

THE CITY COUNCIL

OFFICIAL PROCEEDINGS

REGULAR MEETING

Quincy, Illinois, April 18, 2022

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

The following members were physically present:

Ald. Fletcher, Entrup, Bergman, Bauer, Mays, Freiburg, Farha, Sassen, Rein, Mast, Reis, Awerkamp, Uzelac, Holtschlag. 14.

MINUTES AMENDED

Ald. Bergman moved the minutes of the April 11, 2022, meeting be amended to show the correct roll call for the QWRAP Resolution which is: Yeas: Ald. Bauer, Mays, Freiburg, Rein, Mast, Awerkamp, Uzelac, Holtschlag, Entrup. 9. Nays: Ald. Bergman, Sassen, Reis, Fletcher. 4. Absent: Ald. Farha. 1.

The minutes of the regular meeting of the City Council held April 11, 2022, were approved, as amended, on motion of Ald. Entrup. Motion carried.

Legal Counsel: Assistant Corporation Counsel Bruce Alford.

PUBLIC FORUM

No one was present to speak.

The City Clerk presented and read the following:

PETITIONS

Special Event Application by St. Dominic's Junefest requesting permission to hold its annual Junefest on Saturday, June 4th from 5:00 p.m. to 12:00 a.m. (midnight) at the St. Dominic School grounds located at 4100 Columbus Rd. Applicant requests a Live Entertainment/Public Gathering License for music and the use of loud speakers. Applicant also requests permission to erect one 40x60 tent and a temporary stage for the event. The Department of Planning and Development approves the Temporary Structure Permit pending an inspection of the structures by the Quincy Fire Department once the tent and stage are in place and prior to the start of the event. The Department of Utilities & Engineering recommends approval of the event pending approval of the Live Entertainment/Public Gathering License by the Quincy Police Department.

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

Special Event Application from Threshold of Pain, 701 Maine St., requesting permission to hold an American Downtown Classic Car and Art Show on Saturday, May 14th from 11:00 a.m. to 10:00 p.m. The closure of the following streets is requested from 8:00 a.m. through 12:00 a.m. (midnight): 7th St., Maine to Hampshire St.; and Maine St., 6th to 8th St. with barricades. Permission to assemble a stage at the intersection of 7th and Maine St. is requested and approval for the assembly of the stage is recommended pending an inspection by the Quincy Fire Department once the stage is in place and prior to the start of the event. Applicant has submitted all required documentation and approval is recommended by the Department of Utilities & Engineering pending the approval of the Live Entertainment/Public Gathering License by the Quincy Police Department.

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

SALES TAX REPORTS

The report of the Illinois Department of Revenue showing sales tax collected for the month of February, 2022 in the amount of \$885,587.73 was ordered received and filed on a motion of Ald. Farha. Motion carried.

HOME RULE SALES TAX REPORTS

The report of the city's 1-1/2% home rule sales tax collected for the month of February, 2022 in the amount of \$803,798.45 was ordered received and filed on a motion of Ald. Farha. Motion carried.

MAYOR’S APPOINTMENT

By Mayor Michael A. Troup making the appointment of Beth Young to the Quincy Tree Commission for a three-year term expiring on 4/30/25.

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

RESOLUTION AUTHORIZING RETAIL/HOSPITALITY DEVELOPMENT PROGRAM, AS AMENDED

WHEREAS, the Illinois Office of Tourism estimates the average person visiting a community on a “day-trip” spends \$102, and

WHEREAS, the average overnight visitor spends \$250 on hotel/motel rooms, food and other hospitality services; and

WHEREAS, the Oakley Lindsay Center, Quincy Area Convention and Visitors Bureau (QACVB) and local organizations promote events that draw visitors to Quincy; and

WHEREAS, the City of Quincy also financially supports local events through the BET on Q and QACVB Tourism Marketing Programs; and

WHEREAS, the more people who visit Quincy, the more money is spent in hospitality services including hotels, restaurants, bars and local retail shops; and

WHEREAS, the creation of the Retail/Hospitality Development Program (RHDP) would incentivize developers to build new retail and hospitality developments in the City’s Hospitality Corridor.

NOW, THEREFORE, BE IT RESOLVED as follows:

- 1) That the Quincy City Council authorize the Quincy Retail/Hospitality Development Program;
- 2) That the Retail/Hospitality Development Program funds come from Economic Growth Fund 213;
- 3) That the Quincy City Council will direct \$500,000 in food and beverage tax revenue to the Retail/Hospitality Development Program.

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

Adopted this 18th day of April, 2022.

Laura Oakman
City Clerk

Approved this 19th day of April, 2022.

Michael A. Troup
Mayor

Ald. Holtschlag, seconded by Ald. Uzelac, moved to amend the resolution to change the name Hotel Development Program to Retail/Hospitality Development Program. Motion carried.

Ald. Holtschlag moved for the adoption of the resolution, as amended, seconded by Ald. Uzelac, and on the roll call the following vote resulted: Yeas: Ald. Mast, Reis, Awerkamp, Uzelac, Holtschlag, Fletcher, Entrup, Mays, Freiburg. 9. Nays: Ald. Sassen, Rein, Bergman, Bauer, Farha. 5. Motion carried.

RESOLUTION

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

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

WHEREAS, the following bids were received:

Concrete

R.L. Brink Corporation

Quincy, Illinois \$185,807.50

Engineer’s Estimate \$218,275.00

Patching Material

Diamond Construction Company

Quincy, Illinois \$ 60,700.00

Engineer’s Estimate \$ 71,400.00

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

WHEREAS, funding for the purchase of maintenance materials will be available in the 2022/2023 Motor Fuel Tax Fund fiscal year budget.

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

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

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

RESOLUTION

WHEREAS, the HVAC system at the Quincy Public Library is failing and requires diagnostic testing and evaluation to determine if the system can be repaired or needs replacing; and,

WHEREAS, the City has received a proposal from Daikin-TMI, LLC, of St. Louis, Missouri, in the amount of \$9,150.00 for the HVAC diagnostic and evaluation services; and,

WHEREAS, the consulting firm has the expertise and resources required to provide the services needed in a timely manner and qualifies as a sole source provider under Section 2.8 of the City of Quincy's Purchasing Policy Manual that was adopted on October 4, 2021; and,

WHEREAS, funding for this service is available in the 2022/2023 fiscal year budget.

NOW, THEREFORE BE IT RESOLVED, that the Director of Utilities and Engineering and the Quincy Public Library Director recommend to the Mayor and Quincy City Council that normal bidding requirements be waived and the quote from Daikin-TMI, LLC, of St. Louis, Missouri, in the amount of \$9,150.00 be accepted.

Jeffrey Conte, P.E.

Director of Utilities & Engineering

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

CITY OF QUINCY COUNCIL RESOLUTION IN SUPPORT OF TAX INCREMENT FINANCING

WHEREAS, the City has the responsibility to promote economic development and revitalization of underperforming areas within the City; and

WHEREAS, the City recognizes that Tax Increment Financing (TIF) is a means to address areas of blight, support development and promote local job creation and retention; and

WHEREAS, TIF incentives directly contribute to the expansion of the local tax base and attract private development and new businesses to the City; and

WHEREAS, the availability of TIF is a critical mechanism to spur economic development for the City; and

WHEREAS, the Mayor and City Council of Quincy find that the availability of TIF as an economic development tool is essential for the continuing economic vitality of the City.

NOW, THEREFORE, be it resolved by the City Council for the City of Quincy as follows:

Section 1. The foregoing recitals shall be and are hereby incorporated as findings of fact as if said recitals were fully set forth herein.

Section 2. The City urges the Illinois General Assembly and Governor to protect TIF in its current form as a valuable economic development tool without additional restrictions on municipal governments and the communities they serve.

Section 3. The City Clerk shall forward a copy of this Resolution to the Illinois Municipal League.

Passed this 18th day of April, 2022.

Laura Oakman

City Clerk

Approved this 19th day of April, 2022.

Michael A. Troup

Mayor

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

RESOLUTION AUTHORIZING THE CITY TO ENTER INTO MID-TOWN BUSINESS DISTRICT REDEVELOPMENT AGREEMENT WITH QUINCY-CULLINAN, LLC (THE QUINCY TOWN CENTER ROOF PROJECT)

WHEREAS, pursuant to Illinois Statute 65 ILCS 5/8-11-20 et seq., as amended, the City of Quincy, an Illinois Municipality, (the "City") has the authority to provide incentives to developers to promote the development or redevelopment of land; and

WHEREAS, pursuant to 65 ILCS 5/8-1-2.5, a municipality may appropriate and expend funds for economic development purposes, including, without limitation for commercial enterprises that are deemed necessary or desirable for the promotion of economic development within the community; and

WHEREAS, pursuant to the Business District Development and Redevelopment Act (65 ILCS 5/11-74.3-1 et. seq. and the “Act”), the City has the authority to establish a Business Development District wherein it may impose a tax, the revenues from which, may be used to pay certain Business District Project Costs including financing costs; and

WHEREAS, on March 29, 2021, the City adopted a Business District under the Business District Development and Redevelopment Act known as Mid-Town Business District (the “Business District” or “MBD”) and imposed a One Percent (1%) Business District Retailers’ Occupation Tax, a One Percent (1%) Business District Service Occupation Tax, and a One Percent (1%) Business District Hotel Operators’ Occupation Tax therein; and

WHEREAS, included in the MBD Redevelopment Project Area is property currently owned by the Developer and known as Quincy Town Center (f/k/a Quincy Mall) (the “Property”); and

WHEREAS, the Developer’s proposed Project is consistent with the Mid-Town Business District Redevelopment Plan and Projects for the Redevelopment Project Area and further conforms to the land uses of the City as adopted, and the Developer requested that incentives for the development be provided by the City and that such incentives include the reimbursement of funds payable solely from the MBD Special Tax Allocation Fund; and

WHEREAS, the City has determined that the Redevelopment Agreement attached hereto as Exhibit “A” (the “Agreement”) is in the best interest of the citizens of the City of Quincy.

THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF QUINCY, AN ILLINOIS MUNICIPALITY, THAT:

1. The Redevelopment Agreement hereto attached as *Exhibit “A”* by and between the City of Quincy, Adams County, Illinois (the “City”) and Quincy-Cullinan, LLC, an Illinois limited liability company (the “Developer”) is hereby approved.

2. The Mayor is hereby authorized and directed to enter into and execute on behalf of the City said Redevelopment Agreement and the City Clerk of the City of Quincy is hereby authorized and directed to attest such execution.

3. The Redevelopment Agreement shall be effective on the _____ day of _____, 2022.

4. This Resolution shall be in full force and effect from and after its passage and approval as required by law.

ADOPTED: April 18, 2022

Laura Oakman
City Clerk

APPROVED: April 19, 2022

Michael A. Troup
Mayor

Officially published in pamphlet form this 21st day of April, 2022.

Request to Speak

Written request to speak under suspended rules by Mike Jenkins, Quincy Town Center and Cullinan Property Representative, concerning the above resolution.

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

Mike Jenkins, Quincy Town Center and Cullinan Property manager, stated that they are seeking to access accrued funds for future repairs to the roof. They want to proactively take steps now before it becomes a larger issue.

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

Ald. Farha moved for the adoption of the resolution, seconded by Ald. Freiburg, and on the roll call the following vote resulted: Yeas: Uzelac, Holtschlag, Fletcher, Entrup, Mays, Freiburg, Farha, Rein, Mast, Awerkamp. 10. Nays: Ald. Bergman, Bauer, Sassen, Reis. 4. Motion carried.

ORDINANCE

Second presentation of an Ordinance entitled: An Ordinance Adopting The Annual Operating Budget For The City Of Quincy, Illinois, For The Fiscal Year Ending April 30, 2023.

REPORT OF FINANCE COMMITTEE

Quincy, Illinois, April 18, 2022

	Transfers	Expenditures	Payroll
City Hall.....		51.52	32,830.95
Planning & Dev	20,500.00		
9-1-1.....	33,000.00		
Building Maintenance.....		686.40	
Comptroller		138.42	11,236.88
Legal Department		0.00	8,905.92
Commissions.....		0.00	634.60

IT Department.....		0.00	8,070.54
Police Department.....		334,356.55	231,347.47
Fire Department.....		328,371.60	198,361.02
Public Works.....		3,589.56	40,912.42
Engineering.....		21,305.35	21,468.27
Tax Distribution/Subsidies.....		263,386.97	
GENERAL FUND SUBTOTAL	53,500.00	951,886.37	553,768.07
Planning and Devel.....		0.00	21,357.03
911 System.....		0.00	41,487.80
911 Surcharge Fund.....		365.00	
Traffic Signal Fund.....		841.55	
Econ Dev Growth Fund.....		21,889.50	
Transit Fund.....		1,528.62	70,956.70
Transit Fund Cap Proj.....		2,550.00	
Special Tax Alloc - TIF #2.....		6,625.75	
Water Fund.....		59,944.79	79,426.29
Sewer Fund.....		71,294.60	17,400.45
Quincy Regional Airport Fund.....		42,353.09	11,751.09
Regional Training Facility.....		174.76	
Garbage Fund.....		0.00	12,907.87
Recycle Fund.....		156.38	8,706.92
Central Garage.....		19,418.83	22,773.07
Self Insurance.....		1,333.90	4,365.04
Unemployment Comp Fund.....		3,337.91	
Sister City Commission Fund.....		100.00	
Tourism Tax Fund.....		49,725.32	
BANK 01 TOTALS	53,500.00	1,233,526.37	844,900.33
Motor Fuel Tax.....		121,216.83	
ALL FUNDS TOTALS	53,500.00	1,354,743.20	844,900.33

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

Finance Committee

Ald. Farha, seconded by Ald. Sassen, moved the reports be received and vouchers be issued for the various amounts and on a roll call the following vote resulted: Ald. Fletcher, Entrup, Bergman, Bauer, Mays, Farha, Sassen, Rein, Mast, Reis, Awerkamp, Uzelac, Holtschlag. 13. Abstain: Ald. Freiburg. 1. Motion carried.

The City Council adjourned at 7:48 p.m. on a motion of Ald. Holtschlag. Motion carried.

LAURA OAKMAN
City Clerk