

Council Meeting for August 9, 2021



CITY COUNCIL AGENDA

August 9, 2021

Final Agenda

7:00 P.M.

Note: All items presented are subject to final action.

TOWN BUSINESS

Registered Requests to Speak

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

Report Of Town Auditing Committee

PETITIONS

By the Quincy Kiwanis Club requesting permission to hold their “Peanut Day” on September 3rd from 7:00 a.m. to 5:00 p.m. at various locations throughout the city.

Ward 3 By the Adams County Health Department and the Illinois Environmental Protection Agency requesting approval to close Maine St. from 52nd to 54th Streets on October 9th for a Household Hazardous Waste Collection Day at 101 N 54th St. They request barricades and sandbags.

Ward 7 By Douglas Peterson & Caitlin Murray requesting consideration to vacate the eastern 150’ of a public east-west alley bounded by South 7th Street, Kentucky Street, South 8th Street and State Street.

Ward 1 By Jeff Butler requesting consideration for a Special Permit for Planned Development to develop an office/shop for an on-site water and fire damage restoration service with interior equipment storage at 3120 North 12th Street, presently zoned C1B.

Ward 7 By Dick Brothers, Inc requesting consideration to rezone properties at 300 S. 10th Street, 304 S. 10th Street, and 922 York Street from R3 (Multi-Family Residential) to D2 (Downtown General Business) to allow for the construction of a parking lot.

RESOLUTIONS

Resolution authorizing Lease Agreement for the City Hall Annex First Floor Space at 706 Maine Street. (With Two Rivers Regional Council for a 3 year period at \$2,300 per month.)

Resolution Authorizing Mid Town Business District Enterprise Zone Agreement with Quincy Cullinan LLC, Charles and Kathie Marx and Larson Family Real Estate Trust.

Utilities and Engineering Director and Utilities Committee recommending approval of the invoice from Keck Heating and Air Conditioning in the amount of \$9,820 for repairs to the air conditioning unit at the Waste Water Treatment Plant.

Utilities and Engineering Director and Utilities Committee recommending the low bid from Zanger Excavating in the amount of \$9,000 for the demolition of the Reservoir house at 2245 Chestnut St.

Utilities and Engineering Director and Utilities Committee recommending approval of the invoices from Klingner and Associates totaling \$27,329.62 for services to assist with the construction phase of the Water Supply Improvement Project Phase 2.

Resolution Authorizing Demolition Expenditures For 803 N. 6th. (Miller Construction in the amount of \$12,500 for debris removal and site cleanup.)

Aeronautics Committee, Airport Director, IT Department, and Purchasing Agent recommending approval of the proposal from Alarm Systems, Inc. in the amount of \$9,768.40 for a security system to control access to the second floor and the administration offices.

ORDINANCES

Second presentation of an Ordinance entitled:

An Ordinance Amending Chapter 40 (Boards And Commissions), Chapter 161 (Subdivision Regulations), & Chapter 162 (Zoning Regulations) Of The Municipal Code Of The City Of Quincy (2015).

First presentations of an Ordinance entitled:

Ward 6 An Ordinance Granting A Special Use Permit For A Planned Development. (1800 State, to serve alcohol and operate video gaming terminals.)

An Ordinance Amending The 2021-2022 Fiscal Year Budget. (Increase the General Fund budget for excess revenues.)

REPORT OF FINANCE

FOOD AND BEVERAGE TAX REVENUE REPORT

EXECUTIVE SESSION

**Executive/Closed Session pursuant to the Open Meetings Act 5 ILCS 120/2 (c) (2)
Collective Bargaining Negotiations**

RESOLUTION

Fire Chief, Director of Administrative Services and the Personnel Committee recommending approval of the adoption of the three-year agreement with the Quincy Firefighters, Local 63 IAFF, concerning terms and wages for the term of May 1, 2021 through April 30, 2024.

TOWN BOARD OF QUINCY

AGENDA

August 9, 2021

7:00p.m.

- 1) Roll Call
- 2) Permission to excuse absent aldermen
- 3) Registered Requests to speak
- 4) Approval of previous meetings minutes
- 5) Report of The Quincy Township Supervisor For General Assistance For The Month of July, 2021
- 6) Report of The Town Auditing Committee
- 7) Trustee Comments
- 8) Adjourn

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

DISBURSEMENTS

Relief orders were issued to 16 cases containing 16 individuals at an average grant per case of \$328.65 \$ 5,258.47

CASH ACCOUNT

Balance July 1, 2021
GA Checking \$ 5,539.24
GA Money Market 94,716.54
Interest 7.76
Total 100,263.54

Obligations paid during the month
GA/EA (5,258.47)
Audit (2,400.00)

Balance July 31, 2021 \$92,605.07

Senior Emergency Program 175.00
SSI Account 650.00

Cindy Brink

Supervisor Quincy Township

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

_____ Bauer Chairman

_____ Bergman

_____ Uzelac

Quincy Township Bill payments for August, 2021

<u>Vendor</u>	<u>Amount</u>
Adams	385.38
Alarm Systems	47.50
Ameren Illinois	56.84
Chris Stegner	45.00
City of Quincy Self Insurance	36.54
Digital Copy Systems	19.28
Illinois School Supply Superviosr	177.94
Marco	41.50
O'Donnells	56.00
Quincy Herald Whig	55.35
Township Officials Of Illinois Dues	1,051.06
Township Officials of Illinois Supervisor Dues	35.00
Total	\$ <u>2007.39</u>

Committee:

_____ Bauer Chairman
_____ Bergman
_____ Uzelac



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 Finance Committee

FROM: Chuck Bevelheimer

DATE: August 3, 2021

SUBJECT: Lease for 706 Maine – City Hall Annex First Floor Space

The City advertised the first floor of the City Hall Annex (4,000 square feet) as available for lease. Two Rivers Regional Council (TRRC) of Governments is interested in leasing the space for its offices. The initial lease would be three years with the lease renewing in one-year increments after that. The monthly rent for the first three years would be \$2,300; after that, the monthly rent would increase by \$100 each year (Year 4 - \$2,400/month, Year 5 - \$2,500/month). The former lease to People's Prosperity Bank was \$3,000/month, which included the drive-up window facility.

TRRC would pay all utilities and property taxes. Clients/customers of TRRC would use the City Hall plaza parking lot while employees would be required to use the city's municipal lot B, located just south of the alley.

Attached is the proposed TRRC lease as well as a resolution authorizing the Mayor to execute the Lease Agreement with Two River Regional Council. The Finance Committee reviewed and recommended approval

If you have any questions, please feel free to contact me.

**RESOLUTION
AUTHORIZING LEASE AGREEMENT
CITY HALL ANNEX FIRST FLOOR SPACE AT 706 MAINE STREET**

WHEREAS, Two Rivers Regional Council has agreed to lease the first floor space of the City Hall Annex from the City of Quincy for a 3 year period with a rental rate of \$2,300 per month; and

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

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

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

1. The Mayor and City Clerk are hereby authorized to execute and attest, respectively, a Lease Agreement consistent with the terms set forth above to lease the first floor space of the City Hall Annex to Two Rivers Regional Council.

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

Passed this _____ day of _____, 2021.

Approved this _____ day of _____, 2021

City of Quincy, an Illinois Municipal Corporation

By: _____
Mike Troup, Its Mayor

ATTEST:

Laura Oakman, Its City Clerk

LEASE AGREEMENT

(PORTION OF CITY HALL ANNEX 706 MAINE PREMISES)

This Lease, made this _____ day July, 2021, between the City of Quincy, Quincy, Illinois (hereinafter "City") and Two Rivers Regional Council of Governments (hereinafter "Lessee").

RECITALS

1. City owns Certain Property commonly known as 706 Maine, Quincy, Illinois and also commonly known as the City Hall Annex, and which is legally described as follows:
See Attached Exhibit "A". (Hereinafter referred to as the "Premises").
2. Lessee is a sole proprietorship.
3. City desires to lease a portion of the Premises, which consists of the first floor level of the Premises together with certain common areas (herein "Leased Facilities") and which is described more specifically in Article I, A. below, and which property is not needed or required for any public purpose and which the City does not anticipate during the term of this Lease will be required or necessary for any public use or purpose; and,
4. Lessee desires to lease said Leased Facilities, subject to the terms and conditions hereof.

NOW, THEREFORE, for and in consideration of the term, conditions and covenants of this Lease to be performed by Lessee, all of which Lessee accepts, City hereby leases to Lessee and Lessee hereby hires and takes from City the above described Leased Facilities and certain attendant privileges, uses and rights, as hereinafter specifically set out.

ARTICLE I

LEASED FACILITIES AND PRIVILEGES

- A. **DESCRIPTIONS OF LEASED FACILITIES DEMISED.** The property hereby leased is the first floor of the existing building located on the Premises (approximately

40 feet by 100 feet minus the separate enclosed space, together with all improvements, fixtures, and attachments thereto, (except as otherwise provided herein) together with the nonexclusive use of the common entrance hallway located at the south end of the Leased Facilities.

- B. USE.** The demised premises shall be used and occupied as office space and all such other lawful uses incidental thereto, and for no other purpose.
- C. RESERVATION BY CITY.** The City reserves the right of access to the following areas:
 - 1. To constantly have pass keys to any improvements at the Leased Facilities, and to inspect the Leased Facilities at any time on reasonable prior notice to determine compliance with this lease and for other legitimate purposes.
 - 2. Common Areas. The City reserves the non-exclusive use of the common areas, including the hallway located at the south end of the Leased Facilities.

ARTICLE II

OBLIGATION OF LESSEE

A. LESSEE COSTS. It shall be the responsibility of the Lessee to keep, maintain, repair and operate the Leased Facilities and all improvements and facilities placed thereon at the Lessee's sole cost and expense with the exception of the repair and maintenance of plumbing fixtures and facilities, electrical fixtures and systems and all heating and cooling systems, which shall be the responsibility of the City, so long as the need for repair and maintenance of such fixtures, facilities and systems do not arise from the willful acts of Lessee, its officers, employees, agents and invitees.

B. CONDITION OF PREMISES. Lessee accepts the demised premises in their present condition and without expense to the City.

C. PARKING. The area between City Hall and what is commonly known as the "City Hall Annex" (the Premises are located in the City Hall Annex) is herein referred to as the Plaza Area. The parking lots located south of both the City Hall Annex and the City Hall building are herein referred to as the South Parking Area. Tenant employees shall be permitted to park on the South Parking Area, south of the City Hall Annex. Tenant's customers shall be permitted to park in the Plaza area as well as the South Parking Area.

D. SIGNS. Lessee may construct or place or permit to be constructed or placed, signs or other structures advertising or identifying the name of the Lessee on the Maine Street exterior per the city sign code of the Leased Facilities only upon written consent and approval of the City. Lessee shall remove and repair any damage done to the premises by the erection or removal of any such signs, structures, or marquees prior to the end of this Lease.

E. OTHER ALTERATION OF FACILITIES. Lessee shall not make or undertake any structural alterations or changes to the Leased Facilities, the cost of which (for labor or materials) would exceed One Thousand Dollars (\$1,000.00) without the prior, written consent of the City. Lessee will not permit any mechanic's liens or any other liens or claims which would be superior to the City's interests to be attached to Leased Facilities or Premises during the term and no improvements made or material or labor used or expanded upon said premises shall be a lien or priority over the interest of City herein without the express consent in writing of City.

In the event that any person, corporation or other entity files any lien against said premises at any time during the term hereof, Lessee shall promptly remove the same within thirty (30) days of receiving notice of the filing of said lien or demand by City to remove said lien or file suit within

said period to remove said lien and pursue said suit diligently. In the event of Lessee's failure to remove any such lien or encumbrance within the time herein provided, this Agreement shall be deemed to be in default as hereinafter provided.

Lessee shall provide City with such details and specifications as City may require regarding the location, construction and mechanical specifications of any proposed alterations, additions or changes to the Leased Facilities. No construction shall be commenced until said Site Plan has been reviewed and finally approved, in writing, by City.

F. REPAIRS AND MAINTENANCE.

1. Generally. Lessee covenants throughout the term of this Lease, at its sole cost and expense, maintain the Leased Facilities, improvements and appurtenances thereto, in a presentable condition consistent with good business practice. Lessee shall keep and maintain all portions of the Leased Facilities in a clean and orderly condition, free of accumulated trash, junk or rubbish.
2. Structural Repairs and Maintenance. City shall be responsible for repairs and maintenance of the roof and walls of the Leased building as well as the heating and cooling systems, plumbing fixtures and electrical fixtures and systems, except for damage or injury caused by the Lessee or Lessee's guests or invitees, or otherwise resulting from Lessee's occupancy of the Leased Facilities.
3. Upon lease or other disposition of all or a portion of the remaining premises, the City shall erect a suitable partition to barrier to prevent access to the Leased Facilities by non-invitees of Lessee.

G. UTILITIES. Lessee shall assume and pay for all costs or charges for electric and gas services furnished to Lessee during the term hereof.

H. TRASH, GARBAGE, ETC. Lessee shall provide a complete and proper arrangement for the adequate sanitary handling and disposal, away from the Leased Facilities, of all trash, garbage and other refuse caused as a result of its operation. Lessee shall provide and use suitable covered receptacles for all such garbage, trash and other refuse. Piling of boxes, cartons, barrels, discarded materials or other similar items in an unsightly or unsafe manner, or which otherwise creates a nuisance on or about the Leased Facilities, shall not be permitted.

I. COMPLIANCE WITH LAWS. From and after the Effective Date and until this Lease terminates or expires, Lessee shall comply promptly with all applicable federal, state or local governmental statutes, ordinances, rules, regulations and orders, in effect during the term of this Lease or any part thereof regulating Lessee's use of or operations upon the Leased Facilities otherwise applicable to the Premises. In the event any law, including and without limitation the Americans with Disabilities Act, requires structural or capital improvements to the Leased Facilities, such costs shall be borne by the City. Lessee, however, shall be responsible for the costs of such compliance if such laws become applicable solely because of Lessee's specific use of the Leased Facilities.

J. ASSIGNMENT OF LEASE, SUBLETTING.

1. **Assignment.** Lessee shall not have the right or privilege of sale, assignment or transfer of this lease (including sublease) with prior written approval of the City.

In the event the City consents to any sale or assignment by Lessee of its interests herein, Lessee shall not be relieved from liability for the obligations hereunder which accrue thereafter, unless City, at its discretion, agrees to waive said liability.

K. TAXES. Lessee agrees to pay any taxes or assessments which may be lawfully levied against Lessee's occupancy or use of the Premises or any improvements thereon as a result of

Lessee's occupancy, including, but not limited to any tax now or hereafter levied on the Premises.

L. NOISE-NUISANCE. Lessee will not permit any unreasonable noises or vibrations or anything else that would create a nuisance or interfere with the rights of or unreasonably annoy other lessees, and Lessee will not obstruct the common halls or stairways. For purposes of this section,, Lessee shall not permit any noise, including , but not limited to playing or amplification of music, which is audible or can be heard in leased or occupied premises in

the second or third floor of the Premises, so as to interfere with or annoy other lessees or the City's use of such ground floor space.

ARTICLE III

TERM OF LEASEHOLD CITY OPTION TO TERMINATE

A. TERM. The term of this Lease shall be for a period of three (3) year(s), commencing on the _____ day of July, 2021. Upon the expiration of this term, the Lease Agreement shall be self-renewing in one year increments unless prior written notice is received sixty (60) days in advance by either party notifying the recipient of the intention to discontinue the Lease Agreement.

ARTICLE IV

RENTALS AND SECURITY DEPOSIT

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RENTALS AND SECURITY DEPOSIT

A. BASE RENT. A rental charge of Twenty Three Hundred Dollars (\$2,300.00) per month (herein "Base Rent") shall be paid to the City by the Lessee for the period of July ____, 2021 through July ____, 2024. The monthly rent shall increase by \$100.00 increments yearly on the renewal date after the initial 3 year lease period has elapsed.

B. TIME OF PAYMENT. Said rental shall be paid upon the execution of this Lease and on the same day of each month thereafter during the Term hereof or any extension.

C. SECURITY DEPOSIT. The Lessee shall deposit with the City a sum equal to one month's rent as collateral security for the payment of the rents to become due the City under the Lease, and for faithful performance by Lessee of all other obligations hereunder, and for the payment of any and all sums of money for which it may be, or become, liable hereunder. Said security deposit or so much thereof as shall not be applied for the purposes aforesaid, with interest, shall be returned to the Lessee, its successors or assigns, at the expiration of this Lease, and upon surrender of the herein Premises, provided all terms, conditions, covenants and agreements herein mentioned have been performed by the said Lessee, its successor and assigns.

ARTICLE V

INSURANCE AND INDEMNIFICATION AND CASUALTY

A. INSURANCE.

1. Insurance on the Premises. Lessee agrees that he will keep his personal property and equipment on the leased Facilities insured, at a minimum, against loss or damage by fire or other casualty, in an amount not less than the full replacement value of such personal property and equipment as determined from time to time.
2. Lessee's Liability Insurance. Lessee agrees to maintain, at its own expense, at all times during the term of this Lease, a policy or policies of insurance, which will insure City against liability for injury or death of persons or loss or damage to property occurring in or about the Premises. Such insurance policy shall name the City as an additional insured and such insurance company shall be required to give

City not less than thirty (30) days prior notice in the event of cancellation or material alteration of such coverage.

B. INDEMNITY.

1. Indemnity by Lessee. Lessee agrees to indemnify and hold harmless City from and against all third-party claims of whatever nature arising from any act, omission or negligence of Lessee, or Lessee's officers, agents, invitees or employees, or arising from any accident, injury or damage whatsoever caused to any third party, or to the property of any such person, occurring during the term of this Lease in or about the Leased Facilities or arising from any accident, injury or damage occurring outside the Leased Facilities, where such accidents, damages or injuries result or are claimed to have resulted from an act or omission on the part of the Lessee or its officers, agents, invitees or employees.
2. Costs and Expenses. This indemnity and hold harmless agreement shall include indemnity against all costs, expenses and liabilities in or in connection with any such claim or proceeding brought thereon and the defense thereof, including reasonable attorney's fees.

C. DESTRUCTION OF BUILDING. If the building or any improvement on the demised premises are substantially damaged or destroyed by fire or any other casualty either party shall have the right to terminate this Lease effective as of the date of such damage or destruction, upon written notice to the other party within thirty (30) days.

ARTICLE VI

COMPLIANCE WITH ENVIRONMENTAL REQUIREMENTS

A. Lessee shall not store or dispose of any "Hazardous Materials" or "Special Waste" as described hereafter without the express written consent of City which consent shall set forth in detail the nature and extent of any authorized storage, use or disposal of said Materials or Waste. The Lessee, in conducting any activity on the demised premises, including any environmental response or remedial activities, shall comply with all applicable local, state or federal environmental rules, regulations, statutes, laws or order (collectively, "Environmental Requirements"), including but not limited to Environmental Requirements regarding the storage, use and disposal of Hazardous Materials or Special Wastes and regarding releases or threatened releases of Hazardous Materials or Special Wastes to the environment. For the purposes of this Lease, the terms "Hazardous Materials" and "Special Wastes" shall refer to those materials, including, without limitation, asbestos, and asbestos-containing materials, polychlorinated biphenyls (PCBs), oil or any other petroleum products, natural gas, source material, special nuclear material, and byproduct materials regulated under the Atomic Energy Act (42 U.S.C. Sec. 2011 et seq. (1990)), pesticides regulated under the Federal Insecticide, Fungicide and Rodenticide Act (7 U.S.C. Sec. 136 et seq. (1990)), and any hazardous waste, toxic substance or related material, including any substance defined or treated as a hazardous substance, "hazardous waste" or "toxic substance" (or comparable term) in the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S. C. Sec. 9601 et seq. (1990)), the Toxic Substances Control Act (15 U.S.C. Sec. 2601 et seq. (1990)), and any and all rules and regulations promulgated pursuant to such statutes or any other applicable federal or state statute, rule or regulation, as amended in each case.

The Lessee shall financially reimburse the City for penalties incurred by the City as a result of the release of any pollutant or contaminant from the demised premises.

In case of a release, spill, or leak as a result of the Lessee's operation and maintenance activities, the Lessee shall immediately control and remediate the contaminated area to applicable federal, state and local standards.

- B. If the Lessee fails to comply with any applicable Environmental Requirement, the City, in addition to its rights and remedies described elsewhere in this Lease, at its election, may enter the demised premises and take such measures as may be necessary to ensure compliance with the Environmental Requirements, all at the Lessee's expense.
- C. The City shall indemnify and hold harmless Lessee from liability of any kind resulting from the presence of any hazardous materials or special waste existing on the Premises prior to the lease date provided that Lessee shall assume all such liability if such liability arises from Lessee's disturbance of such materials during the lease term.

ARTICLE VII

TERMINATION OF LEASE, DEFAULT AND SUBORDINATION

- A. **TERMINATION.** This Lease shall terminate at the end of the term hereof or as otherwise provided herein and Lessee shall have no further right or interest in any of the lands or buildings or other improvements thereon. Upon termination of this Lease, in any way, Lessee will yield up said Leased Facilities to said City in good condition and repair.
- B. **REMOVAL OF IMPROVEMENTS.** Notwithstanding anything herein to the contrary, Lessee, upon termination, shall have the right to remove from the premises all of the improvements placed or constructed upon the real estate by Lessee, but shall repair any damage to the premises caused by such removal.
- C. **HOLDING OVER.** Lessee will, at the termination of this Lease, by lapse of time or otherwise, yield up immediate possession to City, and failing to do so, will pay as liquidated damages for the

whole time such possession is withheld, the sum of double the monthly rent otherwise provided herein, but the provisions of this paragraph shall not be held as a waiver by City of any re-entry, as hereinafter set forth, nor shall the receipt of said rent, or any part thereof, or any other act in apparent affirmation of tenancy, operate as a waiver of the right to forfeit this Lease and the term hereby granted for the period still unexpired, for a breach of any of the covenants, nor shall the statutory rights such as forcible detainer be impaired.

D. DEFAULT. Lessee shall be in default on this Lease in the event:

- a. Lessee shall fail to make payment of rent within ten (10) days after receipt of written notice from City of said arrearage;
- b. Lessee shall abandon or cease to use the Leased Facilities for the purposes for which Lessee was established, except in connection with its surrender to an approved assignee, sub lessee, or other party succeeding to Lessee's interest hereunder;
- c. Lessee's default in the performance of any of the covenants and conditions required herein (except payment of rent, as provided above) to be kept and performed by Lessee and Lessee shall fail to correct such default within thirty (30) days after receipt of written notice from City of said default;
- d. Lessee shall make an assignment for the benefit of creditors;
- e. A voluntary or involuntary petition shall be filed by or against Lessee under any law having for its purpose the adjudication of Lessee a bankrupt or the extension of time of payment, composition, adjustment, modification, settlement or satisfaction of the liabilities of Lessee or to which any property of Lessee may be subject, or the reorganization (other than the reorganization not involving the liabilities of Lessee) or liquidation of Lessee;

- f. A receiver be appointed for the property of Lessee by reason of the insolvency or alleged insolvency of Lessee; or
- g. Any department of the state or federal government, or any officer thereof duly authorized, shall take possession of the business or property of the Lessee by reason of the insolvency of Lessee.

E. REMEDIES

- a. In the event of Lessee's default, the City shall have the following rights and remedies:
 - i. If Lessee is in default, then City may without further notice (except as otherwise provided herein) terminate Lessee's right to possession of the demised premises.
 - ii. Upon any termination of this Lease, whether by lapse of time or otherwise, Lessee shall surrender possession and vacate the premises immediately, and deliver possession thereof to City (subject to Lessee's right to remove improvements as provided above).
 - iii. Lessee shall pay upon demand all City's costs, charges and expenses, including the fees of counsel, agents and other retained by City, incurred in enforcing Lessee's obligations hereunder or incurred by City in any litigation, negotiation, or transaction in which Lessee causes City, without City's fault, to become involved or concerned and City shall be entitled to recover interest on any sum due it. The foregoing rights and remedies shall be reciprocal to Lessee.

F. REMEDIES CUMULATIVE, NO WAIVER. The specified remedies to which City may resort under the terms of this Lease are cumulative and are not intended to be exclusive of any other remedies or means of redress to which the City may be lawfully entitled in case of any breach or threatened breach by Lessee of any provisions of this Lease. The failure of City to

insist in any one or more cases upon the strict performance of any covenants of this Lease or to exercise any option herein contained shall not be construed as a waiver or a relinquishment for the future of such covenant or option. A receipt by City or rent with knowledge of the breach of any covenant hereof shall not be deemed a waiver of such breach, and no waiver by City of any provision of this lease shall be deemed to have been made unless expressed in writing and signed by City, and supported by an adequate consideration. In addition to the other remedies in this Lease provided, City shall be entitled to the restraint by injunction of the violation, or attempted or threatened violation, of any of the covenants, conditions, or provisions of this Lease.

ARTICLE VIII

GENERAL PROVISIONS

- A. **PARAGRAPH HEADINGS.** The paragraph headings contained herein are for convenience in reference and are not intended to define or limit the scope of any provisions of this Lease.
- B. **NOTICES.** Any notice, which shall be deemed to have been received (a) if deposited post pre-paid in the United States mail, on the third business day after such deposit, (b) if transmitted via facsimile, on the day of transmission, and (c) if personally delivered or if transmitted via Federal Express, United Postal Service, Express Mail or any commercial carrier, on the day of receipt. Unless otherwise notified in writing, any notice required herein shall be mailed at the following address:

Lessee

Jeremy Oshner
TRRC
Quincy, IL 62301

City

Mayor
730 Maine Street
Quincy, IL 62301

C. **SUCCESSORS AND ASSIGNS.** All of the terms, covenants and agreements herein contained shall be binding upon, and shall inure to the benefit of successors and assigns of the respective parties hereto.

D. **CITY'S RIGHT TO INSPECTION.** The City or its agents may have free access to the demised premises at all reasonable times and under reasonable restrictions for the purpose of examining the same or of inspecting the use by the Lessee of the same, or to see if the terms of this Lease, or renewal thereof, are being observed by the Lessee.

E. **ENTIRE AGREEMENT.** This Lease constitutes the entire agreement between the parties pertaining to the subject matter contained herein and supersedes all prior and contemporaneous agreements, representations, and understandings of the parties. No supplement, modification, or amendment of this lease shall be binding until and unless executed in writing by City and Lessee. No waiver of any of the provisions of this Lease shall be deemed, or shall constitute, a waiver of any other provision, whether or not similar, nor shall any waiver constitute a continuing waiver. No waiver shall be binding unless executed in writing by the party making the waiver.

F. **MISCELLANEOUS.**

i. Where in this Lease rights are given to either City or Lessee, such rights shall extend to the agents, employees or duly authorized representatives of such persons.

ii. This instrument is executed by corporations. Such execution has been authorized by a duly adopted resolution of the Board of Directors of each corporation, which resolutions, duly certified, shall be delivered to the other party, if requested.

G. **EFFECT OF INVALID PROVISION.** If any term or provision of this Lease or the application thereof to any person or circumstance shall to the extent be invalid or unenforceable, the

remainder of this Lease, or the application of such term or provisions to persons or circumstances other than those as to which it is invalid or unenforceable, shall not be affected thereby, and each term and provision of this Lease shall be valid and be enforced to the fullest extent permitted by law.

IN WITNESS WHEREOF, the parties hereunto set their hands in several counterparts this

_____ day of _____, 2021.

City of Quincy

BY: _____

LESSEE

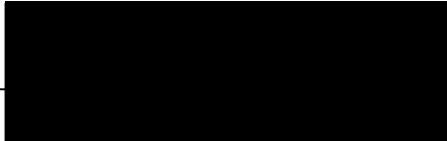
BY: _____


EXHIBIT A

Legal Description

- (1) The first floor containing approximately 4000 square feet of building (the "Building") located on real estate described as: The East one-half (1/2) of Lot Four (4) in Block Eight (8), in Wheelock's addition to the City of Quincy situated in the County of Adams, State of Illinois.

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 Troup and Finance Committee

FROM: Chuck Bevelheimer

DATE: August 3, 2021

SUBJECT: Mid Town Business District Enterprise Zone Agreements

In addition to its request for the city to establish the Mid Town Business District (MTBD) to support the redevelopment of Quincy Town Center, Cullinan also requested the city consider extending the Enterprise Zone to the new MTBD. The city agreed to seek the extension of the Enterprise Zone boundary to the MTBD, but not the property tax abatement provision of the Enterprise Zone. The city hired PGAV consultants to prepare the Enterprise Zone application.

The Illinois Department of Commerce & Economic Opportunity suggested the city enter into a separate agreement with each property owner in the MTBD that stipulates the property owners will only use the sales tax exemption allowed through the Enterprise Zone and not the property tax abatement that is allowed through the Enterprise Zone.

The three property owners in the MTBD have agreed and executed agreements that await city approval. The agreement between Quincy Cullinan and the city is attached.

Once the city approves the three agreements, it can hold the required public hearing and execute the ordinance that would add territory to the Quincy/Adams County/Brown County Enterprise Zone and amend the Quincy/Adams County/Brown County Enterprise Zone Intergovernmental Agreement.

Attached is a resolution authorizing the Mayor to execute the Agreements between the city and Quincy Cullinan LLC; Charles and Kathie Marx; and The Larson Family Real Estate Trust on the establishment of an Enterprise Zone within the Mid Town Business District. Also attached is a map of the Enterprise Zone with the proposed boundary extension to the Mid Town Business District.

The Finance Committee reviewed this Enterprise Zone Agreements and recommended approval.

**RESOLUTION AUTHORIZING MID TOWN BUSINESS DISTRICT ENTERPRISE
ZONE AGREEMENT WITH QUINCY CULLINAN LLC, CHARLES AND KATHIE
MARX AND LARSON FAMILY REAL ESTATE TRUST.**

WHEREAS, the City of Quincy is committed to improving the quality of life of its residents, neighborhoods and commercial businesses; and

WHEREAS, the City plans to make application to extend the Enterprise Zone Boundary to the Mid Town Business District to support the redevelopment of the Quincy Town Center and adjacent vacant big boxes stores, and

WHEREAS, the City desires to stipulate as part of the Enterprise Zone Boundary extension that the property owners in the Mid Town Business District will only use the sales tax exemption of the Enterprise Zone Program, and

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Clerk on behalf of the City Council execute Enterprise Zone Agreements with Quincy Cullinan LLC, Charles and Kathie Marx and the Larson Family Real Estate Trust.

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

Adopted this _____ day of _____, 2021.

City Clerk

Approved this _____ day of _____, 2021.

Mayor

**AGREEMENT BETWEEN QUINCY CULLINAN LLC AND THE CITY OF
QUINCY ON ESTABLISHING AN ENTERPRISE ZONE WITHIN THE MID TOWN
BUSINESS DISTRICT**

THIS ENTERPRISE ZONE AGREEMENT ("Agreement") made and entered into on this _____ day of _____, 2021, by and between the City of Quincy, an Illinois Corporation ("City") and Quincy Cullinan LLC (Developer) .

WHEREAS, the City and the County of Adams ("County") adopted an ordinance establishing an Enterprise Zone within the City and County (herein "Enterprise Zone Ordinance"); and,

WHEREAS, the Enterprise Zone was approved and certified by the State of Illinois, effective January 1, 2016; and

WHEREAS, the City adopted a Mid Town Business District on April 29, 2021 attached hereto as Exhibit A, and

WHEREAS, Developer owns properties at 3237-3429 Quincy Mall, 3115- 3135 Broadway, 405-425 N. 32nd Street (Developers Property), located in the Mid Town Business District; and

WHEREAS, the Developer desires the extension of the sales tax abatement provisions of the Enterprise Zone to the Mid Town Business District to support the renovation of the buildings which will facilitate the development of the property; and

WHEREAS, the City is willing to extend the sales tax abatement provisions of the Enterprise Zone to the Mid Town Business District to support the renovation of the buildings in order to facilitate the development of the property; and

WHEREAS, Upon the City and Adams County extending the sales tax abatement provisions of the Enterprise Zone incentives to the Mid Town Business District, the Mid Town Business District would qualify for the property tax abatements provision of the Enterprise Zone Ordinance, however, Developer, City and County agree property tax abatements provision of the Enterprise Zone Ordinance will not be available as a development incentive for the Developers properties, and Developer will compensate the taxing bodies for any property tax abatements provision of the Enterprise Zone Ordinance they receive dollar for dollar.

NOW, THEREFORE, in consideration of the foregoing recitals, the mutual covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby stipulate, covenant, contract and agree as follows, to-wit:

I. INCORPORATION OF RECITALS

The foregoing preambles are material to this Agreement and are incorporated into the Agreement and made a part of this Agreement as if fully stated herein.

II. AGREEMENT

1. City will hold the required public hearing and adopt an ordinance by no later than October 1st, 2021, for the extension of the Enterprise Zone to the Developer Property located in the Mid Town Business District. Upon the passage of this ordinance, City will promptly and actively pursue in good faith the approval from the Illinois Department of Commerce and Economic Opportunity (DCEO) for the expansion of the Enterprise Zone to include the Developer Property, which includes any and all steps necessary for seeking such DCEO approval.

2. Developer will only use the sales tax abatement provisions of the Enterprise Zone.

3. Should Developer receive any property tax abatements as a result of the Enterprise Zone Ordinance, Developer will compensate all taxing bodies the amount of the abatement Developer received.

III. SURVIVAL OF WARRANTIES AND REPRESENTATIONS.

Any warranty, representation, or agreement herein contained shall survive the execution of the Agreement.

IV. NOTICE OF DEFAULT.

In the event either party is in Default hereunder (the "Defaulting Party"), the other party (the "Non-Defaulting Party") shall be entitled to take any action allowed by applicable law by virtue of said Default provided that the Non-Defaulting Party first gives the Defaulting Party written notice of Default describing the nature of the Default, what action, if any, is deemed necessary to cure the same and specifying a time period of not less than thirty (30) days in which the Default may be cured by the Defaulting Party.

V. REMEDIES UPON DEFAULT.

A. If, in the City's judgment, the Developer is in Default of this Agreement, the City shall provide the Developer with a written statement indicating in adequate detail any failure on the Developer's part to fulfill its obligations under this Agreement. Except as required to protect against further damages, the City may not exercise

any remedies against the Developer in connection with such failure until thirty (30) days after giving such notice. If such default cannot be cured within such thirty (30) day period, such thirty (30) day period shall be extended for such time as is reasonably necessary for the curing of the same, so long as the Developer diligently proceeds with such cure; if such default is cured within such extended period, the default shall not be deemed to constitute a breach of this Agreement. A Breach not cured as provided above shall constitute a breach of this Agreement. Any failure or delay by the City in asserting any of its rights or remedies as to any default or alleged default or breach shall not operate as a waiver of any such default or breach or of any rights or remedies it may have as a result of such default or breach.

- B. If the Developer materially fails to fulfill its obligations under this Agreement after notice is given by the City and any cure periods described in Paragraph A above have expired or if all or a portion of any such agreement is terminated, the City may elect to terminate this Agreement or exercise any right or remedy it may have at law or in equity, including without limitation the right to specifically enforce the terms and conditions of this Agreement. If any voluntary or involuntary petition or similar pleading under any section or sections of any bankruptcy or insolvency act shall be filed by or against the Developer, or any voluntary or involuntary proceeding in any court or tribunal shall be instituted to declare the Developer insolvent or unable to pay the Developer's debts, or the Developer makes an assignment for the benefit of its creditors, or a trustee or receiver is appointed for the Developer or for the major part of the Developer's property, the City may elect, to the extent such election is permitted by law and is not unenforceable under applicable federal bankruptcy laws, but is not required, with or without notice of such election and with or without entry or other action by the City, to forthwith terminate this Agreement. To effect the City's termination of this Agreement under this Section XI.B., the City's sole obligation shall be to record, in the office of the Adams County Recorder, a Certificate of Default executed by the Mayor of the City or such other person as shall be designated by the City, stating that this Agreement is terminated pursuant to the provisions of this Section XI.B., in which event this Agreement by virtue of the recording of such certificate, shall *ipso facto* automatically become null and void and of no further force and effect.
- C. If, in the Developer's judgment, the City is in material default of this Agreement, the Developer shall provide the City with a written statement indicating in adequate detail any failure on the City's part to fulfill its obligations under this Agreement. The Developer may not exercise any remedies against the City in

connection with such failure until thirty (30) days after giving such notice. If such default cannot be cured within such thirty (30) day period, such thirty (30) day period shall be extended for such time as is reasonably necessary for the curing of the same, so long as the City diligently proceeds with such cure; if such default is cured within such extended period, the default shall not be deemed to constitute a breach of this Agreement. A default not cured as provided above shall constitute a breach of this Agreement. Any failure or delay by the Developer in asserting any right or remedy as to any default or any alleged default or breach shall not operate as a waiver of any such default or breach or of any rights or remedies it may have as a result of such default or breach.

- D. In addition to any other rights or remedies, a party may institute legal action against the other party to cure, correct or remedy any default, or to obtain any other remedy consistent with the purpose of this Agreement, either at law or in equity, including, but not limited to the equitable remedy of an action for specific performance. Notwithstanding the foregoing, in the event either party shall institute and complete legal action against the other party because of a breach of any agreement or obligation contained in this Agreement, the substantially prevailing party shall be entitled to recover all costs and expenses, including reasonable attorneys' fees, incurred in connection with such action.
- E. The rights and remedies of the parties are cumulative and the exercise by a party of one or more of such rights or remedies shall not preclude the exercise by it, at the same time or different times, of any other rights or remedies for the same default or for any other default by the other party.

VI. NON-DISCRIMINATION.

The Developer agrees that neither the Property nor any portion thereof, shall be sold to, leased, or used by the Developer in a manner to permit discrimination or restriction on the basis of race, creed, ethnic origin or identity, color, gender, sexual orientation, religion, marital status, age, handicap, or national origin, and that the development of and construction and operations on the Property shall be in compliance with all effective laws, ordinances, and regulations relating to discrimination on any of the foregoing grounds.

VII. NOTICES.

Any notice required or permitted hereunder shall be in writing, signed by the party giving the notice, and shall be deemed given when (a) hand delivered to the party to whom the notice is addressed; (b) mailed by certified mail, return receipt requested, United States mail, postage

prepaid; or (c) delivered by overnight courier delivery service (i.e. Federal Express, UPS, etc.) and addressed to the party at the address shown as follows:

TO CITY: Mike Troup, Mayor
730 Maine Street
Quincy, IL 62301

WITH A COPY TO: Lonnie Dunn, City Corporation Counsel
Dunn Law Office
510 Maine Street
Quincy, IL 62301

TO DEVELOPER: Quincy Cullinan LLC
% Cullinan Properties LTD
420 N. Maine Street
East Peoria, IL 61611-2018

Any party may change the address to which notices shall be sent by notice given in accordance with the terms of this paragraph.

VIII. COUNTERPARTS.

This Agreement may be executed in any number of counterparts, each of which shall be deemed an original.

IX. HEADINGS.

Descriptive headings are for convenience only and shall not control or affect the meaning or construction of any provision of this Agreement.

X. APPLICABLE LAW.

This Agreement and each of its subparts and incorporated items thereto shall be interpreted under the laws of the State of Illinois and any action brought to enforce or interpret any of its provisions or otherwise involving this Agreement must be filed in the Circuit Court of the Eighth Judicial Circuit, Adams County, Illinois.

XI. SEVERABILITY.

Should any part of this Agreement be determined to be illegal, invalid, or otherwise

unenforceable, then all such remaining parts not so affected by such illegality, invalidity, or unenforceability shall continue in full force and effect, fully binding both parties, their respective heirs and assigns, as to such remaining terms.

XII. NO JOINT VENTURE, AGENCY OR PARTNERSHIP CREATED.

Neither anything in this Agreement nor any acts of the parties to this Agreement shall be construed by the parties or any third person to create the relationship of a partnership, agency, or joint venture between or among such parties.

XXIII. ASSURANCE OF FURTHER ACTION.

From time to time hereafter and without further consideration, each of the parties to this Agreement shall execute and deliver, or cause to be executed and delivered, such recordable memoranda, further instruments, and agreements, and shall take such other actions, as any other party may reasonably request, in order to more effectively memorialize, confirm, and effectuate the intentions, undertakings, and obligations contemplated by this Agreement.

XIV. DELAYED EXECUTION.

After this Agreement is approved by the Quincy City Council and duly signed by the Mayor and attested by the City Clerk, the Developer shall have up to ten days (10) from that date to execute this Agreement, and this Agreement shall not be binding on the parties until duly executed by both parties.

XV. DISCLAIMER OF THIRD PARTY BENEFITS.

The intentions, affirmations, authorizations and agreements between the parties hereto as expressed herein are approved solely by and between the parties hereto and no other; and provided further, however, that neither and none of such intentions, affirmations, authorizations or agreements may be relied upon by any person or entity, to such entity or person(s) detriment, or for any reason whatsoever, whether third person or otherwise. Any such reliance or purported reliance as a third party beneficiary to this Agreement or predicated upon any other relationship to any of the parties hereto and each of them, whether real or alleged, is specifically disclaimed by the parties herein.

XV. SUCCESSORS IN INTERERST, HEIRS AND ASSIGNS

This agreement shall be binding on any successors in interest, heirs of assigns of the the

real property covered by this agreement.

XVI. AMENDMENTS

This Agreement may be amended only by the mutual consent of the parties upon the approval and execution of an amendment by the parties or their successors in interest.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the dates set forth above their respective signatures.

THE CITY OF QUINCY, ILLINOIS

QUINCY CULLINAN LLC

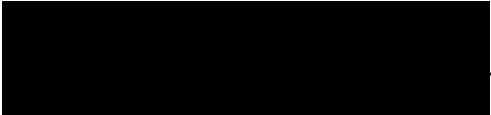
DATED: _____

DATED: July 23rd, 2021

By: _____
Mike Troup, Mayor

By: 

Attest: _____
Laura Oakman, City Clerk



STATE OF ILLINOIS)
) SS:
COUNTY OF ADAMS)

On this _____ day of _____, 2021, before me, the undersigned, a Notary Public in and for the State of Illinois, personally appeared Mike Troup and Laura Oakman to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the CITY OF QUINCY executing the within and foregoing instrument to which this is attached; that said instrument was signed (and sealed) on behalf of (the seal affixed thereto is the seal of said corporation) as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

NOTARY PUBLIC

STATE OF ILLINOIS)
)
) SS:
COUNTY OF Tazewell)

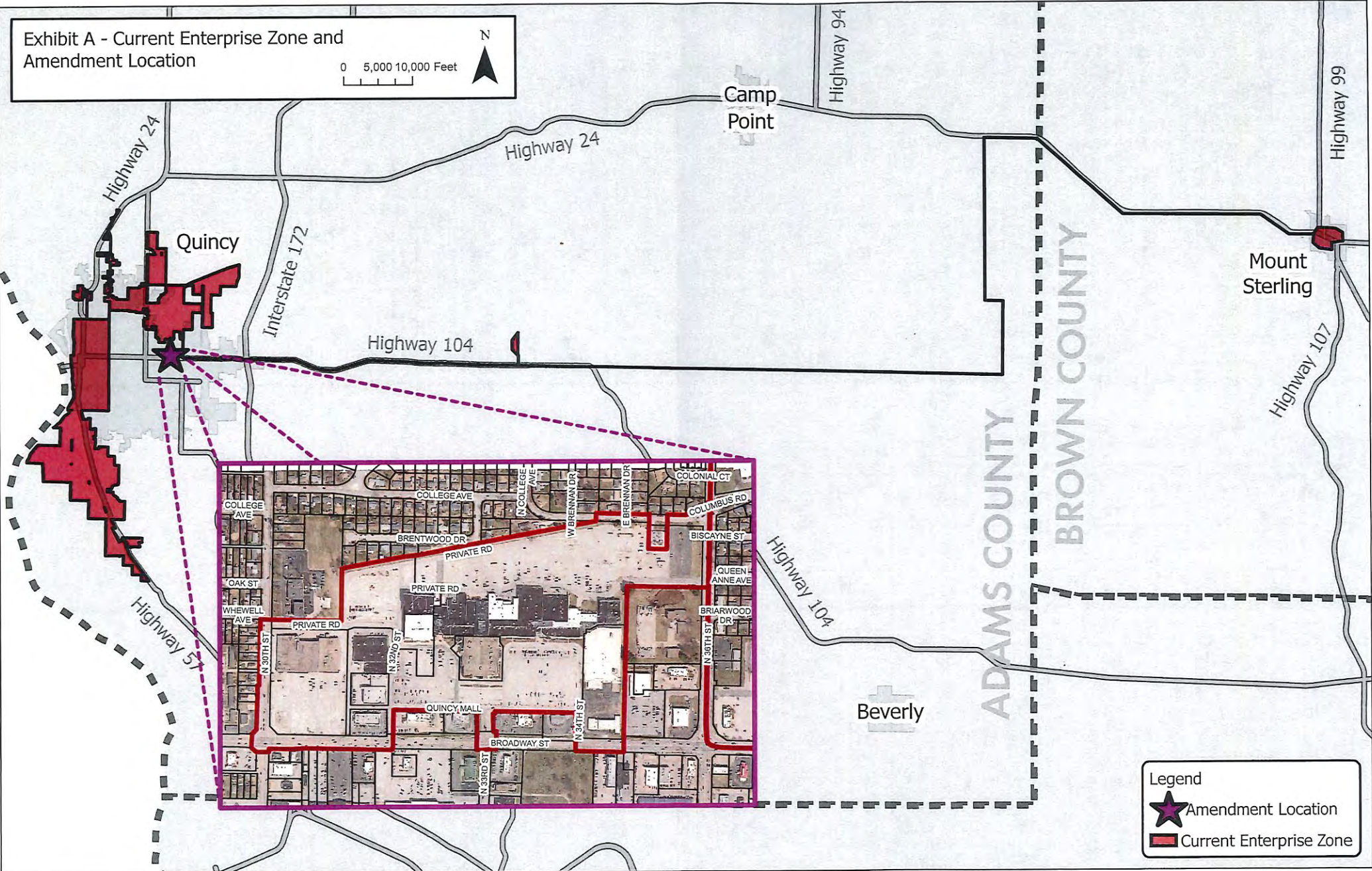
I, Nancee P. Redding, a Notary Public in and for the aforesaid State and County, do hereby certify that Michael C. Owens, personally known to me to be the Member/Manager of QUINCY CULLINAN, LLC and personally known to me to be the same person(s) whose name is subscribed to the forgoing instrument, appeared before me this day in person and that by the authority duly given and on behalf of QUINCY CULLINAN, LLC the foregoing instrument was signed and executed by QUINCY CULLINAN, LLC for the purposes therein expressed.

WITNESS my hand and notarial seal this the 23rd day of July, 2021.



Exhibit A - Current Enterprise Zone and Amendment Location

0 5,000 10,000 Feet



Legend

-  Amendment Location
-  Current Enterprise Zone

RESOLUTION

WHEREAS, the air conditioning unit in the Waste Water Treatment Plant Laboratory recently failed and required immediate replacement; and,

WHEREAS, Keck Heating and Air Conditioning of Quincy was qualified and available to install a new unit in a timely manner under Section 44.056 of the Municipal Code of the City of Quincy; and,

WHEREAS, the installation has been completed in a satisfactory manner and an invoice received in the amount of \$9,820.00 for all costs associated with this work; and,

WHEREAS, funding for this service is available in the 2021/2022 Sewer Fund fiscal year budget.

NOW, THEREFORE BE IT RESOLVED, that the Director of Utilities and Engineering and Utilities Committee recommend to the Mayor and Quincy City Council that normal bidding requirements be waived and the invoice from Keck Heating and Air Conditioning of Quincy, Illinois in the amount of \$9,820.00 be approved for payment.

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

August 9, 2021

RESOLUTION

WHEREAS, the Department of Utilities and Engineering advertised for bids for the demolition of the Reservoir House located at 2245 Chestnut Street; and,

WHEREAS, the following bids were received:

Blick's Construction Quincy, Illinois	\$21,800.00
Jaren Industries, Inc. Springfield, Illinois	\$18,900.00
Miller Construction Quincy, Illinois	\$17,800.00
Zanger Excavating Quincy, Illinois	\$ 9,000.00

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 2021/2022 Water Fund fiscal year budget.

NOW, THEREFORE BE IT RESOLVED, that the Director of Utilities and Engineering and Utilities Committee recommend to the Mayor and Quincy City Council that the low bid from Zanger Excavating of Quincy, Illinois in the amount of \$9,000.00 be accepted and that the Mayor be authorized to sign the necessary contract documents.

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

August 9, 2021

RESOLUTION

WHEREAS, on October 5, 2020, the Quincy City Council awarded the contract for the Water Supply Improvement Project Phase 2 which includes the rehabilitation of filters #1-#6, replacement of the filter backwash fill system, structural repairs to the Water Treatment Plant building; and,

WHEREAS, the Department of Utilities and Engineering requires the services of an engineering firm to assist with construction phase engineering for this project; and,

WHEREAS, Klingner and Associates of Quincy has submitted invoices totaling \$27,329.62 for costs associated with these services; and,

WHEREAS, funding for this service is available in the 2021/2022 Water Fund fiscal year budget.

NOW, THEREFORE BE IT RESOLVED, that the Director of Utilities and Engineering and Utilities Committee recommend to the Mayor and Quincy City Council that the invoices from Klingner and Associates of Quincy, Illinois totaling \$27,329.62 be approved for payment.

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

August 9, 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: January 28, 2020

SUBJECT: Demolition of 803 N. 6th Street

The City utilized emergency demolition authority to demolish an fire damaged dwellings located at 803 N. 6th St that collapsed on Memorial Day weekend, pursuant to 2006 Property Maintenance Code Sections 110.1, 110.2 and 110.3. Due to the unstable nature of the two-story home a neighbor was forced to evacuate their home. The city hired Blick's Construction at a cost of \$3000 to demolish the home to address the unstable structure. The property owner is Ronnie McKenzie. City has no previous liens recorded against the property.

City advertised in the Herald Whig a bid for clean up and debris removal for the dwelling. The debris removal and site cleanup bid required a lump sum amount be submitted and are as follows:

Miller Construction Co.	\$ 12,500
Zanger Excavating LLC	\$ 22,000
Blick's Construction Co. Inc.	\$ 28,900
Jaren Industries	\$ 27,975
Hildenbrand Excavating	\$ 20,000

Pictures of the home are attached.

Also, attached is a resolution authorizing the award of the debris removal and clean up bid to Miller Construction Company for \$12,500 dwelling located at 803 N. 6th Street. Funding for the demolition will come from Inspection's demolition account.

If you have any questions, please let me know.



WHEREAS, the City of Quincy owns and operates Quincy Regional Airport; and

WHEREAS, airport administration offices are located on the second floor of the terminal building; and

WHEREAS, there is currently no security system to control access to the second floor or the administration offices; and

WHEREAS, sensitive security information is kept in the administration offices; and

WHEREAS, a security upgrade would allow airport staff to permit or deny access to any individual attempting to access the offices; and

WHEREAS, this is fully compatible with the security system currently managed by the City of Quincy; and

WHEREAS, only a single company in the Quincy and Tri-State area provides support for the Honeywell ProWatch security system currently owned and managed by the City of Quincy; and

WHEREAS, Alarm Systems has worked with the City of Quincy several times over the past several years so they are very familiar with the current setup; and

WHEREAS, the airport received a quote in the amount of \$9,768.40 from Alarm Systems Inc. to install the security improvements; and

WHEREAS, the purchase is budgeted for in the current fiscal year and will be submitted for 100% reimbursement through the airport's COVID-19 relief grants; now

THEREFORE, BE IT RESOLVED the Aeronautics Committee, Airport Director, IT Department, and Purchasing Agent recommend to the Mayor and City Council that the proposal of Alarm Systems, Inc. in the amount of \$9,768.40 be accepted.

Sandra Shore
Airport Director
August 9, 2021



Corporate Office 510 Maine St., 7th Floor, Quincy, IL 62301
Office (844) 222-2280 Fax (217) 222-2292
www.AlarmSystemsInc.com

330 East Maple Road Suite 5 Troy, MI 48083
Office (248) 952-8936 Fax (217) 222-2292
www.AlarmSystemsInc.com

Card Access | CCTV | UL Central Station | Burgler - Fire Alarms | Drive-Through Systems
Background & Overhead Music | Public Announcement Systems | Environmental Monitoring



Honeywell
Integrated Security
Platinum Certified Integrator

UL LISTED ALN: 127001564

City of Quincy Airport Aiphone, Access and Video

Quote # 000303 Version 1

Prepared for:

City of Quincy / Purchasing / 110253

Corey Dean
cdean@quincyl.gov

Prepared by:

Alarm Systems

Paul Havermale
paul@alarmsystemsinc.com



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Tuesday, July 20, 2021

City of Quincy / Purchasing / 110253
Corey Dean
,
cdean@quincyl.gov

Dear Corey,

Thank you for the opportunity to present you with quote "[City of Quincy Airport Aiphone, Access and Video 000303](#)." We would love to take a moment to give you a brief history of our company.

History

Alarm Systems Inc., specializes in protecting commercial and residential customers with the latest products and technologies in the security, alarm, and video system industry. We also are highly skilled in providing commercial sound solutions such as Licensed Background Music, PA systems for venues large and small, as well as Drive- thru-Intercom Systems.

And we do it better than anyone else!

Founded in 1974, Alarm Systems, Inc. is one of the most experienced commercial and home security companies in the Midwest. With a UL listed Central Station, we monitor responses for burglary, fire and other emergency conditions. We adhere to rigorous standards that assure you of greater reliability and faster response when you need it most.

In June 2016, Alarm Systems Inc. of Quincy, Illinois acquired ATS. This union brings even more expertise and capabilities to our customers. Alarm Systems Inc. has been recognized as a Platinum Certified Integrator which is Honeywell's highest level of certification. Platinum certification acknowledges an integrator's dedication to investing in training and certification of Honeywell products and services for its sales staff, engineers, and technicians. It is a distinction reserved for security integrators that demonstrate the highest level of expertise and commitment in Honeywell's enterprise level systems and products.

Why do customers choose Alarm Systems Inc.?

The Best People: Alarm Systems Inc. brings along a UL certified central station and answering service for your home and business requirements. From our Management team, technical staff and sales people, all ASI employees are experienced, knowledgeable and have received extensive training. Their knowledge of products and best practices is unsurpassed and their dedication to customer service is exceptional.

The Best Technology: From a wireless residential security system, a fully integrated Honeywell Pro-Watch® security system, background music for an office, to a state-of-the-art sound system for a stadium, school, or church, we provide smart, effective solutions for any need, to suit any budget.

The Best Products: ASI uses the best names in our industry, such as Honeywell, 3M, and DMX, to name a few. Quality products from these exceptional companies assure you of reliability and performance.

The Best Service: We don't just install systems. We service, monitor, and maintain them, so you can be confident that your property and people are secure. At ASI, we consider your system "our" system and take a personal and professional interest in its success.

Whatever your security need, Alarm Systems Inc. is your solution.

We combine superior products, creative thinking and advanced technology to ensure your complete satisfaction.

Paul Havermale
Account Manager
Alarm Systems



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Scope of Work

Scope of Work

ASI to Provide:

1. Labor to install components as listed
2. Access Equipment, labor and wiring as listed

Customer to Provide:

1. Uninterrupted Access to Works pace
2. PoE ports for Access connections and video network
3. AC power connections as needed

This is our proposal to supply , install and program access equipment and make changes to the video system at the Quincy Airport. ASI will supply the equipment listed, run wiring for the access and door control equipment at the Airport Administrative offices, connect the existing video cameras to a customer supplied PoE switch/ports to connect to the City Hall Maxpro server. This proposal is based on the existing cameras and associated wiring being in good working order. It further under stood that the customer will supply PoE ports for the access door controller board as well. The door hardware must be classroom type function to allow for egress from the office. Door hardware supplied by the customer.

The following is proposed

- 1- Single Door PoE controller board at Administrative office door
- 1 - Proximity reader at Administrative door
- 1 - In frame electric strike
- 1 - Video/Voice Door Intercom unit
- 1 - Intercom video/voice base station at Director's office
- 1 - Intercom video/voice base station at administrative office
- 1 - Power supply

Labor and wiring to install as needed



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Scope of Work

Access Control Equipment and Labor

Product Details	Qty
8000 Complete - 801/801A FP	1
OMNICLASS2 SMART + PROX KEYRDR WIEGAND 50CM/18 P	1
Alarm Controls - Request To Exit	1
23/4 CAT6 CMR/FT4 YELLOW 1M RLBX UL/ETL 100% COPPE	1
7 TOUCHSCREEN HANDSET 4 X 8 COLOR VIDEO SET	1
7 VIDEO SUB MASTER STATION WITH TOUCHSCREEN LCD	1
VIDEO DIST ADPTR JP	1
Aiphone PS-2420UL 24V DC Power Supply, 2A, UL Listed	1
DESK STAND ADJUSTABLE	2
FORM C RELAY 18-24VDC	1
EXTERNAL SIGNAL RELAY	1
1M 18AWG 2CNDCTR LOW CAP PE SOLID NON-SHEILDDED	1

Subtotal: \$9,768.40



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City of Quincy Airport Aiphone, Access and Video

Prepared by:

Alarm Systems

Paul Havermale
217-222-2280
paul@alarmsystemsinc.com

Prepared for:

City of Quincy / Purchasing / 110253

,
Corey Dean
(217) 221-3607
cdean@quincyl.gov

Quote Information:

Quote #: 000303

Version: 1
Delivery Date: 07/20/2021
Expiration Date: 08/14/2021

Quote Summary

Description	Amount
Access Control Equipment and Labor	\$9,768.40
Total: \$9,768.40	

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors. Quotes are valid for 30 days from Delivery Date.

Alarm Systems

City of Quincy / Purchasing / 110253

Signature: _____
Name: Paul Havermale
Title: Account Manager
Date: 07/20/2021

Signature: _____
Name: Corey Dean
Date: _____



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Background & Overhead Music | Public Announcement Systems | Environmental Monitoring



Quote Disclaimer

Prices are estimated with information available at the time of the estimate.

Any substantive changes will result in a change order for time and materials needed. Estimates are prepared for non-prevailing wage labor unless noted. Additional charges will apply if prevailing wage is required but not included in the estimate. It is the responsibility of the customer to include this requirement prior to accepting the estimate and the beginning of work.

Customer acknowledges by signing this estimate, that there may be changes needed if the original scope is exceeded or changed. All work to be performed during normal business hours 7am-5pm Mon-Fri, anything outside of those hours will be considered overtime and billed accordingly. Any changes to the proposal due to the work of other contractors or requests by Building or Electrical Inspectors will be done on a time and material basis and are not included in this estimate.

Changes made by customer, information unknown or omitted at the time of the estimate, or requirements by a local authority are the responsibility of the customer. Any such changes will be billed accordingly. By acknowledging this estimate you, the Customer, agree to pay associated charges for any additional change orders.

Terms & Conditions

Customer (Subscriber) Terms and Conditions of Service

ALARM SYSTEMS, INC. (hereinafter referred to as "ASI") provides alarm services to Subscriber under the following Terms and Conditions:

1. SERVICE: Service pursuant to service requests includes all parts and labor, and ASI shall service upon Subscriber's request the security system installed in Subscriber's premises between the hours of 9 a.m. and 5 p.m. Monday through Friday, within reasonable time after receiving notice from Subscriber that service is required, exclusive of Saturdays, Sundays and legal holidays. All repairs, replacement or alteration to the security system made by reason of alteration to Subscriber's premises, or caused by unauthorized intrusion, lightning or electrical surge, or caused by any means other than normal usage, wear and tear, shall be made at the cost of the Subscriber. Batteries, electrical surges, lightning damage, software upgrades and repairs, communication devices no longer supported by communication pathways, obsolete components and components exceeding manufacturer's useful life are not included in service and will be repaired or replaced at Subscriber's expense payable at time of service. No apparatus or device shall be attached to or connect with the security system as originally installed without ASI's written consent.

2. PASSCODE TO CPU SOFTWARE REMAINS PROPERTY OF ASI: Provided Subscriber performs this agreement for the full term thereof, upon termination ASI shall at its option provide to Subscriber the passcode to the CPU software or change the passcode to the manufacturer's default code. Software programmed by ASI is the intellectual property of ASI and any unauthorized use of same, including derivative works, is strictly prohibited and may violate Federal Copyright laws, Title 17 of the United States Code, and may subject violator to civil and criminal penalties. The Equipment shall remain personal property and shall not be considered a fixture, or an addition to, alteration, conversion, improvement, modernization, remodeling, repair or replacement of any part of the realty, and Subscriber shall not permit the attachment thereto of any apparatus not furnished by ASI. ASI's signs and decals remain the property of ASI and must be removed upon termination of this Agreement.

3. CENTRAL OFFICE MONITORING: Upon receipt of a signal from Subscriber's alarm system, ASI or its designee central office shall make every reasonable effort to notify Subscriber and the appropriate municipal police or fire department depending upon the type of signal received. Not all signals will require notification to the authorities and Subscriber may obtain a written response policy from ASI. No response shall be required for supervisory, loss of communication pathway, trouble or low battery signals. Subscriber acknowledges that signals transmitted from Subscriber's premises directly to municipal police or fire departments are not monitored by personnel of ASI or ASI's designee central office and ASI does not assume any responsibility for the manner in which such signals are monitored or the response, if any, to such signals. Subscriber acknowledges that signals which are transmitted over telephone lines, wire, air waves, internet, VOIP, radio or cellular, or other modes of communication pass through communication networks wholly beyond the control of ASI and are not maintained by ASI except ASI may own the radio network, and ASI shall not be responsible for any failure which prevents transmission signals from reaching the central office monitoring center or damages arising therefrom, or for data corruption, theft or viruses to Subscriber's computers if connected to the alarm communication equipment. Subscriber agrees to furnish ASI with a written Call List of names and telephone numbers of those persons Subscriber wishes to receive notification of alarm signals. Unless otherwise provided in the Call List ASI will make a reasonable effort to contact the first person reached or notified on the list either via telephone call, text or email message. No more than one call to the list shall be required and any form of notification provided for herein, including leaving a message on an answering machine, shall be deemed reasonable compliance with ASI's notification obligation. All changes and revisions shall be supplied to ASI in writing. Subscriber authorizes ASI to access the control panel to input or delete data and programming. If the equipment contains video or listening devices permitting central office to monitor video or sound then upon receipt of an alarm signal central office shall monitor video or sound for so long as central office in its sole discretion deems appropriate to confirm an alarm condition. If Subscriber requests ASI to remotely activate or deactivate the system, change combinations, openings or closings, or re-program system functions, Subscriber shall pay ASI \$90.00 for each such service. ASI may, without prior notice, suspend or terminate its services, in central office's sole discretion, in event of Subscriber's default in performance of this agreement or in event central office facility or communication network is nonoperational or Subscriber's alarm system is sending excessive false alarms. Central office is authorized to record and maintain audio and video transmissions, data and communications, and shall be the exclusive owner of such property. All Subscriber information and data shall be maintained confidentially by ASI.

4. REMOTE SERVICES ACCESS / EXCESSIVE DATA USAGE: If Remote Access and or Remote Viewing is included in the Schedule Of Equipment and Services to be installed and services provided by ASI, the equipment will transmit data via Subscriber's high speed Internet, cellular or radio communication service from remote pendant supplied by ASI or Subscriber's Internet or wireless connection device which is compatible with ASI's remote services. ASI will grant access to server permitting Subscriber to monitor the security system, access the system to arm, disarm and bypass zones on the system, view the remote video camera(s) and control other remote automation devices that may be installed. The remote services server is provided either by ASI or a third party. ASI shall install the camera(s) in a permissible legal location in Subscriber's premises to permit Subscriber viewing. ASI shall have no responsibility for failure of data transmission, corruption or unauthorized access and shall not monitor or view the camera data. ASI shall have no liability for excessive data usage expense incurred by Subscriber attributable to the equipment or services provided herein. Electronic data may not be encrypted and wireless components of the alarm



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Background & Overhead Music | Public Announcement Systems | Environmental Monitoring



system may not meet Advanced Encryption Standard specifications for encryption of electronic data established by the US National Institute of Standards and Technology and ASI shall have no liability for access to the alarm system by others.

5. WIRELESS AND INTERNET ACCESS CAPABILITIES: Subscriber is responsible for supplying high speed Internet access at Subscriber's premises. ASI does not provide Internet service, maintain Internet connection, wireless access or communication pathways, computer, smart phone, electric current connection or supply, or in all cases the remote video server. In consideration of Subscriber making its monthly payments for remote access to the system ASI will authorize Subscriber access. ASI is not responsible for Subscriber's access to the Internet or any interruption of service or down time of remote access caused by loss of Internet service, radio or cellular or any other mode of communication used by Subscriber to access the system. Subscriber acknowledges that Subscriber's security system can be compromised if the codes or devices used for access are lost or accessed by others and ASI shall have no liability for such third party unauthorized access. ASI is not responsible for the security or privacy of any wireless network system or router. Wireless systems can be accessed by others, and it is the Subscriber's responsibility to secure access to the system with pass codes and lock out codes. ASI is not responsible for access to wireless networks or devices that may not be supported by communication carriers and upgrades to Subscriber's system will be at Subscriber's expense.

6. Limited Warranty: In the event that any part of the security system becomes defective, or in the event that any repairs are required, ASI agrees to make all repairs and replacement of parts without costs to the Subscriber for a period of 90 days from the date of installation. ASI reserves the option to either replace or repair the alarm equipment, and reserves the right to substitute materials of equal quality at time of replacement, or to use reconditioned parts in fulfillment of this warranty. This warranty does not include batteries, electrical surges, lightning damage, software upgrades and repairs, communication devices that are no longer supported by communication pathways, obsolete components and components exceeding manufacturer's useful life. ASI is not the manufacturer of the equipment and other than ASI's limited warranty Subscriber agrees to look exclusively to the manufacturer of the equipment for repairs under its warranty coverage if any. Except as set forth in this agreement, ASI makes no express warranties as to any matter whatsoever, including, without limitation, the condition of the equipment, its merchantability, or its fitness for any particular purpose. ASI does not represent nor warrant that the security system may not be compromised or circumvented, or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed. ASI expressly disclaims any implied warranties, including implied warranties of merchantability or fitness for a particular purpose. The warranty does not cover any damage to material or equipment caused by accident, misuse, attempted or unauthorized repair service, modification, or improper installation by anyone other than ASI. ASI shall not be liable for consequential damages. Subscriber acknowledges that any affirmation of fact or promise made by ASI shall not be deemed to create an express warranty unless included in this agreement in writing; that Subscriber is not relying on ASI's skill or judgment in selecting or furnishing a system suitable for any particular purpose and that there are no warranties which extend beyond those on the face of this agreement, and that ASI has offered additional and more sophisticated equipment for an additional charge which Subscriber has declined. Subscriber's exclusive remedy for ASI's breach of this agreement or negligence to any degree under this agreement is to require ASI to repair or replace, at ASI's option, any equipment which is non-operational. This Limited Warranty is independent of and in addition to service contracted.. This Limited Warranty gives you specific legal rights and you may also have other rights which vary from state to state.

7. FIRE ALARMS: Unless the Schedule of Equipment and Services provides for a fire alarm system to code ASI makes no representation that the fire alarm equipment meets local code requirements or constitutes a fire alarm system as that term is defined by the Authority Having Jurisdiction [AHJ] over fire alarm systems in Subscriber's premises. If a fire alarm system to code is specified in the Schedule of Equipment and Services then ASI will install fire alarm equipment pursuant to AHJ requirements. Subscriber agrees that any equipment required by the AHJ not specified in the Schedule of Equipment and Services shall be an extra to this agreement to be paid for by Subscriber at time said additional equipment is requested.

8. DELAY IN DELIVERY / INSTALLATION / RISK OF LOSS OF MATERIAL: ASI shall not be liable for any damage or loss sustained by Subscriber as a result of delay in delivery and/or installation of equipment, equipment failure, or for interruption of service due to electric failure, strikes, walk-outs, war, acts of God, or other causes, including ASI's negligence or failure to perform any obligation. The estimated date work is to be substantially completed is not a definite completion date and time is not of the essence. In the event the work is delayed through no fault of ASI, ASI shall have such additional time for performance as may be reasonably necessary under the circumstances. Subscriber agrees to pay ASI the sum of \$1,000 per day for each business day the work is re-scheduled or delayed by Subscriber or others engaged by Subscriber through no fault of ASI on less than 24 hour notice to ASI. If installation is delayed for more than one year from date hereof by Subscriber or other contractors engaged by Subscriber and through no fault of ASI, Subscriber agrees to pay an additional 5% of the contract Purchase Price upon installation. Subscriber assumes all risk of loss of material once delivered to the job site.

9. TESTING OF SECURITY SYSTEM: Security System, once installed, is in the exclusive possession and control of the Subscriber, and it is Subscriber's sole responsibility to test the operation of the Security System and to notify ASI if it is in need of repair. Service if provided is pursuant to paragraph 3.

10. CARE AND SERVICE OF SECURITY SYSTEM: Subscriber agrees not to tamper with, remove or otherwise interfere with the Security System which shall remain in the same location as installed. All repairs, replacement or alteration to the security system made by reason of alteration to Subscriber's premises, or caused by unauthorized intrusion, lightning or electrical surge, or caused by any means other than normal usage, wear and tear, shall be made at the cost of the Subscriber. Batteries, electrical surges, lightning damage, software upgrades and repairs, communication devices that are no longer supported by communication pathways, obsolete components and components exceeding manufacturer's useful life, are not included in warranty or service under plan and will be repaired or replaced at Subscriber's expense payable at time of service. No apparatus or device shall be attached to or connect with the security system as originally installed without ASI's written consent.

11. ALTERATION OF PREMISES FOR INSTALLATION: ASI is authorized to make preparations such as drilling holes, driving nails, making attachments or doing any other thing necessary in ASI's sole discretion for the installation and service of the security system, and ASI shall not be responsible for any condition created thereby as a result of such installation, service, or removal of the security system, and Subscriber represents that the owner of the premises, if other than Subscriber, authorizes the installation of the security system under the terms of this agreement.

12. SUBSCRIBER'S DUTY TO SUPPLY ELECTRIC AND TELEPHONE SERVICE: Subscriber agrees to furnish, at Subscriber's expense, all 110 Volt AC power, electrical outlet, ARC Type circuit breaker and dedicated receptacle, internet connection, high speed broadband cable or DSL and IP Address, telephone hook-ups, RJ31x Block or equivalent, as deemed necessary by ASI.

13. LIEN LAW: ASI or any subcontractor engaged by ASI to perform the work or furnish material who is not paid may have a claim against purchaser or the owner of the premises if other than the purchaser which may be enforced against the property in accordance with the applicable lien laws.

14. INDEMNITY / WAIVER OF SUBROGATION RIGHTS / ASSIGNMENTS: Subscriber agrees to indemnify and hold harmless ASI, its employees, agents and subcontractors, from and against all claims, lawsuits, including those brought by third-parties or by Subscriber, including reasonable attorneys' fees and losses, asserted against and alleged to be caused by ASI's performance, negligence or failure to perform any obligation under this agreement. Parties agree that there are no third party beneficiaries of this agreement. Subscriber on its behalf and any insurance carrier waives any right of subrogation Subscriber's insurance carrier may otherwise have against ASI or ASI's subcontractors arising out of this agreement or the relation of the parties hereto. Subscriber shall not be permitted to



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assign this agreement without written consent of ASI. ASI shall have the right to assign this agreement and shall be relieved of any obligations herein upon such assignment.

15. EXCULPATORY CLAUSE: ASI and Subscriber agree that ASI is not an insurer and no insurance coverage is offered herein. The security equipment and ASI's services are designed to reduce certain risks of loss, though ASI does not guarantee that no loss will occur. ASI is not assuming liability, and, therefore, shall not be liable to Subscriber for any loss, data corruption or inability to retrieve data, personal injury or property damage sustained by Subscriber as a result of intrusion, burglary, theft, hold-up, fire, equipment failure, smoke, or any other cause whatsoever, regardless of whether or not such loss or damage was caused by or contributed to by ASI's negligent performance to any degree in furtherance of this agreement, any extra contractual or legal duty, strict products liability, or negligent failure to perform any obligation pursuant to this contract or any other legal duty. In the event of any loss or injury to any person or property, Subscriber agrees to look exclusively to Subscriber's insurer to recover damages. Subscriber releases ASI from any claims for contribution, indemnity or subrogation.

16. INSURANCE: The Subscriber shall maintain a policy of public liability, property damage, burglary and theft insurance under which ASI is named as additional insured. ASI shall not be responsible for any portion of any loss or damage which is recovered or recoverable by the Subscriber from insurance covering such loss or damage or for such loss or damage against which the Subscriber is indemnified or insured. In the event of any loss or injury to any person or property, Subscriber agrees to look exclusively to Subscriber's insurer to recover damages. Subscriber shall obtain insurance to cover any loss the security services are intended to detect to one hundred percent of the insurable value, and Subscriber and all those claiming rights under Subscriber waive all rights against ASI and its subcontractors for loss or damages caused by burglary, theft, water, smoke, fire or other perils intended to be detected by the security services or covered by insurance to be obtained by Subscriber, except such rights as they may have to the proceeds of insurance.

17. LIMITATION OF LIABILITY: Subscriber agrees that should there arise any liability on the part of ASI as a result of ASI's negligent performance to any degree or negligent failure to perform any of ASI's obligations pursuant to this agreement or any other legal duty, equipment failure, or strict products liability, that ASI's liability shall be limited to the sum of \$250.00 or 5% of the sales price or 6 times the aggregate of monthly payments for services being provided at time of loss, whichever is greater. If Subscriber wishes to increase ASI's amount of limitation of liability, Subscriber may, as a matter of right, at any time, by entering into a supplemental agreement, obtain a higher limit by paying an annual payment consonant with ASI's increased liability. This shall not be construed as insurance coverage.

18. LEGAL ACTION / EARLY TERMINATION / AGREEMENT TO ARBITRATE: The parties agree that due to the nature of the services to be provided by ASI, the payments to be made by the Subscriber for the term of the services part of this agreement form an integral part of ASI's anticipated profits; that in the event of Subscriber's default it would be difficult if not impossible to fix ASI's actual damages. Therefore, in the event Subscriber defaults in any payment or charges to be paid to ASI, the balance of all payments for the entire term herein shall immediately become due and payable, and Subscriber shall be liable for 80% thereof as liquidated damages and ASI shall be permitted to terminate all its services, including but not limited to terminating monitoring service, under this agreement and to remotely re-program or delete any programming without relieving Subscriber of any obligation herein. If ASI prevails in any litigation or arbitration between the parties, Subscriber shall pay ASI's legal fees. In any action commenced by ASI against Subscriber, Subscriber shall not be permitted to interpose any counterclaim. The parties agree that they may bring claims against the other only in their individual capacity, and not as a class action plaintiff or class action member in any purported class or representative proceeding. Subject to Subscriber's right to bring any claim against ASI for up to \$1,000 in small claims court having jurisdiction, any dispute between the parties or arising out of this agreement, including issues of arbitrability, shall, at the option of any party, be determined by arbitration before a single arbitrator administered by Arbitration Services Inc., under its Arbitration Rules www.ArbitrationServicesInc.com, except that no punitive damages may be awarded. Service of process or papers in any legal proceeding or arbitration between the parties may be made by First-Class Mail delivered by the U.S. Postal Service addressed to the party's address in this agreement or another address provided by the party in writing to the party making service. Subscriber submits to the jurisdiction and laws of Illinois and agrees that any litigation or arbitration between the parties must be commenced and maintained in the county where ASI's principal place of business is located. The parties waive trial by jury in any action between them unless prohibited by law. Any action by Subscriber against ASI must be commenced within one year of the accrual of the cause of action or shall be barred. All actions or proceedings against ASI must be based on the provisions of this agreement. Any other action that Subscriber may have or bring against ASI in respect to other services rendered in connection with this agreement shall be deemed to have merged in and be restricted to the terms and conditions of this agreement, and this consent to arbitrate shall survive the termination of this agreement.

19. ASI'S RIGHT TO SUBCONTRACT SPECIAL SERVICES: Subscriber agrees that ASI is authorized and permitted to subcontract any services to be provided by ASI to third parties who may be independent of ASI, and that ASI shall not be liable for any loss or damage sustained by Subscriber by reason of fire, theft, burglary or any other cause whatsoever caused by the negligence of third parties. Subscriber appoints ASI to act as Subscriber's agent with respect to such third parties, except that ASI shall not obligate Subscriber to make any payments to such third parties. Subscriber acknowledges that this agreement, and particularly those paragraphs relating to ASI's disclaimer of warranties, exemption from liability, even for its negligence, limitation of liability and indemnification, inure to the benefit of and are applicable to any assignees, subcontractors, manufacturers, vendors and central offices of ASI.

20. FALSE ALARMS / PERMIT FEES: Subscriber is responsible for all alarm permits and fees, agrees to file for and maintain any permits required by applicable law and indemnify or reimburse ASI for any fines relating to permits or false alarms. ASI shall have no liability for permit fees, false alarms, false alarm fines, police or fire response, any damage to personal or real property or personal injury caused by police or fire department response to alarm, whether false alarm or otherwise, or the refusal of the police or fire department to respond. In the event of termination of police or fire response by the municipal police or fire department this agreement shall nevertheless remain in full force and Subscriber shall remain liable for all payments provided for herein. Should ASI be required by existing or hereafter enacted law to perform any service or furnish any material not specifically covered by the terms of this agreement Subscriber agrees to pay ASI for such service or material.

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: Quincy Plan Commission
FROM: Jason Parrott
DATE: July 27, 2021
SUBJECT: Amendments to Quincy City Code

The Plan Commission is being asked to consider supporting amendments to approximately a dozen sections of city code, the vast majority of which are brief, housekeeping measures. You have the specific language changes in your packets; these are brief summaries behind them.

Amendments I – Chapters 40.126(A), 161.03(A), 162.030(F)(1), 162.153(B), and 162.241(B).
City Code currently requires developers, architects, etc. to provide 8-10 copies of plats or related documents for review by city staff and/or boards and commissions including the ZBA and the Plan Commission. Staff believes a more appropriate number of paper copies is four, saving time and resources for those involved. Staff is including a requirement that an electronic copy be submitted with the four paper copies to allow for easier distribution.

Amendment II – Chapter 162.095(C)

City Code currently states that the list of acceptable pavement surfaces includes concrete, asphalt or oil & chip. This language allows for the use of a dust-free surface beyond the three most widely accept methods for dust control (concrete, asphalt, oil & chip). Staff believes the methods for dust control should be limited to the three most widely accepted methods (concrete, asphalt, oil & chip). Any other method for dust control would need approval from the city's Department of Engineering.

Amendment III – Chapters 162.110, 162.111(A)-(C), 162.115(A)-(P), 162.190(A)(1)(b)-(d)

The Dept. of Planning & Development was involved in a statewide email exchange regarding solar regulations in historic districts. Staff presented this discussion to the city's Preservation Commission to gauge interest in developing a policy to regulate the installation of solar arrays at landmark properties/local historic districts in Quincy. The discussions evolved into a city-wide policy because there is nothing in City Code at this time that regulates solar installations.

The Dept. of Planning & Development currently uses regulations related to an accessory structure (garage, large shed, etc) when establishing the location, setbacks, etc regarding a solar installation. The proposal before the commission does the following:

- Establishes the definitions for a solar array and a solar photovoltaic power system
- Adds solar photovoltaic power systems to the list of acceptable uses in zoning districts
- Establishes the regulations for a solar photovoltaic power system

The proposal would also require the installation of a solar photovoltaic power system at a landmark property or a local historic district receive a Certificate of Appropriateness from the Preservation Commission.

The proposal also removes outdoor coin telephones as acceptable uses in certain zoning districts.

Amendment IV – Chapters 162.060 and 162.062

In recent months, there have been several issues come before the Quincy Zoning Board of Appeals that tested the traditional definition of a yard, be it a front yard, rear yard, or side yard. Staff believes these changes will better define what a yard is to allow for a more clear interpretation of city code. A sample of lots is included with your packet.

Amendment V – Chapter 162.265(B)(6)(a-d)

The Department of Inspections requested this change to City Code to further clarify the acceptable locations for an Automatic Changeable Copy Sign as a Pole Sign or a Ground Sign.

AMENDMENTS - I

Chapter 40 – Boards and Commissions
Zoning Board of Appeals
40.126(A) – Procedures of the Zoning Board of Appeals

Application for appeal. A petition for appeal shall be filed with the Secretary, who shall forward a copy of the same to the Board of Appeals without delay. The application shall be filed in the number of copies, in the form, and contain information as the Secretary of the Board of Appeals may prescribe from time to time. The appeals application shall be accompanied by ~~ten~~ four paper copies and one electronic copy of a plat, drawn or pictured to an accurate scale, showing all pertinent information which shall include, at a minimum, the existing zoning and actual use of the property involved and adjoining and adjacent properties as well as the general area immediately affected by the variance. The Board of Appeals shall conduct a public hearing on the appeal within 60 days from the date of the receipt of the application by the Secretary of the Board of Appeals.

REDUCE PAPER SUBMISSIONS AND ALLOW ELECTRONIC SUBMISSIONS

Chapter 161 – Subdivision Regulations
161.03(A) – Preliminary Plan

Requirements. The developer shall initially file ~~ten~~ four paper copies and one electronic copy of a preliminary plan, along with title evidence for the land to be subdivided. The preliminary plan shall include:

REDUCE PAPER SUBMISSIONS AND ALLOW ELECTRONIC SUBMISSIONS

Chapter 162 – Zoning Regulations
Zoning Districts – Use Restrictions
162.030(F)(1) – Uses located by Special Permit

Application. The form of application for a special permit shall be prescribed by the Secretary of the Plan Commission, but shall include requirements as may be imposed by the Plan Commission or the City Council, if any. All applications for special permits shall be filed with the Secretary of the Plan Commission. The application shall be accompanied by ~~eight~~ four paper copies and one electronic copy of a detailed plot plan of the lot and proposed use, drawn to an accurate scale by a person competent therein, showing all pertinent information. It is the responsibility of all applicants for special permits to submit complete and thorough plans relative to any specially permitted use. This is particularly important relative to the exterior of any building or structure. Any use, activity or items not clearly incidental to or implied from the specially permitted use shall not be allowed. What is clearly incidental to or implied shall be strictly construed. Use, activity or items shall include, but shall not be limited to, landscaping, lighting and parking arrangements. The Secretary of the Plan Commission may also require submission of a proposed form of special permit.

REDUCE PAPER SUBMISSIONS AND ALLOW ELECTRONIC SUBMISSIONS

Chapter 162 – Zoning Regulations
Planned Development
162.153(B) – General Procedures

(B) *Application.* Applications shall be on forms prescribed by the Secretary of the Plan Commission and shall be accompanied by the plats, plans or documents as may be prescribed by this subchapter or by the Secretary of the Plan Commission. Unless otherwise prescribed by the Secretary of the Plan Commission, ~~ten~~ four paper copies and one electronic copy of any supporting plats or related documents shall be submitted. On review of any application as provided in this subchapter, the Plan Commission, the City Council or other reviewing authority may require that the application and supporting documents be supplemented as deemed appropriate.

REDUCE PAPER SUBMISSIONS AND ALLOW ELECTRONIC SUBMISSIONS

Chapter 162 – Zoning Regulations
Amendments & Changes
162.241(B) – Procedures

Application for amendment. An application for an amendment shall be filed with the City Clerk who shall forward a copy of the same to the Plan Commission without delay. The application shall be filed in the number of copies, be in the form, and contain information as the Secretary of the Plan Commission may prescribe from time to time. If the application pertains to amending the district map, the application shall be accompanied by ~~eight~~ four paper copies and one electronic copy of a plat, drawn or pictured to an accurate scale by a person competent therein, showing all pertinent information which pertinent information shall include, at a minimum, the existing zoning and actual use of the property involved and adjoining property as well as the general area immediately affected by the proposed change. If the application pertains to amending the provisions of this chapter, a proposed ordinance shall be submitted. The Plan Commission shall conduct a public hearing thereon, to be held within 60 days from the date of the receipt of the application by the Secretary of the Plan Commission.

REDUCE PAPER SUBMISSIONS AND ALLOW ELECTRONIC SUBMISSIONS

AMENDMENTS - II

Chapter 162 – Zoning Regulations
Off-Street Parking & Loading
162.095(C) – Site Development and Construction Requirements

Pavement surface. Loading areas, parking lots, driveways, access ways and any other areas on which motor vehicles are parked or stored, or which are used for motor vehicle circulation, shall be constructed with a dust free surface. Acceptable pavement surfaces ~~include~~ are limited to concrete, asphalt or oil and chip. Any other pavement surface must be approved by the city's Department of Engineering as being capable of providing a dust free surface. Concrete wheel stops shall be used on oil and chip surfaces to designate the parking stalls in lieu of painted striping. Property owners are allowed to have a temporary gravel surface for a maximum period of one year. This stipulation is intended to allow time for settlement, compaction or allow for off-season construction.

ESTABLISHES SPECIFIC DUST-FREE SURFACES WHILE ALLOWING FOR OTHERS

AMENDMENTS - III

Chapter 162 – Zoning Regulations
Accessory Uses & Buildings
162.110 – Definitions

Add the Following:

ARRAY. A mechanically integrated assembly of module(s) or panel(s) with a support structure and foundation, tracker, and other components, as required, to form a dc or ac power-producing unit. For use in this chapter, an array can be one component of a solar photovoltaic power system.

SOLAR PHOTOVOLTAIC POWER SYSTEM: A solar photovoltaic power system is an example of Power Production Equipment. Power Production Equipment is defined as the generating source, and all distribution equipment associated with it, that generates electricity from a source other than a utility supplied service.

Chapter 162 – Zoning Regulations
Accessory Uses & Buildings
162.111(A-C) – Permitted Accessory Uses

§ 162.111 PERMITTED ACCESSORY USES.

The following accessory uses are permitted.

(A) In the RU1, RE1, R1A, R1B, R1C and R2 Districts:

- (1) Private garages;
- (2) Home occupations in accordance with the provisions of this section;
- (3) Radio or television antennae, satellite discs, dishes and other reception equipment of a type commonly used by individual consumers for household use, provided the equipment is not located in any required front yard or nearer than five feet of a side or rear property line, the equipment is not of a height, design or location which could fall or collapse within five feet of the property lines of adjoining zoning lots if it fell or collapsed at its full or extended height, the equipment is securely anchored, and the equipment does not otherwise constitute a hazard;

(4) Vegetable and flower gardens;

~~(5) Outdoor coin telephones; and~~

(5) Tennis courts, swimming pools, garden houses, pergolas, ornamental gates, barbecue ovens, fireplaces and similar uses customarily accessory to residential uses, and

(6) Solar Photovoltaic Power System (including, but not limited to, roof-mount system and ground-mount system)

(B) In the R3, NR1 and NR2 Districts, there may also be storage garages, and parking lots for use solely of occupants of the premises, and Solar Photovoltaic Power System (including, but not limited to, roof-mount system and ground-mount system).

(C) (1) In the C1A District, there may be only the following accessory uses:

- (a) Parking lots;
- (b) A use not to exceed 15% of the floor area for incidental inside storage; provided that outside or open storage may not be an accessory use;
- (c) Private garages for any single-family dwelling or for bona fide occupants of tenants of the premises; and

~~(d) Outdoor coin telephones.~~

(d) Solar Photovoltaic Power System (including, but not limited to, roof-mount system and ground-mount system)

(2) In the C1B, C2 and C3 Districts, there may be any accessory use permitted in a higher district (i.e., C1A and residential districts) and additionally the following:

(a) Parking lots;

(b) A use of not to exceed 40% of the floor area for incidental inside storage or light industrial activity; provided that outside or open storage may not be an accessory use; and

~~(e) Outdoor coin telephones.~~

Chapter 162 – Zoning Regulations

Accessory Uses & Buildings

NEW - 162.115(A-P) – SOLAR PHOTOVOLTAIC POWER SYSTEMS

162.115 SOLAR PHOTOVOLTAIC POWER SYSTEMS

(A) The intent of this section is to allow for the installation of a solar photovoltaic power system that will generate enough electricity to power any structure(s) on the lot on which the system is installed.

(B) A solar photovoltaic power system(s) installed in the RE1, R1A, R1B, R1C, R2, R3, NR1, and NR2 zoning districts:

(1) Shall not occupy more than 15 % percent of a rear yard area.

(2) Shall not exceed more than 1,000 square feet

(3) Shall require the submission of site design including, but not limited to, electrical schematics and location of the solar photovoltaic power system

(C) A solar photovoltaic power system installed in an RU1 zoning district:

(1) Shall not occupy more than 30% percent of a rear yard area.

(2) Shall not exceed more than 2,000 square feet

(3) Shall require the submission of site design including, but not limited to, electrical schematics and location of the solar photovoltaic power system

(D) A solar photovoltaic power system installed in a Commercial Zoning District

(1) Shall maintain general yard requirements when adjacent to a residential district as described in Chapter 162.062(E).

(2) Shall require the submission of site design including, but not limited to, electrical schematics and location of the solar photovoltaic power system.

(E) A solar photovoltaic power system installed in a Downtown Zoning District

(1) Shall maintain general yard requirements when adjacent to a residential district as described in Chapter 162.026(A)(6).

(2) Shall require the submission of site design including, but not limited to, electrical schematics and location of the solar photovoltaic power system.

(F) A solar photovoltaic power system installed in a Industrial Zoning District

(1) Shall maintain general yard requirements when adjacent to a residential district as described in Chapter 162.062(F).

(2) Shall require the submission of site design including, but not limited to, electrical schematics and location of the solar photovoltaic power system.

(G) A solar photovoltaic power system shall not be located in a front yard

(H) A solar photovoltaic power system shall be located out of plain sight from a public right of way, if possible.

(I) Any solar photovoltaic power system installed closer than ten feet to a main building shall be considered as part of the main building and shall be provided with the side and rear yards required for the main building.

(J) If a solar photovoltaic power system is installed more than ten feet from the main building on a lot, the solar photovoltaic power system may be built in a rear yard, provided it shall not be located nearer than two feet to any side or rear lot or nearer than five feet to any alley or similar right-of-way easement abutting the rear or side of the lot. This shall not be construed as requiring a side yard greater than would otherwise be required. A solar photovoltaic power system located under this provision must be at least 60 feet from the actual front street curb line or, if no curb, where the same would be located as determined by the Director of Utilities and Engineering.

(K) No solar photovoltaic power system shall be constructed upon a lot until the construction of the main building has been actually commenced.

(L) On corner lots in Residentially-Zoned Districts with widths of 60 feet or less, solar photovoltaic power systems may be built no closer than ten feet to the side street right-of-way.

(M) If a solar photovoltaic power system is installed on the roof of a dwelling or accessory building, the installation must adhere to the most recent international fire code as adopted by the City of Quincy.

(N) The installation of a solar photovoltaic power system shall be completed by the homeowner or by a registered electrical contractor.

(O) The installation of a solar photovoltaic power system on a roof shall require the submission of a letter from a structural engineer that states the location of the solar photovoltaic power system can handle the weight of the system and associated weather risks including, but not limited to wind and rain.

(P) A Certificate of Appropriateness (as defined in Chapter 162.182) shall be required prior to the installation of a solar photovoltaic power system on a Landmark (as defined in Chapter 162.182) lot or within a Local Historic District (as defined in Chapter 162.182). The requirements for the issuance of a Certificate of Appropriateness are included in Chapter 162.190.

Chapter 162 – Zoning Regulations

Landmarks & Historic Districts

162.190(A)(1)(b-d) - Protection Provided Landmarks & Historic Districts

§ 162.190 PROTECTION PROVIDED LANDMARKS AND HISTORIC DISTRICTS.

(A) Certificate of appropriateness.

(1) *Actions requiring a certificate of appropriateness.* A certificate of appropriateness issued by the Quincy Preservation Commission shall be required for the following actions affecting the exterior architectural appearance of any Landmark or property within a Historic District:

(a) Any alteration to the significant historical or architectural features listed in the designating ordinance;

(b) Any exterior construction or alteration requiring a building permit from the city; and

(c) Any substantial alteration to the exterior portion of the property; and

(d) Any installation of a solar photovoltaic power system as defined in Chapter 162.110.

AMENDMENTS – IV

Chapter 162 – Zoning Regulations
Yard Requirements
162.060 – General Provisions/Definitions

YARD. An open space, on the same zoning lot with a building or structure, unoccupied and unobstructed from ~~is~~ its lowest level to the sky. Except as otherwise permitted herein, **YARD** extends along a lot line and to a depth or width specified in the yard requirements for the zoning district in which ~~the~~ such zoning lot is located.

YARD, FRONT. A yard extending along the full length of the front lot line between the side lot lines (and not side yard ~~lines~~)

YARD, REAR. A yard extending along the full length of the rear lot line between the side lot lines (and not side yards ~~lines~~)

ADDRESSING ISSUES RELATED TO ZBA

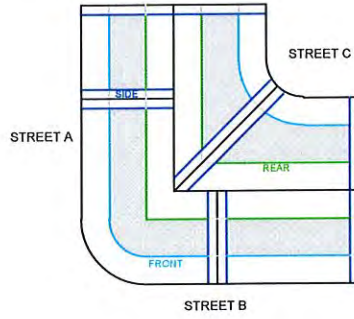
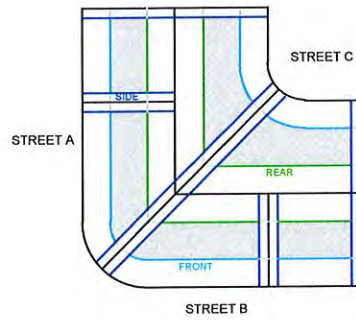
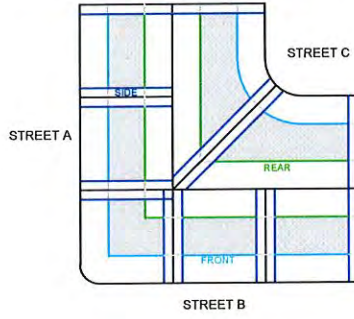
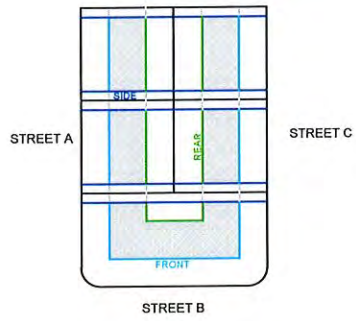
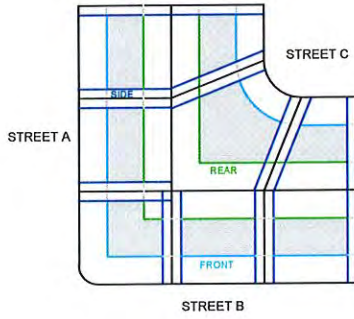
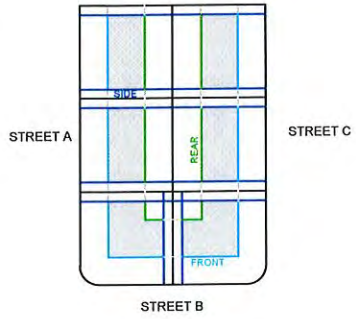
Chapter 162 – Zoning Regulations
Yard Requirements
162.062 – General Rules (A, B, L)

(A) On lots fronting on two nonintersecting streets, a front yard must be provided on both streets.

(B) ~~On corner lots in the residential districts, the width of the yard along the side street shall not be less than any required front yard on the street.~~ On corner lots that are lots of record, the buildable width cannot be reduced to less than 28 feet except that there shall be a yard along the side street side of a tract of at least five feet as well as the required side yard on the other side.

(L) ~~On corner lots (lots abutting on two or more streets at their intersections), the front yard shall face the shortest street dimension of the lot except that if the lot is square or almost square, i.e. has dimensions in a ratio of three to two to three to three, then the front yard may face either street.~~ On corner lots (lots abutting on 2 or more streets at their intersections) a front yard shall be provided along each street. The extent of rear yards shall be determined by the extension of rear yard limits of adjoining lots to their intersection, or be extended to the depth provided in the ordinance for the district should they not intersect before that depth is reached.

ADDRESSING ISSUES RELATED TO ZBA



AMENDMENTS – V

Chapter 162 – Zoning Regulations

Signs

162.265(B)(6)(a-d) – Commercial Signage

(6) Changeable copy signs. Changeable copy signs shall be allowed as follows:

(a) Automatic changeable copy signs shall only be located where permitted:

1. *Pole signs.* One changeable copy sign not exceeding 32 square feet shall be permitted when attached to a pole sign, regardless of the number of tenants located on the zoning lot.
2. *Ground signs.* Ground signs may contain changeable copy signs not exceeding 32 square feet.

(b) Automatic changeable copy signs shall be equipped with a sensor or device that automatically determines the ambient illumination and is programmed to automatically dim according to ambient light conditions, not to exceed 0.3 footcandles above ambient light.

(c) The applicant shall provide written certification from the automatic changeable copy sign manufacturer that the light intensity has been factory preset not to exceed 0.3 footcandles above ambient light and the intensity level is protected from end user manipulation by password-protected software or other method as deemed appropriate by the Director of Planning and Development.

(d) Any person, firm or corporation that violates the automatic changeable copy sign provisions, in addition to other such relief as the law may afford, will be subject to a minimum fine of \$500.

ORDINANCE NO. ____

**AN ORDINANCE AMENDING CHAPTER 40 (BOARDS AND COMMISSIONS),
CHAPTER 161 (SUBDIVISION REGULATIONS), & CHAPTER 162 (ZONING
REGULATIONS) OF THE MUNICIPAL CODE OF THE CITY OF QUINCY (2015)**

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

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

**NOW T HEREOFRE, B E I T O R D A I N E D B Y T H E C I T Y C O U N C I L O F T H E
CITY OF QUINCY, IN ADAMS COUNTY, ILLINOIS**, as follows:

Section 1. AMENDMENT: That §40.126(A) of Chapter 40 (Boards and Commissions) of the Municipal Code of the City of Quincy (2015) be, and the same is hereby, amended by deleting the existing language and replacing it with the following:

Application for appeal. A petition for appeal shall be filed with the Secretary, who shall forward a copy of the same to the Board of Appeals without delay. The application shall be filed in the number of copies, in the form, and contain information as the Secretary of the Board of Appeals may prescribe from time to time. The appeals application shall be accompanied by four paper copies and one electronic copy of a plat, drawn or pictured to an accurate scale, showing all pertinent information which shall include, at a minimum, the existing zoning and actual use of the property involved and adjoining and adjacent properties as well as the general area immediately affected by the variance. The Board of Appeals shall conduct a public hearing on the appeal within 60 days from the date of the receipt of the application by the Secretary of the Board of Appeals.

Section 2. AMENDMENT: That §161.03(A) of Chapter 161 (Subdivision Regulations) of the Municipal Code of the City of Quincy (2015) be, and the same is hereby, amended by deleting the existing language and replacing it with the following:

Requirements. The developer shall initially file four paper copies and one electronic copy of a preliminary plan, along with title evidence for the land to be subdivided. The preliminary plan shall include:

Section 3. AMENDMENT: That §162.030(F)(1) of Chapter 162 (Zoning Regulations) of the Municipal Code of the City of Quincy (2015) be, and the same is hereby, amended by deleting the existing language and replacing it with the following:

Application. The form of application for a special permit shall be prescribed by the Secretary of the Plan Commission, but shall include requirements as may be imposed by the Plan Commission or the City Council, if any. All applications for special permits shall be filed with the Secretary of the Plan Commission. The application shall be

accompanied by four paper copies and one electronic copy of a detailed plot plan of the lot and proposed use, drawn to an accurate scale by a person competent therein, showing all pertinent information. It is the responsibility of all applicants for special permits to submit complete and thorough plans relative to any specially permitted use. This is particularly important relative to the exterior of any building or structure. Any use, activity or items not clearly incidental to or implied from the specially permitted use shall not be allowed. What is clearly incidental to or implied shall be strictly construed. Use, activity or items shall include, but shall not be limited to, landscaping, lighting and parking arrangements. The Secretary of the Plan Commission may also require submission of a proposed form of special permit.

Section 4. AMENDMENT: That §162.153(B) of the Municipal Code of the City of Quincy (2015) be, and the same is hereby, amended by deleting the existing language and replacing it with the following:

Application. Applications shall be on forms prescribed by the Secretary of the Plan Commission and shall be accompanied by the plats, plans or documents as may be prescribed by this subchapter or by the Secretary of the Plan Commission. Unless otherwise prescribed by the Secretary of the Plan Commission, four paper copies and one electronic copy of any supporting plats or related documents shall be submitted. On review of any application as provided in this subchapter, the Plan Commission, the City Council or other reviewing authority may require that the application and supporting documents be supplemented as deemed appropriate..

Section 5. AMENDMENT: That §162.241(B) of the Municipal Code of the City of Quincy (2015) be, and the same is hereby, amended by deleting the existing language and replacing it with the following:

Application for amendment. An application for an amendment shall be filed with the City Clerk who shall forward a copy of the same to the Plan Commission without delay. The application shall be filed in the number of copies, be in the form, and contain information as the Secretary of the Plan Commission may prescribe from time to time. If the application pertains to amending the district map, the application shall be accompanied by four paper copies and one electronic copy of a plat, drawn or pictured to an accurate scale by a person competent therein, showing all pertinent information which pertinent information shall include, at a minimum, the existing zoning and actual use of the property involved and adjoining property as well as the general area immediately affected by the proposed change. If the application pertains to amending the provisions of this chapter, a proposed ordinance shall be submitted. The Plan Commission shall conduct a public hearing thereon, to be held within 60 days from the date of the receipt of the application by the Secretary of the Plan Commission.

Section 6. AMENDMENT: That §162.095(C) of the Municipal Code of the City of Quincy (2015) be, and the same is hereby, amended by deleting the existing language and replacing it with the following:

Pavement surface. Loading areas, parking lots, driveways, access ways and any other areas on which motor vehicles are parked or stored, or which are used for motor vehicle circulation, shall be constructed with a dust free surface. Acceptable pavement surfaces are limited to concrete, asphalt or oil and chip. Any other pavement surface must be approved by the city's Department of Engineering as being capable of providing a dust free surface. Concrete wheel stops shall be used on oil and chip surfaces to designate the parking stalls in lieu of painted striping. Property owners are allowed to have a temporary gravel surface for a maximum period of one year. This stipulation is intended to allow time for settlement, compaction or allow for off-season construction.

Section 7. **AMENDMENT:** That §162.110 of the Municipal Code of the City of Quincy (2015) be, and the same is hereby, amended by adding the following:

ARRAY. A mechanically integrated assembly of module(s) or panel(s) with a support structure and foundation, tracker, and other components, as required, to form a dc or ac power-producing unit. For use in this chapter, an array can be one component of a solar photovoltaic power system.

SOLAR PHOTOVOLTAIC POWER SYSTEM: A solar photovoltaic power system is an example of Power Production Equipment. Power Production Equipment is defined as the generating source, and all distribution equipment associated with it, that generates electricity from a source other than a utility supplied service.

Section 8. **AMENDMENT:** That §162.111(A) of the Municipal Code of the City of Quincy (2015) be, and the same is hereby, amended by deleting the existing language and replacing it with the following:

- (A) In the RU1, RE1, R1A, R1B, R1C and R2 Districts:
- (1) Private garages;
 - (2) Home occupations in accordance with the provisions of this section;
 - (3) Radio or television antennae, satellite discs, dishes and other reception equipment of a type commonly used by individual consumers for household use, provided the equipment is not located in any required front yard or nearer than five feet of a side or rear property line, the equipment is not of a height, design or location which could fall or collapse within five feet of the property lines of adjoining zoning lots if it fell or collapsed at its full or extended height, the equipment is securely anchored, and the equipment does not otherwise constitute a hazard;
 - (4) Vegetable and flower gardens;
 - (5) Tennis courts, swimming pools, garden houses, pergolas, ornamental gates, barbecue ovens, fireplaces and similar uses customarily accessory to residential uses, and
 - (6) Solar Photovoltaic Power System (including, but not limited to, roof-mount system and ground-mount system)

Section 9. AMENDMENT: That §162.111(B) of the Municipal Code of the City of Quincy (2015) be, and the same is hereby, amended by deleting the existing language and replacing it with the following:

In the R3, NR1 and NR2 Districts, there may also be storage garages, parking lots for use solely of occupants of the premises, and Solar Photovoltaic Power System (including, but not limited to, roof-mount system and ground-mount system).

Section 10. AMENDMENT: That §162.111(C) of the Municipal Code of the City of Quincy (2015) be, and the same is hereby, amended by deleting the existing language and replacing it with the following:

- (C) (1) In the C1A District, there may be only the following accessory uses:
 - (a) Parking lots;
 - (b) A use not to exceed 15% of the floor area for incidental inside storage; provided that outside or open storage may not be an accessory use;
 - (c) Private garages for any single-family dwelling or for bona fide occupants of tenants of the premises; and
 - (d) Solar Photovoltaic Power System (including, but not limited to, roof-mount system and ground-mount system)
- (2) In the C1B, C2 and C3 Districts, there may be any accessory use permitted in a higher district (i.e., C1A and residential districts) and additionally the following:
 - (a) Parking lots;
 - (b) A use of not to exceed 40% of the floor area for incidental inside storage or light industrial activity; provided that outside or open storage may not be an accessory use; and

Section 11. AMENDMENT: The Municipal Code of the City of Quincy (2015) is hereby amended by adding Section 162.115, which shall read as follows:

162.115 SOLAR PHOTOVOLTAIC POWER SYSTEMS

- (A) The intent of this section is to allow for the installation of a solar photovoltaic power system that will generate enough electricity to power any structure(s) on the lot on which the system is installed.
- (B) A solar photovoltaic power system(s) installed in the RE1, R1A, R1B, R1C, R2, R3, NR1, and NR2 zoning districts:
 - (1) Shall not occupy more than 15 % percent of a rear yard area.
 - (2) Shall not exceed more than 1,000 square feet
 - (3) Shall require the submission of site design including, but not limited to, electrical schematics and location of the solar photovoltaic power system
- (C) A solar photovoltaic power system installed in an RU1 zoning district:
 - (1) Shall not occupy more than 30% percent of a rear yard area.
 - (2) Shall not exceed more than 2,000 square feet

(3) Shall require the submission of site design including, but not limited to, electrical schematics and location of the solar photovoltaic power system

(D) A solar photovoltaic power system installed in a Commercial Zoning District

(1) Shall maintain general yard requirements when adjacent to a residential district as described in Chapter 162.062(E).

(2) Shall require the submission of site design including, but not limited to, electrical schematics and location of the solar photovoltaic power system.

(E) A solar photovoltaic power system installed in a Downtown Zoning District

(1) Shall maintain general yard requirements when adjacent to a residential district as described in Chapter 162.026(A)(6).

(2) Shall require the submission of site design including, but not limited to, electrical schematics and location of the solar photovoltaic power system.

(F) A solar photovoltaic power system installed in a Industrial Zoning District

(1) Shall maintain general yard requirements when adjacent to a residential district as described in Chapter 162.062(F).

(2) Shall require the submission of site design including, but not limited to, electrical schematics and location of the solar photovoltaic power system.

(G) A solar photovoltaic power system shall not be located in a front yard

(H) A solar photovoltaic power system shall be located out of plain sight from a public right of way, if possible.

(I) Any solar photovoltaic power system installed closer than ten feet to a main building shall be considered as part of the main building and shall be provided with the side and rear yards required for the main building.

(J) If a solar photovoltaic power system is installed more than ten feet from the main building on a lot, the solar photovoltaic power system may be built in a rear yard, provided it shall not be located nearer than two feet to any side or rear lot or nearer than five feet to any alley or similar right-of-way easement abutting the rear or side of the lot. This shall not be construed as requiring a side yard greater than would otherwise be required. A solar photovoltaic power system located under this provision must be at least 60 feet from the actual front street curb line or, if no curb, where the same would be located as determined by the Director of Utilities and Engineering.

(K) No solar photovoltaic power system shall be constructed upon a lot until the construction of the main building has been actually commenced.

(L) On corner lots in Residentially-Zoned Districts with widths of 60 feet or less, solar photovoltaic power systems may be built no closer than ten feet to the side street right-of-way.

(M) If a solar photovoltaic power system is installed on the roof of a dwelling or accessory building, the installation must adhere to the most recent international fire code as adopted by the City of Quincy.

(N) The installation of a solar photovoltaic power system shall be completed by the homeowner or by a registered electrical contractor.

(O) The installation of a solar photovoltaic power system on a roof shall require the submission of a letter from a structural engineer that states the location of the solar photovoltaic power system can handle the weight of the system and associated weather risks including, but not limited to wind and rain.

(P) A Certificate of Appropriateness (as defined in Chapter 162.182) shall be required prior to the installation of a solar photovoltaic power system on a Landmark (as defined in Chapter 162.182) lot or within a Local Historic District (as defined in Chapter 162.182). The requirements for the issuance of a Certificate of Appropriateness are included in Chapter 162.190.

Section 12. AMENDMENT: That §162.190(A)(1) of the Municipal Code of the City of Quincy (2015) be, and the same is hereby, amended by deleting the existing language and replacing it with the following:

(1) *Actions requiring a certificate of appropriateness.* A certificate of appropriateness issued by the Quincy Preservation Commission shall be required for the following actions affecting the exterior architectural appearance of any Landmark or property within a Historic District:

- (a) Any alteration to the significant historical or architectural features listed in the designating ordinance;
- (b) Any exterior construction or alteration requiring a building permit from the city; ~~and~~
- (c) Any substantial alteration to the exterior portion of the property; and
- (d) Any installation of a solar photovoltaic power system as defined in Chapter 162.110.

Section 13. AMENDMENT: That §162.060 of the Municipal Code of the City of Quincy (2015) be, and the same is hereby, amended by deleting the existing language and replacing it with the following:

For the purposes of this subchapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

CENTERLINE. A line halfway between the street lines.

FRONTAGE. The distance along a street line from one intersecting street to another or from one intersecting street to the end of a dead end street.

MAIN BUILDING. The building occupied by the primary use.

WIDTH, BUILDABLE. The width of lot left to be built upon after the side yards are provided.

WIDTH, LOT. The width of a lot at the front yard line.

YARD. An open space, on the same zoning lot with a building or structure, unoccupied and unobstructed from its lowest level to the sky. Except as otherwise permitted herein, ***YARD*** extends along a lot line and to a depth or width specified in the yard requirements for the zoning district in which such zoning lot is located.

YARD, CORNER SIDE. A side yard, which faces a public street.

YARD, FRONT. A yard extending along the full length of the front lot line between the side lot lines (and not side yards).

YARD, INTERIOR SIDE. A side yard, which is located immediately adjacent to another zoning lot or to an alley separating the side yard from another zoning lot.

YARD, REAR. A yard extending along the full length of the rear lot line between the side lot lines (and not side yards).

YARD, SIDE. A yard extending along a side lot line from the front yard to the rear yard.

Section 14. AMENDMENT: That §162.062(B) of the Municipal Code of the City of Quincy (2015) be, and the same is hereby, amended by deleting the existing language and replacing it with the following:

On corner lots that are lots of record, the buildable width cannot be reduced to less than 28 feet except that there shall be a yard along the side street side of a tract of at least five feet as well as the required side yard on the other side.

Section 15. AMENDMENT: That §162.062(L) of the Municipal Code of the City of Quincy (2015) be, and the same is hereby, amended by deleting the existing language and replacing it with the following:

On corner lots (lots abutting on 2 or more streets at their intersections) a front yard shall be provided along each street. The extent of rear yards shall be determined by the extension of rear yard limits of adjoining lots to their intersection, or be extended to the depth provided in the ordinance for the district should they not intersect before that depth is reached.

Section 16. AMENDMENT: That §162.265(B)(6) of the Municipal Code of the City of Quincy (2015) be, and the same is hereby, amended by deleting the existing language and replacing it with the following:

(6) Changeable copy signs. Changeable copy signs shall be allowed as follows:

(a) Automatic changeable copy signs shall only be located where permitted:

1. *Pole signs.* One changeable copy sign not exceeding 32 square feet shall be permitted when attached to a pole sign, regardless of the number of tenants located on the zoning lot.
2. *Ground signs.* Ground signs may contain changeable copy signs not exceeding 32 square feet.

(b) Automatic changeable copy signs shall be equipped with a sensor or device that automatically determines the ambient illumination and is programmed to automatically dim according to ambient light conditions, not to exceed 0.3 footcandles above ambient light.

(c) The applicant shall provide written certification from the automatic changeable copy sign manufacturer that the light intensity has been factory preset not to exceed 0.3 footcandles above ambient light and the intensity level is protected from end user manipulation by password-protected software or other method as deemed appropriate by the Director of Planning and Development.

(d) Any person, firm or corporation that violates the automatic changeable copy sign provisions, in addition to other such relief as the law may afford, will be subject to a minimum fine of \$500.

Section 17. SEPARABILITY: That provision of this Ordinance shall be deemed separable, and the invalidity of any portion hereof shall not affect the validity of the remainder thereof.

Section 18. SAVINGS CLAUSE: Nothing in this Ordinance shall be construed to affect any suit or proceeding ending 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 19. REPEAL: All ordinances and parts of ordinances in conflict with the provisions of the Ordinance shall be, and the same are, to the extent of such conflict, hereby repealed.

Section 20. EFFECTIVE DATE: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

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

AYES: NAYS: ABSENT:

APPROVED this _____ day of _____, 2020.

Michael A Troup, Mayor

ATTEST:

City Clerk

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

ORDINANCE NO.

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

WHEREAS, Scott Frese and David Wellman 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.:** 23-2-1735-000-00

Lot 8, except the 60 feet thereof, in Block 6 in Union Bank Addition in the City of Quincy, Adams County, Illinois.

SECTION 2. Uses: To serve alcohol and operate video gaming terminals in a restaurant located at 1800 State Street.

SECTION 3: Conditions: **None**

ADOPTED:

CITY CLERK

APPROVED:

MAYOR

Officially published in pamphlet form this day of , 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: August 8, 2021
SUBJECT: Supplemental Budget Ordinance

Please find attached a Supplemental Budget Amendment Ordinance that I have submitted to the City Clerk for placement on the agenda for the August 9, 2021 Council Meeting.

The purpose of this supplemental is to increase the General Fund budget for excess revenues. The state shared revenue sources are following the recommendations of the Illinois Municipal League and all increases are based on actual 1st Quarter excess revenues exceeding budget.

State Shared: Income Tax	\$ 378,000
Use Tax	(\$177,000)
PPRT	\$ 736,000
Local Sources: Sales Tax	\$ 600,000
Home Rule	\$ 700,000
Total Revenue Increase	\$2,237,000

These additional revenues will be used to increase the following expenses:

Salaries/Benefits	\$465,000
PPRT pass thru	\$250,000
Amtrak painting	\$ 15,000
Veh Rep Funding	\$ 7,000
Total Expense Increase	\$737,000

The remaining additional revenues will be held in fund balance and likely used to fund pensions and or health insurance. If you have any additional questions, please let me know.

CC: Lonnie Dunn, Corporation Counsel
City Clerk Laura Oakman
Jeff Mays, Director of Admin Services

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, there are General Fund revenue sources exceeding budget after first quarter and these funds are available to appropriate for necessary uses and;

WHEREAS, this additional revenue will be used to increase salaries/benefits as related to contract negotiations, increase pass through PPRT distributions, and increase some other minor repairs; and,

WHEREAS, the City Council did adopt an ordinance creating the Q-Fund which will combine existing Economic Development RLF #701, CDAP RLF #702, and SBE Loan Fund #706 into fund 701 which will be renamed "Q-Fund #701"; and,

WHEREAS, the CDAP Revolving Loan fund 702 and Small Business Emergency Loan Fund 706 will appropriate all budgeted funds and unbudgeted fund balances as a Transfer to the Q-Fund 701; and,

WHEREAS, these transfers will represent new revenue to the Q-Fund #701 which will be available and appropriated according to the spending guidelines of the ordinance, 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. 20-13 of the City of Quincy, be and is hereby amended by authorizing the increase/decrease in revenues and expenditure as follows:
2. See attached "Exhibit A - Supplemental Detail Proposed 8-9-2021" that includes all line items to be increased/decreased by this budget amendment.
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.

"Exhibit A" Supplemental Detail Proposed August 9, 2021

	Account Number	Current Budget	Proposed Amended Budget	Increase (Decrease)
General Fund REVENUES:				
Sales Tax	001-0000-314-02-03	10,418,173	11,018,173	600,000
Home Rule/Purch Tax	001-0000-314-01-04	9,155,476	9,855,476	700,000
Income Tax	001-0000-314-02-01	4,506,200	4,884,200	378,000
Use Tax	001-0000-314-02-04	1,808,169	1,631,169	(177,000)
PPRT	001-0000-314-02-03	3,535,506	4,271,506	736,000
				2,237,000

Reserve in Fund Balance - NOT APPROPRIATED \$1,500,000

General Fund EXPENSES:

Treasurer					
Salary/Wages	001-1302-401-	11-01	152,835	157,527	4,692
	001-1302-401-	11-04	5,329	5,608	279
	001-1302-401-	11-15	4,542	4,754	212
	001-1302-401-	11-17	3,082	3,293	211
Taxes-SS	001-1302-401-	22-01	10,279	10,613	334
Taxes-Med	001-1302-401-	22-02	2,404	2,482	78
IMRF	001-1302-401-	23-01	9,787	10,304	517
		Subtotal	188,258	194,582	6,324
City Clerk					
Salary/Wages	001-1303-401	11-01	103,336	104,018	682
	001-1303-401	11-04	2,334	2,375	41
	001-1303-401	11-15	1,667	1,696	29
Taxes-SS	001-1303-401	22-01	6,655	6,702	47
Taxes-Med	001-1303-401	22-02	1,556	1,567	11
IMRF	001-1303-401	23-01	10,294	10,366	72
		Subtotal	125,842	126,724	882
DOAS					
Salary/Wages	001-1401-401	11-01	71,886	88,602	16,716
	001-1401-401	11-04	4,264	5,256	992
	001-1401-401	11-15	3,046	3,754	708
Health Ins	001-1401-401	21-01	17,793	-	(17,793)
Taxes-SS	001-1401-401	22-01	4,910	6,052	1,142
Taxes-Med	001-1401-401	22-02	1,148	1,415	267
IMRF	001-1401-401	23-01	7,595	9,361	1,766
		Subtotal	110,642	114,441	3,799
Purchasing					
Salary/Wages	001-1402-401	11-01	39,649	40,336	687
	001-1402-401	11-04	2,456	2,499	43
	001-1402-401	11-15	3,509	3,570	61
	001-1402-401	11-17	2,105	2,142	37
Taxes-SS	001-1402-401	22-01	2,959	3,010	51
Taxes-Med	001-1402-401	22-02	692	704	12
IMRF	001-1402-401	23-01	4,576	4,656	80
		Subtotal	55,946	56,915	969

"Exhibit A" Supplemental Detail Proposed August 9, 2021

	Account Number		Current Budget	Proposed Amended Budget	Increase (Decrease)
Building Maint					
Salary/Wages	001-1403-401	11-01	37,087	37,730	646
	001-1403-401	11-04	2,248	2,287	39
	001-1403-401	11-15	2,408	2,450	42
	001-1403-401	11-17	1,927	1,960	33
Taxes-SS	001-1403-401	22-01	2,720	2,767	47
Taxes-Med	001-1403-401	22-02	636	647	11
IMRF	001-1403-401	23-01	4,208	4,281	73
		Subtotal	51,234	52,121	891
Comptroller					
Salary/Wages	001-1501-401	11-01	203,398	210,714	7,316
	001-1501-401	11-04	11,978	12,729	751
	001-1501-401	11-15	12,072	12,948	876
	001-1501-401	11-17	6,317	7,694	1,377
Taxes-SS	001-1501-401	22-01	14,183	15,262	1,079
Taxes-Med	001-1501-401	22-02	3,317	3,569	252
IMRF	001-1501-401	23-01	21,939	23,607	1,668
		Subtotal	273,204	286,522	13,318
Legal					
Salary/Wages	001-1601-401	11-01	78,608	79,970	1,362
Taxes-SS	001-1601-401	22-01	5,061	5,149	88
Taxes-Med	001-1601-401	22-02	1,184	1,204	20
Prof Svc- Legal	001-1601-401	31-02	10,000	20,000	10,000
Salary/Wages	001-1602-401	11-01	61,309	62,372	1,063
Taxes-SS	001-1602-401	22-01	3,947	4,016	69
Taxes-Med	001-1602-401	22-02	923	939	16
IMRF	001-1602-401	23-01	6,106	6,212	106
Salary/Wages	001-1603-401	11-01	54,622	55,568	946
Taxes-SS	001-1603-401	22-01	3,517	3,578	61
Taxes-Med	001-1603-401	22-02	822	837	15
		Subtotal	226,099	239,845	13,746
Police & Fire Commissioners					
Salary/Wages	001-1701-401	11-01	14,147	14,393	246
Taxes-SS	001-1701-401	22-01	877	892	15
Taxes-Med	001-1701-401	22-02	205	209	4
		Subtotal	15,229	15,494	265
I.T.					
Salary/Wages	001-1901-401	11-01	244,056	236,603	(7,453)
	001-1901-401	11-04	14,968	9,657	(5,311)
	001-1901-401	11-15	18,948	11,319	(7,629)
	001-1901-401	11-17	11,929	13,944	2,015
	001-1901-401	11-18	0	5,377	5,377
Taxes-SS	001-1901-401	22-01	17,974	18,408	434
Taxes-Med	001-1901-401	22-02	4,204	4,305	101
IMRF	001-1901-401	23-01	27,802	51,827	24,025
		Subtotal	339,881	351,440	11,559

"Exhibit A" Supplemental Detail Proposed August 9, 2021

	Account Number		Current Budget	Proposed Amended Budget	Increase (Decrease)
Police Admin					
Salary/Wages	001-2110-402	11-01	247,376	251,662	4,286
	001-2110-402	11-04	15,536	15,805	269
	001-2110-402	11-15	45,412	46,199	787
	001-2110-402	11-17	14,341	14,589	248
	001-2110-402	11-19	2,390	2,432	42
Taxes-Med	001-2110-402	22-02	3,686	3,750	64
		Subtotal	328,741	334,436	5,695
Police Patrol					
Salary/Wages	001-2112-402	11-01	4,668,283	4,748,991	80,708
	001-2112-402	11-03	25,015	25,442	427
	001-2112-402	11-12	21,209	26,744	5,535
	001-2112-402	11-15	660,714	672,101	11,387
	001-2112-402	11-17	200,062	216,318	16,256
	001-2112-402	11-18	53,802	62,400	8,598
	001-2112-402	11-19	57,398	58,386	988
Taxes-Med	001-2112-402	22-02	79,756	80,111	355
		Subtotal	5,766,239	5,890,493	124,254
Police Evidence Tech					
Salary/Wages	001-2115-402	11-01	73,077	74,343	1,266
	001-2115-402	11-02	4,003	4,032	29
	001-2115-402	11-04	2,333	2,373	40
	001-2115-402	11-15	2,857	2,906	49
	001-2115-402	11-17	2,285	2,325	40
Taxes-SS	001-2115-402	22-01	5,240	5,331	91
Taxes-Med	001-2115-402	22-02	1,225	1,247	22
IMRF	001-2115-402	23-01	8,105	8,245	140
		Subtotal	99,125	100,803	1,678
Police ACO					
Salary/Wages	001-2116-402	11-01	39,928	40,664	736
	001-2116-402	11-02	18,056	18,388	332
	001-2116-402	11-04	2,529	2,576	47
	001-2116-402	11-15	4,517	4,600	83
	001-2116-402	11-17	2,168	2,208	40
Taxes-SS	001-2116-402	22-01	4,166	4,243	77
Taxes-Med	001-2116-402	22-02	974	992	18
IMRF	001-2116-402	23-01	6,444	6,563	119
		Subtotal	78,782	80,234	1,452
Fire Admin					
Salary/Wages	001-2210-402	11-01	189,011	182,113	(7,394)
	001-2210-402	11-17	31,559	32,106	547
	001-2210-402	11-18	10,314	10,492	178
Taxes/Med	001-2210-402	22-02	3,478	3,539	61

"Exhibit A" Supplemental Detail Proposed August 9, 2021

	Account Number		Current Budget	Proposed Amended Budget	Increase (Decrease)
		Subtotal	234,362	228,250	(6,608)
Fire Civilian					
Salary/Wages	001-2211-402	11-01	63,938	65,756	1,818
	001-2211-402	11-03	2,752	2,772	20
	001-2211-402	11-04	4,157	4,229	72
	001-2211-402	11-15	6,376	6,486	110
Taxes-SS	001-2211-402	22-01	4,786	4,869	83
Taxes-Med	001-2211-402	22-02	1,119	1,139	20
IMRF	001-2211-402	23-01	7,403	7,531	128
		Subtotal	90,531	92,782	2,251
Firefighters					
Salary/Wages	001-2212-402	11-01	3,252,197	3,322,286	70,089
	001-2212-402	11-02	293,928	299,622	5,694
	001-2212-402	11-03	51,641	52,907	1,266
	001-2212-402	11-04	172,728	176,241	3,513
	001-2212-402	11-06	136,317	136,317	-
	001-2212-402	11-07	12,000	-	(12,000)
	001-2212-402	11-08	27,621	27,621	-
	001-2212-402	11-12	78,662	80,275	1,613
	001-2212-402	11-15	349,561	357,088	7,527
	001-2212-402	11-17	164,851	168,323	3,472
	001-2212-402	11-18	7,875	8,047	172
	001-2212-402	11-21	277,060	283,042	5,982
Taxes-Med	001-2212-402	22-02	75,617	71,221	(4,396)
		Subtotal	4,900,058	4,982,990	82,932
Fire Training					
Salary/Wages	001-2214-402	11-01	78,858	80,207	1,349
	001-2214-402	11-04	4,394	4,470	76
	001-2214-402	11-15	9,139	9,297	158
	001-2214-402	11-17	6,324	6,437	113
Taxes-Med	001-2214-402	22-02	1,417	1,441	24
		Subtotal	100,132	101,852	1,720
Central Svc/Admin					
Salary/Wages	001-3110-402	11-01	128,720	131,508	2,788
	001-3110-402	11-02	250	255	5
	001-3110-402	11-04	7,886	8,057	171
	001-3110-402	11-15	9,839	10,059	220
	001-3110-402	11-17	5,048	5,165	117
Taxes-SS	001-3110-402	22-01	9,395	9,599	204
Taxes-Med	001-3110-402	22-02	2,197	2,245	48
IMRF	001-3110-402	23-01	14,531	14,847	316
		Subtotal	177,866	181,735	3,869
Central Svc/Forestry					
Salary/Wages	001-3112-402	11-01	165,555	172,076	6,521
	001-3112-402	11-02	21,654	21,654	(0)
	001-3112-402	11-03	3,793	3,873	80
	001-3112-402	11-04	10,148	10,612	464

"Exhibit A" Supplemental Detail Proposed August 9, 2021

	Account Number		Current Budget	Proposed Amended Budget	Increase (Decrease)
	001-3112-402	11-15	12,725	13,284	559
	001-3112-402	11-17	4,374	4,683	309
Taxes-SS	001-3112-402	22-01	13,469	14,023	554
Taxes-Med	001-3112-402	22-02	3,150	3,280	130
IMRF	001-3112-402	23-01	20,834	21,691	857
		Subtotal	255,702	265,175	9,473
Central Svc/Paint & Sign					
Salary/Wages	001-3116-402	11-01	105,183	107,169	1,986
	001-3116-402	11-02	7,085	7,085	0
	001-3116-402	11-03	4,324	4,413	89
	001-3116-402	11-04	5,045	5,149	104
	001-3116-402	11-15	7,207	7,356	149
Taxes-SS	001-3116-402	22-01	7,988	8,133	145
Taxes-Med	001-3116-402	22-02	1,868	1,902	34
IMRF	001-3116-402	23-01	12,356	12,579	223
		Subtotal	151,056	153,787	2,731
Central Svc/Nuisance Abatement					
Salary/Wages	001-3117-402-	11-01	82,595	84,407	1,812
	001-3117-402-	11-02	2,500	15,000	12,500
	001-3117-402-	11-03	2,126	2,163	37
	001-3117-402-	11-04	4,961	5,047	86
	001-3117-402-	11-15	6,202	6,308	106
	001-3117-402-	11-17	2,126	2,163	37
Taxes-SS	001-3117-402-	22-01	6,260	6,360	100
Taxes-Med	001-3117-402-	22-02	1,464	1,488	24
IMRF	001-3117-402-	23-01	9,683	9,838	155
		Subtotal	117,917	132,774	14,857
Central Svc/Concrete					
Salary/Wages	001-3152-403	11-01	216,357	226,961	10,604
	001-3152-403	11-02	12,489	12,489	(0)
	001-3152-403	11-03	2,126	7,749	5,623
	001-3152-403	11-04	14,767	15,350	583
	001-3152-403	11-15	5,316	14,644	9,328
	001-3152-403	11-17	4,961	2,163	(2,798)
	001-3152-403	11-18	4,629		(4,629)
	001-3152-403	12-02	0	32,443	32,443
Insurance Health	001-3152-403	21-01	68,890	76,340	7,450
Taxes-SS	001-3152-403	22-01	16,150	19,331	3,181
Taxes-Med	001-3152-403	22-02	3,735	4,521	786
IMRF	001-3152-403	23-01	24,957	26,790	1,833
		Subtotal	374,377	438,781	64,404
Engineering					
Salary/Wages	001-3712-404	11-01	301,362	309,976	8,614
	001-3712-404	11-02	5,939	6,125	186
	001-3712-404	11-03	5,829	6,022	193
	001-3712-404	11-04	18,531	19,065	534
	001-3712-404	11-15	18,422	19,008	586

"Exhibit A" Supplemental Detail Proposed August 9, 2021

	Account Number		Current Budget	Proposed Amended Budget	Increase (Decrease)
	001-3712-404	11-17	7,824	8,051	227
Taxes-SS	001-3712-404	22-01	22,187	22,831	644
Taxes-Med	001-3712-404	22-02	5,189	5,340	151
IMRF	001-3712-404	23-01	34,318	35,315	997
		Subtotal	419,601	431,732	12,131
PPRT Pass through					
Police pension	001-2112-402	23-05	3,622,134	3,692,134	70,000
Fire pension	001-2212-402	23-06	4,051,587	4,150,587	99,000
Library distribution	001-1801-491-62-15		1,774,465	1,855,465	81,000
Amtrak Painting	001-3714-403	35-01	1,000	16,000	15,000
Fire rentals/veh replacmnt	001-2212-402-36-05		-	7,000	7,000
trfr to 201 Planning	001-1801-491-62-02		661,302	679,602	18,300
trfr to 301 Capital Proj	001-1801-491-62-15		2,302,500	2,334,509	32,009
trfr to 533 Garbage	001-1801-491-62-63		0	17,183	17,183
trfr to 534 Recycle	001-1801-491-62-66		191,342	200,169	8,827
trfr to 601 Cent Garage	001-1801-491-62-31		295,257	311,346	16,089
		GENERAL FUND TOTAL			737,000
					(0)
<u>Planning & Dev Fund</u>					
Transfers from GF	201-0000-391-01-01		661,302	679,602	18,300
Planning & Dev Inspections					
Salary/Wages	201-2411-402-	11-01	166,605	169,371	2,766
	201-2411-402-	11-03	2,049	2,084	35
	201-2411-402-	11-04	1,001	10,170	9,169
	201-2411-402-	11-15	9,577	9,738	161
	201-2411-402-	11-17	5,841	5,938	97
	201-2411-402-	12-01	16,312	16,312	-
	201-2411-402-	21-01	46,356	46,201	(155)
Taxes-SS	201-2411-402-	22-01	12,999	13,244	245
Taxes-Med	201-2411-402-	22-02	3,040	3,097	57
IMRF	201-2411-402-	23-01	18,612	18,921	309
			282,392	295,077	12,685
Planning & Dev Admin					
Salary/Wages	201-6310-408	11-01	201,454	204,894	3,440
	201-6310-408	11-03	2,780	2,828	48
	201-6310-408	11-04	13,236	13,462	226
	201-6310-408	11-15	13,759	13,993	234
	201-6310-408	11-17	6,376	6,484	108
Taxes-SS	201-6310-408	22-01	14,732	14,983	251
Taxes-Med	201-6310-408	22-02	3,445	3,504	59

"Exhibit A" Supplemental Detail Proposed August 9, 2021

	Account Number		Current Budget	Proposed Amended Budget	Increase (Decrease)
IMRF	201-6310-408	23-01	22,786	23,175	389
			278,568	283,325	4,757
Planning & Dev - Nuisance Abatement					
Salary/Wages	201-3117-403	11-01	36,877	37,516	639
	201-3117-403	11-03	1,462	1,487	25
	201-3117-403	11-04	2,274	2,314	40
	201-3117-403	11-15	1,625	1,653	28
Taxes-SS	201-3117-403	22-01	2,619	2,664	45
Taxes-Med	201-3117-403	22-02	612	623	11
IMRF	201-3117-403	23-01	4,051	4,121	70
			49,520	50,378	858
Planning & Development Fund Total					18,300
<u>Transit Fund</u>					
Transit Admin					
Salary/Wages	250-3410-403-	11-01	116,400	117,785	1,385
	250-3410-403-	11-17	3,784	3,812	28
	250-3410-403-	22-01	7,820	8,315	495
	250-3410-403-	22-02	1,925	1,945	20
	250-3410-403-	23-01	12,729	12,862	133
			142,658	144,719	2,061
Transit Clerical					
Salary/Wages	250-3412-403-	11-01	89,530	91,351	1,821
	250-3412-403-	11-02	500	580	80
	250-3412-403-	11-17	1,588	1,658	70
Taxes-SS	250-3412-403-	22-01	7,049	7,156	107
Taxes-Med	250-3412-403-	22-02	1,648	1,673	25
IMRF	250-3412-403-	23-01	10,002	10,166	164
			110,317	112,583	2,266
Transit Drivers					
Salary/Wages	250-3413-403	11-01	726,623	739,195	12,572
	250-3413-403	11-02	110,552	112,460	1,908
Temporary Wages	250-3413-403	12-01	268,409	274,913	6,504
Temp OT	250-3413-403	12-02	24,325	24,378	53
	250-3413-403	11-03	26,206	26,658	452
	250-3413-403	11-04	19,170	19,501	331
	250-3413-403	11-15	38,184	38,843	659
	250-3413-403	11-17	2,800	2,820	20
	250-3413-403	11-19	14,691	16,680	1,989
	250-3413-403	11-20	5,804	11,597	5,793
Taxes-SS	250-3413-403	22-01	74,231	75,627	1,396
Taxes-Med	250-3413-403	22-02	17,360	17,687	327
IMRF	250-3413-403	23-01	106,281	108,441	2,160
			1,434,636	1,468,802	34,166
Transit Operations					
Fleet Expense	250-3414-403.36-01		990,730	949,415	(41,315)

"Exhibit A" Supplemental Detail Proposed August 9, 2021

	Account Number		Current Budget	Proposed Amended Budget	Increase (Decrease)
Transit Maint Supervision					
Salary/Wages	250-3415-403	11-01	96,381	98,423	2,042
	250-3415-403	12-02			-
	250-3415-403	11-03	3,458	3,507	49
	250-3415-403	11-04	5,937	6,057	120
	250-3415-403	11-15	7,595	7,758	163
	250-3415-403	11-17	1,099	1,148	49
Taxes-SS	250-3415-403	22-01	6,983	7,126	143
Taxes-Med	250-3415-403	22-02	1,633	1,667	34
IMRF	250-3415-403	23-01	10,801	11,023	222
			133,887	136,709	2,822
Transit Fund Total					0
<u>Water Fund</u>					
Transfers to EPA Fund	501-3310-491-	23-01	2,000,000	1,887,136	(112,864)
Water Distribution					
Salary/Wages	501-3155-411-	11-01	628,215	648,555	20,340
	501-3155-411-	11-04	42,345	40,081	(2,264)
	501-3155-411-	11-15	35,711	37,115	1,404
	501-3155-411-	11-17	6,559	6,823	264
Group Health	501-3155-411-	21-01	163,900	193,593	29,693
Taxes-SS	501-3155-411-	22-01	49,709	45,587	(4,122)
Taxes-Med	501-3155-411-	22-02	11,625	10,662	(963)
IMRF	501-3155-411-	23-01	76,889	70,513	(6,376)
			1,014,953	1,052,930	37,977
	501-3156-411	11-01	209,147	216,808	7,661
	501-3156-411	11-03	6,181	6,439	258
	501-3156-411	11-04	13,285	13,772	487
	501-3156-411	11-15	18,104	18,738	634
	501-3156-411	11-17	2,248	2,341	93
	501-3156-411	22-01	16,679	17,245	566
	501-3156-411	22-02	3,901	4,033	132
	501-3156-411	23-01	25,799	26,675	876
			295,344	306,051	10,707
Water-Utilities Admin					
Salary/Wages	501-3310-411	11-01	202,071	204,161	2,090
	501-3310-411	11-04	11,893	12,054	161
	501-3310-411	11-15	11,155	11,316	161
	501-3310-411	11-17	3,348	3,406	58
Taxes-SS	501-3310-411	22-01	16,417	16,608	191
Taxes-Med	501-3310-411	22-02	3,840	3,883	43
IMRF	501-3310-411	23-01	25,394	25,679	285
			274,118	277,107	2,989

"Exhibit A" Supplemental Detail Proposed August 9, 2021

	Account Number		Current Budget	Proposed Amended Budget	Increase (Decrease)
Water-Commercial					
Salary/Wages	501-3312-411	11-01	129,178	131,560	2,382
	501-3312-411	11-02	2,500		(2,500)
	501-3312-411	11-03	3,252	3,312	60
	501-3312-411	11-04	7,588	7,728	140
	501-3312-411	11-15	6,323	6,440	117
	501-3312-411	11-17	3,252	3,312	60
Taxes-SS	501-3312-411	22-01	9,275	9,446	171
Taxes-Med	501-3312-411	22-02	2,169	2,209	40
IMRF	501-3312-411	23-01	14,346	14,611	265
			177,883	178,617	734
Water- Purification					
Salary/Wages	501-3314-411	11-01	466,836	501,501	34,665
	501-3314-411	11-02	20,193	20,193	0
	501-3314-411	11-03	1,659	1,722	63
	501-3314-411	11-04	28,432	31,916	3,484
	501-3314-411	11-15	31,097	33,860	2,763
	501-3314-411	11-17	16,454	16,894	440
Group Health	501-3314-411	21-01	130,164	142,065	11,901
Taxes-SS	501-3314-411	22-01	35,228	37,796	2,568
Taxes-Med	501-3314-411	22-02	8,239	8,839	600
IMRF	501-3314-411	23-01	54,490	58,462	3,972
			792,792	853,248	60,456
Water Fund Total					0
<u>Sewer Fund</u>					
Sewer - Street Cleaning					
Salary/Wages	502-3153-412	11-01	53,304	54,568	1,264
	502-3153-412	11-04	2,564	2,625	61
	502-3153-412	11-15	3,663	3,750	87
	502-3153-412	11-17	2,198	2,250	52
Taxes-SS	502-3153-412	22-01	3,912	4,003	91
Taxes-Med	502-3153-412	22-02	915	936	21
IMRF	502-3153-412	23-01	6,051	6,192	141
			72,607	74,325	1,718
Sewer Distribution					
Salary/Wages	502-3157-412	11-01	356,610	302,814	(1,966)
Sewer WWTP					
Salary/Wages	502-3321-412	11-01	11,139	11,322	183
	502-3321-412	11-03	442	449	7
	502-3321-412	11-04	687	699	12
	502-3321-412	11-15	491	499	8
Taxes-SS	502-3321-412	22-01	791	805	14

"Exhibit A" Supplemental Detail Proposed August 9, 2021

	Account Number		Current Budget	Proposed Amended Budget	Increase (Decrease)
Taxes-Med	502-3321-412	22-02	185	188	3
IMRF	502-3321-412	23-01	1,224	1,245	21
			14,959	15,207	248
Sewer Fund Total					(0)
<u>Airport</u>					
Airport - Admin					
Salary/Wages	511-4310-413-	11-01	108,950	109,441	491
	511-4310-413-	11-04	5,877	6,003	126
	511-4310-413-	11-15	2,721	4,618	1,897
Taxes-SS	511-4310-413-	22-01	7,288	7,444	156
Taxes-Med	511-4310-413-	22-02	1,704	1,741	37
IMRF	511-4310-413-	23-01	11,273	11,514	241
			137,813	140,761	2,948
Airport - Maintenance					
Salary/Wages	511-4313-413	11-01	184,289	188,988	4,699
	511-4313-413	11-02	29,460	29,975	515
	511-4313-413	11-03	3,317	1,722	(1,595)
	511-4313-413	11-04	10,321	8,225	(2,096)
	511-4313-413	11-15	9,215	9,564	349
	511-4313-413	11-17	5,742	5,446	(297)
	511-4313-413	11-18	6,173	5,100	(1,073)
Taxes-SS	511-4313-413	22-01	15,042	15,037	(5)
Taxes-Med	511-4313-413	22-02	3,518	3,517	(1)
IMRF	511-4313-413	23-01	23,267	23,261	(7)
			290,344	290,834	490
Airport Operations					
Capital Outlay	511-4314-413	53-09	10,600,000	10,596,562	(3,438)
Airport Fund Total					(0)
<u>Garbage</u>					
Transfers from GF	533-0000-391-01-01		0	17,183	17,183
Salary/Wages					
	533-3113-403	11-01	322,183	335,091	12,908
	533-3113-403	11-02	24,772	24,772	0
	533-3113-403	11-03	6,890	7,170	280
	533-3113-403	11-04	15,624	16,227	603
	533-3113-403	11-15	16,476	17,106	630
	533-3113-403	11-17	5,316	5,515	199
Taxes-SS	533-3113-403	22-01	24,298	25,220	922
Taxes-Med	533-3113-403	22-02	5,683	5,898	215
IMRF	533-3113-403	23-01	37,583	39,010	1,427
Garbage Fund Total			458,825	476,008	17,183

"Exhibit A" Supplemental Detail Proposed August 9, 2021

	Account Number		Current Budget	Proposed Amended Budget	Increase (Decrease)
<u>Recycle</u>					
Transfers from GF	534-0000-391-01-01		191,342	200,169	8,827
Salary/Wages	534-3114-403	11-01	179,174	186,642	7,468
	534-3114-403	11-02	5,905	5,905	(0)
	534-3114-403	11-03	5,720	5,720	(0)
	534-3114-403	11-04	9,668	9,682	14
	534-3114-403	11-15	6,906	6,915	9
	534-3114-403	11-17			-
	534-3114-403	11-18			-
Taxes-SS	534-3114-403	22-01	12,897	13,377	480
Taxes-Med	534-3114-403	22-02	3,016	3,128	112
IMRF	534-3114-403	23-01	19,948	20,691	743
Recycle Fund Total			243,234	252,061	8,827
<u>Central Garage Fleet</u>					
Transfers from GF	601-0000-391-01-01		297,257	313,346	16,089
Salary/Wages	601-3115-403-	11-01	345,960	357,623	11,663
	601-3115-403-	11-02	26,176	26,176	0
	601-3115-403-	11-03	15,456	15,993	537
	601-3115-403-	11-04	21,645	22,376	731
	601-3115-403-	11-15	19,520	20,165	645
	601-3115-403-	11-17	4,662	4,811	149
Taxes-SS	601-3115-403-	22-01	27,050	27,900	850
Taxes-Med	601-3115-403-	22-02	6,326	6,525	199
IMRF	601-3115-403-	23-01	41,840	43,155	1,315
Central Garage Total			508,635	524,724	16,089
					-
<u>Self Insurance Fund</u>					
Human Resources - Admin					-
Salary/Wages	611-3810-401-	11-01	78,813	80,179	1,366
	611-3810-401-	11-04	4,675	4,757	82
	611-3810-401-	11-15	3,340	3,397	57
Taxes-SS	611-3810-401-	22-01	5,328	5,477	149
Taxes-Med	611-3810-401-	22-02	1,259	1,281	22
IMRF	611-3810-401-	23-01	8,327	8,471	144
Human Resources - Risk Management					
Salary/Wages	611-3811-401-	11-01	81,830	83,248	1,418
	611-3811-401-	11-04	4,713	4,795	82
	611-3811-401-	11-15	5,513	5,609	96
	611-3811-401-	11-17	2,576	4,041	1,465
Taxes-SS	611-3811-401-	22-01	5,867	6,057	190
Taxes-Med	611-3811-401-	22-02	1,372	1,417	45
IMRF	611-3811-401-	23-01	9,075	9,369	294
Self Insurance Fund Total			212,688	218,096	5,408

"Exhibit A" Supplemental Detail Proposed August 9, 2021

	Account Number	Current Budget	Proposed Amended Budget	Increase (Decrease)
<u>CDAP RLF Fund #702</u>				
Transfers to 701	702-1801-491-62-13	0	679,000	679,000
Misc Other	702-6319-408-61-04	3,000	-	(3,000)
Loan Disbursements	702-6319-408-63-01	500,000	-	(500,000)
<i>Close out CDAP fund 702 balance of \$679,000, using \$176,000 unbudgeted fund balance</i>				<u>176,000</u>
<u>SBE RLF Fund #706</u>				
Transfers to 701	706-1801-491.62-13	0	500,000	500,000
Loan Disbursements	706-6319-408-63-01	500,000	-	(500,000)
<i>Close out SBE fund 706 balance of \$479,000 to fund 701</i>				<u>-</u>
<u>Q-Fund 701 (formerly Econ Dev RLF) #701</u>				
Transfers from 702	701-0000-391.08-39	0	679,000	679,000
Transfers from 706	701-0000-391.01-39	0	500,000	500,000
			Fund 701 Revenue increase	<u>1,179,000</u>
Loan Disbursements	701-6319-408-63-01	345,000	1,179,000	834,000

CITY OF QUINCY

Food & Beverage Tax Update

First Six Months CY2021

FOOD & BEVERAGE TAX RECAP

REVENUE

	# Filers	Total Net Revenue
January	151	\$106,685.01
February	153	\$97,778.69
March (Q1)	170	\$129,950.27
April	153	\$127,736.91
May	151	\$130,181.06
June (Q2)	165	\$124,141.04
Total for 1st 6 months		\$716,472.98

BUSINESSES Subject to F&B Tax	
Opened within last 90 days or pending	13
Annual Filers	16
Quarterly Filers	27
Monthly Filers	184
Seasonal Food Trucks	9
Non-Compliant Businesses	0
TOTAL	249

F&B, CONTINUED

Initial Revenue Projections		
FY2021	\$1,000,000	Initial state date was 5/1/2020
FY2022	\$1,250,000	25% increase due to fully open status
FY2023	\$1,312,500	5% increase as projected nationally for F&B SICs

Revenue for FY2022 is at 30% of anticipated total after 3 months of collections

Total Commitments Authorized by City Council						
Item	FY21	FY22	FY23	FY24	Total	Notes
Retail Mktg (NextSite)	\$15,000	\$15,000	\$15,000		\$45,000	Plus Success Fees
Tourism (QACVB)		\$100,000	\$100,000	\$100,000	\$300,000	Reimbursement
Strategic Mktg (North Star)		\$250,000	\$200,000	\$175,000	\$625,000	
BET on Q Grants		\$100,000	\$100,000	\$100,000	\$300,000	
Q-WRAP		\$125,000			\$125,000	Q-WRAP
TOTALS		\$590,000	\$415,000	\$375,000	\$1,395,000	

NOTES

F&B tax is due on the 20th of each month

F&B tax is remitted through lata.localgov.org

Technical support is provided by service@localgov.org
or by calling 877-654-0021

A discount is given to “early filers” who pay before the 20th

A 2-day grace period is given, then penalties apply after the 22nd

Reminder notices are sent out after the 26th for any business that **didn't file**

QUESTIONS?

Contact the City Treasurer's Office at 217-228-4575

Or

Technical Support at service@localgov.org or 877-654-0021



RESOLUTION

WHEREAS, the duly authorized representatives of the City of Quincy, in good faith have negotiated a three year collective bargaining agreement (“Agreement”) with Quincy Firefighters, Local 63 IAFF, concerning terms and wages for the term May 1, 2021 through April 20, 2024; and

WHEREAS, THE Fire Chief, the Director of Administrative Services, and the Personnel Committee recommend to the Mayor and Quincy City Council adoption of the three year agreement;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and other necessary City Officials are authorized to sign the agreement

Bernard Vahlkamp, Chief
Quincy Fire Department

Jeffrey Mays
Director of Administrative Services

City of Quincy Department of Central Services



Kevin McClean
Director

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

FORESTRY MONTHLY REPORT

Date: August 3, 2021

To the Honorable Mayor and City Council:

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

Trees Removed – 20 total
Concrete Trip/Fall Hazard – 0
Sewer Issue – 2
Water Issue – 0
Power Line Interference – 0
Dead/Dying – 13
Blocked Sign – 0
Safety Hazard – 5
Construction Work – 0

Stumps Removed – 23

Trees Trimmed – 40

Respectfully submitted,

Kevin McClean
Director
Department of Central Services

**City of Quincy
Department of Central Services**



**Kevin McClean
Director**

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

**MOSQUITO ABATEMENT PROGRAM
MONTHLY REPORT**

DATE: August 3, 2021

To the Honorable Mayor and City Council:

The following is the report of the Mosquito Abatement Program for the month of July

Gallons of Chemicals – 12

Miles Driven – 94

Respectfully submitted,

Kevin McClean
Director
Department of Central Services

**City of Quincy
Department of Central Services**



**Kevin McClean
Director**

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

**SIGN AND PAINT
MONTHLY REPORT**

DATE: August 3, 2021

To the Honorable Mayor and City Council:

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

City Signs Replaced – 8
New Signs – 9
City Blocks Striped – 0
Feet of Curbs Painted – 1,075
Intersections Painted – 52
Handicapped Parking Stalls Painted - 0
Barrels of Yellow Paint Used – 0
Barrels of White Paint Used – 1

Respectfully submitted,

Kevin McClean
Director
Department of Central Services

City of Quincy Department of Central Services



Kevin McClean
Director

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

RECYCLING DIVISION MONTHLY REPORT

Date: August 3, 2021

To the Honorable Mayor and City Council:

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

<u>MATERIAL</u>	<u>POUNDS</u>	<u>TONS</u>
Fiber	84,120	42.06
Non-Fiber	36,120	18.06
Corrugated Cardboard	380	.19

Respectfully submitted,

Kevin McClean
Director
Department of Central Services

**City of Quincy
Department of Central Services**



**Kevin McClean
Director**

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

**STREET CLEANING
MONTHLY REPORT**

DATE: August 3, 2021

To the Honorable Mayor and City Council:

The following is the report of the Street Cleaning Department for the month of July

City Blocks Swept – 580

Loads of Refuse Hauled – 13

Gallons of Water for Flushing – 4,500

Respectfully submitted,

Kevin McClean
Director
Department of Central Services



City of Quincy
Traffic Commission

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

TRAFFIC COMMISSION AGENDA

August 9, 2021 | 6:00 p.m. | Conference Room 235

A meeting of the Traffic Commission will be held on Monday, August 9, 2021 at 6:00 p.m. in City Hall Conference Room #235.

1. Approval of Minutes

2. Public Comment (3 minute limit)

3. Old Business

- a) Alderman Freiburg's referral to reduce the speed limit on Brook Drive;
- b) Alderman Finney's referral to study traffic at 48th and Columbus Road;
- c) Alderman Reis's referral to the possibility of "No Parking" signs on Elmwood Drive East and Elmwood Drive West along the inside of the horseshoe;

4. New Business

- a) Alderman Entrup's referral to study the possibility of a stop sign at the intersection of 6th and Maple Streets;
- b) Alderman Freiburg's referral to replace a "No Outlet" sign with a "Dead End" sign on North 25th Street between Cedar Street and Hurley Drive;
- c) Alderman Mast's referral to conduct a speed study on Manor Hill Drive and replace speed signs;
- d) Alderman Entrup's referral to study the intersection of 17th and Cedar Streets for stop or yield signs;
- e) Alderman Freiburg's request for a "School Bus Stop" sign in front of the residence at 923 North 36th Street;

5. Late Referrals and Reports

6. Adjournment



TRAFFIC COMMISSION MEETING MINUTES

The monthly meeting of the Traffic Commission was held on Monday, June 14, 2021 in the Engineering Department Conference Room #235. The meeting was called to order at 6:02 p.m. with the following members present:

Members Present: Steve Bange, Justin Boyd, Jeffrey Conte, Rob Copley, Ed Holthaus
Alderman Fletcher, Jeff Mays, Joe Henning

Others: Alderman Bauer, Alderman Bergman, Alderman Entrup, Alderman Freiburg, Alderman Mast, Mayor Troup, Adam Yates, Check Bevelheimer, Drew Zimmerman (QHW), David Adams (MRN)

1. **Approval of Meeting Minutes**

The minutes of the May 10, 2021 meeting were approved as distributed.

Motion: Holthaus Second: Fletcher Motion Carried

2. **Public Comment**

3. **Old Business**

- a) Alderman Farha's referral to a "4-Way Stop" at the intersection of 22nd Street and Payson Avenue;

Action: Motion to table for one (1) since the aldermen were not present to discuss the referral.

Motion: Conte Second: Bange Motion Denied

Action: Motion to deny request Ward aldermen failed to attend meetings to discuss the request.

Motion: Conte Second: Holthaus Motion Carried

- b) Alderman Fletcher's referral to the possibility of stop signs at the intersection of 14th and Sycamore Streets;

Discussion: Results of the speed study were reviewed. Speeding was shown not to be an issue and there have been no recent accidents at the intersection.

Action: Send to City Council with recommendation to deny the request for stop signs at the intersection of 14th and Sycamore.

Motion: Henning Second: Fletcher Motion Carried

- c) Alderman Mast's referral to study the intersections of 36th and Cambridge Drive and 36th and Stone Crest Drive;

Discussion: Results of the speed study discussed. The 85th percentile is 42 mph which is just over the 40 mph speed limit. As this is a State route there is very little that the City can do.

Action: Engineering Department will sent letter to IDOT requesting they study the speed limit on South 36th Street (IL 96).

Motion: Henning Second: Holthaus Motion Carried

4. New Business

- a) Alderman Fletcher's request to conduct a speed study on Locust Street between 12th and 18th Streets;

Discussion: The results of a recent speed study were review.

Action: The Police Department will set the speed trailer out in this area to remind drivers to slow down.

- b) Alderman Freiburg's referral to reduce the speed limit on Brook Drive;

Discussion: Alderman Freiburg presented the request. Parking and the road curvature make it difficult to attain a 30 mph speed.

Action: Table for one (1) month to allow for a speed study to be conducted.

Motion: Bange Second: Henning Motion Carried

Chief Henning requested that item 4e be discussed at this time so that attendees can attend another after this item.

- e) Alderman Bergman's referral to study the planned development of a drive-thru at 7th and Broadway and its effects on traffic in that area;

Discussion: There was much discussion on possible traffic problems and solutions to the proposed development at 7th and Broadway.

Action: Recommendation to implement "No Parking on the both sides of 7th Street from Broadway north to the alley, and southbound vehicles on 7th Street will be allowed to make right turns only onto Broadway.

Motion: Conte Second: Henning Motion Carried

Henning, Fletcher and Mays left the meeting at approximately 6:40 p.m. A quorum was still present.

- c) Alderman Finney's referral to study traffic at 48th and Columbus Road;

Discussion: The intersection remains under the County's jurisdiction but there have been some changes to traffic patterns at the school.

Action: Table for one (1) month to allow for review.

Motion: Conte

Second: Holthaus

Motion Carried

- d) Alderman Reis's referral to the possibility of "No Parking" signs on Elmwood Drive East and Elmwood Drive West along the inside of the horseshoe;

Action: The chair believes there may have been miscommunication on this request and would like to table the item for one month.

Motion: Conte

Second: Holthaus

Motion Carried

The meeting was adjourned at 6:50,

Motion: Holthaus

Second: Conte

Motion Carried

Respectfully submitted,

Steve Bange, Secretary

Traffic Commission

June 15, 2021



**City of Quincy
Quincy Transit Lines**

**2020 Jennifer Road
Quincy IL 62301**

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

**TRANSIT ADVISORY COMMISSION
AGENDA**

DATE: Monday August 9, 2021

TIME: **6:30 p.m.**

LOCATION: Caucus Chambers, City Hall

1. Call the meeting to order
2. Approval of minutes from March 8th meeting
3. Public Comment
4. New Business
 - a. New Grant Application

Respectfully submitted,

Marty Stegeman
Transportation Director



Quincy Riverfront Master Plan
Steering Committee
Governance Plan Subcommittee Meeting
Tuesday, August 10, 2021
4:00 p.m.
Quincy City Council Chambers
Quincy City Hall (1st Floor)
730 Maine Street
Quincy, IL 62301

AGENDA

- 1) Call the Meeting to Order**
- 2) Select Subcommittee Chairman**
- 3) Review Mission and Expectations of Subcommittee**
- 4) Review Governance Plan Examples and Scoring Matrix**
- 5) Review Rick Ehrhart Email Letter**
- 6) Discussion and Formation of Governance Plan**
- 7) New Business**
- 8) Public Comment**
- 9) Schedule Next Meeting**
- 10) Adjourn**



AGENDA
QUINCY FIREFIGHTERS PENSION FUND
Monday, August 16, 2021
9:00 A.M.
City Council Chambers



Public Forum

- (1) **Roll Call**
- (2) **Approval of previous meetings minutes**
- (3) **Old Business**
Pension Report Review
- (4) **Communications**
- (5) **Treasurers Report**
- (6) **Investment Report**
- (7) **New Business**

Payment of Bills: ABNG June Pension Checks/Postage \$169.37
ABNG Posting records and bookkeeping-June \$10,317.00
Amanda Keck August Attendance \$150.00

- (8) **Public Forum**
- (9) **Executive Session**
- (10) **Next Meeting/Adjournment**

Posted: 8/13/21