

# THE CITY COUNCIL

## OFFICIAL PROCEEDINGS

### REGULAR MEETING

Quincy, Illinois, October 3, 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, Rein, Mast, Reis, Maples, Uzelac, Holtschlag. 13.

Absent: Ald. Sassen. 1.

Ald. Farha moved that Alderman Sassen be allowed the usual compensation for this meeting. Motion carried.

The minutes of the regular meeting of the City Council held September 26, 2022, were approved as amended on a motion of Ald. Entrup. Motion carried.

Corporation Counsel: Lonnie Dunn.

### PUBLIC FORUM

Sylvia King-Boling wanted to thank the Plan Commission for not rezoning 1700 Kochs Lane.

Steve Boling stated that he is thankful that the house at 1700 Kochs Lane is gone. He wishes he had been more involved with the process.

Ben Inman stated that a sidewalk is needed on Broadway from 36th to 63rd on either side of the street.

Dan Musholt stated that he is opposed to the rezoning of 1700 Kochs Lane and wanted to thank the Commission.

Tim Kincaid stated he wanted to thank Drew Niemann for tearing down the house at 1700 Kochs Lane. The area is best served under the current zoning.

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

### PETITIONS

Special Event Application from Joy Berhorst, with Blessing Hospital Breast Center requesting permission to hold the Pink Pass It On October 22, 2022. Registration for the event will start at 6:00 a.m. in Washington Park, the walk will begin at 9:00 a.m. (ending at 12:00 p.m.) at the intersection of 5th and Maine St. and proceed east to 12th St. Walkers will then move to sidewalk and proceed east along Maine St. to 24th St. where they will turn around at 24th and Maine and walk west to 5th St. along Maine St. The applicant requests closure of Maine St. 5th to 12th St. and the City provides barricades at all intersecting streets. The applicant has submitted all required documentation and approval is recommended by the Department of Utilities & Engineering.

Ald. Farha moved the prayer of the petitions be granted and the proper authorities notified. Motion carried.

Special Event Application from Krista Snyder representing the Veteran's Day Parade of the Quincy Area (NFP) requesting permission to hold the annual Veteran's Day Parade on November 5, 2022. The parade will begin at 10:00 a.m. at 12th and Maine St. and will proceed west on Maine St. to 5th St. The applicant requests the closure of the following street from 6:00 a.m. until 12:00 p.m. and that the City provides barricades for the closure of Maine St., 5th to 24th Streets (barricades placed at all intersecting streets). The applicant further requests that "No Parking" signs be placed on both sides of the following streets by the close of business on Friday, November 4th: Maine Street, 5th to 12th Streets. The applicant also requests that Auxiliary Officers assist with traffic control during the event. The applicant has submitted all of the required documentation and approval is recommended by the Department of Utilities & Engineering.

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

Special Event Application from Holly Schell, organizer of the #BeLikeGrace Community Glow Event requesting permission to hold a 5K run/walk event on Saturday, October 15, 2022, starting at 5:00 p.m. Participants will check-in at the Oakley-Lindsey Center which will serve as the starting and ending points for the event. The applicant requests the closure of the following streets from 5:00 p.m. - 9:00 p.m. on the day of the event to ensure participant safety. South 4th St., York St. to Kentucky St., Kentucky St., South 4th St. to South 20th Street, South 20th St., Kentucky St. to Grove Avenue, Grove Ave., South 20th St. to Division St., Division St., Grove Ave. to Jersey St., Jersey St., East Ave. Triangle to South 14th St., South 14th St., Jersey St. to Park Place, Park Place, South 14th St. to South 12th St., and York St., South 12th St. to South 4th St. The applicant requests that Auxiliary Police are present at major intersections and that the City

provide barricades for the street closures. The Quincy Police Department recommends approval of a Live Entertainment/ Public Gathering License for the run/walk event. The Department of Utilities & Engineering recommends approval of the application pending the submission of a Certificate of Liability Insurance by the applicant.

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

**MONTHLY REPORTS**

The monthly reports of the City Clerk, the City Treasurer and the City Comptroller for the month of September, 2022, were ordered received and filed on a motion of Ald. Reis. Motion carried.

**REPORTS OF PLAN COMMISSION**

Recommending approval to rezone 2626 South 8th Street and a contiguous property from R1A (Single-Family Residential) to M1 (Light Industrial) to allow for the construction of self-storage.

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

Recommending denial to rezone 1700 Kochs Lane from R1A (Single Family Residential) to NR1 (Neighborhood Residential) to allow for the construction of multi-family residential units.

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

**RESOLUTION AUTHORIZING THE CITY TO ENTER INTO MID-TOWN BUSINESS DISTRICT REDEVELOPMENT AGREEMENT WITH CHARLES & KATHIE MARX TRUST (NEW RETAIL CENTER)**

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

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 redevelopment 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 Charles and Kathie Marx Trust (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 the date of its approval on the 4th day of October, 2022.
4. This Resolution shall be in full force and effect from and after its passage and approval as required by law.

ADOPTED: October 3, 2022

Laura Oakman  
City Clerk

APPROVED: October 4, 2022

Michael A. Troup  
Mayor

Published in pamphlet form this 6th day of October, 2022.

Ald. Farha moved for the adoption of the resolution, seconded by Ald. Reis, on the roll call the following vote

resulted: Yeas: Ald. Bauer, Mays, Freiburg, Farha, Rein, Mast, Reis, Maples, Uzelac, Fletcher, Bergman. 11. Abstain: Ald. Holtschlag, Entrup. 2. Absent: Ald. Sassen. 1. Motion carried.

### **RESOLUTION**

Resolution Authorizing Comprehensive Housing Need/Demand Analysis and Feasibility Study. (A contract with Housing & Community Advisors in an amount not to exceed \$25,000.)

Ald. Farha moved to table this resolution for two weeks, seconded by Ald. Mast. Motion carried.

### **RESOLUTION AUTHORIZING COMPREHENSIVE HOTEL MARKET FEASIBILITY STUDY**

WHEREAS, it's estimated an overnight visitor to Quincy will spend \$250 on hotel/motel rooms, food, and other hospitality services; and

WHEREAS, organizations such as the Quincy Area Convention & Visitors Bureau (QACVB) and the Oakley Lindsay Center continue to promote events that attract visitors to Quincy; and

WHEREAS, the City of Quincy also provides financial support to grow and promote local events through the BET on Q Program and the Tourism Marketing Program with the QACVB); and

WHEREAS, Quincy currently has approximately 800 hotel/motel rooms available, which is estimated to be far short of what is needed to attract and accommodate larger conventions and regional/national events; and

WHEREAS, an independent evaluation of the demand for hotel rooms will help the city determine the extent of its hotel needs; and

WHEREAS, the administration proposes to hire Core Distinction Group to prepare a Comprehensive Hotel Market Feasibility Study of the Quincy hotel market.

NOW, THEREFORE, BE IT RESOLVED as follows:

1) That the Quincy City Council authorizes the city to enter into a contract with Core Distinction Group to conduct a Comprehensive Hotel Market Feasibility Study for the City of Quincy.

2) That the cost of the Comprehensive Hotel Market Feasibility Study shall not exceed \$12,500.

3) That the funding for the study shall come from Economic Growth Fund 213

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

Adopted this 3rd day of October, 2022.

Laura Oakman

City Clerk

Approved this 4th day of October, 2022.

Michael A. Troup

Mayor

Ald. Uzelac moved for the adoption of the resolution, seconded by Ald. Holtschlag, on the roll the following vote resulted: Yeas: Ald. Uzelac, Holtschlag. 2. Nays: Ald. Entrup, Bergman, Bauer, Mays, Freiburg, Farha, Rein, Mast, Reis, Maples, Fletcher. 11. Absent: Ald. Sassen. 1. Motion fails.

### **ORDINANCE**

Second presentation of an ordinance entitled: An Ordinance Amending Title VII (Traffic Code) Of Chapter 81 (Traffic Schedules) Of The Municipal Code Of The City Of Quincy Of 2015. (Add "School Speed Zone" on Jefferson Street, 220 feet west of the centerline of South 20th St. to 50 feet west of the centerline of South 21st St. and South 20th St. from 220 feet south of Jefferson Street to 400 feet north of Jefferson Street.)

### **ORDINANCE**

Second presentation of an ordinance entitled: An Ordinance Amending Title VII (Traffic Code) Of Chapter 82 (Parking Schedules) Of The Municipal Code Of The City Of Quincy Of 2015. (Remove "2 Hour Parking" on both sides of North 14th Street from Broadway Street north to the alley.)

### **ORDINANCE**

Second presentation of an ordinance entitled: An Ordinance Amending Title IX (Yield Right-Of-Way) Of Chapter 81 (Traffic Schedules) Of The Municipal Code Of The City Of Quincy Of 2015. (Remove yield signs at the intersection of 16th and Lind Streets.)

### **ORDINANCE**

Second presentation of an ordinance entitled: An Ordinance Amending Title VII (Traffic Code) Of Chapter 81 (Traffic Schedules) Of The Municipal Code Of The City Of Quincy Of 2015. (Add "4-Way Stop" at the intersection of 16th & Lind St.)

**ORDINANCE**

Second presentation of an ordinance entitled: An Ordinance Amending Title IX (Yield Right-Of-Way) Of Chapter 81 (Traffic Schedules) Of The Municipal Code Of The City Of Quincy Of 2015. (Remove yield signs at the intersection 14th and Lind Street.)

**ORDINANCE**

Second presentation of an ordinance entitled: An Ordinance Amending Title VII (Traffic Code) Of Chapter 81 (Traffic Schedules) Of The Municipal Code Of The City Of Quincy Of 2015. (“4-Way Stop” at the intersection of 14th & Lind St.)

**ORDINANCE**

Second presentation of an ordinance entitled: An Ordinance Amending Title VII (Traffic Code) Of Chapter 81 (Traffic Schedules) Of The Municipal Code Of The City Of Quincy Of 2015. (Remove stop signs at the intersection of 13th and Lind Streets.)

**ORDINANCE**

First presentation of an ordinance entitled: An Ordinance Amending Chapter 90 (Animals) Of The Municipal Code Of The City Of Quincy (2015). (No person shall cause or permit honeybees owned or kept within the City of Quincy to constitute a nuisance, including but not limited to having an excessive number of hives and honeybees.)

**ORDINANCE**

First presentation of an ordinance entitled: An Ordinance Amending Chapter 32 (City Council) of the Municipal code of the City of Quincy (2015). (Technology: three city council members and two at large members)

Ald. Uzelac moved to amend the ordinance that the two at large members be non-voting members, seconded by Ald. Farha. Motion carried.

Ald. Uzelac moved the requirements of Section 32.31 of the City Code of the City of Quincy be waived and the ordinance adopted, as amended, seconded by Ald. Holtschlag, and on the roll call the following vote resulted: Yeas: Ald. Rein, Mast, Reis, Maples, Uzelac, Holtschlag, Fletcher, Entrup, Bergman, Bauer, Mays, Freiburg, Farha. 13. Absent: Ald. Sassen. 1.

The Chair, Mayor Michael A. Troup, declared the motion carried and the ordinance adopted.

**MAYOR’S APPOINTMENTS**

By Mayor Michael A. Troup making the appointments of Daniel Ware and Jason Hetzler to the Technology Committee as public members.

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

**REPORT OF FINANCE COMMITTEE**

Quincy, Illinois, October 3, 2022

	Transfers	Expenditures	Payroll
City Hall.....		725.56	32,450.46
Building Maintenance.....		10,903.92	
Comptroller.....		0.00	11,094.64
Legal Department.....		941.25	9,150.92
Commissions.....		0.00	729.10
IT Department.....		40,318.02	8,482.85
Police Department.....		18,006.96	266,884.98
Fire Department.....		16,718.20	197,227.86
Public Works.....		3,579.18	41,952.50
Engineering.....		3,064.99	17,632.40
Tax Distribution/Subsidies.....		228,918.55	
<b>GENERAL FUND SUBTOTAL .....</b>	<b>0.00</b>	<b>323,176.63</b>	<b>585,605.71</b>
Planning and Devel.....		1,975.20	22,764.25
911 System.....		0.00	46,063.19
911 Surcharge Fund.....		3,116.27	
Econ Dev Growth Fund.....		10,138.82	
Police Donations Fund.....		274.56	
Crime Lab Fund.....		85.00	

Transit Fund.....	258.39	72,479.62
Bridge Lighting Fund .....	215.76	
Capital Projects Fund.....	608,003.48	
Special Tax Alloc - TIF #2.....	2,162.32	
Water Fund .....	166,118.60	93,008.51
Sewer Fund .....	121,964.36	19,565.61
Quincy Regional Airport Fund .....	49,718.96	12,583.24
Municipal Dock .....	83.94	
Garbage Fund.....	0.00	13,386.52
Recycle Fund .....	93.83	9,101.25
Central Garage .....	12,384.68	25,059.20
Vehicle Replacement Fund.....	62,294.00	
Self Insurance .....	1,876.98	7,241.13
Health Insurance Fund .....	331,048.44	
Econ Dev Revolv Loan Fund .....	4,204.55	
Lincoln Bicentennial Comm.....	449.38	
<b>BANK 01 TOTALS .....</b>	<b>0.00</b>	<b>1,699,644.15</b>
<b>ALL FUNDS TOTALS .....</b>	<b>0.00</b>	<b>906,858.23</b>

Michael Farha  
 Jack Holtschlag  
 Mike Rein  
 Richie C. Reis  
**Finance Committee**

Ald. Farha, seconded by Ald. Rein, moved the reports be received and vouchers be issued for the various amounts and on the roll call the following vote resulted: Ald. Fletcher, Entrup, Bauer, Mays, Farha, Rein, Mast, Reis, Maples, Uzelac, Holtschlag. 11. Abstain: Ald. Bergman, Freiburg. 2. Absent: Sassen. 1. Motion carried.

**MOTIONS**

Ald. Fletcher moved to refer to the Traffic Commission to paint a no parking zone on the west side of 18th Street from Sycamore to Cedar. Motion carried.

Ald. Mast moved to refer to the Street Light/Right-of-Way Committee a street light out at 3205 Golf Drive. Motion carried.

The City Council adjourned at 7:47 p.m. on a motion of Ald. Holtschlag. Motion carried.

**LAURA OAKMAN**  
 City Clerk