held: _____

Location of event: _____

Event Website/Social Media: _____

Start time/end time of event (Please provide for each day if multi-day event: _____

Name and description of the entertainment act which the grant will fund/help fund:

Anticipated Attendance at Event: _____

Estimated Ticket Price: _____

Estimated Net Profit/Net Loss: _____

Project the hotel/motel room nights the event will generate: _____

Will you share ticket revenue with City based on a certain number of tickets sold ____ Yes ____ No

Number of tickets sold to trigger revenue sharing: _____

Has the event been held before? YES / NO

If yes, please list the years and location(s): _____

For Previously-Held/Existing Local Events, please share your plans for Growing the Event such as adding additional days, additional entertainment acts, and/or enhanced quality of entertainment acts:

The BET on Q Review Committee highly encourages existing events to provide us with references, itineraries or previous promotional materials to help the committee better understand your event. If you are a new event, please list references, proposed media strategy and detailed plan for the event:

Please list estimated budget for the event and any proposed revenue sharing with the Entertainment Underwriting Grant Program:

Please list any other organizations, government entities, and grants that have offered financial support for your event:

Please list any contributions that are made to the community of Quincy, IL as a result of funds generated from your event (scholarships, donations, etc.):

Please list in detail the how you plan to use the funds you are requesting:

Please list the Quincy businesses you plan to utilize while conducting your event:

If the event is outdoors, will rain insurance be purchased? YES / NO

If yes, please include a copy of insurance/If no, please describe your contingency plan for weather.

If a BET on Q Grant is denied or not available, will the event still be held in Quincy? YES / NO

PLEASE NOTE:

- BET on Q Grants will be offered on a first-come/first-serve basis
- Applicants may be asked to present their request in front of the Review Committee.
- Any fraudulent or misrepresented information may lead to dismissal of the application and zero grant dollars awarded for the current and future event, in addition to a request for a refund of any dollars awarded.
- Funding decisions will be made by the BET on Q Grant Program Review Committee.
- The minimum BET on Q Grant will be \$1,000.
- The maximum BET on Q Grant will be \$25,000.
- Requests for \$25,000+ will be considered based on the draw/impact of the event.
- A BET on Q Grant will be awarded as follows:
 - 75% will be paid to the applicant up front
 - 25% will be paid to the applicant after:
 - Completion of Event Closeout Evaluation Form (within 30 days of event).
 - Review of whether the event met the goals set forth in the application.
- Unused funding must be returned to the BET on Q Grant Program
- Applicants receiving funding will be notified within 60 days of submitting application.

- The Closeout Evaluation Survey will be provided when the grant funding is awarded. It must be submitted to the city within 30 days of the conclusion of the event. The survey must include the following:
 - The estimated attendance for the event
 - A summary of the success of the event
 - The Net Profit/Net Loss for the event
- All unused grant funding must be returned to the City of Quincy
- The cancellation of the event will result in a request from the city for reimbursement of the entire BET on Q grant.
- Event organizer agree to abide by all City of Quincy Code requirements including Food and Beverage Tax.

I understand the limitation placed on the use of the prepared food and beverage tax, and I certify that the requested funds will be used for the purposes described in the application or as approved by the BET on Q Grant Program Review Committee. I understand the use of BET on Q grant funds is subject to the above terms in addition to the completion of the closeout evaluation form. I further understand that 25% of the BET on Q grant will be held until the appropriate documents and the completed closeout form has been provided to the city.

The BET on Q Grant Program Review Committee and the Quincy City Council may withdraw funding, or request the return of funds for events that are substantially reduced or inaccurately portrayed from what was submitted in the application or do not occur within the proposed date(s) or time(s).

The City of Quincy is not responsible for obtaining or approving proper licenses or permits. I understand funds will not be distributed until liability insurance is obtained.

Name of Application	Title Related to Event	Date

Requests must be received at least 90 days prior to the event. Documents can be hand-delivered or mailed to:

The City of Quincy
 Attn: BET on Q Grant Review Committee
 730 Maine Street
 Quincy, IL 62301
 Ph: (217) 228-4500

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 15, 2021
SUBJECT: Ordinances Establishing Mid-Town Business District & Imposing Certain Business District Taxes in the Mid-Town Business District

At the request of Cullinan Properties, the city contracted with PGAV Planners to develop a Business Development District (BD) that encompasses Quincy Mall properties as well as several adjacent properties (including the former Sears Store and the former County Market building). The city offered inclusion in the BD to representatives of the former Shopko and Kmart properties, but they declined. Attached is the Business District Plan for the Mid-Town Business District.

The city advertised and conducted a public hearing on the BDD on March 10, 2021. Adam Stroud with PGAV Planners presented the boundary map for the proposed district, reviewed the eligibility criteria for determining inclusion in the BD, evaluated conditions of buildings/properties in the proposed District, identified potential "Blighted Areas" and documented findings as defined by the Business District Law. Mr. Stroud answered questions from representatives of the property owners within the proposed BD (Cullinan & Tom Marx) as well as an alderman who attended the public hearing. No one spoke in opposition to establishing the Business District.

By establishing the Mid-Town Business District, a 1% sales tax will be imposed for any retail/business operation within the BD and a 1% hotel/motel occupation tax upon the renting or leasing of rooms in a hotel/motel within the BD.

Funds collected from the BD will be used to encourage and incentivize new business growth in the BD. The BD enables the city and property owners to attract development to vacant properties and redevelop existing properties. Eligible use of BD funds include, but are not limited to:

- Installing, repairing, constructing, reconstructing or relocating public streets, public utilities, and other public site improvements;
- Constructing public improvements, including, but not limited to buildings, structures, works, utilities or fixtures;
- Renovating, rehabilitating, reconstructing, relocating, repairing or remodeling any existing buildings, structures, works, utilities, or fixtures;
- Acquiring, managing, conveying or otherwise disposing of real and personal property for the purposes of a development or redevelopment plan;
- Clearing any area within a business district by demolition or removal of any existing buildings, structures, fixtures, utilities, or improvements and to clear and grade land.

Attached is an ordinance establishing and designating the Mid-Town Business District and approving the Mid-Town Business District Plan and an ordinance establishing and imposing certain Business District taxes in the Mid-Town Business District.

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING AND DESIGNATING THE MID-TOWN BUSINESS DISTRICT AND APPROVING THE MID-TOWN BUSINESS DISTRICT PLAN WITHIN THE CITY OF QUINCY, ILLINOIS

WHEREAS, the City of Quincy, Adams County, Illinois (the “City”), is authorized under and pursuant to Division 74.3, the Business District Development and Redevelopment Law, 65 ILCS 5-11-74.3-1 through 3-7 (“the Business District Law”), to establish a business district to be named “**Mid-Town Business District**” (the “**Business District**”) and adopt and approve the related business district plan for said Business District (the “**Business District Plan**”); and

WHEREAS, the purpose of the Business District Plan and the designation of the Business District is to eradicate the blighting conditions that exist and to assure opportunities for development or redevelopment, encouraging private investment, and attracting sound and stable business and commercial growth to the Business District; and

WHEREAS, on a notice of public hearing to consider the establishment of the Mid-Town Business District and adoption of the Business District Plan, dated February 23, 2021 were published in the Quincy Herald Whig; and

WHEREAS, the City conducted a public hearing on March 10, 2021. At the public hearing, all interested persons were given the opportunity to be heard with respect to the subject matter of the public hearing.

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

Section 1. The City Council of the City of Quincy makes the following additional findings:

- a. That the Mid-Town Business District, on the whole, has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed or redeveloped without the adoption of the Business District Plan.
- b. That the Business District Plan conforms to the comprehensive plan for the development of the City of Quincy as a whole.
- c. There exist conditions that cause the area located within the Mid-Town Business District to be classified as a “blighted area” as defined in Section 11-74.3-5 of the Business District Law.

- d. The Mid-Town Business District is a contiguous area and includes only parcels of real property directly and substantially benefited by the proposed Business District Plan.

Section 2. The City hereby designates the area described in the appendix of **Exhibit A – Business District Plan for the Mid-Town Business District.**

Section 3. The City hereby adopts and approves the **Business District Plan for the Mid-Town Business District**, dated February 22, 2021, attached hereto as **Exhibit A.**

Section 5. The City Clerk shall file a certified copy of this ordinance and attached exhibits with the Illinois Department of Revenue along with a current list of business addresses for the businesses located within the Business District.

Section 6. If any portion of this ordinance shall be held invalid or unenforceable by any court of competent jurisdiction, such invalidity or unenforceability shall not affect the remaining portions of this ordinance.

Section 7. This ordinance shall be in full force and effect immediately upon its passage, approval and publication as provided by law.

ADOPTED:

CITY CLERK

APPROVED:

MAYOR

Published in pamphlet form this day of , 2021.

Attachments:

Exhibit A: Business District Plan, Mid-Town Business District, dated February 22, 2021 (legal description included)

Exhibit A

**Business District Plan
Mid-Town Business District
(legal description included)**

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING AND IMPOSING CERTAIN BUSINESS
DISTRICT TAXES IN THE CITY OF QUINCY
MID-TOWN BUSINESS DISTRICT

WHEREAS, the City of Quincy passed Ordinance No. _____ Establishing and Designating the Mid-Town Business District and Approving the Mid-Town Business District Plan within the City of Quincy, Illinois in accordance with the Business District Development and Redevelopment Law, 65 ILCS 5/11-74.3-1 through 11-74.3-7 (the "Business District Law"); and

WHEREAS, as part of Ordinance No. _____, the Corporate Authorities of the City made the requisite findings that the Mid-Town Business District qualified as a "blighted area" as defined in Section 11-74.3-5 of the Business District Law; and

WHEREAS, in furtherance of the Mid-Town Business District, the Corporate Authorities of the City desire to establish and impose a Business District Retailers' Occupation Tax, a Business District Service Occupation Tax pursuant to Section 11-74.3-3 (10) of the Business District Law, and an occupation tax upon all persons engaged in the business district in the business of renting, leasing, or letting rooms in a hotel, as defined in the Hotel Operators' Occupation Tax Act pursuant to Section 11-74.3-3 (11) of the Business District Law; and

WHEREAS, the City intends to use said tax to fund certain improvements within the Business District in accordance with the Business District Law and as set forth in the Mid-Town Business District Plan; and

WHEREAS, the Corporate Authorities of the City find and determine that it is in the best interests of the City and its residents to establish the taxes as set forth herein.

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

Section 1. The above stated recitals are incorporated by this reference.

Section 2. Business District Retailers' Occupation Tax. A tax is hereby imposed to be known as the "Business District Retailers' Occupation Tax" upon all persons engaged in the business of selling tangible personal property, other than an item of tangible personal property titled or registered with an agency of this state's government, at retail within the boundaries of the Mid-Town Business District at the rate of one percent (1.0%) of the gross receipts from such sales made in the course of such business while this ordinance is in effect. This "Business District Retailers' Occupation Tax" shall not be applicable to the sales of food for human consumption which is to be

consumed off the premises where it is sold (other than alcoholic beverages, soft drinks and food that has been prepared for immediate consumption) and prescription and non-prescription medicines, drugs, medical appliances, modifications to a motor vehicle for the purpose of rendering it usable by a disabled person, and insulin, urine testing materials, syringes and needles used by diabetics, for human use.

Section 3. Business District Service Occupation Tax. A tax is hereby imposed to be known as the “Business District Service Occupation Tax” upon all persons engaged, within the Mid-Town Business District, in the business of making sales of service, who, as an incident to making those sales of service, transfer tangible personal property within the business district, either in the form of tangible personal property or in the form of real estate as an incident to a sale of service. The tax shall be imposed at the same rate as the tax imposed in Section 2 above upon the selling price of tangible personal property so transferred within the business district. The tax may not be imposed on food for human consumption that is to be consumed off the premises where it is sold (other than alcoholic beverages, soft drinks, and food that has been prepared for immediate consumption), prescription and nonprescription medicines, drugs, medical appliances, modifications to a motor vehicle for the purpose of rendering it usable by a disabled person, and insulin, urine testing materials, syringes, and needles used by diabetics, for human use.

Section 4. Business District Hotel Operators’ Occupation Tax. A tax is hereby imposed to be known as the “Business District Hotel Operators’ Occupation Tax” upon all persons engaged in the Mid-Town Business District in the business of renting, leasing, or letting rooms in a hotel, as defined in the Hotel Operators’ Occupation Tax Act, 35 ILCS 145/1, et seq., at the rate of one percent (1.0%) of the gross rental receipts of from the renting, leasing or letting of rooms within the Business District, excluding, however, from the gross rental receipts the proceeds of renting, leasing, or letting to permanent residents of a hotel, as defined in the Hotel Operators’ Occupation Tax Act.

Section 5. Notice to Illinois Department of Revenue. On or before, April 1, 2021, the City Clerk and other appropriate City staff are directed to provide the Illinois Department of Revenue (the “Department”) with a certified copy of this Ordinance and such other information required by the Department so that the Business District Retailers’ Occupation Tax provided for in Section 2 above, and the Business District Service Occupation Tax provided for in Section 3 above may be administered and enforced by the Department, beginning on July 1, 2021. Thereafter, the appropriate City staff are directed to provide any address change, addition, or deletion of businesses located within the Business District to the Department on or before October 1 for administration and enforcement by the Department of the change beginning on the following January 1 and on or before April 1 for administration and enforcement by the Department of the change beginning on the following July 1.

Section 6. Business District No. 1 Tax Allocation Fund. All proceeds of the taxes imposed, civil penalties, and interest, which accrues from the Business District Taxes imposed hereby, shall be deposited into a special fund of the City called the “Mid-

Town Business District Tax Allocation Fund” in accordance with the Business District Law.

Section 7. Enforcement. The Illinois Department of Revenue shall have the authority to administer and enforce the Business District Retailers’ Occupation Tax and the Business District Service Occupation Tax imposed under Sections 2 and 3 of this Ordinance. The City shall have the authority to administer and enforce the Business District Hotel Operators’ Occupation Tax imposed under Section 4 of this Ordinance.

Section 8. Rescinding of Business District Taxes and Business District Dissolution Date. When business district project costs, including, without limitation, all obligations paying or reimbursing business district project costs have been paid, any surplus funds then remaining in the Mid-Town Business Tax Allocation Fund shall be distributed to the municipal treasurer for deposit into the general corporate fund of the City. Upon payment of all business district project costs and retirement of all obligations paying or reimbursing business district project costs, but in no event more than 23 years after the date of adoption of this Ordinance imposing the taxes pursuant to the Business District Law, the City shall adopt an ordinance immediately rescinding the taxes imposed. The dissolution date of the Mid-Town Business District shall be not later than 270 days following payment to the City of the last distribution of taxes as provided in Section 11-74.3-6 of the Business District Law.

Section 9. If any portion of this ordinance shall be held invalid or unenforceable by any court of competent jurisdiction, such invalidity or unenforceability shall not affect the remaining portions of this ordinance.

Section 10. This ordinance shall be in full force and effect immediately upon its passage, approval and publication as provided by law.

ADOPTED:

CITY CLERK

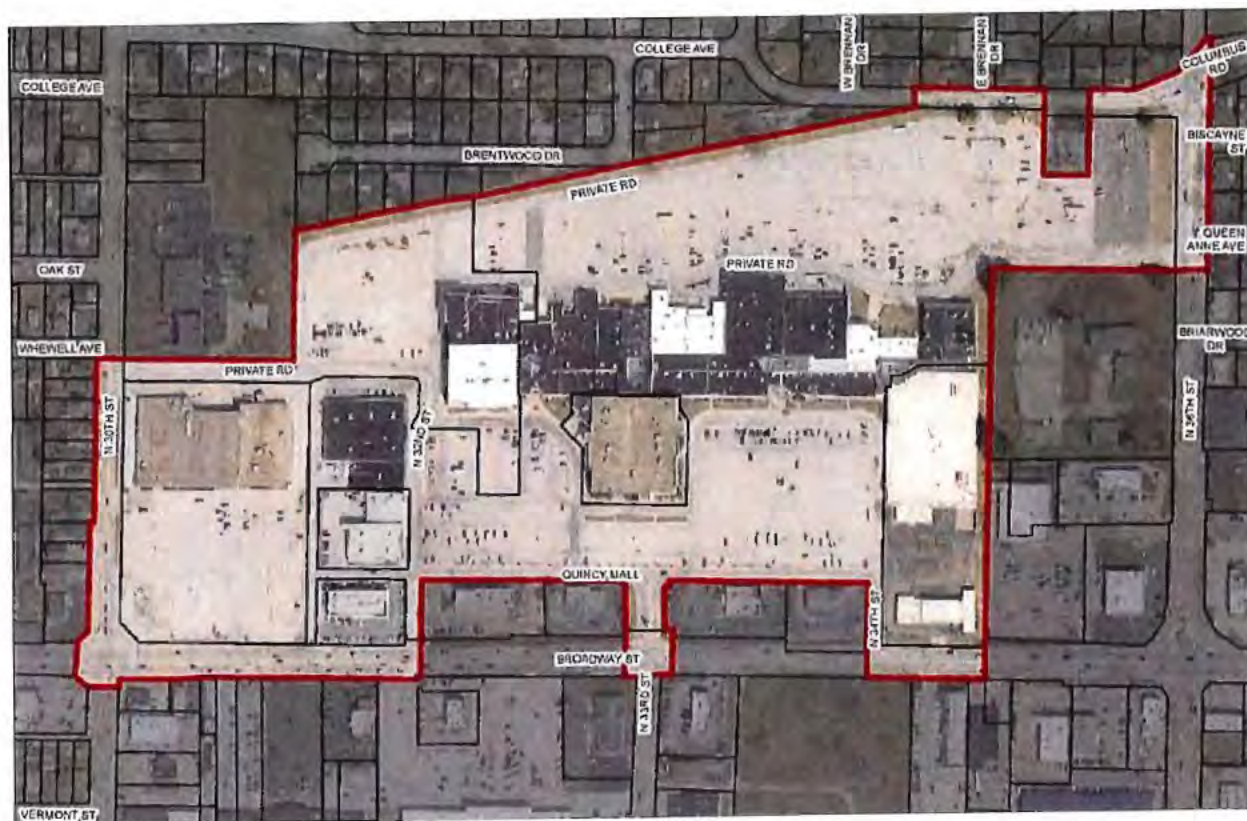
APPROVED:

MAYOR

Published in pamphlet form this day of , 2021.

Business District Plan

Mid-Town Business District



Prepared for
City of Quincy, Illinois

Prepared by

PGAV PLANNERS LLC

February 22, 2021

ACKNOWLEDGEMENTS

CITY OF QUINCY, ILLINOIS

MAYOR
KYLE MOORE

CITY CLERK
LAURA OAKMAN

CITY COUNCIL

WARD 1 – ERIC ENTRUP – TONIA MCKIERNAN

WARD 2 – DAVE BAUER – JEFF BERGMAN

WARD 3 – JASON FINNEY – JARED HOLBROOK

WARD 4 – MICHAEL FARHA – ANTHONY SASSEN

WARD 5 – JOHN MAST – MIKE REIN

WARD 6 – KATIE AWERKAMP – RICHIE REIS

WARD 7 – JACK HOLTSCHLAG – BEN UZELAC

CORPORATION COUNSEL
LONNIE DUNN

DIRECTOR OF PLANNING & DEVELOPMENT
CHUCK BEVELHEIMER

TABLE OF CONTENTS

	PAGE
SECTION 1 - INTRODUCTION	1
Purpose of This Report.....	1
Area Background and Need for the District.....	1
Municipal Authority	2
SECTION 2 – ANALYSIS OF BLIGHTING FACTORS.....	4
Additional Statutory Provisions	4
Qualifications Analysis	5
<i>Exhibit B – Vacant Building Space</i>	6
Qualification Summary	8
SECTION 3 – BUSINESS DISTRICT DEVELOPMENT PLAN.....	9
Description of the Business District.....	9
Future Land Use and Zoning.....	9
The Business District Development Project.....	9
Business District Objectives.....	10
Private Development Actions.....	10
Public Development Actions.....	10
Business District Project Costs.....	10
Area, On The Whole, Not Subject To Growth And Development.....	11
The Need for Public Financial Assistance.....	11
Sources of Funds to Pay Business District Project Costs.....	12
Establishment and Term of the Business District.....	13
Business District Obligations	13
SECTION 4 – FINDINGS AND AMENDMENTS TO THE BUSINESS DISTRICT PLAN.....	14
Findings.....	14
Plan Amendments.....	14
 TABLES	
1 EAV History	7
2 Estimated Business District Project Costs.....	11

APPENDIX

- Exhibit A – Business District Boundary Map
- Business District Legal Description
- Photographs of Existing Conditions

SECTION 1

INTRODUCTION

PURPOSE OF THIS REPORT

The City of Quincy (the "City") recognizes that its long-term viability depends, in part, on maintaining the strength of its commercial base. The City hereby determines that it is essential to its economic and social welfare to identify and promote opportunities for development, redevelopment, and private investment to attract sound and stable commercial growth, thereby enhancing the tax base of the City. Like many regional malls throughout the U.S., Quincy Mall suffered from the loss of several anchor tenants that occurred between 2015 and 2018 and, in turn, some smaller mall tenants left as a result. Additionally, malls are attractors for adjacent and surrounding retail and other types of commercial uses. A multitude of employers left the mid-town area in recent years including JCPenney, Bergner's, Sears, Kmart, Shopko, and AMC Theaters. When their traffic declines, other retail and commercial uses are impacted. In order to preserve and expand Quincy's retail commercial base, Quincy Mall and certain adjacent properties have been identified by the City for designation under the provisions of Division 74.3 (Business District Development and Redevelopment) of Article 11 (Public Health, Safety and Welfare) of the Illinois Municipal Code, 65 ILCS 5/11-74.3-1 *et seq.*, as supplemented and amended (the "Act" or the "Business District Act").

The City has chosen to name the Business District the "Mid-Town Business District" (the "Area" or "Business District"). The Area is generally located North of Broadway St between 30th St and 36th St. The area includes the entirety of Quincy Mall, a small multi-tenant retail center, and a former County Market grocer. The boundaries of the Mid-Town Business District are shown on **Exhibit A - Business District Boundary Map** in the **Appendix** and are described by metes and bounds also in the **Legal Description** also found in the **Appendix**.

AREA BACKGROUND AND NEED FOR THE DISTRICT

The Business District contains Quincy Mall and certain surrounding out lots and adjacent commercial uses. Quincy Mall originally started life as an outdoor shopping complex that opened in 1958, and it was later enclosed in 1978. Quincy Mall contained three national department store anchors and their presence further encouraged the development of surrounding retail properties, restaurants, and service businesses along the Broadway corridor.

Quincy Mall's economic performance has suffered in recent years from the loss of its anchor stores and increased retail competition within the City and beyond. US Retail space in the United States was, and still is, overbuilt. For many years, US has had more retail square footage per capita than any other developed nation. This ultimately meant some destinations, especially older ones, were doomed to fail. Locations like Quincy weren't immune to these trends, but they may have been impacted later than most because they served a more distant population where trips to the regional location were still an event attracting a broader audience.

The popularity of malls as a "gathering place" has been fading for years, in part due to demographic changes and consumer preferences. The department store bankruptcies and store closures have had a cascading effect on the relevancy of mall properties as they were originally conceived. One successful concept for recreating mall properties focuses on mixed-use scenarios combining multi-family residential, office, retail, entertainment, restaurant, and in some cases institutional uses, in a sort of "town-center" environment.

In addition to Quincy Mall, the Area contains a large grocery-anchored building that previously contained a County Market which closed several years ago. One part of the building contains an active CVS drug store, representing approximately 30% of the total building space.

Another contributing factor to the vacancies plaguing the Mid-Town Business District is the dominance of online shopping (sometimes termed the Amazon phenomenon). The “old line” department stores were greatly impacted because they were slow to embrace the online trend. Unlike some general merchandise stores such as Wal-Mart and Target who quickly pivoted to online sales in addition to brick-and-mortar locations, department stores continue to rely on foot traffic for in-person sales.

Although the COVID-19 pandemic of the last 12 months accelerated the challenges facing the modern retail sector we see today, many of these threats to retail were present before the virus came. The City is concerned that without assistance through the Business District, the Area will not be redeveloped and adapted for the future. Potential future decline of this portion of the City will likely have a detrimental impact on the tax base of the City and other taxing bodies.

The goal of the Mid-Town Business District program is to promote the renovation and repurposing of portions of Quincy Mall and the other properties within the Area to make them more resistant to future retail and commercial development trends and facilitate their redevelopment. To this end, the mall’s owner wants to bring major medical employers to the property to support job creation and success among the retail tenants. Economic assistance through the Business District and other sources will allow the property owners to address the extraordinary costs of redevelopment associated with the age and condition of the existing buildings and properties.

MUNICIPAL AUTHORITY

The Business District Act (65 ILCS 5/11-74.3-1 *et seq.*) authorizes Illinois municipalities to designate areas within the municipality as business districts. A business district must be established in conformance with a specific plan for business districts officially approved by the corporate authorities of the municipality after public hearings. A business district must also conform to the municipality’s comprehensive plan. This Plan for the Business District is prepared according to the provisions of the Act.

The exercise of the powers provided for in the Act is dedicated to the promotion of the public interest and to the enhancement of the tax base of business districts. The use of such powers for the development and redevelopment of business districts is a public use essential to the public interest. In accordance with the Act, the City may exercise the following powers in carrying out a Business District development or redevelopment plan:

- 1) *To approve all development and redevelopment proposals for a business district.*
- 2) *To exercise the use of eminent domain for the acquisition of real and personal property for the purpose of a development or redevelopment project.*
- 3) *To acquire, manage, convey or otherwise dispose of real and personal property acquired pursuant to the provisions of a development or redevelopment plan.*
- 4) *To apply for and accept capital grants and loans from the United States and the State of Illinois, or any instrumentality of the United States or the State, for business district development and redevelopment.*

- 5) *To borrow funds as it may be deemed necessary for the purpose of business district development and redevelopment, and in this connection issue such obligation or revenue bonds as it shall be deemed necessary, subject to applicable statutory limitations.*
- 6) *To enter into contracts with any public or private agency or person.*
- 7) *To sell, lease, trade or improve such real property as may be acquired in connection with business district development and redevelopment plans.*
- 8) *To employ all such persons as may be necessary for the planning, administration and implementation of the business district plans.*
- 9) *To expend such public funds as may be necessary for the planning, execution and implementation of the business district plans.*
- 10) *To establish by ordinance or resolution procedures for planning, execution and implementation of business district plans.*
- 11) *To create a Business District Development and Redevelopment Commission to act as agent for the municipality for the purposes of business district development and redevelopment.*
- 12) *To impose a retailers' occupation tax and a service occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for business district project costs as set forth in the business district plan approved by the municipality.*
- 13) *To impose a hotel operators' occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for the business district project costs as set forth in the business district plan approved by the municipality.*
- 14) *To issue obligations in one or more series bearing interest at rates determined by the corporate authorities of the municipality by ordinance and secured by the business district tax allocation fund set forth in Section 11-74.3-6 for the business district to provide for the payment of business district project costs.*

In accordance with the Act, this Plan sets forth the necessity for the objectives of and the development program for the Mid-Town Business District in the City of Quincy, Illinois.

SECTION 2**ANALYSIS OF BLIGHTING FACTORS****ADDITIONAL STATUTORY PROVISIONS**

In accordance with the Act (Sec. 11-74.3-5), if the corporate authorities of a municipality desire to impose a tax by ordinance pursuant to subsection (12) or (13) of Section 11-74.3-3 [see Section I of the Plan for a description of subsection (12) and (13)], the following additional procedures shall apply to the designation of the business district and the approval of the business district development or redevelopment plan:

- (1) *The corporate authorities of the municipality shall hold public hearings at least one week prior to designation of the business district and approval of the business district development or redevelopment plan.*
- (2) *The area proposed to be designated as a business district must be contiguous and must include only parcels of real property directly and substantially benefited by the proposed business district development or redevelopment plan.*
- (3) *The corporate authorities of the municipality shall make a formal finding of the following:*
 - (i) *the business district is a blighted area that, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire or other causes, or any combination of those factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use; and*
 - (ii) *the business district on the whole has not been subject to growth and development through investment by private enterprises or would not reasonably be anticipated to be developed or redeveloped without the adoption of the business district development or redevelopment plan.*
- (4) *The proposed business district development or redevelopment plan shall set forth in writing:*
 - (i) *a specific description of the proposed boundaries of the district, including a map illustrating the boundaries;*
 - (ii) *a general description of each project proposed to be undertaken within the business district, including a description of the approximate location of each project;*
 - (iii) *the name of the proposed business district;*
 - (iv) *the estimated business district project costs;*
 - (v) *the anticipated source of funds to pay business district project costs;*
 - (vi) *the anticipated type and terms of any obligations to be issued; and*
 - (vii) *the rate of any tax to be imposed pursuant to subsection (12) or (13) of Section 11-74.3-3 and the period of time for which the tax shall be imposed.*

This section evaluates the conditions that are present relative to the “blight” provisions of the Act (Sec. 11-74.3-5(3)). Subsequent sections of this report will discuss the *redevelopment plan* (Sec. 11-74.3-5(4)). It is the intent of the City to impose a Business District Retailers Occupation Sales Tax and a Business District Service Occupation Sales Tax to support Business District activities.

QUALIFICATIONS ANALYSIS

The existing conditions were identified and analyzed to determine if the Mid-Town Business District meets the qualifying criteria. PGAV staff conducted a field investigation of interior and exterior conditions on February 5, 2021. Examples of these conditions are provided in the **Appendix C, Photographs of Existing Conditions**. Information gathered for this analysis was derived from several sources, including the City of Quincy, Adams County, the developer/property owners, and other sources considered reliable.

Deterioration of Site Improvements

Based on the PGAV staff field review and data provided by the developer/property owner and the City, the following conditions related to the site improvements are noted.

- Quincy Mall and adjacent parking surfaces are generally in good condition; however, several spaces lack HVAC, plumbing, and other essential items because they have never been occupied.
- The building that housed the vacant County Market and contains an existing CVS pharmacy is in deteriorated condition. The interior finishes demonstrate deterioration and deferred maintenance. The roofing, particularly for the larger space that was the County Market, is in deteriorated condition and caused interior water damage. This has created damaged ceiling areas, deteriorated electrical fixtures, and damaged flooring. According to the developer/property owner, the HVAC and sprinkler systems, flooring, and roof will need to be replaced.
- The non-anchor mall spaces comprise approximately 165,600 square feet of space. Approximately 31% of this space is currently vacant. Outparcel buildings represent approximately 58,500 square feet of space and have a vacancy rate of approximately 12%. This represents about 7,200 square feet of floor area. By normal commercial real estate occupancy standards, a vacancy rate of 5% to 6% is typically considered “full occupancy.” Additionally, many of the mall’s tenants are on month-to-month leases and the vacancy rate may increase if the economic situation does not improve.
- The former Sears building contains approximately 72,800 square feet that is completely vacant. Flooring throughout is deteriorated and the boiler system and other HVAC components are outdated and require updating. This structure is not conducive to the market and requires extensive renovations.

Exhibit B entitled **Vacant Building Space** is provided on the following page and generally depicts the vacant buildings and/or floor space within buildings located in the Area. Not shown on this map are the large vacancies within buildings located adjacent to the District boundaries on the south side of Broadway Street and the west side of North 36th Street. As noted previously in this report the decline of the Mall and the loss of its anchor tenants has, at least in part, negatively influenced adjacent businesses.

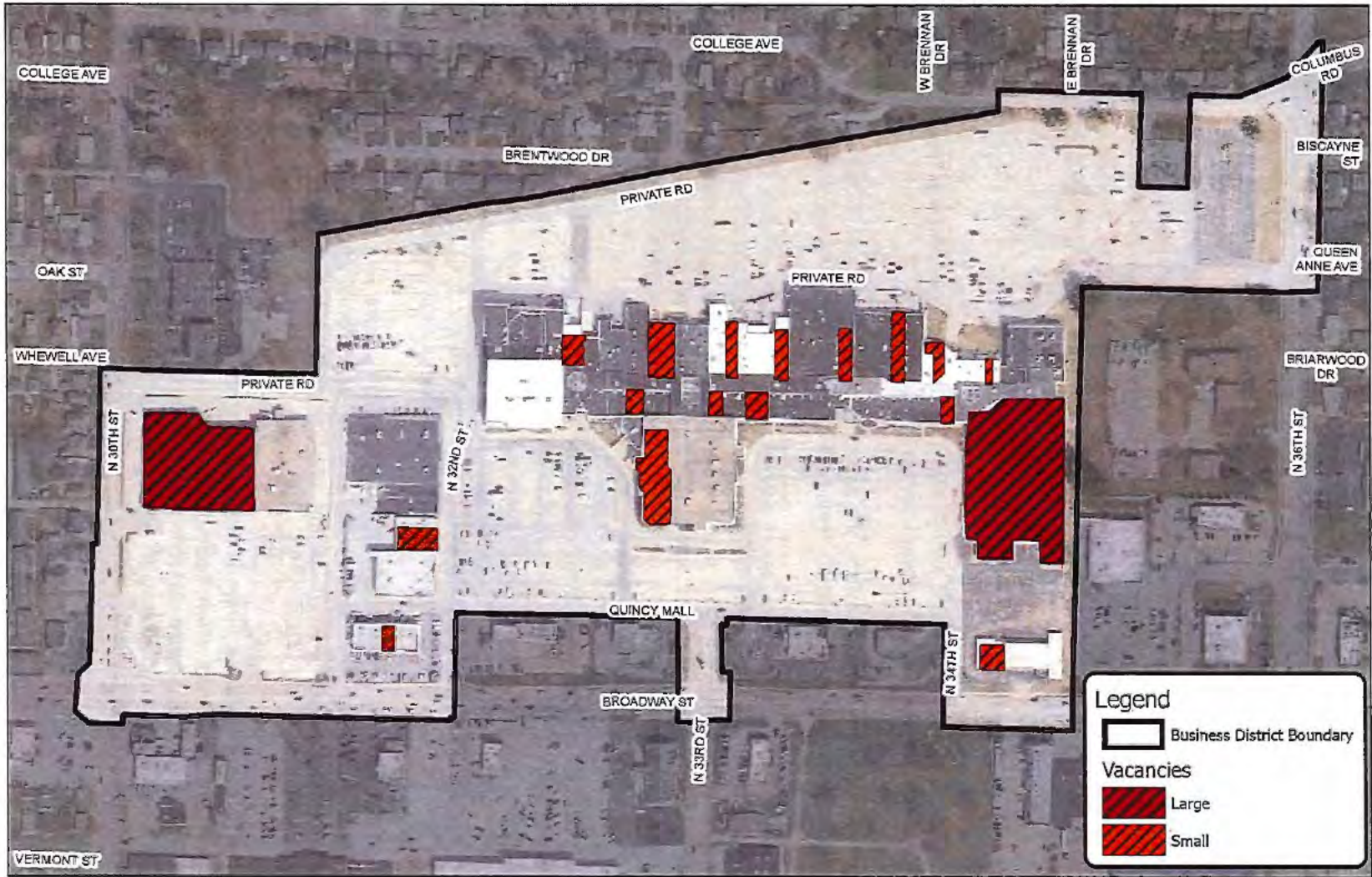


Exhibit B - Vacant Building Space

Quincy, IL



Economic Liability

Declining economic vitality at Quincy Mall and the other properties within the Mid-Town Business District represents an economic liability for both the community and the property owners. The closure of the mall anchors, County Market, mall shops, and outparcel users has contributed to a significant decline in overall sales volume, which has had a negative impact on the generation of sales and property tax dollars for affected taxing jurisdictions.

The Equalized Assessed Valuation (EAV) of the Area has decreased in value over the past seven calendar years. **Table 1, EAV History** below displays the historic EAV of the Area between 2014 and 2020.

**TABLE 1
EAV HISTORY**

Quincy Mall EAV & Real Estate Tax Review by Taxing Jurisdiction
10/16/2020

PI # OWNER'S NAME	ADDRESS	TENANT	2020 ASSESSED VALUE	2019 Tax	2019
				Rate	Property Taxes
23-; CULLINAN LLC MULTI CINEMA	3429 BROADWAY	THEATRE ONLY	\$ 191,660	0.0683852	\$ 13,106.71
23-; QUINCY CULLINAN	3301 BROADWAY	QMG CANCER/SURG-BUILDING ONLY	\$ 1,000,000	0.0683852	\$ 68,385.20
23-; QUINCY CULLINAN	3301 BROADWAY	LAND THAT QMG SETS ON	\$ 233,680	0.0683852	\$ 15,980.25
23-; QUINCY CULLINAN	405-415 N 32ND ST	PETCO/QOOBA	\$ 681,720	0.0683852	\$ 46,619.56
23-; LARSON FAMILY REAL ESTATE	3203 BROADWAY	SLUMBERLAND	\$ 721,710	0.0683852	\$ 49,354.28
23-; QUINCY CULLINAN	3237-3423 QCY MALL	QUINCY MALL & JO-ANN FABRICS,	\$ 4,330,270	0.0683852	\$ 296,126.38
23-; QUINCY MALL OUTLOT LLC	3115-3131 BROADWAY	STARBUCKS STRIP MALL	\$ 348,150	0.0683852	\$ 23,808.31
23-; CHARES & KATHIE MARX	3400 QUINCY MALL	SEARS BUILDING	\$ 416,660	0.0683852	\$ 28,493.38
			\$ 7,923,850		\$ 541,874.07
			2019		
Taxing Jurisdiction	Qcy Mall Total EAV	Tax Rate	Property Taxes		
SD 172	\$ 7,923,850	0.0389154	\$ 308,359.79		
City of Quincy	\$ 7,923,850	0.0107721	\$ 85,356.50		
Adams County	\$ 7,923,850	0.0080361	\$ 63,676.85		
Qcy Park District	\$ 7,923,850	0.0059455	\$ 47,111.25		
JWCC	\$ 7,923,850	0.0042274	\$ 33,497.28		
Qcy Township	\$ 7,923,850	0.0004887	\$ 3,872.39		
			\$ 541,874.07		
Trend in Qcy Mall EAV		Assesed Value	Percent Change		
2020	\$ 7,923,850	\$	0.00		
2019	\$ 7,906,650	\$	(0.01)		
2018	\$ 7,999,050	\$	(0.08)		
2017	\$ 8,709,710	\$	(0.09)		
2016	\$ 9,605,360	\$	0.02		
2015	\$ 9,394,040	\$	0.02		
2014	\$ 9,222,520	\$			

Note: All of the Quincy Cullinan parcels are currently under appeal with Adams Cty Board of Review.
chuck/Qcy Mall/Qcy Mall EAV & Taxes 10-16-20

Table 1 shows that the assessed value peaked in 2016 at \$9,605,360 and dropped in 2020 to \$7,923,850, a decline of \$1,681,510 (or 17.5%) in five years. As noted in the table footnote, the value of all of the Cullinan owned parcels are being appealed and will likely have a further reduction in assessed value. As evidenced by the recent historical EAV trends, the Area properties have been declining in value since 2016 and within the overall time frame shown in Table 1. Therefore, the District has become a declining real estate asset and underperforming economic generator of real estate taxes to support the community's services. The Area is not generating taxes commensurate with its prominent location along the City's primary commercial corridor, as well as its position as the regional hub for commercial activity in the greater Quincy region. As more retail chains experience financial hardship and close their doors, it is likely that the value of mall properties will continue to decline.

Healthy regional malls and adjacent concentrations of large retail and service developments provide a significant benefit to “host” communities by generating sales tax revenues for a city and other sales taxing entities. However, the District’s sales tax contributions have declined with the loss of mall tenants and closure of County Market. While sales tax data cannot be stated due to State and property owner disclosure laws, dates provided by the mall property owner regarding overall calendar year sales trends shows that between 2017 and 2019, total sales at Quincy Mall declined by more than \$4.7 million or nearly 14%. It should be noted that this doesn’t reflect the loss of sales from adjacent large retailers outside Quincy Mall.

As one of the primary revenue sources of the City, sales tax collections are important to the fiscal stability of the City. Property and sales tax collection trends and other factors as discussed previously in this report indicate that the Area is an economic liability to the City and other affected taxing districts. The existing vacancy rates for the mall shops, outparcels, other properties within the District and the potential for additional vacancies are a substantial economic liability for the property owners, the City, and the taxing districts.

Department stores that typically acted as anchors for regional malls are an outdated and conversion of the spaces for other uses is often difficult. Given the age of the buildings in the District, HVAC, electrical, telephone, and data service components are likely to be outdated contributing to the difficulty and cost of repurposing or redeveloping the buildings and tenant spaces. Generally, the architectural design and materials are obsolete, as today’s mall consumer expects a high quality, engaging mall shopping experience.

The principal property owners within the District have articulated that “but for” an infusion of capital investment to overcome the physical deficiencies and obsolescence prevalent throughout the Area, the future of the properties is in peril. As a result, the property owners have requested assistance through the formation of a Business District in order to provide for a source to repay the initial capital investment needed to reposition the Area to attract new retailers and expand the economic base of the City by attracting additional shoppers. In its current condition, the District is an economic liability to the City and other taxing bodies.

QUALIFICATION SUMMARY

The blighting conditions present in the Mid-Town Business District include:

- The Area exhibits physical deterioration inside the former Sears and County Market properties;
- By reason of the adverse conditions in the Area including property values, high vacancy rates, and decreasing sales tax collections, the Area is an economic liability to the City, affected taxing districts and the property owners; and
- Unless a program of redevelopment can be devised to eliminate the blighting influences that exist within the Area, further physical and economic decline is likely and private investment is not likely to occur.

Thus, if taken as a whole, the District meets the standards as a “blighted area” per Section 11-74.3-5(3) in the Act for designation as a “Business District” for purposes of qualifying the Business District as a business district under the Act and imposing a tax pursuant to subsections (12) or (13) of Section 11-74.3-3 of the Act. The District represents a portion of the City by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire or other causes, or any combination of those factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use.

SECTION 3

BUSINESS DISTRICT DEVELOPMENT PLAN

DESCRIPTION OF THE BUSINESS DISTRICT

The Area is generally located North of Broadway St between 30th St and 36th St. The area includes the entirety of Quincy Mall, a small multi-tenant retail center, and a former County Market grocer. The boundaries of the Mid-Town Business District are shown on **Exhibit A - Business District Boundary Map** in **Appendix A** and are described by metes and bounds in **Appendix B, Business District Legal Description**. The Area comprises approximately 58 acres.

FUTURE LAND USE AND ZONING

All projects shall be subject to the provisions of the City of Quincy's zoning ordinance and other applicable codes, as may be in existence, and that may be amended from time to time. The proposed commercial land uses within the Area are consistent with the City's Future Land Use Map.

THE BUSINESS DISTRICT DEVELOPMENT PROJECT

The Mid-Town Business District Development Project (the "Project") proposes to leverage private investment for the renovation, upgrade, and/or construction of new buildings within the District of the Mall buildings, the Sears building (which is under separate ownership but attached to the Mall), the County Market building, certain outparcel buildings, certain parts of the property not presently developed, and supporting infrastructure. Specifically, the Project for the Plan includes:

1. Improvements to the Quincy Mall, including but not limited to such items as building systems replacement or upgrade (e.g. HVAC, fire suppression, electrical or data service), façade and entryway renovation, remodeling of common areas, assistance with tenant build outs, addition of new signage, landscaping and lighting, roof repairs, and other building and site improvements that may be necessary to correct the physical deficiencies and obsolescence;
2. Street repair and improvements, including repair or construction of sidewalk and curb and gutter and interior drives and parking areas, as needed;
3. Demolition and/or site preparation for purposes of new construction or renovation of existing structures;
4. Upgrade of utility services to the District properties; and other activities and related project costs as may be permitted under the provisions of the Business District Act.

The objective of the Business District Plan is to advance the goals of the City of Quincy, including enhancement of commercial business opportunities and increasing economic activity. It is important to note this Plan be viewed as a framework for the City's financial participation (or "Economic Development Assistance") in the Project. This Plan is subject to future amendment by the City, if necessary, depending on implementation experience.

BUSINESS DISTRICT OBJECTIVES

Objective #1: Renovate and/or repurpose Quincy Mall and the other properties within the District to ensure the District continues to be a retail and commercial anchor for the Quincy community.

Objective #2: Expansion of Quincy's economic base.

Objective #3: Stimulate development in Quincy.

PRIVATE DEVELOPMENT ACTIONS

The City and the developers and/or property owners will negotiate a redevelopment agreement which will include the terms of economic development assistance as part of the City's public assistance for certain Projects in the Area. The Business District Project is anticipated to be undertaken by developers upon establishment of the Business District. Future development in the Area is expected to occur with private investment from developers at some future date. Any development rights and economic development assistance from the District will be subject to approval by the City via a redevelopment agreement or other appropriate instruments as provided under Illinois statutes.

PUBLIC DEVELOPMENT ACTIONS

As noted above, the City intends to enter into an agreement with developers and/or property owners for implementation of the Business District Project. The public commitment under this agreement will be to reimburse these entities or incur debt, secured by sales taxes from the project, to cover a portion of the extraordinary costs to renovate and/or repurpose the Mall and the other properties within the District.

BUSINESS DISTRICT PROJECT COSTS

Economic development assistance shall include all or part of the eligible expenditures for Business District Project costs as shown on **Table 2, Estimated Business District Project Costs** (such costs constituting "Business District Project Costs" under the Act). It should be noted that these costs are estimates based on the Business District Development Project described herein. This table should not be construed to limit the ability of the City to enter into development agreements, which provide for other costs, additional costs, or a different distribution of these costs among the various line items. Specific limitations on such cost items and any distribution between them will be specified in development agreements by and between the City and the Developer.

Table 2
Estimated Business District Project Costs
Mid-Town Business District

Description	Estimated Cost
A. Public Works <i>(Construction of streets, traffic signals, and other public improvements)</i>	\$2,004,800
B. Property Assembly <i>(Acquisition of land and other real and personal property)</i>	\$1,002,400
C. Site Preparation	\$1,002,400
D. Construction of Buildings & Other Site Improvements	\$3,508,400
E. Planning, Legal & Professional Services	\$300,720
F. General Administration	\$200,480
G. Relocation Costs	\$1,002,400
H. Financing Costs	See Note 3
I. Contingency	\$1,002,400
Total Estimated Costs	\$10,024,000

1. All costs shown are in 2021 dollars.

2. Adjustments may be made among line items within the budget to reflect program implementation experience.

3. Municipal financing costs such as interest expense, capitalized interest and cost of issuance of obligations are not quantified herein. These costs are subject to prevailing market conditions and will be considered part of the total business district project cost if and when such financing costs are incurred.

4. Private redevelopment costs and investment are in addition to the above.

5. The total estimated business district project costs shall not be increased by more than 5% after adjustment for inflation from the date of the Business District Plan was approved, per subsection 11-74.3-2 (f) of the Business District Law.

AREA, ON THE WHOLE, NOT SUBJECT TO GROWTH AND DEVELOPMENT

Upon examination of the Area's EAV, decline in sales generation, and the conditions of deterioration and resulting economic liability for the Area, it is found that the Area on the whole has not been subject to growth and investment and would not be developed or redeveloped without the assistance offered through the Business District.

THE NEED FOR PUBLIC FINANCIAL ASSISTANCE

Without the requested assistance, the Developer will be unable to absorb the "extraordinary costs" associated with redevelopment while maintaining an economically viable Project. The economic development assistance is intended to ensure high-quality development that will induce the expenditure of private funds, creating a Project that will have long-term economic benefits for the City and other taxing districts.

SOURCES OF FUNDS TO PAY BUSINESS DISTRICT PROJECT COSTS

A portion of the funds necessary to pay for Business District project costs are to be derived from the following Business District Sales Taxes in accordance with Section 11-74.3-3 (10) and (11) of the Business District Law:

...retailers' occupation tax and a service occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for business district project costs...

and

...a hotel operators' occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for the business district project costs...

These taxes are to be imposed at the rate of 1% and are defined in Section 11-74.3-6 as follows:

“(b) ...a Business District Retailers' Occupation Tax levied upon all persons engaged in the business of selling tangible personal property, other than an item of tangible personal property titled or registered with an agency of this State's government, and at retail in the business district at a rate of 1.0% of the gross receipts from the sales made in the course of such business... The tax may not be imposed on food for human consumption that is to be consumed off the premises where it is sold (other than alcoholic beverages, soft drinks, and food that has been prepared for immediate consumption), prescription and nonprescription medicines, drugs, medical appliances, modifications to a motor vehicle for the purpose of rendering it usable by a disabled person, and insulin, urine testing materials, syringes, and needles used by diabetics, for human use.”

“(c) ...a Business District Service Occupation Tax shall also be imposed upon all persons engaged, in the business district, in the business of making sales of service, who, as an incident to making those sales of service, transfer tangible personal property within the business district, either in the form of tangible personal property or in the form of real estate as an incident to a sale of service. The tax shall be imposed at the same rate as the Business District Retailers' Occupation Tax, a rate of 1.0% of the selling price of tangible personal property so transferred within the business district, ... The tax may not be imposed on food for human consumption that is to be consumed off the premises where it is sold (other than alcoholic beverages, soft drinks, and food that has been prepared for immediate consumption), prescription and nonprescription medicines, drugs, medical appliances, modifications to a motor vehicle for the purpose of rendering it usable by a disabled person, and insulin, urine testing materials, syringes, and needles used by diabetics, for human use.”

“(d) ...an occupation tax upon all persons engaged in the business district in the business of renting, leasing, or letting rooms in a hotel, as defined in the Hotel Operators' Occupation Tax Act, at a rate not to exceed 1% of the gross rental receipts from the renting, leasing, or letting of hotel rooms within the business district, ...excluding, however, from gross rental receipts the proceeds of renting, leasing, or letting to permanent residents of a hotel, as defined in the Hotel Operators' Occupation Tax Act, and proceeds from the tax imposed under subsection (c) of Section 13 of the Metropolitan Pier and Exposition Authority Act.”

Other sources of funds to be used to pay the costs of implementation of the Business District objectives may include (but are not required by this Plan):

- Capital which is available to developers and/or property owners through their own cash reserves or financing entities;
- Improvements by third party tenants; and,
- Other sources of public financing that may be identified at such time in the future to fund project costs.

Business District revenues received under Section 11-74.3-6 of the Business District Act shall be deposited into or credited to the Business District Tax Allocation Fund, which the City shall establish and maintain as required by the Business District Act. The City may also issue obligations secured by the Business District Tax Allocation Fund to provide for the payment of Business District project costs. Those obligations, if so issued, shall be retired in the manner provided in the ordinance authorizing the issuance of those obligations and shall be for a term not later than 20 years after the date of issue or the dissolution date of the Business District, whichever is earlier.

ESTABLISHMENT AND TERM OF THE BUSINESS DISTRICT

The establishment of the Business District shall become effective upon adoption of an ordinance by the City Council adopting this Plan and designating the Business District as a business district under the Act (the “Commencement Date”).

The Business District shall expire no later than the expiration of twenty-three (23) years from the applicable Commencement Date. For purposes of this Plan, a year means each twelve-month period beginning on the Commencement Date and ending on the day next preceding the anniversary of such Commencement Date in the next year.

BUSINESS DISTRICT OBLIGATIONS

The City may issue obligations in one or more series, maturing and bearing interest at rates and having such other terms and provisions determined by the City by ordinance and in whole or in part secured and/or paid from funds or deposits credited to the Business District Tax Allocation Fund for the Mid-Town Business District.

SECTION 4**FINDINGS AND AMENDMENTS
TO THE BUSINESS DISTRICT PLAN****FINDINGS**

The City hereby finds and determines as follows:

- 1) This Plan constitutes a specific plan for the Mid-Town Business District in the City of Quincy, Adams County, Illinois.
- 2) The designation of the Business District as identified in this Plan, and more specifically described in the **Appendix**, will assure opportunities for development and attraction of quality commercial growth to the City.
- 3) This Plan and the Business District conform with the City's Future Land Use Map,
- 4) The City's exercise of the powers provided in the Act is dedicated to the promotion of the public interest and to the enhancement of the tax base of the Business District and the use of the powers for the development and redevelopment of the Business District as provided in this Plan and is declared to be a public use essential to the public interest of the residents of the City of Quincy, Adams County, Illinois.
- 5) The Area is a "blighted area", that, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire or other causes, or any combination of those factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use.
- 6) The Business District on the whole has not been subject to growth and development through investment by private enterprises or would not reasonably be anticipated to be developed or redeveloped without the adoption of this Business District Plan.

PLAN AMENDMENTS

The procedure for amending this Plan shall also be in conformance with the provisions of the Business District Act.

APPENDIX

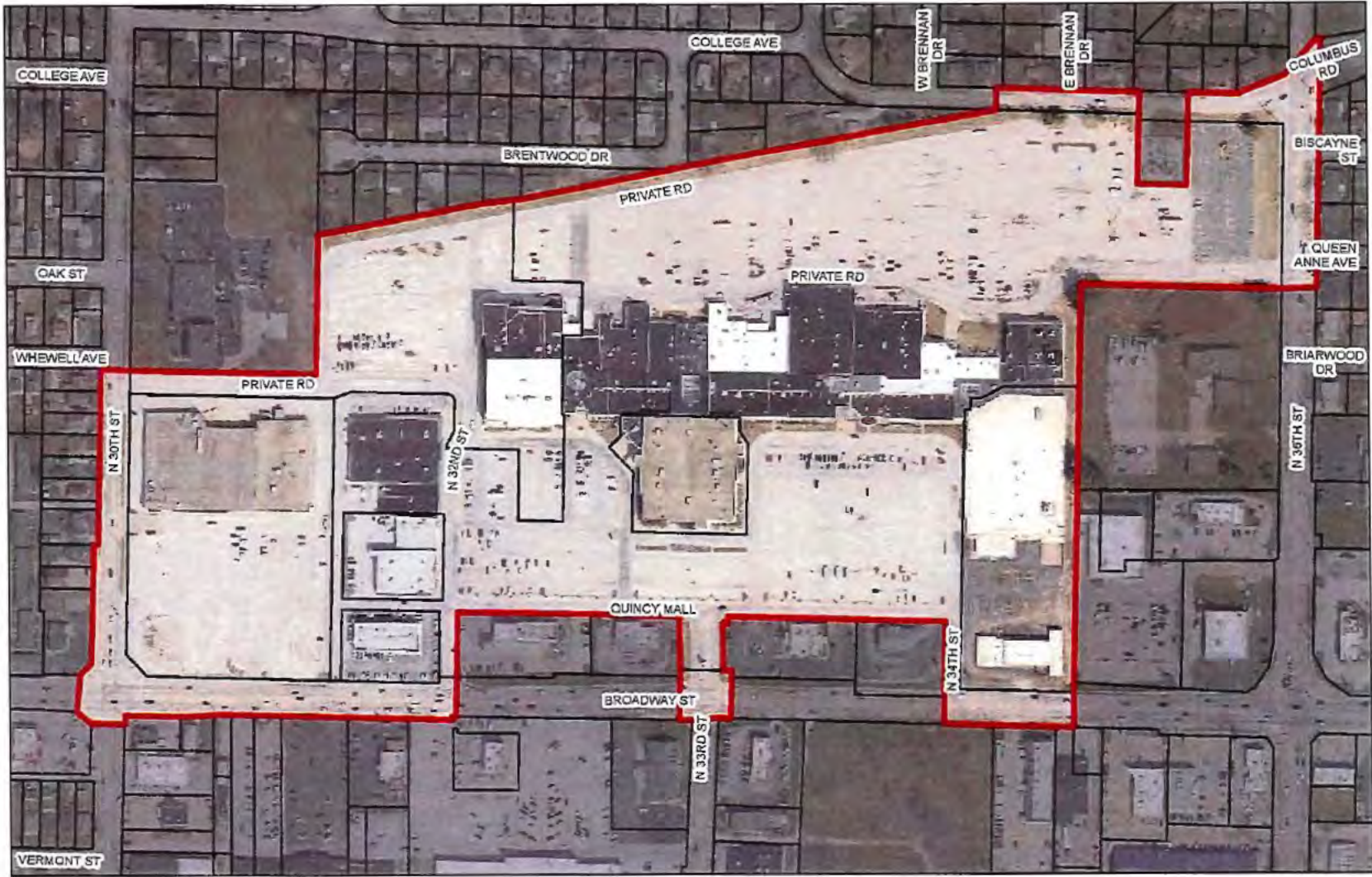
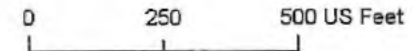


Exhibit A - Business District Boundary

Quincy, IL



Legal Description



Four Points Land Surveying & Engineering, Inc.

17 Northport Plaza • Hannibal, MO. 63401 • Phone: 573-406-5533

CITY OF QUINCY
SEC. 31, T1S, R8W,
CITY OF QUINCY, ADAMS CO, IL

Suggested Description

A tract of land lying in part of the Southeast Quarter of Section 31, Township 1 South, Range 8 West and part of the Northeast Quarter of Section 6, Township 2 South, Range 8 West of the Fourth Principal Meridian, City of Quincy, Adams County, Illinois being more particularly described as follows;

Beginning at the Northwest corner of Lot 2 of Quincy Mall Subdivision Phase 5 plat as recorded in Document #2020-01229; thence in Northeasterly along the North line of said Lot 2 a distance of 1568 feet more or less to the intersection of said North line and the North line of the South half of said Southeast Quarter, said point also being on the South line of College Avenue; thence North to the North line of said College Avenue; thence East along said North line a distance of 305 feet more or less to the point of intersection of said North line and the West line and its Northerly extension of a tract shown as Parcel #23-7-0661-005 on said Quincy Mall Subdivision Phase 5 plat; thence South along said West line and its Northerly extension a distance of 210.5 feet more or less to the Southwest corner of said tract; thence East along the South line of said tract a distance of 110 feet more or less to the Southeast corner of said tract; thence North along the East line and its Northerly extension of said tract a distance of 210.5 feet more or less to the North line of said College Avenue; thence East along said North line to the Southeast corner of Lot 4 of Colonial Courts Subdivision; thence Northeasterly along the South line of said Lot 4 a distance of 113.04 feet; thence Southeasterly to the Northwest corner of Lot 1 in Block 1 of Town & Country Subdivision, said point being on the East line of North 36th Street; thence South along the East line of said North 36th Street a distance of 440 feet more or less to the point of intersection of said East line and the South line of said Lot 2 of Quincy Mall Subdivision Phase 5; thence West along said South line and its Easterly extension of said Lot 2 a distance of 530 feet more or less to a property corner along the South and East line of said Lot 2; thence South continuing along the East line of said Lot 2 and its Southerly extension to the South right-of-way of FA 745 (IL 104) – Broadway Street; thence West along said South line to the point of intersection of said South right-of-way and the East line of Lot 5 and its Southerly extension of said Quincy Mall Subdivision Phase 5; thence North along said East line and its Southerly extension to the Northeast corner of said Lot 5; thence West along the North line of said Lot 5 and Lot 1 of said Quincy Mall Subdivision Phase 5 to the Northwest corner of said Lot 1; thence along the West line of said Lot 1 the following 5 courses, South 00 degrees 02 minutes East a distance of 12.00 feet; thence North 89 degrees 55 minutes West a distance of 12.00 feet; thence South 00 degrees 02 minutes 105.00 feet; thence South 89

degrees 55 minutes East a distance of 22.00 feet; thence South 00 degrees 02 minutes along said West line and its Southerly extension to a point on the Southerly right-of-way of said FA 745 (IL 104) – Broadway Street; thence West along said Southerly right-of-way a distance of 137.00 feet more or less to the point of intersection of said Southerly right-of-way and the East line and its Southerly extension of a tract shown as Parcel #23-7-0661-004 on said Quincy Mall Subdivision Phase 5 plat; thence North along said East line and its Southerly extension to the Northeast corner of said tract; thence West along the North line of said tract and the North line of Lot 7 of said Quincy Mall Subdivision Phase 5 to the Northwest corner of said Lot 7; thence South along the West line and its Southerly extension of said Lot 7 to the Southerly right-of-way of said FA 745 (IL 104) – Broadway Street; thence West along said Southerly right-of-way to a point at FA 745 (IL 104) Station 36+47, 51.65 feet right; thence Southwesterly continuing along said Southerly right-of-way to a point on the Easterly right-of-way of FA 745 - North 30th Street at Station 9+12, 40.00 feet right; thence Westerly to a point on the Westerly right-of-way of said FA 745 - North 30th Street at Station 8+99.63, 39.30 feet left; thence Northwesterly to a point on said FA 745 (IL 104) – Broadway Street right-of-way at Station 34+82.01, 57.58 feet right; thence North to a point on the Northerly right-of-way of said FA 745 (IL 104) – Broadway Street right-of-way at Station 34+92.23, 38.58 feet left; thence Northeasterly to a point on the Westerly right-of-way of said FA 745 - North 30th Street at Station 10+57.75, 53.72 feet left; thence continuing along said Westerly right-of-way to a point at Station 10+82.61, 41.73 feet left; thence continuing along said Westerly right-of-way to a point at Station 12+31.38, 42.32 feet left; thence continuing along said Westerly right-of-way to a point at Station 12+31.44, 30.32 feet left, said point being the Southeast corner of Lot 5 of James N. Whewell Addition; thence continuing along said Westerly right-of-way and the East line of said James N. Whewell Subdivision to the Northeast corner of Lot 14 of said James N. Whewell Subdivision; thence Easterly to the Northwest corner of the roadway for the Quincy Mall Subdivision Phase 5, said point also being the Southwest corner of a tract as shown as Parcel #23-7-0664-000 on said Quincy Mall Subdivision Phase 5 plat; thence North 89 degrees 56 minutes along the North side of said roadway a distance of 420.00 feet; thence North 00 degrees 04 minutes a distance of 316.00 feet to the Point of Beginning.

21-0030

Prepared By:

Norman D. Ellerbrock

Illinois Professional Land Surveyor #35-3159

License Expires 11/30/2022

Four Points Land Surveying, Inc.

Illinois Professional Design Firm #184-006044

Photographs of Existing Conditions

The following photographs are indicative of the large number of vacant storefronts in Quincy Mall and the shopping center directly to the West of the primary mall structure. The photos show vacant spaces at various stages in their transition back to productive use.



The following photographs are indicative of the conditions found with the vacant former Sears store.



The following photographs are indicative of the conditions found within the vacant, former County Market grocery store.



THE CITY COUNCIL

OFFICIAL PROCEEDINGS

REGULAR MEETING

Quincy, Illinois, March 15, 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, Holbrook, Farha, Sassen, Rein, Mast, Reis, Awerkamp, Uzelac, Holtschlag. 14.

The minutes of the regular meeting of the City Council held March 8, 2021, were approved as printed, on a motion of Ald. Entrup. Motion carried.

Legal Counsel: Assistant Corporation Counsel Bruce Alford.

The City Clerk presented and read the following:

PETITION

Two Special Event Applications from On the Rail, 129 South 4th St., requesting permission to hold a summer kick-off event on April 24th and an outside event on June 19th from 6:00 p.m. to 12:00 a.m. Closure of the alley adjacent to 129 South 4th St. and use of the City-owned Newcomb Lot located on the corner of 4th and Maine Streets is requested along with barricades. The applicant also requests that liquor ordinances be waived to allow for the consumption and possession of liquor on a public street, permitting open liquor to leave the licensed premises, and selling liquor outside the licensed premises. The Quincy Police Department has approved the requests to waive liquor ordinances and Live Entertainment/Public Gathering License applications for both dates. The applicant has submitted all required documents and approval is recommended by the Department of Utilities and Engineering.

Ald. Holtschlag moved the prayer of the petition be granted and the proper authorities notified. Motion carried.

RESOLUTION AUTHORIZING STRATEGIC MARKETING SERVICE AGREEMENT WITH NORTH STAR

WHEREAS, local business and industry leaders say there are 1,000 unfilled jobs in Quincy right now and as many as 3,200 unfilled jobs possibly by 2030; and

WHEREAS, the City wishes to foster workforce development, talent attraction and the recruitment of Quincy natives and those with ties to Quincy to relocate to the City; and

WHEREAS, the City advertised an RFP for a Strategic Marketing consultant with the goal of showcasing how Quincy's quality of life makes it a great place to live, work, and raise a family; and

WHEREAS a City Strategic Marketing Committee reviewed five consultants, interviewed two consultants and selected North Star to conduct a Strategic Marketing Initiative; and

WHEREAS, the City desires to engage the services of North Star to work with City leaders on the Quincy Strategic Marketing Campaign to recruit Quincy natives and new residents to the city, to position Quincy as the Midwestern hub for regional and national business locations and to establish a regional and national public relations effort to sell the positive aspects of Quincy as the "other side of Illinois"; and

WHEREAS, the fee for a three-year contract for Strategic Marketing services with North Star is \$625,000.

NOW, THEREFORE, BE IT RESOLVED as follows:

1) that the Mayor and City Clerk on behalf of the City Council execute a three-year Strategic Marketing Service Agreement with North Star, and

2) that the City is authorized to pay North Star \$625,000 over three years for its services.

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

Adopted this 15th day of March, 2021.

Laura Oakman
City Clerk

Approved this 16th day of March, 2021.

Kyle A. Moore
Mayor

Request to Speak

Request to speak under suspended rules by Will Ketchum, president of North Star, giving a presentation on the Strategic

Marketing Service Agreement.

Rules Suspended

Ald. Holtschlag moved the rules be suspended at this time to hear from the above individual. Motion carried.

Will Ketchum, president of North Star, gave a Power Point presentation on the Strategic Marketing Service Agreement.

Ald. Uzelac moved the rules be resumed. Motion carried.

Ald. Holtschlag moved for the adoption of the resolution, seconded by Ald. Uzelac, and on the roll call the following vote resulted: Yeas: Ald. Bauer, Finney, Holbrook, Sassen, Rein, Mast, Reis, Awerkamp, Uzelac, Holtschlag, McKiernan, Entrup, Bergman. 13. Present: Ald. Farha. 1. Motion carried.

ORDINANCE

Second presentation of an ordinance entitled: 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.)

ORDINANCE

Second presentation of an ordinance entitled: 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.)

ORDINANCE

Second presentation of an ordinance entitled: 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. 4th St., 701 S. 4th St., 412 Payson Ave., 802 S. 4th St., 804 S. 4th St., 810 S. 4th St., 812 S.4th St., 820 S. 4th St., 826 S. 4th St., 736 S. 4th St., 712 S. 4th St., 412 Payson Ave., 726 S. 5th St., 736 S. 5th St., 418 Washington St., 500 Washington St., 501 Washington St., 401 Washington St., and 700 S. 5th St.)

ORDINANCE

First presentation of an ordinance entitled: An Ordinance Amending Section 162.194 (Designation Of Landmarks) Of Chapter 162 (Zoning Regulations) Of Title XV (Land Usage) Of The Municipal Code Of The City Of Quincy Of 2015. (2200 York, 231 East Avenue.)

Ald. Farha moved the ordinance be read by its title, seconded by Ald. Sassen. Motion carried.

The City Clerk read the ordinance by its title.

REPORT OF FINANCE COMMITTEE

Quincy, Illinois, March 15, 2021

	Transfers	Expenditures	Payroll
City Hall.....		1,092.62	
Building Maintenance.....		1,241.67	
Comptroller.....		473.00	
Commissions.....		350.00	
IT Department.....		11,491.88	
Police Department.....		28,225.40	
Fire Department.....		37,409.15	
Public Works.....		71,208.73	
Engineering.....		8,461.77	
Tax Distribution/Subsidies.....		51,766.77	
GENERAL FUND SUBTOTAL.....	0.00	211,720.99	0.00
Planning and Devel.....		3,108.22	
911 Surcharge Fund.....		39,321.90	
Traffic Signal Fund.....		1,292.91	
Crime Lab Fund.....		739.04	
Police DUI Fund.....		1,251.50	
Transit Fund.....		1,320.02	
Special Capital Funds.....		11,207.81	

Special Tax Alloc - TIF #2		20,630.01	
Water Fund		134,231.82	
Sewer Fund		10,111.20	
Quincy Regional Airport Fund		24,171.03	
Regional Training Facility		175.15	
Recycle Fund		211.20	
Central Garage		53,349.56	
Self Insurance		325.12	
CBD Revolving Loan		10,797.68	
Tourism Tax Fund		35,596.97	
BANK 01 TOTALS	0.00	559,562.13	0.00
Motor Fuel Tax		36,193.26	
ALL FUNDS TOTALS	0.00	595,755.39	0.00

Michael Farha
Jack Holtschlag
Anthony E. Sassen
Mike Rein
Richie Reis
Finance Committee

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

MOTIONS

Ald. Rein referred to Street Lights and Right-of-Way Committee the installation of a street light at 2621 Midlan Drive. Motion carried.

Ald. Farha moved to refer to the Traffic Commission a 4-Way Stop at the intersection of 22nd and Payson Ave. Motion carried.

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

LAURA OAKMAN
City Clerk

AGENDA
POLICE ALDERMANIC COMMITTEE
March 22, 2021

DATE: March 19, 2021

PLACE: City Hall Caucus Room

TIME: 6:30 p.m.

- I. Call meeting to order
- II. Approve minutes of last meeting
- III. Old Business
- IV. Public Comments
- V. New Business
 - a. Plan to Add Seized Vehicle to Fleet
 - b. Clarity Contract
 - c. Squad Car Laptop Purchase
- VI. Adjourn

Respectfully Submitted

Robert A. Copley, Chief of Police

POSTED: 3/19/2021



CITY OF QUINCY

WASHINGTON THEATER

REDEVELOPMENT COMMISSION

706 Maine Street | Third Floor | Quincy, IL 62301

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



MEETING AGENDA – March 23, 2021 at 5:30 p.m.

This meeting is open to the public with limited capacity. Anyone seeking to attend the meeting must contact the Dept. of Planning & Development by 12:00 pm the day of the meeting by phone (217-228-4515) or by email (p&d@quincvil.gov). All attendees are requested to wear a mask when entering City Hall and during the meeting.

The city will provide remote access, which can be requested by calling 217-228-4515 or by emailing p&d@quincvil.gov prior to 12:00 pm the day of the meeting. Written comments received prior to 12:00 pm the day of the meeting will be read into the record during the meeting. The comments can be sent to the email listed above or by email to “Dept. of Planning & Development – 706 Maine Street (3rd Floor) – Quincy, IL 62301”

- Approve minutes.
- Approve Financial Report
- Old Business
 - Additional Commissioners
- Building & Grounds
 - Killis Almond Update
 - Marquee
- Event Planning – 2021 – when is it safe?
 - Trivia Night (Music?)
 - Rocky Horror
 - Other events
- Fundraising
 - Identify Fundraising Executive Committee
- New Business
- Public Comment (Limited to three (3) minutes)
 - Adjournment



CITY OF QUINCY
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REDEVELOPMENT COMMISSION

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MEETING AGENDA – March 23, 2021

This meeting will immediately follow the monthly meeting.

ANNUAL MEETING AGENDA

City Council Chambers

- Approve minutes from the July 28, 2020 annual meeting.
- Election of Officers
 - President
 - Vice President
 - Treasurer
 - Assistant Treasurer
 - Secretary
 - Assistant Secretary
- Corporate Businesses
 - 501c3 Tax Exemption)
- *Public Comment (Limited to three (3) minutes)*
- Other New Business
 - Adjournment

Quincy Plan Commission

Tuesday, March 23, 2021

7:00 p.m.

Quincy City Council Chambers
Quincy City Hall (1st Floor) – 730 Maine Street



NOTE

This meeting is open for in-person attendance (with limited capacity) or remotely through ZOOM. Anyone seeking to attend the meeting in-person or remotely must contact the Department of Planning & Development by 12:00 pm the day of the meeting by phone (217-228-4515) or by email (p&d@quincyl.gov). Priority will be given to those who have business before the committee/commission. All in-person meeting attendees are requested to wear a mask when entering City Hall and while attending the meeting. Written comments can be submitted to the email address above or to "Dept. of Planning & Development – 706 Maine Street (3rd Floor) – Quincy, IL 62301"

AGENDA

1. Call the Meeting to Order
2. Approve Minutes from the Tuesday, February 23, 2021
3. Public Comment (limited to three minutes)
4. Public Hearing requested by Quincy Auto Supply/2021 Properties, LLC requesting consideration for zoning changes from C1B (commercial) to C2 (commercial) for property located at 229 North 48th Street to allow for the relocation of a business. (Ward 3)
5. Public Hearing requested by Randall Rees (on behalf of United Community Bank) requesting consideration for a subdivision of property located at 101-105 North 36th Street, Quincy, Illinois under the "small tracts" provision of the Subdivision Ordinance, presently zoned C2 (Ward 3)
6. Public Hearing requested by 1203 Harrison, LLC requesting consideration for an amendment to the existing Special Permit for Planned Development for 1203 Harrison Street approved by the Quincy City Council on Oct. 22, 2018 (Ordinance 18-36). Zoned C1B, (Ward 6)
7. Public Hearing requested by Saint Francis Parish requesting consideration of a street vacation of a one-block stretch of College Avenue from 17th Street to 18th Street. (Ward 2)
8. Additional Items for Consideration
 - a. Schedule a special meeting of the Quincy Plan Commission for Wednesday, April 7, 2021 to hold a public hearing on the Riverfront Master Plan and to amend the city's comprehensive plan to include the Riverfront Master Plan.
9. Adjournment