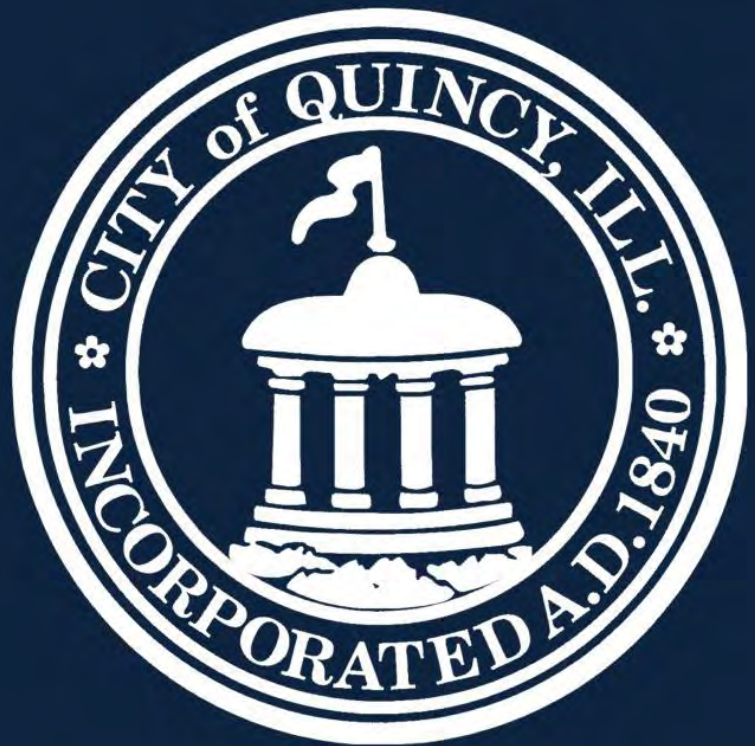


Council Meeting for June 28, 2021



CITY COUNCIL AGENDA

June 28, 2021

Final Agenda

7:00 P.M.

Note: All items presented are subject to final action.

PETITIONS

Ward 3 A revocable permit for encroachment of City Right-of-Way from Titan Wheel International, 1120 North 28th St. requesting permission to run a overhead coaxial cable across North 28th St. to allow for the installation of security cameras on a nearby parking lot. The Utilities and Engineering Director presents this request subject to two conditions.

Ward 7 A revocable permit for encroachment of City Right-of-Way from Jeff Stupavsky, owner of property located at 918 State St. requesting permission to place scaffolding on City right-of-way at 918 State St. to allow for maintenance to the exterior of the building for a period of ninety (90) days beginning June 29, 2021. The Utilities and Engineering Director presents this request subject to four conditions.

REPORT OF PLAN COMMISSION

Ward 6 Recommending denial of a Special Permit for Planned Development to obtain a liquor license as a means to operate multiple video gaming machines at 1905 Jefferson St.

Requests to Speak

Written requests to speak under suspended rules by Paul Mason, 928 S. 9th, Ruth Felker, 826 S. 19th St., Tod Cunningham, 725 S. 19th St., and Therese Godfrey, 1926 Jefferson St. and Tanner Freiburg, PO Box 1167, regarding a Planned Development at 1905 Jefferson St.

MAYOR'S APPOINTMENTS

Re-appointments of Ken Obert, Rachel Williams, Cheri Kerr, Gabe McClean, Anthony Sassen, and Jim Rinella, for a three year term and appointment of Tony Crane for a three year term to the QMEA OBA Board.

Appointments of Rocky Murray, at large member, Conlon Carabine, Quincy rental property owner and staff Jeff Mays, Director of Administrative Services, Michael Seaver, Inspection Department, and Bruce Alford, Assistant City Attorney to the Residential Rental Property Registration Ad Hoc Committee.

RESOLUTIONS

Transportation Director recommending Gem City Ford be allowed to complete the engine repair for bus 1607 a 2016 Ford Super Medium Duty in the amount of \$12,627.18.

Chief of Police, Police Aldermanic Committee, and Finance Committee recommending approval of a two year agreement with Thorough Commercial Cleaning, to provide custodial services for the new Quincy Police Department at a cost of \$27,000 per year.

ORDINANCES

Adoption of an Ordinance entitled:

An Ordinance Amending The 2021-2022 Fiscal Year Budget (General Fund: Police & Fire Commission \$5,700; Police Department \$6,000; Garbage Fund \$86,000; Recycle Fund \$40,000)

Second presentation of an Ordinance entitled:

An Ordinance Amending The Quincy Economic Development Loan Program.

REPORT OF FINANCE



City of Quincy Department of Utilities & Engineering

To: Alderman Freiburg
Cc: Mayor and City Council, Laura Oakman, Chuck Bevelheimer
From: Jeffrey Conte, Director of Utilities & Engineering
Date: June 28, 2021
Subject: Revocable Permit Request for Encroachment of City Right-of-Way

Alderman Freiburg,

The Department of Utilities and Engineering has received an application for a Revocable Permit for Encroachment of City Right-of-Way from Titan Wheel International, owner of property located at 1120 North 28th Street. The applicant is requesting permission to run overhead coaxial cable across North 28th Street to allow for the installation of security cameras on a nearby parking lot.

The Director of Utilities and Engineering presents this request subject to following conditions:

1. It has a minimum vertical line clearance as required by ICC's rules entitled, Construction of Electric Power and Communication Lines (83 Ill. Adm. Code § 305).
2. All pertinent City Permits must be obtained from the Department of Planning and Development before proceeding.

Please review this information and let me know if you have any questions.



City of Quincy Department of Utilities & Engineering

To: Alderman Holtschlag, Alderman Uzelac
Cc: Mayor and City Council, Laura Oakman, Kevin McClean, Chuck Bevelheimer
From: Jeffrey Conte, Director of Utilities & Engineering
Date: June 28, 2021
Subject: Revocable Permit Request for Encroachment of City Right-of-Way

Alderman Holtschlag and Alderman Uzelac,

The Department of Utilities and Engineering has received an application for a Revocable Permit for Encroachment of City Right-of-Way from Jeff Stupavsky, owner of property located at 918 State Street. Mr. Stupavsky is requesting permission to place scaffolding on City right-of-way at 918 State Street to allow for maintenance to the exterior of the building for a period of ninety (90) days beginning June 29, 2021.

The Director of Utilities and Engineering presents this request subject to following conditions:

1. Proper signage and barriers must be in place while the sidewalk is blocked.
2. The worksite must remain safe and clean of debris.
3. The petitioner is responsible for any damage to City infrastructure.
4. All pertinent City Permits must be obtained from the Department of Planning and Development before proceeding.

Please review this information and let me know if you have any questions.



Quincy Plan Commission

Tuesday, June 22, 2021

7:00 p.m.

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

AGENDA

- Call the Meeting to Order
- Approval of the minutes of the regular meeting of the Quincy Plan Commission on Tuesday, May 25, 2021
- Public Comment on Issue(s) Not Listed on the Agenda (limited to three minutes)
- Public Hearing requested by Tanner Freiburg/Maxamillion's, Inc., requesting consideration for a Special Permit for Planned Development to obtain a liquor license as a means to operate multiple video gaming machines at 1905 Jefferson Street, presently zoned C1B (Ward 6) (**DENIAL**)
- Additional Business for the Commission
 - Potential Amendments to City Code
- Adjournment

PLAN COMMISSION MEETING MINUTES

7:00 p.m., Tuesday, May 25, 2021

City Council Chambers, 730 Maine Street, Quincy, Illinois

ATTENDANCE

Commissioners Present:

Ald. Katie Awerkamp, Dave Bellis, Chairperson Julie Brink, Jim Citro, Elaine Davis, Greg Davis, Tony Dede, Nathan Koettters, Amy Looten, Jeff Mays, George Meyer, Rick Smith

Absent: None*

**Tanner Freiburg was the petitioner, so he did not participate in the meeting. He was in the audience .*

Staff Present:

In Person: Bruce Alford, Chuck Bevelheimer, Kathy Genenbacher, Jason Parrott

- CALL TO ORDER

Chairperson Brink called the meeting to order at 7:00 pm. (12 present/1 recusal)

- APPROVAL OF MINUTES – May 25, 2021

Motion by Dede, seconded by Koettters to approve the minutes of the May 25, 2021 regular meeting as presented. Motion carried, all in favor.

- PUBLIC COMMENT (Not listed on Agenda)
None

- PUBLIC HEARING REQUESTED BY TANNER FREIBURG/MAXAMILLION'S, INC. REQUESTING CONSIDERATION FOR A SPECIAL PERMIT FOR PLANNED DEVELOPMENT TO OBTAIN A LIQUOR LICENSE AS A MEANS TO OPERATE MULTIPLE VIDEO GAMING MACHINES AT 1905 JEFFERSON STREET, PRESENTLY ZONED C1B (WARD 6)

Brink asked for the Staff Review.

Staff said the petitioner is requesting a special permit for planned development for the property at 1905 Jefferson Street because the C1B zoning district does not allow for the issuance of a liquor license as a means to operate multiple video gaming machines. Staff said the proposed gaming parlor would be located in a commercial development that also includes a beauty salon, a financial services business, a tax preparation firm and a chiropractor. Staff said while the business would be located in a commercially-zoned building, the vast majority of the neighborhood is single-family residential. Staff said the petitioner would have to provide one parking space for each gaming machine (3) and each staff member present (1). Staff said with 20 parking spaces in the lot, there should be more than adequate space to accommodate. Staff said the city's neighborhood land use plan calls for 1905 Jefferson to be commercial. Staff said it only received a couple of phone calls regarding the project prior to the completion of the staff review. Staff said after the completion of the staff review, more than a dozen phone calls and emails came into the office regarding the petition. Staff recommended approval of the project.

Brink asked if there were any questions for staff.

Citro asked for a clarification as to why alcohol was not allowed in a C1B district but it was allowed in a C2 district. Bevelheimer said C1B is more geared toward retail use and as the commercial use intensifies, such as auto repairs or alcohol sales, the C2 distinction is needed. Citro asked if staff looked at the intensity of use at this location. Bevelheimer said staff looked back to the location of a Pizza Hut in this general location that resulted in an increase in traffic.

Brink asked for a printout of calls/emails received by staff regarding the petition be entered into the official record as Exhibit 1. Brink asked the petitioner to come forward.

Terry Traeder (3428 Greenspointe) said he was representing the petitioner. Traeder said he owns the building that includes 1905 Jefferson Street and so his only interest in the proposed business is the potential rent he would receive. Traeder said he has no interest in destroying the neighborhood and that he spoke with the tenants when Freiburg approached him about locating a gaming parlor there. Traeder said the tenants did not object to the project when he approached them. Traeder said he also looked into Maxamillion's and said it appeared to be a clean, well-run business that you might not know was there if not for the signage. Traeder said the target market for the business is women over the age of 60 who do not want to go to a bar to play a slot machine. Traeder said the liquor license is only being requested because of state law. He said Maxamillion's only sells a few beers a day on average at each of its locations. Traeder said there is actually more off-street parking available than staff mentioned in its review due to a parking lot in the rear of the building and parking at another commercial complex Traeder owns next door. Traeder said with only three machines, people might be envisioning this as a much larger operation than it actually is. He asked the commission to approve the request.

Brink asked if the commission had any questions for the petitioner

Smith asked the square footage of the space. Traeder said 1905 Jefferson is approximately 1200 square feet.

The commission asked for the hours of operation. Traeder said he was not certain of the hours of operation for the facility.

Dede asked about the signage for the business. Traeder said there would be a sign on the door and a sign-board would be added to an existing pole advertising the other businesses in the complex. Dede asked if there would be LED signs. Traeder said there would not be any LED signs and there would not be any banner signs.

Citro asked about the hours of operation. Bevelheimer said the hours could be established in the Special Permit for Planned Development. He said staff did not identify specific hours. Citro asked if the Commission did not put any specifics on the hours of operation, then they would match the hours for the license. Bevelheimer said that was correct. Alford said the business must close from 1AM-5AM each day. Traeder said it should be up to the business person to decide if a gaming parlor would work instead of telling them there are too many machines already.

Brink asked if anyone from the public would like to comment

NOTE* - Due to Number of Speakers, Comments will be Summarized

Paul Mason (928 South 19th) told the commission he had served as a firefighter for the city and he understood the need for new businesses and revenue. But he said he has also seen the worst of society and did not support the proposed gaming parlor. Mason said the neighborhood did not

want this. He said first Adams School is an eyesore and now gambling. Mason said the neighborhood did not need this.

John Berrey (1819 Jefferson) told the commission that granting this Special Permit for Planned Development would set a precedent that these could be located in any neighborhood. Berrey said he feels that if the gaming parlor is allowed to move in, it will destroy their family-friendly neighborhood.

Therese Godfrey (1926 Jefferson) said the addition of alcohol sales and gambling would change the character of a very nice neighborhood. She said while there are businesses in the neighborhood, they are very low-key, operating from roughly 8-5 or 8-6, limiting the commercial traffic after hours. She said people are out with their families at night now, but the character of the neighborhood will change if this business is allowed to remain open all night.

Ruth Felker (826 South 19th) said this was a safe, clean, family-friendly neighborhood. She said she was concerned for the safety of her neighbors and the integrity of the neighborhood if this project were allowed to proceed. Felker said this neighborhood does not have public sidewalks in some areas, so people are forced to walk on the streets. Felker said she does not object, in general, to the sale of alcohol and video gaming, but she does object to them in a residential neighborhood, especially one with a lot of children. She said the hours of operation for the gaming parlor would change the character of the neighborhood because the rest of the businesses close at a reasonable hour. Felker said she was also concerned about people celebrating a big win with alcohol or a big loss and potentially harming someone in the neighborhood.

Tod Cunningham (725 South 19th) said he was also concerned about the sale of alcohol at the location. He said while it was mentioned earlier in the meeting that there was a Pizza Hut in the area. Cunningham said Pizza Hut did not allow alcohol sales. He said to think about the families in the area when making their decision.

Noah Cunningham (725 South 19th) said he understands the city needs new businesses and needs tax dollars. He said the city, though, should not open this business in the middle of our lives and our neighborhood. He said he knows that many people at the business will be responsible, but he asked if everyone will be responsible. Cunningham asked the commission to consider the neighborhood in its decision.

Tad Johnson (629 South 19th) said he works in the alcohol distribution business. He said it only takes one person to create an issue that can harm a neighborhood. Johnson said it also seems as if 240 machines is a lot for the city.

John Ervin (1803 Jefferson) said he was vehemently opposed to the project. He said he is concerned that children playing outside would be subject to the anger of someone who just lost money at the gaming parlor. Ervin said anything can happen at any time at a location like this. He said he is also concerned with theft and burglary if someone loses a lot of money and is not from the neighborhood, so they will not care about the neighborhood. Ervin said this would not be allowed in other neighborhoods like Cambridge or Nottingham, so it should not be allowed at 1905 Jefferson.

Karen Agrimonti (1525 Jackson) said she lives a few blocks away, so she asked the commission to not allow the zoning. She said changing the zoning to allow for the Special Permit for Planned Development would change the feel of the neighborhood. Agrimonti said she did not see the need to place the gaming parlor in this building when there are other vacant buildings that are zoned

properly in Quincy. She said this is not a good fit for a residential neighborhood. She said this is not something that the neighborhood is lacking.

Megan Pike (1930 Jefferson) said she just wanted to echo the sentiments of everyone else. She said she moved in from out of state in January 2020. She said the value of our home is also important and she worries that a business like this will decrease the values of the homes. Pike said she appreciates having the existing businesses in the neighborhood, but she does not want to see this new business in place.

James Eister (SP) (933 South 19th) said he was opposed to the project. He said he sees this as a zoning issue. He said the businesses that are there are zoned properly.

Heather Mason (928 South 19th) said that she agreed with her husband who spoke earlier. She said it was frustrating that Quincy was having this debate after passing on the location of the riverboat casino in favor of northeast Missouri. Mason asked the commission to vote now.

Courtney Hilts (2011 Washington) said she is fortunate to be able to address the commission and express her opposition to the proposal. She said she was concerned that the commission might try to pass this with limited hours. Hilts said having limited hours is not the answer, voting down the proposal is the answer. She said the neighborhood does not want it, even if it is only three machines.

Ann Alter (works at 1907 Jefferson) said that she always feels safe in the neighborhood, even if she has to leave her office later at night. She said she wants it to stay that way. She said her business has a lot of customers and there are only 18 spots in the main parking lot. Alter said if people come to the business and there is nowhere to park, they could go elsewhere, costing the business clients.

Brink asked if there were any more public comments. With no one coming forward, Brink closed the public comment portion of the meeting.

Brink said other comments provided to the commission via phone or email (marked as Exhibit 1 at the start of the meeting) would be included in the record for the meeting. Staff said eight people who submitted a public comment via phone or email did not speak at the meeting.

Brink asked the commission for any comments or a motion.

Citro said he asked about the difference in zoning from C1B to C2 earlier in the meeting to establish the intensity of use. He said Quincy already has a lot of businesses like this in the community and he does not know if the city has a handle on how to handle them. He said everything said by the neighbors tonight came down to intensity of use. He said sometimes the commission needs to go outside the code book and see what is best for the community. Citro said the commission does not often see this type of response from a neighborhood adding that the response was very impactful.

Dede said everyone is correct in that the area is not zoned for this. He said this was a great turnout tonight and he especially wanted to thank Noah Cunningham for speaking because Dede said he is the future of the community. He said this commission must look toward the future. He said his opinion on the proposal is that he is siding with the speakers and Noah Cunningham.

Greg Davis said he is familiar with the neighborhood as he used to walk his daughter to school at

Adams and he does not live far away. He said he understands what the neighbors are saying and that the neighborhood needs to be protected.

Awerkamp said she represents the location of the proposed gaming parlor on the Quincy City Council and she is opposed to the project. She said she lives in the neighborhood. She said it is a quiet neighborhood. She said it was devastating when Adams School left and it's sad now how it looks. She said she hopes something with the school will improve soon. She said when someone runs for city council, they promise to listen to their constituents and that is what she is doing by opposing the project. Awerkamp said she wants to keep the neighborhood as it is.

Koettters said he has been on the commission for about a year and this is the third time we have had a special permit for gaming in recent months. He questioned when this is going to stop. He said he expects more to try to come to other neighborhoods. He said if that happens, it will prevent people from wanting to live there and move to Palmyra or rural Adams County.

Bellis said he agrees with what everyone has said to this point. He said he is 100% pro-business, but he said he will not be voting for this based on the turnout tonight. Bellis said he hates to see what has happened with Adams School, but he said give it time as it is a big project. Bellis said this is in his county board district and he does not support this project.

With no further comments/questions, Citro made a motion, seconded by Smith, to not concur with the recommendation of staff and instead recommend denial of the Special Permit for Planned Development to obtain a liquor license as a means to operate multiple video gaming machines at 1905 Jefferson Street. The motion to recommend denial carried with all present voting in favor.

- Brink asked if there was any further business to come before the Commission

Staff said it was proposing several amendments to City Code related to zoning/planning & development. Staff provided a brief description of the proposed amendments.

- Staff would like to amend five sections of city code to reduce the number of copies of plats or designs that must be submitted to various boards and commissions
- Staff would like to amend the code to further clarify what is a dust-free surface
- Staff would like to amend the code to address solar projects within the city. Staff said at this time, the Department of Planning & Development treats a solar project as an accessory structure because the code does not address solar projects
- Staff would like to amend the code establishing yard requirements to address an issue that has come before the Zoning Board of Appeals several times in recent months.

Brink asked if a motion was needed to schedule a public hearing on the code amendments for the July Plan Commission. Bevelheimer said a motion was needed.

With no further comments/questions, Citro made a motion, seconded by Bellis to schedule a public hearing on the proposed amendments to the Quincy City Code for the Plan Commission's July meeting, scheduled for 7:00 pm on Tuesday, July 27. The motion carried with all present voting in favor.

- With no further business to come before the board, Bellis made a motion, seconded by Citro, to adjourn the meeting at 7:55 pm. The motion carried with all present voting in favor.

Respectfully submitted: Jason Parrott – Technical Secretary – Quincy Plan Commission

REVIEW – SPECIAL PERMIT FOR PLANNED DEVELOPMENT

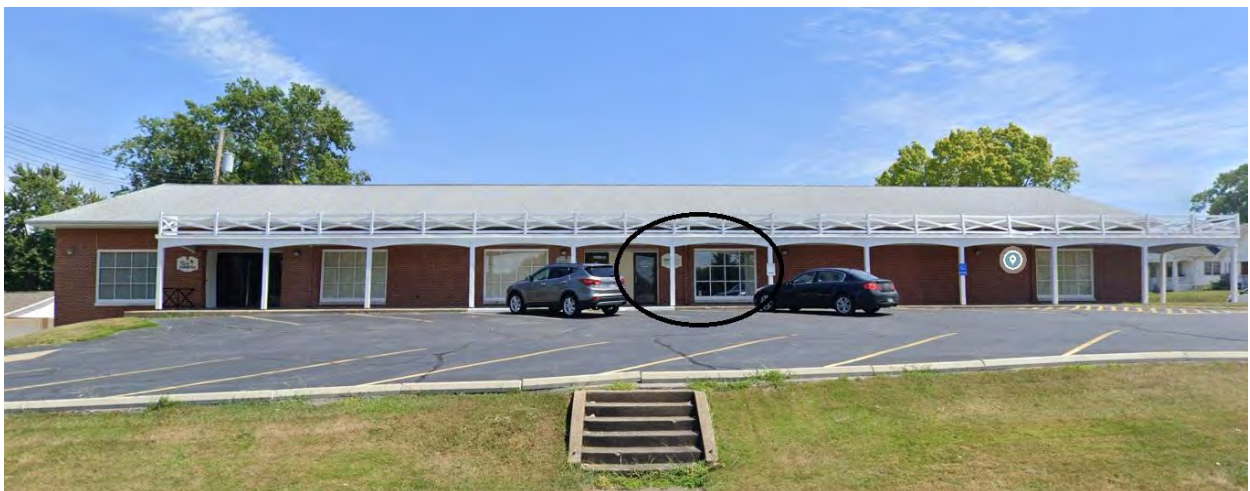
Applicant/Owner or Prospective Owner	Tanner Freiburg (Maxamillions, Inc.)
Address(es)	1905 Jefferson Street
Parcel Size(s)	180' x 120' = 21,600 square feet
Ward	6
Current Zoning	C1B (limited local commercial)
Request	Obtain a liquor license as a means to operate multiple video gaming machines at 1905 Jefferson Street



LOCATION/BACKGROUND:

The petitioner seeks a special permit for planned development for the property at 1905 Jefferson Street to obtain a liquor license as a means to operate multiple video gaming machines. A lease agreement was provided to staff.

1905 Jefferson Street is a unit in a commercial complex located in the 6th Ward (circled below). The property is zoned C1B. The complex also includes a tax preparation business, a beauty salon, a financial services business and a chiropractic office. The roughly 21-thousand square foot lot has approximately 20 off-street parking spaces accessible off Jefferson Street or South 19th Street. The lot exits to the alley.



To the immediate east of the subject property is another commercial complex that includes a financial services business, a photography studio, and a home décor shop. One additional block to the east is 2001 Jefferson Street, which is the former Adams School. A special permit for planned development was granted in late 2019 to allow the former school to be used for office space and living units. To the immediate north, west and south of the subject property are almost exclusively single-family residential dwellings.

The petitioner must provide one parking spot for each video gaming machine and one parking spot for each employee during a shift. Given the approximately 20 parking stalls in the lot, staff does not see the need to designate parking stalls specifically for the gaming parlor, but that could be considered if there are complaints about parking from tenants and/or customers.

CURRENT PLANNING:

The 2013 Neighborhood Land Use Plan categorizes this commercial complex, which includes 1905 Jefferson Street, as Commercial Use.

STAFF COMMENTS:

The C1B Zoning District does not allow for the issuance of a liquor license as a means to operate multiple video gaming machines, thus the need for the special permit for planned development.

The website for the Illinois Gaming Board states that in May 2021, a total of 76 establishments in the city of Quincy had at least one video gaming machine. The total number of video gaming machines in the city was 240 and the municipality share of the tax revenue generated was approximately \$84,000 per the Illinois Gaming Board.

Staff has received several phone calls regarding this project. One caller said they planned to attend the public hearing during the Plan Commission, but did not express support or opposition. Another caller expressed opposition, to which staff encouraged them to attend the public hearing to express their opposition on the record.

STAFF ANALYSIS OF REQUIREMENTS FOR SPECIAL PERMIT FOR PLANNED DEVELOPMENT

Chapter 162.151 of the city code establishes specific objectives of the Planned Developments with the Zoning Chapter, which is used to analyze a special permit for planned development.

Staff sees the request for a liquor license as a means to operate multiple video gaming machines at 1905 Jefferson Street as meeting the following Specific Objectives of 162.151:

- (A) To permit a maximum choice in the types of environment available to the public by allowing a development that would not be possible under the strict application of the other sections of this chapter;
- (J) To provide a means for the development of existing properties, which cannot otherwise be economically or reasonably developed based on the district zoning regulations.

STAFF RECOMMENDATION:

Staff supports the special permit for planned development for the issuance of a liquor license as a means to operate multiple video gaming machines at 1905 Jefferson Street as proposed. The building is currently zoned commercial and there are multiple commercial tenants in the complex.

CONTACTS WITH CITY STAFF – 1905 JEFFERSON
SPECIAL PERMIT FOR PLANNED DEVELOPMENT (Alcohol License for Gaming)

RICHARD & MARY LAZZERI – 1805 Jefferson

We have some type of gaming around us now: 17th and State, 17th and Harrison (pub), and next to them is the Gem City fuel mart. 1203 Harrison, 9th and Jefferson, and 24th and State. Please come to our neighborhood and see the area. If you would come about 9 or 10 PM, you will find it is quiet with almost no traffic and see the amount of lighting on the building in question. That could all change with added lighting, signage and of course traffic, and then there is alcohol. I hope we are not getting use to it, but there is some type of gaming all throughout Quincy. We need to save our nice quiet neighborhoods!

=====

MARY VON BERG

Mary called our office and said she was in support of the request/petition. Staff encouraged her to attend the meeting and make her comment directly to the commission

=====

BILL TERLISNER

Bill called our office to express his opposition for the petition. He said the gaming parlor should be located in an area that does not require a special permit for use. Staff encouraged him to attend the meeting and make his comment directly to the commission

=====

JOHN WITTENHOUR – 712 S. 19TH

John left a message on our phone system expressing his opposition to the petition. There was not a call back number provided so staff could not inform them to come to the meeting.

=====

JOHN BERRY – 1819 Jefferson Street

John called our office to express his opposition to the special permit for planned development. Staff encouraged him to come to the meeting. He said he would be able to if he gets off work.

=====

RUTH FELKER - 826 S. 19th.

I live directly across the street from 1905 Jefferson. One of the main reasons my husband & I bought our house was because of the neighborhood. It is a safe, clean, family-oriented neighborhood where people are friendly, work hard, take care of their families & homes and look out for their neighbor. It is vibrant & diverse...with young couples just starting out, families with children, singles & seniors and everyone in-between. Right now, I am genuinely concerned for the safety of my neighbors & for the integrity of our neighborhood should this Special Permit be approved. South 19th is not a through street, so traffic volume is low. It should also be noted that this block of South 19th Street does not have a full public sidewalk on either side, so people walk on the street. Throughout the day you can see people walking their dogs, walking alone or with family & friends; people riding bikes or jogging...even walking or jogging late night. You will see children playing, riding their bikes, skate boards & scooters. Kids being kids. St James School is located just two blocks away & Quincy Public Schools have bus stops nearby. Kids walk home from these points; some walking on 19th St.

In general, I do not have an objection to responsible adults gaming & consuming alcohol. I do, however, have a strong objection to locating such an establishment in a residential neighborhood. Especially a neighborhood with children.

The businesses currently located in this plaza are low traffic, operate mostly by appointment and are non-disruptive. The beauty salon has a somewhat higher volume of traffic, but it, too, is controlled by client appointments. With the occasional exception, these businesses open no earlier than 8am and close by 5:30 or 6pm (M-F), closed on Sat or open with limited hours & closed Sundays. A good fit for the neighborhood.

However, if Maxamillion's adheres to the same hours of operation as their other Quincy locations, business hours will be 7am-12am Mon-Thu, 7am-1am Fri-Sat and 12pm-12am on Sun. Those hours are not conducive to a residential neighborhood.

For anyone not familiar with the terrain on this block of South 19th, the East side of the street (where 1905 Jefferson is located) elevation is several feet higher than the opposing West side of the street. Thus, after dark when any vehicle facing west comes or goes the bright headlights will glare into the homes & yards across the street. Residents on Jefferson will face the same disruption when vehicles use the south exits.

The noise generated by the clientele & their vehicles will also disrupt the quiet of nearby residents. Factor in people who have been consuming alcohol, perhaps upset about losing or celebrating a win, driving distracted or impaired.

It should also be noted that, as many realtors will confirm, the value of residential property located in close proximity to adult entertainment businesses, such as a gaming parlor serving alcohol, will be negatively affected.

Viewing Heck Gaming website, I counted 63 gaming locations with Quincy addresses. A minimum of six gaming locations are already within a few blocks of 1905 Jefferson.

Quincy touts our quality of life to encourage new industry & population to our city. If that's true, then it should be a priority to protect & preserve the integrity of safe, affordable, residential neighborhoods like ours. Where's the quality of life in assaulting family neighborhoods by approving Special Permits that thwart the original intention of the current Zoning?

Most of us are still recovering from losses due to the pandemic. Please do not make our next loss the safety & solace of our neighborhood & homes.

I respectfully ask that you DENY the Special Permit to Tanner Freiburg/Maxamillion's to develop 1905 Jefferson for the use as a video gaming parlor with alcohol sales.

=====

MICHELLE SCHEUERMANN

My family is opposed to the special permit request to place gaming & alcohol in our residential neighborhood. The businesses that currently operate in our area close at 5 pm. allowing families & children to enjoy the area. As our city continues to grow & develop we must be purposeful in this endeavor and decide what we want residential communities to look like. We have moved our neighborhood schools from the area let's not replace them with businesses that bring issues into our community. Do we want to cultivate tax revenue through property taxes that increase with property values or take quick a quick dollar that results in increase policing, property value decline, etc. I challenge Mr. Freiburg to attempt the above in his own residential neighborhood and if he experiences success... then we'll revisit this Special Permit. Thank you again and hope you are able to attend this evening's meeting.

=====

JOHN ERVIN

Good evening,

Thank you for taking the time to read my email. My family and I as well as many other families in the neighborhood of 1900 Block of Jefferson St. are highly against the Gambling Parlor coming to our neighborhood. We believe it will bring unwanted traffic, as well as many people into our neighborhood which would otherwise not have been here. This is a neighborhood where children run and play in this area often. The last thing they need to be subjected to is a angry patron of said business who's lost his months rent in machines outside screaming and yelling obscenities. It's not if it's when.. This also takes away from our feeling of being safe in our homes, and neighborhoods. As a subject who may not normally frequent this area after losing hundreds if not thousands of dollars may look upon easy targets for theft and burglary to help them with their gambling or other needs they may have. It is my belief that there are many vacant buildings in the city of Quincy of which are not in residential neighborhoods that would be more suitable for this type of business. This would ultimately open this area to more of these type businesses. What's next a marijuana shop? This would not even be considered in Cambridge, Nottingham, or Springlake. So it should not be considered at 1905 Jefferson. Please decline this petition for special permit as the tax payers of this neighborhood are against the gambling parlor coming into our neighborhood.

=====

THERESE GODFREY

As a resident of the area I am opposed to such an establishment in our family oriented neighborhood where children ride bikes and play, people walk their dogs, and whole families are out walking, or bike riding. We are primarily a residential neighborhood with a few daytime businesses. Such an establishment does not fit into our neighborhood, especially with alcohol sales. Please stop Maxamillions from coming to 19th and Jefferson. Thank you.

=====

TOD CUNNINGHAM – 725 South 19th Street

We as concerned residents are asking all to Vote No on allowing rezoning to allow a gambling establishment at 19th & Jefferson. This is a Residential Neighborhood with a lot of pre-teen children at play on foot and by bicycle. We do not wish to see the increased traffic or wish to see a liquor license granted to such an establishment. It will also hurt our property values and be an eyesore to a quiet neighborhood. Please side with neighborhood families and against special interests. Voting Yes would set a dangerous precedent that anyone's neighborhood could be rezoned and violated at will. Think of your families. Please vote No for Safety,

=====

THE SEALS FAMILY (JASON) – 821 South 19th Street

We at 821 S 19th St oppose the video gaming parlor. This is a family neighborhood with young kids to elderly in the area walking, riding bikes etc. No sidewalk is in front of the building and increased traffic with alcohol consumption raises concern for people of all ages on the street. It is also a concern of lights shining in our residence at all different hours. Please consider keeping our neighborhood a family friendly safe area without the sale of alcohol and gaming.

=====

STACY HILL – 816 South 19th Street

My name is Stacy Hill & I reside at 816 South 19th St. I am a single mother with two kids under the age of 12. The proposed location for the new gambling facility is right across the street from my home. I bought my home two years ago & fell in love with the location & homey feel of the

neighborhood. The businesses across the street were a concern, but with all of them closing by 5 pm & closed on the weekends, I quickly realized it would not be an issue for my family.

I sat outside last night on the front porch enjoying the cooler weather & thought about what life would be like if a gambling facility moved in to the neighborhood. The windows were open, people were out, kids were riding bikes.... it was just a peaceful night on our street. It should remain that way for all of us. They deserve to live on a street with minimal traffic & quiet peaceful nights. Also, as a single woman I will feel extremely uncomfortable with any & all traffic across the street from my house after 5 pm & on the weekends.

There are plenty of other retail spaces available in this town for rent. I stand with my neighbors in rejecting this facility into our neighborhood. I hope the city of Quincy makes the right decision for their citizens over the potential financial gain for someone else. Thank you for your time & consideration.

=====

DOTTY NIEHOFF

I would like to voice my opinion which is against the city allowing a gambling facility in the mainly residential area of 19th Jefferson. I do not live in that neighborhood but I am a long time client of Key Beauty Salon located very close by.

I'm afraid most of the parking at the salon would be lost to gamblers. I don't have anything against gambling but I feel there are better locations for them to spend their time. The salon has been there for very many years and has a lot of clients who are elderly or have special needs with drop off parking. I appreciate your consideration to make a final wise decision for the majority of the citizens.



**City of Quincy
Quincy Transit Lines**

**2020 Jennifer Road
Quincy IL 62301**

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

June 23, 2021

**Mayor Michael Troup
Honorable City Council Members**

On the Agenda Monday June 28, 2021 you will find a resolution to authorize the repair of bus 1607. This is a Ford bus and is one of our front line vehicles.

This vehicle has experienced an engine failure. The vehicle has 199,619 miles on it and the warranty on the engine ended at 100,000 miles. Our buses are provided to us under a State Grant at no cost to the City. We are obligated to repair and maintain buses until they exceed their useful life as set forth by guidelines from the Federal Transit Authority. The useful life of a bus of this size is determined to be 9 years and / or 180,000 miles.

This vehicle meets the requirements for replacement by the State; however, the State has not issued an application for replacement buses for several years. We cannot simply order a new bus from the State we have to go through an application process that they set up called a CVP. The last CVP issued by the State that we could participate in was 2018 at which time none of the 2016 buses qualified for replacement. The alternative to fixing this bus is to put a 2009 model bus back on the road that has in excess of 300,000 miles these buses are used only as a last resort and for no more than a day or two at a time. Running one daily for 300 miles per day it is unlikely that it would last very long.

The cost to replace the engine is \$12,627.18 with Gem City Ford. We attempted to get other vendors for this engine however; neither O'Reilly Auto Parts nor Advance Auto Supply could source this engine. Gem City Ford will provide us with a 2 year warranty on the engine.

I am asking for you to approve the repair to bus 1607 so that we can return it to our service.

Please do not hesitate to call me if you have any questions.

Respectfully;

**Marty Stegeman
Transit Director
(217) 228-4567
(217) 430-5587 cell**

RESOLUTION

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

WHEREAS, the City of Quincy, Quincy Transit Lines receives buses from the State of Illinois at no cost to the City; and

WHEREAS, the Quincy Transit Lines is mandated to maintain and repair these buses by the Illinois Department of Transportation; and

WHEREAS, bus 1607 a 2016 Ford Super Medium Duty bus has Engine failure; and

WHEREAS, the warranty on the engine has expired; and

WHEREAS, O'Reilly Auto Parts and Advance Auto Supply could not source this engine; and

WHEREAS, Gem City Ford is has quoted a cost of \$12,627.18. For this engine repair, now

THEREFORE BE IT RESOLVED, the Transportation Director recommends to the Mayor and City Council Gem City Ford be allowed to complete this repair.

Marty Stegeman
Transportation Director

June 28, 2021



DEPARTMENT OF POLICE CITY OF QUINCY

From the Office of Robert A. Copley, Chief of Police
530 Broadway - Quincy, Illinois 62301-4058
Phone (217) 228-4480, Fax (217) 221-2269

June 25, 2021

Mayor Mike Troup
Members of the Quincy City Council
Quincy City Hall
730 Maine Street
Quincy, IL 62301

RE: CUSTODIAL SERVICES CONTRACT

Dear Mayor Troup and Members of the Quincy City Council:

The purpose of this letter is to provide information and ask for your approval for the Quincy Police Department to enter into another contract with Thorough Commercial Cleaning to provide custodial service for the new police department facility located at 530 Broadway. After the close of the most recent Request for Proposal (RFP), Thorough Commercial Cleaning was the only vendor to submit a proposal. After working with this vendor for the last year, we feel this proposal is an adequate fit for our needs here at our new facility.

In 2015, the City of Quincy entered into an agreement with Adams County to lease approximately 10,000 square foot of office space in the new Adams County Jail / Courthouse expansion project. The new Quincy Police Department facility is located on the second floor in the north wing of the new Adams County Jail / Courthouse expansion building. During the planning phase of this project, the topic of custodial services was discussed. Several options were looked at when considering how custodial services would be accomplished.

During the planning phase of the project the possibility of having the lone City Hall custodian be responsible for cleaning the new facility was contemplated. It was ultimately determined that with the responsibilities of cleaning both City Hall and the City Hall Annex, it would be impossible for the City Hall custodian to provide adequate service to both City Hall and the new police facility located five blocks away.

In July of 2020, the City of Quincy entered into a one year contract with Pearl Harris, owner of Thorough Commercial Cleaning based in Quincy, IL. Ms. Harris' quality of work over the last twelve months has been exceptional; especially considering the corona virus pandemic that threatened the health of our employees. Ms. Harris is courteous, prompt, and a hard worker. We have no complaints about the service we have received.

"Service - Pride - Dignity"

QUINCY POLICE DEPARTMENT
Mayor Troup
Members of the Quincy City Council
June 25, 2021
Page 2

In FY 21 the Quincy Police Department budgeted \$20,000 for custodial service. Ms Harris' original bid proposal came in at \$27,000. Ms. Harris was willing to negotiate her original proposal amount and we settled on \$23,000 for a one year contract. During the contract period Ms. Harris has been accommodating and willing to take on more areas of responsibility than originally required.


For the FY 22 budget we increased the budget amount for custodial service to \$30,000. In addition, we broadened the custodial vendor areas of responsibility to include: the shared employee break room, shared training room, and the main QPD lobby located on the first floor. Thorough Commercial Cleaning was the only vender to submit a proposal. The annual cost in Ms. Harris' FY 22 proposal is \$27,000. The proposed contract was reviewed and approved by the City of Quincy Legal Department.

Contracting custodial services for the Quincy Police Department has had several advantages. First, we have a dedicated vendor focused on keeping our facility clean, sanitized, and looking new. Second, contracting allows the City of Quincy to avoid benefit costs incurred with taking on a new employee. This allows us to keep costs down while receiving quality service.

I am asking for your approval to enter into a two year Custodial Services contract with Thorough Commercial Cleaning at a cost of \$27,000 per year. If you have any questions or wish to set up a meeting, please feel free to contact me. In my absence you may contact Deputy Chief Yates or Deputy Chief Pilkington.

Thank you for your attention in this matter.

Sincerely,



Robert A. Copley
Chief of Police

RAC/ay

Attachments

Cc: Mayor Mike Troup
Mr. Jeff Mays, Director of Administration
Ms. Mary-Ann Ervin
Deputy Chief Pilkington
Ms. Michele Flaiz
Ms. Gail Newell

RESOLUTION

WHEREAS, the police department is now operating from our new facility at 530 Broadway; and

WHEREAS, the police department has considered various options to provide adequate custodial services to keep the new Quincy Police Department headquarters building clean, sanitized, and looking new; and

WHEREAS, the police department budgeted \$30,000 for custodial services for the new facility in the fiscal year 2021-2022 budget; and

WHEREAS, the decision was made to publish a request for private entities to submit proposals to provide custodial services through the City of Quincy's Purchasing Department with specific guidelines; and

WHEREAS, a single vendor, Thorough Commercial Cleaning, owned by Pearl Harris of Quincy, was the only vendor to submit a proposal; and

WHEREAS, Ms. Harris (DBA) Thorough Commercial Cleaning, submitted a two year contract proposal with her bid at a cost of \$27,000 per year; and

WHEREAS, Ms. Harris has passed a background check, has done an excellent job providing custodial service to QPD over the last 12 months, and is in all ways qualified to received the Custodial Services Contract; and

THEREFORE BE IT RESOLVED, the Chief of Police, Police Aldermanic Committee, and Finance Committee recommend to the full City Council that the Quincy Police Department be granted authority to enter into a two year agreement with Thorough Commercial Cleaning, owned by Pearl Harris, to provide custodial services for the new Quincy Police Department at a cost of \$27,000 per year.

Robert Copley
Chief of Police

June 28, 2021



CITY OF QUINCY

Comptroller's Office

Sheri L. Ray
Comptroller

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

MEMORANDUM

TO: Mayor and City Council
FROM: Sheri Ray
DATE: June 25, 2021
SUBJECT: Revision to Supplemental Budget Ordinance

Please find attached the Revised Supplemental Budget Amendment Ordinance that I have submitted to the City Clerk for adoption at the Monday, June 28, 2021 meeting.

The purpose of this amendment is to clarify the Police and Fire Commission budget. The original was seeking to increase Mileage reimbursement by \$1,000; however, the amendment seeks to instead increase Professional Services-Other by \$1,000. The detail of the \$5,700 increase is below:

Travel (001-1701-401.39-04)	\$1,000	Hotel & meals for two nights/two people
Prof Svc-Other (001-1701-401.31-05)	\$1,000	Professional testing evaluations
Registration/Schools (001-1701-401.39-07)	\$1,000	Registration fee for two
Miscellaneous/Other (001-1701-401.61-04)	\$2,700	Candidate travel/hotel costs, QCC

Police Department budget increase of \$6,000 is for mental health counseling.

Garbage Fund is using unbudgeted fund balance to increase expenses by \$25,000 for additional garbage totes, \$21,000 for fleet expense, and \$40,000 subsidy to Recycle Fund.

Recycle Fund is using the additional \$40,000 revenue subsidy to increase the fleet expense.

CC: Lonnie Dunn, Corporation Counsel
City Clerk Laura Oakman
Jeff Mays, Director of Admin Services
Rob Copley, Police Chief
Kevin McClean, Director of Central Services
Barry Cheyne, Fire & Police Commission

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE 2021-2022 FISCAL YEAR BUDGET

WHEREAS, the City Council of the City of Quincy, Adams County, Illinois, hereinbefore adopted Ordinance No. 21-21, an annual budget for general corporate and special corporate purposes for the City of Quincy for the fiscal year beginning May 1, 2021 and ending April 30, 2022; and

WHEREAS, the City Council has determined that expenditures, as set forth in said ordinance for certain operations, acquisitions, and projects within and for the various departments of the City will exceed the amounts provided in said ordinance and which expenditure will increase the total annual budget; and,

WHEREAS, there exists certain revenues, not included in the annual budget, which are available for expenditure by the City; and,

WHEREAS, Section 43.18 (Annual budget-Council transfers, revisions, or amendments) of the Quincy City Code reserved to the City Council the authority to amend the annual budget to increase the budget (upon a two-thirds vote of the Council) provided funds are available for said increase; and,

WHEREAS, the General Fund has unbudgeted fund balance available to increase the Police & Fire Commission budget for testing/training and increase Police budget for mental health counseling; and,

WHEREAS, the Garbage Fund has unbudgeted fund balance available to increase the budget to purchase garbage totes, increase fleet maintenance costs, and increase subsidy to Recycle Fund; and,

WHEREAS, the additional subsidy to the Recycle Fund revenues will be used to increase recycle fleet maintenance costs; and,

WHEREAS, the City is a home rule unit of local government under the Constitution of the State of Illinois, Article VII, Section 6 and this ordinance is adopted pursuant to said authority and the authority of Section 43.18 of the Quincy City Code.

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

1. That the annual operating budget set forth in Ordinance No. 21-21 of the City of Quincy, be and is hereby amended by authorizing the increase in expenditure as follows:

2. **General Fund #001**

Fire/Police Commission/Travel (001-1701-401.39-04)	\$ 1,000	
Fire/Police Commission/Prof Svc-Other (001-1701-401.31-05)	\$ 1,000	
Fire/Police Commission/Registration/Schools (001-1701-401.39-07)	\$ 1,000	
Fire/Police Commission Miscellaneous/Other (001-1701-401.61-04)	\$ 2,700	
Patrol/Technical Services-Medical (001-2112-402.32-01)	\$ 6,000	Total \$11,700

Garbage Fund #533:

Operational Supplies (533-3113-403-46-11)	\$ 25,000	
Fleet Maintenance (533-3113-403-36-01)	\$ 21,000	
Transfers to Recycle Fund (533-1801-491-62-66)	\$ 40,000	Total \$86,000

Recycle Fund #534:

Increased Revenue from Garbage Fund (534-0000-391-01-65)	\$ 40,000	
Fleet Maintenance (533-3113-403-36-01)	\$ 40,000	Total \$40,000

3. That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in accordance with law.

ADOPTED _____

City Clerk

APPROVED _____

Mayor

Officially published in pamphlet form this _____ day of _____, 2021.



CITY OF QUINCY
DEPARTMENT OF PLANNING AND DEVELOPMENT

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

MEMORANDUM

TO: Mayor Troup and City Council Members

FROM: Chuck Bevelheimer

DATE: June 14, 2021

SUBJECT: Quincy Economic Development Revolving Loan Program Ordinance Amendment (Q-Fund)

The city's existing Economic Development Revolving Loan Fund (ED-RLF) was established in 1983 as a means to encourage job creation associated with manufacturing, wholesale and distribution facilities. The attached ordinance would amend the ED-RLF by deleting the existing program in its entirety and replacing it with a new ED-RLF program called Q-Fund.

The new Q-Fund program would expand the eligibility for loans from the traditional industrial operations to commercial and/or service-related businesses that stimulate economic growth. All loans through the Q-Fund must, at the satisfaction of the committee, meet certain standards as evidence of significant private investment, job creation, and tax base expansion (sales and property), as well as providing a repayment mechanism. The Q-Fund program retains the goal of complimenting, and not competing with, local banks on economic development loans. The Economic Development Loan funds (701, 702 and & 706) have \$1.1 million available for loans. The EDL-RF Committee has reviewed the Q-Fund program and recommends approval.

The new Q-Fund program is summarized below:

- A. Goals and Objectives: The new program authorizes the use of loan funds for projects that stimulate economic growth; that increase the City's property and sales tax base; that increase employment opportunities; and that attract new residents to Quincy through new jobs and business expansions.
- B. Loan Amount: All requests must be reviewed and approved by the city's loan committee, which will establish the loan terms on a case-by-case basis. The minimum loan amount shall be \$50,000 while the maximum loan will be \$500,000.

- C. Eligible Costs: Funds can be used for land and building acquisition, site development, infrastructure extension, building construction and machinery and equipment purchase.
- D. Interest Rate: Loan rates are determined on a case-by-case basis based on an agreement between the participating lender and the Committee. The loans are structured to provide the borrower a lower blended rate. The historical interest rate for a city loan has been 3%.
- E. Loan Committee: The Committee will consist of a seven-member board of community leaders, appointed by the mayor. Two of the seven will be Quincy City Council members.
- F. Resource Leveraging: The borrower shall provide a minimum financial match of 1:1 to receive a loan.
- G. Job Creation/Retention: One full-time equivalent (FTE) job must be created or retained for every \$15,000 provided through the Q-FUND
- H. Tax Generation: Commercial retail projects generating significant tax revenue can be considered for a loan.
- I. Collateral Requirements: The participating lender shall have the primary responsibility for determining the applicant's credit risk and, if it requires, shall be entitled to senior lien or security interest on any collateral given as security. In the case where the city secures the RLF loan with identical collateral, its lien or security interest shall be subordinate to the participating lender. In addition, the city will require a Personal and/or Corporate Guarantee on City Loans.
- J. Prevailing Wage: Loan funds are public monies and compliance with the Prevailing Wage Act (820 ILCS 130/0.01 et seq.) of the State of Illinois may be required depending on the use of the funds. Loan funds utilized for construction and renovation may require contractors and/or subcontractors to pay all laborers, workers and mechanics no less than the "prevailing rate of wages" (hourly cash wages plus fringe benefits) for Adams County and to perform certain notice and recordkeeping duties. The borrower is responsible for determining the application of the Prevailing Wage Act to its project.

If you have any questions, please let me know.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE QUINCY
ECONOMIC DEVELOPMENT PROGRAM**

WHEREAS, the City of Quincy, Illinois was awarded a \$6.7 million Urban Development Action Grant (UDAG) in 1983 and such grant funds were ultimately recaptured by the City and used to establish the Quincy Economic Development Funds (“the Fund”); and

WHEREAS, the said Fund is administered by Quincy Economic Development Loan Committee (as provided under Section 40.270 of the Municipal Code of the City of Quincy, hereinafter referred to as “the Committee”) pursuant to the Quincy Economic Development Program approved by a Resolution of the Quincy City Council adopted April 16, 1984; and

WHEREAS, the Illinois Department of Commerce and Economic Opportunity determined the Quincy Economic Development Loan Program no longer holds federal or state identity, allowing the funds to be expended in any manner deemed appropriate by the City; and

WHEREAS, the Committee believes that the economic development goals of job creation and promotion of private investment may be better served by amending the Program to allow the Committee the ability to authorize loans and grants to increase the use of the Funds; and

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

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

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

SECTION 1. AMENDMENT: That the existing Quincy Economic Development Loan Program is deleted in its entirety and a new Program be hereby amended by substituting in lieu thereof the following:

A. INTRODUCTION

The Quincy Economic Development Revolving Loan Fund (Q-FUND) offers public financing to businesses that are already working with private sector lenders. Businesses can spend these public funds on projects including, but not limited to, job creation and/or retention, business expansion, and investments in real estate, machinery, or equipment.

B. Q-FUND PROGRAM HISTORY

The funding for the city’s Q-FUND comes from previously recaptured state and federal funds. Quincy was awarded a \$6.7-million UDAG in 1983 to assist the Cummins Engine Company in the purchase of

the 700,000 square foot Motorola facility. After the funds were awarded to the city, Cummins scaled back its expansion plans and repaid the UDAG loan to the City. The city was also able to recapture State CDAP funds in the 1980's that were granted to the city and provided as loans to local businesses.

In December 2016, the Illinois Department of Commerce and Economic Opportunity determined the city's revolving loan fund no longer holds federal or state identity, allowing the funds to be expended in any manner deemed appropriate by the city. The city's financial assistance must complement (rather than compete) with financial assistance provided to a business by a private financial institution.

C. GOALS AND OBJECTIVES

1. Stimulate economic growth
2. Increase the City's Property Tax Base
3. Increase the City's Sales Tax Base
4. Increase employment opportunities
5. Attract new residents to Quincy through new jobs/business expansions

D. REVOLVING LOAN FUND MANAGEMENT

1. Loan Committee: The Q-FUND Committee will consist of a seven-member board of community leaders, appointed by the mayor. Two of the seven members will be members of the Quincy City Council. The Q-FUND Committee will meet as needed to review and approve/deny loan applications. The committee has the sole authority to approve/deny loans from the Fund.
2. Loan Application Review: Loan applications will be prepared by the private sector lender working with the borrower to secure City participation. Applications will be provided the Department of Planning & Development, which will package them to dissemination to the Q-FUND Committee. The committee shall review all applications to the revolving loan fund and meet with the applicant and the private sector lender to discuss the loan application, the lender's credit memorandum, rates, terms, securities on loans, personal guarantees and compliance with the goals and objectives of the Q-FUND. Upon approval by the committee, a loan agreement and note would then be executed between the City and the borrower specifying the purpose for which loan proceeds could be used, the loan repayment terms, the collateral for securing the loan, etc. The lender would service the participation loan and forward the city the debt service payments as well as the associated service fee.
3. Loan Documentation, Monitoring and Reporting: The loan documents, including agreements, liens, title policies, security recordings, amortization schedules and security releases, shall be obtained by and completed by the city. The city's Q-FUND Administrator, in consultation with the city Treasurer, shall monitor repayments of the loan, job creation and/or job retention reports as required along with any other special conditions.
4. ED-RLF Staff: The City of Quincy's Department of Planning and Development will provide administrative staff to support the Q-FUND program.
5. Delinquent Loans: The city's administrative staff will send a Notice of Default and Demand to Cure to the borrower when the payment is 10-30 days late. After 30 days past-due, the matter will be turned over to the city's Legal counsel to pursue. All legal rights will be exercised by the City to reclaim past-due funds.

E. REVOLING LOAN FUND STRATEGY

1. Targeting of Funds: The Q-FUND dollars will support:
 - a. Existing Industrial, Commercial, or Service-Related Business located in Quincy
 - b. Existing Businesses located outside of Quincy that are considering relocating to Quincy
 - c. Business Start-Ups considering locating in Quincy
 - d. New or existing Minority-owned Businesses
 - e. New or existing Female-owned Businesses

2. Criteria for Consideration: Projects must present:
 - a. Sizable private investment in addition to Q-FUND revenue
 - b. Solid commitment to creating and/or retaining permanent jobs
 - c. Financial Feasibility for Use of the Q-FUND revenue
 - d. Significant Tax Revenue (in lieu of job creation/retention)
 - e. Value of jobs created and or retained
 - f. Evidence the project could not occur without Q-FUND involvement
 - g. Preference given based on ability to attract revenue from customers outside of Quincy.

3. Eligible Use of Funds
 - a. Land or Building Acquisition.
 - b. Site Development/Infrastructure Extension Cost
 - c. Construction of New Facility
 - d. Construction of Addition to Existing Facility
 - e. Renovation of Existing Facilities
 - f. Leasehold improvements
 - g. Public Infrastructure Improvements (based on significant private investment)
 - h. Purchase of inventory, supplies, machinery, furniture or fixtures and technology/automation equipment

4. Ineligible Uses of Funds
 - a. Refinancing existing debt
 - b. Financing of a speculative project (commercial/retail development w/out executed lease agreement)
 - c. Conducting general marketing activities
 - d. Forgiveness of existing loans

5. Interest Rate: Q-FUND loan rates are determined on a case-by-case basis based on an agreement between the participating lender and the City of Quincy. The loans are structured to provide the borrower a lower blended rate. Historically the interest rate for City loans has been 3 percent.

6. Term of Loan: Q-FUND loan terms are determined on a case-by-case basis based on an agreement between the participating lender and the City of Quincy. Loan terms are generally determined by the following classifications:

Purpose	Maximum Term
Leasehold Improvements	Seven Years
Building Renovations or Rehabilitations	Seven Years
Purchase of Machinery and/or Equipment	Ten Years
Infrastructure (Water, Sewer, Roads)	15 Years

New Construction	20 Years
Land and/or Building Acquisition	20 Years
Purchase of Inventory	Under Certain Conditions

7. Loan Structure/Resource Leveraging: The borrower must provide a minimum financial match of 1:1 to receive a loan through the Q-FUND. All matching funds shall be financial contributions (cash). The match can be in the form of owner equity, a bank loan, or a supplier financing. Funds spent prior to the approval of the Q-FUND application cannot be counted toward the match. The city will accept a subordinate collateral position to the bank or other investor whom will have first collateral position.
8. Minimum/Maximum Loan Amount: The minimum Q-FUND program loan shall be \$50,000 and the maximum shall be \$500,000. An infrastructure loan will be limited to a maximum of \$300,000. See Section 7 regarding private matches for Q-FUND.
9. Job Creation/Retention: One full-time equivalent (FTE) job must be created or retained for every \$15,000 provided through the Q-FUND. FTE is defined 1,950 hours/year (35 hours/week). Proof of compliance to this requirement may be required by furnishing employee certification forms.
10. Sales Tax Generation: Commercial retail projects generating significant sales tax revenue can be considered for a loan through the Q-FUND (Significant = Annual gross retail sales in excess of \$500,000).
11. Collateral Requirements: The participating lender shall have the primary responsibility for determining the applicant's credit risk and, if it requires, shall be entitled to senior lien or security interest on any collateral given as security. In the case where the city secures the RLF loan with identical collateral, its lien or security interest shall be subordinate to the participating lender. In addition, the city will require a Personal and/or Corporate Guarantee on City Loans, including the Q-FUND program.

The City's loan must be reasonably secured by a second lien on collateral of sufficient value to assure repayment of the City's loan. The following may be acceptable security for the loan:

- A mortgage on land, a building and/or equipment
- Assignment of warehouse receipts for marketable merchandise stored in a satisfactory warehouse
- A lien on chattels
- Personal guarantees and the pledge of personal collateral if available
- Assignment of current receivables (accounts/notes).

Borrowers may also be required to purchase hazard insurance on tangible assets used as collateral and key man life insurance where required.

Collateral requirements will be determined by the committee in consultation with the private lender participating in the loan. To ensure adequate collateral is available, loan applications would list the value of collateral as determined by a qualified appraiser, the present mortgage balance on the collateral, if any, and the cost of the collateral less depreciation

12. Activities Completed Prior to Closing of Loan through Q-FUND: Project activities that are completed prior to the closing of the loan through the Q-FUND may be ineligible for financing. Also any lender financing or equity which is dispersed prior to loan closing may not be counted

as match. The Q-FUND Review Committee has the authority to waive these limitations at its discretion.

13. Geographic Area: The geographic area served by the fund will be within the corporate boundaries of the City as well as the one and one-half mile zoning jurisdiction surrounding the corporate city limits.
14. Demonstration of Financial Need: Applicants and participating lenders must demonstrate a financial need for Q-FUND funds. Financial need can be demonstrated by meeting one or more of the following financial need criteria:
 - a. Funds needed to “fill the gap” between estimated project cost and what lenders are willing to lend.
 - b. The estimate return of investment (ROI) exceeds the bank-determined, industry-wide standard.
 - c. The banks determined there is insufficient collateral without Q-FUND participation.
 - d. Q-FUND financing is needed to keep the firm in the community (applicant must furnish detailed incentive letters from other states and detail cost information/explanation on how Q-FUND funds equalize the costs between the city site and an out-of-state site).
15. Origination and Service Fee: An origination fee of 1.5% of the loan principal is due on the date of the loan closing while an annual service fee of 0.5% is assessed on the declining principal outstanding on the anniversary of the loan. These apply to all loans.

The table below illustrates fee revenue from a \$250,000 loan at 3% interest over a ten-year term:

Year	Origination Fee (1.5%)	Principal Balance	Servicing Fee (0.5%)
1	\$3,750	\$228,234	\$1,141
2		\$205,806	\$1,029
3		\$182,696	\$913
4		\$158,883	\$795
5		\$134,346	\$672
6		\$109,063	\$545
7		\$83,010	\$415
8		\$56,165	\$281
9		\$28,503	\$143
10		\$-0-	\$-0-
Total			\$5,934

16. Loan Call Provisions: Failure to abide by Q-FUND program guidelines, administrative guidelines, or administrative procedures can result in the calling of the QED-RFL loan at the request of the Q-FUND Committee. The Committee can call the loan due to and payable in the event of:
 - a. The transfer of substantially all the borrower’s assets to any third party;
 - b. Bankruptcy or insolvency of the borrower;
 - c. Cessation of the conduct of business on the community by the borrower for any reason, including, but not limited to, fire and other casualty;
 - d. Inability to meet the obligations for job creation/retention or sales tax generation as originally stated. These provisions are contained in a loan agreement between the borrower and the City.

17. Prevailing Wage: Loan funds are public monies and compliance with the Prevailing Wage Act (820 ILCS 130/0.01 et seq.) of the State of Illinois may be required depending on the use of the funds. Loan funds utilized for construction and renovation may require contractors and/or subcontractors to pay all laborers, workers and mechanics no less than the “prevailing rate of wages” (hourly cash wages plus fringe benefits) for Adams County and to perform certain notice and recordkeeping duties. The borrower is responsible for determining the application of the Prevailing Wage Act to its project.
18. Pre-Application Discussions: The city can provide some assistance before submission of a Q-FUND application. If you would like our representative to contact you, you can call the Q-FUND administrator through the Department of Planning & Development at 217-228-4515 or by mail at:

Q-FUND Administrator
City of Quincy
Department of Planning & Development
City Hall Annex
706 Maine Street (3rd Floor)
Quincy, Il 62301

F. GRANTS

The Q-FUND Committee shall have the sole authority, under exceptional and extraordinary circumstances, to provide funding in the form of a grant, as opposed to a low-interest loan. The primary goal of any grant shall be the creation or retention of a significant number of jobs, the encouragement of substantial new investment in real estate, machinery or equipment and the creation of new methods to generate sales tax revenue.

1. Grant Opportunities: In order to preserve the integrity of the Q-FUND and to obtain the maximum benefit of the goals and objectives of the Fund, the Q-FUND committee shall give primary consideration for grants to applicants submitting acceptable projects/proposals:
 - a. That cannot otherwise obtain convention financing; or
 - b. That might be able to obtain conventional financing but may be impeded from proceeding with the project/proposal (without grant funding) by reason of terms, conditions or limitations of conventional financing; or
 - c. That show a competing source of grant funding is being offered to the applicant from outside of the Quincy region.
2. Grant Amount: The total amount of any grant or grants to a single recipient shall not exceed the sum of \$300,000. The total amount of the Q-FUND which can be distributed for grant funding in a calendar year shall not exceed \$300,000.
3. Grant Conditions: The Q-FUND Committee shall consider restrictions and limitations to the approval of any grant which shall insure the achievement of the Q-FUND goals and objectives and may include assurances for project/proposal completion, including but not limited to, the establishment of a forgivable, 0% interest loan, of which portions of the loan can be forgiven in periodic installments over an amortization period approved by the Q-FUND committee in an effort to maximize the goals and objectives of the program. Forgivable loans and/or recapture conditions may, in the discretion of the Q-FUND Committee, be further conditioned upon security or collateral similar to that required by participation loans.

G. ASSURANCES

1. Legal Remedy for Delinquent Loans: City shall agree to pursue legal remedy to recover delinquent loans. Legal action shall include that authorized by federal and state law, including, but not limited to, efforts to collect and pursue the interest of the RLF bankruptcy court.
2. Leveraging Ratio: A minimum leveraging ratio of \$1 non-Q-FUND funds to \$1 Q-FUND funds must be obtained for each project. Q-FUND funds may not comprise more than 50% of the financing for any project.
3. Job Creation/Retention: Each loan recipients will assure that there will be one full-time job created or one full-time job retained for every \$15,000 in financial assistance.
4. Job Placement: Job creation attributed to the Q-FUND assistance shall take place within six months of the disbursement of funds.
5. Building Code and Permit Compliance: Each loan recipient's property, upon completion of any construction activities, must comply with all applicable permit and license requirements of the City of Quincy.

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

SECTION 3. SAVINGS CLAUSE: Nothing in this Ordinance shall be construed to affect any suit or proceeding pending in any court, or any rights acquitted, or liability incurred, or any cause or causes of action acquired or existing, or permits or licenses issued under any act or ordinance hereby repealed or amended; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

SECTION 4. REPEAL: All ordinances and parts of ordinances in conflict with the provisions of 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

Officially published in pamphlet from this day of , 2021.

THE CITY COUNCIL

OFFICIAL PROCEEDINGS

REGULAR MEETING

Quincy, Illinois, June 21, 2021

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

The following members were physically present:

Ald. Fletcher, Entrup, Bergman, Bauer, Freiburg, Farha, Sassen, Rein, Mast, Reis, Awerkamp, Uzelac, Holtschlag. 13.
Vacancy: 1.

The minutes of the regular meeting of the City Council held June 14, 2021, were approved as printed on a motion of Ald. Bergman. Motion carried.

Legal Counsel: Assistant Corporation Counsel Bruce Alford.

The City Clerk presented and read the following:

PETITIONS

A special event application from A Special Event Application from Quincy Notre Dame Cross Country Team, requesting permission to hold the 20th Annual Raider Challenge on Saturday, June 26, 2021. They request the closure of the following streets from 7:00 a.m. through 10:00 a.m. on Saturday, June 26th and the City provides barricades for the street closures:

- Jackson Street, 8th Street to 12th Streets
- R.J. Peters Drive, Gardner Expressway to 8th Street
- Southbound lane of South 12th Street, R.J. Peters Drive to Jackson Street
- Eastbound lane of Jackson Street, Gardner Expressway to 5th Street

The Quincy Park District has approved the closure of roads in South Park and Indian Mounds Park to accommodate the race route. The applicant has submitted all of the required documentation and approval is recommended by the Department of Utilities & Engineering.

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

A Special Event Application from Quincy Freedom Fest, Inc. requesting permission to hold Freedom Fest 2021 on Saturday, July 3rd and Sunday, July 4th in Clat Adams Park. They request the closure of Front Street between Vermont St. and Broadway beginning at 7:00 a.m. on Saturday, July 3rd through 11:00 p.m. on Sunday, July 4th and the City provide barricades for the street closure. They also request liquor ordinance 111.096(a) be waived to allow for the consumption and possession of liquor on a public street. The Quincy Police Department has approved both the Waiver of Liquor Ordinances and Live Entertainment/Public Gathering License. The Quincy Fire Department has approved an application for a fireworks display on Sunday, July 4th. Emergency Management Services, Quincy Police Department, Quincy Fire Department and the Quincy Park District have been involved with the coordination of the event. The Department of Utilities & Engineering recommends approval of the application pending the submission of an executed contract between the applicant and the Adams County Ambulance Board and approval and issuance of a liquor license by the City of Quincy.

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

Ald. Farha stated that he wanted his voice vote changed to a nay.

A Special Event Application from The District and Q-Fest Steering Committee requesting permission to hold Q-Fest on Friday, June 25th through Sunday, June 27th in downtown Quincy. They request the closure of the following street and parking lot from 12:00 (noon) on Friday, June 25th through 6:00 p.m. on Sunday, June 27th and the City provides barricades for the closures:

- Maine Street, 4th to 6th Streets
- Parking Lot G, Maine Street to Jail Alley

They also request "No Parking" signs be placed at the following locations beginning at 7:00 a.m. on Friday, June 25th:

- Maine Street, 4th to 6th Streets
- North, South, and East Sides of Washington Park

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

Ald. Farha stated that he wanted his voice vote changed to a nay.

By Stubby's Tavern, 1517 N. 3rd, requesting to have Section 111.094 (d), Permitting Open Liquor To Leave Licensed

Premises for the 15th anniversary party on July 9th from 6-10 p.m. on their yard behind the tavern. There will be a fenced in area with only one way in and out.

The Quincy Police Department recommends approval of the liquor waiver.

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

REPORTS OF TRAFFIC COMMISSION

Recommending the referral to install “Stop” signs at the intersection of 14th and Sycamore Streets be denied.

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

Recommending the referral to implement a “4-Way Stop” at the intersection of 22nd and Payson Avenue be denied.

Ald. Farha moved the report be tabled for 2 weeks, seconded by Ald. Sassen. Motion carried.

ANNUAL REPORT OF FIRE DEPARTMENT

The annual report of the Fire Department for the fiscal year ending April 30, 2021 was ordered received and filed on a motion of Ald. Rein. Motion carried.

MAYOR’S APPOINTMENTS

By Mayor Michael A. Troup making the appointments of Mayor Troup, Ald. Holtschlag, Ald. Awerkamp, Ald. Freiburg, Ald. Entrup, Mark Krogman, Jason Finney and Janet Conover to the Residential Rental Property Registration Ad Hoc Committee; Clarice Hetzler and Dean LaVelle to the Quincy Public Library Board of Trustees, and re-appointments of Christopher Pratt and Angela Ketteman to the Quincy Public Library Board of Trustees for a three year term. Current terms expire July 2021.

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

RESOLUTION

WHEREAS, the Department of Central Services is responsible for the maintenance of all City owned vehicles and rolling stock; and,

WHEREAS, the maintenance of this fleet requires the replacement of motor oil, transmission fluid and hydraulic fluid on a regular basis; and,

WHEREAS, the City did advertise for sealed competitive bids for the purchase of the necessary fluids; and,

WHEREAS, the following bids were received:

Big River Oil Co.	
Hannibal, Mo 63401	\$81,110.50
Prairieland FS, Inc.	
Paloma, Illinois 62359	\$55,287.90
Energy Petroleum	
Quincy, Illinois 62301	\$62,836.50

WHEREAS, the bids have been reviewed by the Director of Central Services and the Central Services Committee; and,

WHEREAS, the lowest bid from Prairieland FS Inc. is disqualified because they didn’t meet specifications on transmission fluid. The second lowest bid is with Energy Petroleum who meets all specifications and requirements of the request for bids; and,

WHEREAS, funding for this project has been appropriated in the Current Fiscal Year Budget.

NOW, THEREFORE IT BE RESOLVED, that the Director of Central Services and the Central Services Committee recommend to the Mayor and City Council that the second lowest bid of Energy Petroleum of Quincy, Illinois, in the amount of \$62,836.50 be accepted for the contract period of July 1, 2021, through June 30, 2022

Kevin McClean
Director of Central Services

Ald. Sassen moved for the adoption of the resolution, seconded by Ald. Holtschlag, and on the roll call each of the 13 Aldermen voted yea, with 1 vacancy. Motion carried.

ORDINANCE

Second presentation of an Ordinance entitled: An Ordinance Amending The 2021-2022 Fiscal Year Budget (General Fund: Police & Fire Commission \$5,700; Police Department \$6,000; Garbage Fund \$86,000; Recycle Fund \$40,000)

ORDINANCE

First presentation of an Ordinance entitled: An Ordinance Amending The Quincy Economic Development Loan Program.

REPORT OF FINANCE COMMITTEE

Quincy, Illinois, June 21, 2021

	Transfers	Expenditures	Payroll
City Hall.....		1,244.37	
Central Garage.....	7,000.00		
Building Maintenance.....		261.94	
Comptroller.....		697.16	
Commissions.....		300.00	
Police Department.....		38,642.66	
Fire Department.....		6,371.08	
Public Works.....		4,927.22	
Engineering.....		742.33	
Tax Distribution/Subsidies.....		298,809.98	
GENERAL FUND SUBTOTAL.....	7,000.00	351,996.74	0.00
Planning and Devel.....		11,925.48	
911 Surcharge Fund.....		27,736.11	
Traffic Signal Fund.....		151.34	
Crime Lab Fund.....		163.11	
Transit Fund.....		1,401.68	
Capital Projects Fund.....		1,581.00	
Water Fund.....		48,446.68	
Sewer Fund.....		651,479.77	
Quincy Regional Airport Fund.....		3,189.64	
Regional Training Facility.....		2,177.88	
Garbage Fund.....		97.65	
Recycle Fund.....		194.75	
Central Garage.....		9,904.97	
Self Insurance.....		5,309.48	
Sister City Commission Fund.....		610.00	
Animal Rescue Trust.....		155.00	
BANK 01 TOTALS.....	7,000.00	1,116,521.28	0.00
Motor Fuel Tax.....		13,885.11	
ALL FUNDS TOTALS.....	7,000.00	1,130,406.39	0.00

Mike 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 13 Aldermen voted yea with 1 vacancy. Motion carried.

MOTIONS

Ald. Entrup moved to allow a block party at 17th & Spruce to the alley south of Cedar Street on July 4th from 4:30 p.m. to 11:00 p.m. He also moved the consumption and possession of liquor on a public street ordinance be waived. Barricades needed. Motion carried.

Ald. Bergman moved to allow a block party on Lind Street from 7th to 8th Street on July 2nd from 6:00 p.m. to 12 p.m. He also moved the consumption and possession of liquor on a public street ordinance be waived. Barricades needed. Motion carried.

The City Council adjourned at 7:19 p.m. on a motion of Ald. Holtschlag. Motion carried.

LAURA OAKMAN
 City Clerk

Quincy Preservation Commission

Tuesday, June 29, 2021

7:30 p.m.

Quincy City Council Chambers

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



SPECIAL MEETING

AGENDA

- 1) Call the Meeting to Order**
- 2) Demolition Permit Request**
 - a) 637 Kentucky Street**
- 3) General Public Comment (limited to three minutes)**
- 4) Adjournment**

Quincy Riverfront Master Plan Steering Committee

Wednesday, July 14, 2021

4:00 p.m.

Quincy City Council Chambers

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



AGENDA

- 1) Call the Meeting to Order**
- 2) Discussion of Quincy Riverfront Development Foundation**
- 3) Discussion and Possible Action on Governance Plan for Riverfront Master Plan**
- 4) Discussion of Requests for Federal Funding (Durbin/LaHood) for Riverfront Projects**
- 5) Discussion of Riverfront Overhead Line Burial Project**
- 6) New Business**
- 7) Public Comment**
- 8) Adjourn**