

# THE CITY COUNCIL

## OFFICIAL PROCEEDINGS

### REGULAR MEETING

Quincy, Illinois, November 28, 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, Sassen, Rein, Mast, Reis, Maples, Uzelac, Holtschlag. 13.

Absent: Ald. Farha. 1.

Ald. Rein moved Ald. Farha be allowed the usual compensation for this meeting. Motion carried.

The minutes of the regular meeting of the City Council held November 21, 2022, were approved on a motion of Ald. Entrup. Motion carried.

Assistant Corporation Council: Bruce Alford

### PUBLIC FORUM

Andrew Campbell spoke on police hiding on the job.

Daniel Dice asked the council not to approve the half-way house at 1400 Washington.

Jeff Wilson stated, as the developer of 5100 Elm, he will build high end units.

Jason Traeder, vice-president of The District, urged the council to support the Special Service Area Known As The Historic Quincy Business District SSA Levy ordinance.

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

#### REPORT OF THE TRAFFIC COMMISSION

Recommending the referral to implement “No Parking Zones” at the following locations be granted: North 20th (west side) from Chestnut Street north to the alley (230’ north of the center of Chestnut), North 20th (east side) 80 feet north from the center of Chestnut Street and North 20th (east side) 80 feet south from the center of Chestnut Street.

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

#### REPORTS OF THE QUINCY PLAN COMMISSION

Recommending approval of the vacation of a public north/south alley bounded by South 3rd Street, Ohio Street, South 4th Street and Delaware Street, zoned M1.

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

Recommending approval of the subdivision (dividing one lot into nine) of property located at 5010-5019 College Avenue under the “small tracts” provision of the Subdivision Ordinance, zoned NR1.

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

Recommending denial of granting a Special Permit to operate a sober living house at 1400 North 8th Street.

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

Recommending denial of the request to rezone 1400 North 8th Street from R1C (single-family residential) and R2 (two-family residential) to R3 (multi-family residential) to allow for the operation of a sober living house.

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

Recommending approval of the subdivision (dividing one lot into eight) of property located at 5100 Chestnut Street under the “small tracts” provision of the Subdivision Ordinance, zoned NR, with various conditions and compliance with various city codes. Also, the Department of Engineering & Utilities approves the drainage plan for the subdivision and the subject lot at 5100 Chestnut Street must be annexed into the city prior to the extension of the city’s water/sewer system.

Ald. Freiburg moved the report be tabled for one week, seconded by Ald. Mays. Motion carried.

#### QUINCY FIREFIGHTERS’ PENSION BOARD REQUIRED REPORT – FISCAL YEAR ENDED APRIL 30, 2022

##### 1. Total Assets as of April 30, 2022<sup>1</sup>

Assets at Fair Market Value	\$ 43,080,468
Actuarial Value of Assets, 4/30/2022	\$ 43,832,863

##### 2. Income<sup>1</sup>

Estimated receipts during the next succeeding fiscal year from:

Participant Contributions deducted from payroll	\$ 457,680
Employer Contributions and all other sources	\$ 4,171,360
Total	\$ 4,629,040

### 3. Expenses

Estimated amount required during the next succeeding fiscal year to:

- a) Pay all pensions and other obligations provided in this Article<sup>1</sup> \$ 4,586,090
- b) Meet the annual requirements of the fund as provided in Chapter 4, Sections 102-1 and 102-2  
Levy - Tax Year 2021 \$3,868.680  
**Levy - Tax Year 2022<sup>1</sup> \$4,675,679**

### 4. Investment Information<sup>1</sup>

#### Fiscal Year Ended April 30, 2022

Actual Net Income/(Loss) received from investment of net assets	\$ (2,219,596)
Assumed Investment Return	7.125%
Market Value of Assets Rate of Return (ANI/Beginning Net Assets)	(5.15)%
Actuarial Asset Rate of Return	(5.06)%

#### Fiscal Year Ended April 30, 2021

Actual Net Income/(Loss) received from investment of net assets	\$ 6,945,277
Assumed Investment Return	6.50 %
Market Value of Assets Rate of Return (Net of Administrative Expenses)	20.0 %
Actuarial Asset Rate of Return (Net of Administrative Expenses)	15.0%

### 5. Participants<sup>1</sup>

Total number of Active Employees that are financially contributing to the Fund **58**

### 6. Benefit Disbursements<sup>2</sup>

Payments to beneficiaries for fiscal year ended April 30, 2022

	<u>Annuitants</u>	<u>Total Amount</u>
(i) Annuitants in receipt of a regular retirement pension	57	\$ 3,272,124
(ii) Recipients being paid a disability pension	14	\$ 679,859
(iii) Survivors and children in receipt of benefits	15	\$ 481,898
(iv) Terminated Vested	2	0
Total Benefits		<b>\$ 4,433,881</b>

### 7. Funding Ratio as of May 1, 2021<sup>1</sup> **51.8%**

### 8. Unfunded Accrued Liability as of May 1, 2021<sup>1</sup> **\$40,706,113**

The Unfunded Actuarial Accrued Liability is the excess of the Actuarial Accrued Liability over the value of the Firefighters' Pension Fund assets. The Actuarial Accrued Liability represents the present value of projected future plan benefits that are to be provided.

### 9. Investment Policy

Illinois State Statutes restrict the types of investments that can be held by a fire pension fund. The Quincy

Firefighters Pension Fund has adopted its own investment policy that takes into account the statutory restrictions and provides further guidance.

**Certification**

We, the Trustees of the Quincy Firefighters Pension Board, Quincy, Illinois, do hereby certify that this document is a true and correct copy of "Required Reporting to Municipality By Pension Board" as outlined in 40 ILCS 5/4-134.

Witnessed this 24th day of October, 2022.

David Horman, President	Paul Mason, Secretary
David Harman, Trustee	Sheri Ray, Trustee
Greg Dreyer, Trustee	Linda Moore, Treasurer

Footnotes:

<sup>1</sup> Figures taken from Foster & Foster Actuarial Report

<sup>2</sup> Estimates from IDOI Annual Report dated 4/30/22

Ald. Reis moved the report be received and filed. Motion carried.

**QUINCY POLICE PENSION BOARD REQUIRED REPORT –  
FISCAL YEAR ENDED APRIL 30, 2022**

**1. Total Assets as of April 30, 2022<sup>1</sup>**

Total Assets at Fair Market Value	\$ 47,390,890
Actuarial Value of Assets, 4/30/2022	\$ 47,726,250

**2. Income<sup>1</sup>**

Estimated receipts during the next succeeding fiscal year from:

Participant Contributions deducted from payroll	\$ 538,678
Employer Contributions and all other sources	\$ 4,100,000
Total	\$ 4,638,678

**3. Expenses**

Estimated amount required during the next succeeding fiscal year to:

a) Pay all pensions and other obligations provided in this Article <sup>2</sup>	\$ 4,460,423
b) Meet the annual requirements of the fund as provided in Sections 3-125 and 3-127	
Levy - Tax Year 2021	\$3,638,400
<b>Levy - Tax Year 2022</b>	<b>\$4,188,626</b>

**4. Investment Information<sup>1</sup>**

Fiscal Year Ended April 30, 2022

Actual Net Income/(Loss) received from investment of net assets	\$ (2,070,182)
Assumed Investment Return	6.80%
Market Value of Assets Rate of Return (ANI/Beginning Net Assets)	(4.25)%
Actuarial Asset Rate of Return (net of Admin Expenses)	(10.8)%

Fiscal Year Ended April 30, 2021

Actual Net Income/(Loss) received from investment of net asset	\$ 8,288,180
Assumed Investment Return	6.50%
Market Value of Assets Rate of Return (ANI/Beginning Net Assets)	22.0%
Actuarial Asset Rate of Return	17.0%

**5. Participants<sup>1</sup>**

Total number of Active Employees that are financially contributing to the Fund	<b>65</b>
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**6. Benefit Disbursements<sup>1</sup>**

Payments to beneficiaries for fiscal year ended April 30, 2022

	<u>Annuitants</u>	<u>Present Value</u>
(i) Annuitants in receipt of a regular retirement pension	57	\$ 3,301,547
(ii) Recipients being paid a disability pension	6	\$ 237,937
(iii) Survivors and children in receipt of benefits	18	\$ 709,544
(iv) Transfers to other IL Public Employment Funds		\$ 34,835
Total Benefits		<b>\$ 4,283,863</b>
<b>7. Funding Ratio as of May 1, 2022<sup>1</sup></b>		<b>55.9%</b>
<b>8. Unfunded Accrued Liability as of May 1, 2021<sup>1</sup></b>		<b>\$37,710,166</b>

The Unfunded Accrued Liability is the excess of the Accrued Liability over the value of the Police Pension Fund assets. The Actuarial Accrued Liability represents the present value of projected future plan benefits that are to be provided.

#### **9. Investment Policy**

Illinois State Statutes restrict the types of investments that can be held by a police pension fund. The Quincy Police Pension Fund has adopted its own investment policy that takes into account the statutory restrictions and provides further guidance.

#### **Certification**

We, the Trustees of the Quincy Police Pension Board, Quincy, Illinois, do hereby certify that this document is a true and correct copy of "Required Reporting to Municipality By Pension Board" as outlined in 40 ILCS 5/3-143.

Witnessed this 31st day of October, 2022.

Samuel L. Tedrow, President  
Nathan R. Elbus, Vice President  
Travis R. Wiemelt, Secretary  
Ronald L. Dreyer, Trustee  
Linda K. Moore, Treasurer

Footnotes:

<sup>1</sup> Figures taken from FY22 Annual Statement Report to IDOI (Foster & Foster)

<sup>2</sup> Estimates from Monthly Treasurer's Report, as of October 15, 2022

Ald. Reis moved the report be received and filed. Motion carried.

### **INCENTIVES FOR WAIVER OF CITY WATER CONNECTION AND BUILDING PERMIT FEES FOR PERMITTED SINGLE AND MULTI-FAMILY RESIDENTIAL OCCUPANCIES.**

WHEREAS, the City of Quincy seeks to provide the most comprehensive, timely and uniformly recognized fire regulations to ensure the health, safety and welfare of its citizenry; and

WHEREAS, adoption of the 2018 International Residential Code of the International Code Council (hereinafter referred to as "the Code"), will ensure such objectives; and

WHEREAS, Section R313 (Automatic Fire Sprinkler Systems) of the Code requires the installation of fire sprinkler systems in single and multi-family residential occupancies; and

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

NOW, THEREFORE, BE IT RESOLVED that the Quincy City Council authorizes the waiver of municipal water connection and building permit fees, to assist with offsetting the costs associated with the installation of fire sprinkler systems in single and multi-family residential occupancies.

FURTHER BE IT RESOLVED that the waiver shall commence upon the date of the adoption of the Code and shall sunset on December 31, 2024, when the American Rescue Plan requires all funds to be encumbered.

FURTHER BE IT RESOLVED that only new single and multi-family residential occupancies, that meet the requirements for NFPA 13D fire sprinkler system installations, be eligible for the waiver of fees.

FURTHER BE IT RESOLVED that the Utilities and Planning and Development Departments will be reimbursed from the American Rescue Plan funds for the water connection and building permit fees respectively.

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

PASSED and APPROVED this 29th day of November, 2022.

SIGNED: Michael A. Troup, Mayor

ATTEST: Laura Oakman, City Clerk

Ald. Bergman moved to amend the resolution showing the amendment to the building code for the removal of the mandatory sprinkler system section, seconded by Ald. Entrup, and on the roll call the following vote resulted: Yeas: Ald. Fletcher, Entrup, Bergman, Mays, Freiburg, Sassen, Rein, Mast, Maples. 9. Nays: Ald. Bauer, Reis, Uzelac, Holtschlag. 4. Absent: Ald. Farha. 1. Motion carried.

Ald. Bergman moved for the adoption of the resolution, as amended, seconded by Ald. Entrup, and on the roll call the following vote resulted: Yeas: Ald. Bergman, Mays, Freiburg, Sassen, Rein, Mast, Maples, Uzelac, Fletcher, Entrup. 10. Nays: Ald. Bauer, Reis, Holtschlag. 3. Absent: Ald. Farha. 1. Motion carried.

### RESOLUTION

WHEREAS, one of the most important aspects of preparing an individual to be a firefighter is training; and,  
WHEREAS, effective firefighter training requires exposure to live fire evolutions and drilling with others; and,  
WHEREAS, the Illinois Fire Service Institute is the State designated fire training academy and offers these things; and,  
WHEREAS, the Quincy Fire Department had three firefighters that needed to attend the 2022 fall firefighter academy; and,  
Illinois Fire Service Institute Basic Fire Academy

Tuition		\$ 5,100.00/FF
Three (3) Firefighters	Total	\$15,300.00

NOW THEREFORE BE IT RESOLVED, that the Chairman of the Fire Aldermanic Committee and the Fire Chief recommend to the Mayor and City Council that the Fire Chief be authorized to expend the aforementioned dollars to pay the Illinois Fire Service Institute for the cost of the Basic Fire Academy.

Bernard Vahlkamp  
Fire Chief

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

### RESOLUTION

WHEREAS, the United States Department of Transportation did on October 25, 2022, select Southern Airways Express to provide Essential Air Service To Quincy Regional Airport for a four year contract; and

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

WHEREAS, Southern Airways will require office and counter space to conduct their operation; and

WHEREAS, the Quincy Regional Airport is required by the Department of Transportation to provide space for business operations to Southern Airways; and

WHEREAS, a lease for 927 square feet of office and counter space has been proposed at the rate of \$1,854 per month with annual rent increases based on CPI; and,

WHEREAS, Southern Airways shall also pay \$250 per month for certain utility fees and a landing fee of \$0.70 per 1,000 pounds of certified max gross landing weight.

NOW, THEREFORE, BE IT RESOLVED that the Aeronautics Committee and the Airport Director recommend that the Mayor and City Council hereby authorize the lease of the terminal building office space to Southern Airways per the terms as set out in the attached lease and directs the Mayor to execute the same on behalf of the City.

Chuck Miller  
Airport Director

Ald. Bauer moved to amend the resolution to reflect the fully registered name of the new air passenger carrier, Southern Airways Express LLC and the lease itself will be changed to reflect the resolution, seconded by Ald. Entrup. Motion carried.

Ald. Bauer moved for the adoption of the resolution, as amended, seconded by Ald. Entrup, and on the roll call each of the 13 Aldermen voted yea, with 1 absent. Motion carried.

### ORDINANCE

Adoption of an Ordinance Entitled: An Ordinance Amending The 2022 – 2023 Fiscal Year Budget: (Additional revenues for operating expenditures for Water Fund and Sewer Fund and increase in the Economic Growth Fund.)

Ald. Uzelac moved the adoption of the ordinance, seconded by Ald. Entrup and on a roll call the following vote resulted: Yeas: Ald. Freiburg, Sassen, Mast, Reis, Maples, Uzelac, Holtschlag, Entrup, Bergman, Bauer, Mays. 11. Nays:

Ald. Rein, Fletcher. 2. Absent: Ald. Farha. 1. Motion carried.

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

**ORDINANCE**

Adoption presentation of an Ordinance Entitled: An Ordinance Amending Chapter 51 (Plumbing And Sewers, General Provisions), Chapter 54 (Electricity) Of Title V (Public Works) And Chapter 150 (Construction Regulations), Chapter 154 (Housing Standards). Chapter 157 (One- and Two-Family Dwellings), Chapter 158 (Existing Buildings), And Chapter 159 (Fire Prevention) of Title XV (Land Usage), as amended. (Adopting 2018 International Building Code, 2018 International Fire Code, 2017 National Electrical Code, 2018 International Existing Building Code, 2018 International Residential Code, 2018 International Property Maintenance Code, 2018 International Mechanical Code and 2018 International Fuel Gas Code.)

Ald. Uzelac moved the adoption of the ordinance, seconded by Ald. Maples.

Ald. Uzelac rescinded his motion and Ald. Maples rescinded her second.

Ald. Rein moved to table the ordinance to mid-January, seconded by Ald. Sassen. Motion carried.

**ORDINANCE**

First presentation of an Ordinance Entitled: An Ordinance Levying Taxes For Special Service Area Known As The Historic Quincy Business District In The City Of Quincy, County Of Adams, State Of Illinois, For The Fiscal Year Beginning May 1, 2022 And Ending April 30, 2023.

**ORDINANCE**

First presentation of an Ordinance Entitled: An Ordinance Levying Taxes For The City Of Quincy, In The County Of Adams, And State Of Illinois, For The Fiscal Year Beginning May 1, 2022 And Ending April 30, 2023.

**REPORT OF FINANCE COMMITTEE**

Quincy, Illinois, November 28, 2022

	Transfers	Expenditures	Payroll
City Hall.....		1,392.14	
Planning & Dev .....	18,000.00		
9-1-1 .....	6,600.00		
Recycle .....	850.00		
Cash Reserve to Transit Loan.....	115,000.00		
Comptroller .....		458.00	
Police Department.....		2,891.68	
Fire Department .....		2,649.85	
Public Works.....		523.59	
Engineering .....		888.42	
Tax Distribution/Subsidies .....		140,305.34	
<b>GENERAL FUND SUBTOTAL</b>	<b>140,450.00</b>	<b>149,109.02</b>	<b>0.00</b>
Planning and Devel.....		47.85	
911 Surcharge Fund.....		22,861.00	
Traffic Signal Fund.....		8.99	
Econ Dev Growth Fund.....		13,596.42	
Transit Fund.....		559.50	
Water Fund .....		69,990.56	
Sewer Fund .....		94,345.54	
Quincy Regional Airport Fund.....		40,529.19	
Airport P.F.C. Fund .....		5,549.03	
Regional Training Facility .....		7.18	
Garbage Fund.....		111.65	
Recycle Fund .....		79.75	
Central Garage .....		7,662.34	
Self Insurance .....		1,500.00	
Econ Dev Revolv Loan Fund .....		23,750.00	
Lincoln Bicentennial Comm.....		7,365.27	
<b>BANK 01 TOTALS</b> .....	<b>140,450.00</b>	<b>437,073.29</b>	<b>0.00</b>
Motor Fuel Tax.....		4,638.37	
<b>ALL FUNDS TOTALS</b> .....	<b>140,450.00</b>	<b>441,711.66</b>	<b>0.00</b>

Jack Holtschlag  
Anthony E. Sassen  
Mike Rein  
Richie C. Reis

**Finance Committee**

Ald. Rein, seconded by Ald. Sassen, moved the reports be received and vouchers be issued for the various amounts and on the roll call each of the 13 Aldermen voted yea, with 1 absent. Motion carried.

**MOTIONS**

Ald. Bergman moved to refer to the Plan Commission the vacation of a T-alley at Sycamore to Maple, 19th to 20th Street. Motion carried.

Ald. Mays moved to refer to the Street Lights/Right-of-Way Committee to add a streetlight at 23rd and Kochs Lane. Motion carried.

Ald. Reis moved to refer to the Traffic Commission the need to install pedestrian signs and speed limit signs at RJ Peters Rd., 8th to 12th Street. Motion carried.

Ald. Holtschlag moved to allow the crane, that was to be put in front of 625 Maine, be allowed to be placed there this Friday, December 2nd. Motion carried.

The City Council adjourned at 7:50 p.m. on a motion of Ald. Holtschlag. Motion carried.

**LAURA OAKMAN**  
City Clerk