

# THE CITY COUNCIL

## OFFICIAL PROCEEDINGS

### REGULAR MEETING

Quincy, Illinois, July 24, 2023

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. Entrup, Bergman, Bauer, Rivera, Mays, Farha, Sassen, Rein, Ebbing, Reis, Reed, Uzelac, Holtschlag. 13.

Absent: Ald. Fletcher. 1.

Ald. Entrup moved Alderman Fletcher be excused and allowed the usual compensation for this meeting. Motion carried.

The minutes of the regular meeting of the City Council held July 17, 2023, were approved as printed on a motion of Ald. Bergman. Motion carried.

Legal Counsel: Corporation Counsel Lonnie Dunn.

### PUBLIC FORUM

Kevin Blickhan stated that some sidewalks are not ADA compliant because of all the grass and weeds in the way. It also looks bad for folks coming to Quincy.

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

### PETITIONS

By Friends of the Log Cabin requesting permission to conduct a raffle and have the bond requirement waived from August 1, 2023, through September 9, 2023. The City Clerk recommends approval of the permit.

Ald. Holtschlag moved the prayer of the petition be granted. Motion carried.

By Scoreboard, 234 S. 8th, requesting a Live Entertainment/Public Gathering License to hold summer parking lot parties with live music

on 8/9th, 8/26th, and 9/23rd, in the parking lot next to the tavern. They also request that liquor ordinances be waived to permit open liquor to leave the licensed premises and the selling of liquor outside of licensed premises. The Quincy Police Department recommends approval of a Live Entertainment/Public Gathering license and the liquor waivers.

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

Special Event Application from the Knights of Columbus #583 requesting permission to hold the Knights of Columbus BBQ on Friday, August 11, 2023, through Sunday, August 13, 2023, on the Knights of Columbus grounds located at 700 South 36th Street. They request that “No Parking” signs be placed on Holford Drive, South Holford Drive and West Holford Drive from 4:00 p.m. on Friday, August 11th, through 8:00 p.m. on Sunday, August 13th. They request the waiver of the noise ordinance until 12:00 a.m. (midnight) for live music on August 11th and 12th. The Quincy Police Department recommends approval of the Live Entertainment/Public Gathering License and Carnival License. All carnival rides and games will be inspected prior to the start of the event. Approval for the use of multiple tents is recommended by the Quincy Fire Department pending an inspection once the tents are in place and prior to the start of the event. Emergency Management Services and the Quincy Police Department have been involved with the coordination of safety measures for the event. The applicant has submitted the insurance, indemnification agreement, and all other documentation required for the event, and approval is recommended by the Department of Utilities & Engineering.

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

Special Event Application from Caitlin Kendrick, coordinator of the Quincy to Peoria St. Jude Run, requesting the closure of the west half of Parking Lot F, located on Vermont St. between 4th and 5th Streets, beginning at 8:00 p.m. on Wednesday, August 2nd through 5:00 p.m. on Friday, August 4th and the City provide barricades for the closure. The parking lot will be closed to accommodate motor homes that are to be used along the run route. They request that “No Parking” signs be placed on Jefferson St., 20th to 21st Streets (westbound) on

Thursday, August 3, 2023, from 3:00 p.m. through 8:00 p.m.; Maine Street, 7th to 8th Streets (eastbound), Maine St., 18th to 20th Streets (eastbound) on Friday, August 4, 2023, from 1:00 p.m. through 4:00 p.m. and Jefferson St., 20th to 21st Streets (westbound) on Sunday, August 6, 2023, from 11:00 a.m. through 2:00 p.m. and that the City assist with the placement of the signs. They have submitted insurance, indemnification agreement, and all other documentation required for the event, and approval is recommended by the Department of Utilities & Engineering.

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

Special Event Application from the St. Peter's Picnic Committee requesting permission to hold its annual Parish Picnic on Saturday, August 26, 2023, between the hours of 5:00 p.m. and 12:00 a.m. (midnight) on parish property located at 2600 Maine St. The Quincy Police Department recommends approval of a Live Entertainment/Public Gathering license for the event. They request waiver of the noise ordinance until 12:00 a.m. (midnight) for live music. They have submitted the insurance, indemnification agreement, and all other documentation required for the event, and approval is recommended by the Department of Utilities & Engineering.

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

#### **MAYOR'S APPOINTMENTS**

By Mayor Michael A. Troup making the appointment of John Scott and Candy Scott to the Quincy Tree Commission with an initial term expiring July 31, 2026.

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

#### **RESOLUTION PROVIDING FOR A FEASIBILITY STUDY ON THE DESIGNATION OF A PORTION OF THE CITY OF QUINCY, ILLINOIS AS A REDEVELOPMENT PROJECT AREA AND TO INDUCE DEVELOPMENT INTEREST WITHIN SUCH AREA**

WHEREAS, the City of Quincy (the “City”) is authorized under the provisions of the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 11-74.4-1, et seq. (the “Act”), to finance redevelopment project costs in connection with redevelopment project areas established in accordance with the conditions and requirements set forth in the Act; and

WHEREAS, pursuant to the Act, to implement tax increment financing (TIF), it is necessary for the City to adopt a redevelopment plan(s), redevelopment project(s), designate a redevelopment project area(s) on the basis of finding that the area(s) qualify pursuant to statutory requirements, and make a finding that the redevelopment project area on the whole have not been subjected to growth and development through private enterprise and would not reasonably be anticipated to be developed without the adoption of a redevelopment plan, which plan contains a commitment to use public funds; and

WHEREAS, the City desires to undertake a feasibility study to determine whether findings may be made with respect to an area of the City, generally described herein, which may be added to an existing redevelopment project area, to qualify the area as a “blighted area” as defined in the Act and applicable to vacant land, and other research necessary to document the lack of growth and development through private enterprise; and

WHEREAS, the exact extent and boundaries of the amended redevelopment project area are not precisely defined at this time but the general area being considered is delineated on Exhibit A attached hereto, and that the actual redevelopment project area to be established may contain more or less land than that shown on Exhibit A; and

WHEREAS, the City has retained PGAV Planners, LLC of 200 North Broadway, Suite 1000, St. Louis, Missouri 63102, to undertake such feasibility study to: (a) determine if all or a portion of the proposed TIF area qualifies under the Act; (b) amend the existing redevelopment plan; and (c) assist with the process of review and approval of said amended redevelopment plan; and

WHEREAS, the City will be expending certain funds to determine eligibility of the proposed redevelopment project area and to prepare the required redevelopment plan amendment if the City decides to

implement tax increment financing for all or a portion of the proposed TIF area; and

WHEREAS, the City may expend other funds in furtherance of the objectives of the anticipated redevelopment plan; and

WHEREAS, it is the intent of the City to recover these expenditures from proceeds of the TIF program, if established; and

WHEREAS, the City wishes to encourage developers and property owners to pursue plans for the redevelopment of the area and make such expenditures as are reasonably necessary in that regard with confidence that said expenditures may be allowable redevelopment project costs under the plan once adopted and subject to a redevelopment agreement between the City and the developer and/or property owner; and

WHEREAS, the purpose of the proposed redevelopment plan and project is to generate private investment in the targeted area, thereby eliminating or reducing blighted conditions and provides for the long-term sound growth of the community; and

WHEREAS, tax increment allocation financing utilizes the increase in real estate taxes (“tax increment”) resulting from the increase in value of properties located in a redevelopment project area to pay for certain redevelopment project costs as provided for in the Act; and

WHEREAS, given that none of the purposes of the proposed redevelopment plan or proposed redevelopment project area is not reasonably expected to result in the displacement of residents from ten (10) or more inhabited residential units within the area, the feasibility study is not required to include the preparation of any housing impact study as described in Section 11-74.4-4.1 (b) of the Act.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Quincy, Illinois, as follows:

1. That the City Council hereby finds that all of the recitals contained in the preamble to this Resolution are true, correct, and complete, and said recitals are hereby incorporated by reference hereto and made part hereof.

2. That the City Council has examined the proposed area and circumstances and at this time believes that it is reasonable to believe that a tax increment financing plan can be adopted for said area and expenditures of development costs in furtherance of the plan and

potential development should be allowable project costs under the plan, provided that this resolution is not a guarantee that any such plan will be adopted, but rather an expression of the intent of the City at this time.

3. The person to contact for additional information about the proposed redevelopment project area and who should receive all comments and suggestions regarding the redevelopment of the area shall be:

Chuck Bevelheimer  
Director of Planning and Development

Ald. Uzelac moved for the adoption of the resolution, seconded by Ald. Holtschlag, and on the roll call the following vote resulted: Yeas: Ald. Ebbing, Reis, Reed, Uzelac, Holtschlag, Entrup, Rivera, Mays. 8. Nays: Ald. Sassen, Rein, Bergman, Bauer, Farha. 5. Absent: Ald. Fletcher. 1. Motion carried.

### **RESOLUTION**

WHEREAS, the Quincy Police Department needs to replace a high mileage travel vehicle; and

WHEREAS, the department uses a travel vehicle to transport personnel to and from trainings, out of town meetings, conferences, etc.; and

WHEREAS, the current travel vehicle is a 2014 Dodge Avenger that has 136,000 miles; and

WHEREAS, the Quincy Police Department issued a request for proposals (RFP) for a seven-passenger minivan; and

WHEREAS, Shottenkirk Kia, Quincy, IL, was the only vender to submit a proposal; and

WHEREAS, the vehicle proposed, a Kia Carnival, gets good gas mileage and has a 10 YR/100,000-mile warranty; and

WHEREAS, the Quincy Police Department will trade-in the 2014 Dodge Avenger to Shottenkirk Kia; and

WHEREAS, the police department would like to purchase a 2024 Kia Carnival minivan that can transport seven passengers and have room for equipment; and

WHEREAS, the cost of the 2024 Kia Carnival from Shottenkirk Kia, Quincy, IL, is \$32,637.26 after trade-in; now

THEREFORE BE IT RESOLVED, the Chief of Police recommends to the City Council that the Quincy Police Department be granted authority to purchase one 2024 Kia Carnival from Shottenkirk Kia, Quincy, IL, in the amount of \$32,637.26.

Adam. C. Yates  
Chief of Police

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

### **RESOLUTION FOR AIRPORT LIABILITY INSURANCE**

WHEREAS, the City of Quincy owns and operates Quincy Regional Airport, Baldwin Field, a Part 139 airport; and

WHEREAS, the Quincy Regional Airport requires additional commercial liability coverage in addition to the City of Quincy's regular insurance coverage; and

WHEREAS, the current policy for the airport general commercial liability insurance is set to expired on July 31, 2023; and

WHEREAS, the City did seek quotes for such insurance for the renewal period of August 1, 2023, through July 31, 2024; and

WHEREAS, the City only received one quote from QBE Insurance Company, Quincy, IL, through Gallagher for \$12,473.00; and

THEREFORE BE IT RESOLVED, Mary-Ann Ervin, the Purchasing Agent, and Chuck Miller, the Airport Director, recommend to the Mayor and City Council that the quote from QBE Insurance Company in the amount of \$12,473.00 be accepted and that the Airport Director is hereby authorized to renew said policy of insurance on behalf of the City.

Chuck Miller, Airport Director  
Mary-Ann Ervin, Purchasing Agent

Ald. Bauer moved for the adoption of the resolution, 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

District Map Which Is Made Part Of Section 162.002 Of The Municipal Code Of The City Of Quincy Of 2015. (1515 State Street, R2 (Two-Family Residential) to C1B (Commercial) Zoning District.)

Ald. Farha moved for the adoption of the ordinance, seconded by Ald. Sassen, and on a roll call each of the 13 Aldermen voted yea, with 1 absent.

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

### **ORDINANCE**

Adoption of an ordinance entitled: An Ordinance Amending The District Map Which Is Made Part Of Section 162.002 Of The Municipal Code Of The City Of Quincy Of 2015. (150 S. 48th Street, R1A (Single Family Residential) to C1B (Commercial) Zoning District.)

Ald. Sassen moved for the adoption of the ordinance, seconded by Ald. Farha, and on a roll call each of the 13 Aldermen voted yea, with 1 absent.

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

### **ORDINANCE**

Adoption of an ordinance entitled: An Ordinance Granting A Special Use Permit For A Planned Development. (Allow for the demolition of the dwelling at 424 South 16th Street while continuing to use the existing garage with plans to demolish the existing garage and build a new garage without being required to construct at new dwelling at 424 South 16th Street.)

Ald. Farha moved for the adoption of the ordinance, seconded by Ald. Sassen, and on a roll call each of the 13 Aldermen voted yea, with 1 absent.

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

### **ORDINANCE**

First presentation of an ordinance entitled: An Ordinance Granting A Variation From Zoning Regulations. (3701 Broadway, allow for the



maximum allowable square footage of a ground sign from 75 sq. ft. to 78 sq. ft. and allow for the maximum allowable height of a ground sign from the surrounding grade to the highest point on the sign from eight feet to 13 feet, 3 inches)

Ald. Mays moved the requirements of Section 32.31 of the City Code of the City of Quincy be waived and the ordinance adopted, seconded by Ald. Rivera, and on the roll call each of the 13 Aldermen voted yea, with 1 absent.

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

### REPORT OF FINANCE COMMITTEE

Quincy, Illinois, July 24, 2023

	Transfers	Expenditures	Payroll
City Hall.....		654.42	35,266.03
Planning & Dev .....	32,000.00		
9-1-1.....	7,000.00		
Airport.....	66,500.00		
Central Garage.....	15,500.00		
Cash Reserve to Transit Loan.....	66,500.00		
Building Maintenance.....		78.07	
Comptroller.....			12,365.50
Legal Department .....			9,425.40
Commissions.....			750.96
IT Department .....			9,261.02
Police Department.....		25,348.48	261,022.53
Fire Department .....		7,236.37	204,261.46
Public Works.....		3,673.73	53,505.53
Engineering.....		24,302.51	18,210.61
<b>GENERAL FUND SUBTOTAL</b>	<b>187,500.00</b>	<b>61,293.58</b>	<b>604,069.04</b>
Planning and Devel.....			21,846.87
911 System.....			43,388.44
Police Donations Fund.....		435.92	
Crime Lab Fund.....		252.41	
Transit Fund.....		24,331.32	73,071.60
Capital Projects Fund.....		162,822.57	
Special Tax Alloc - TIF #2.....		850.00	
Water Fund .....		214,846.89	89,860.50

Sewer Fund .....	1,082.73	24,080.03
Quincy Regional Airport Fund .....	14,585.82	16,306.54
Garbage Fund.....		18,775.06
Central Garage .....	14,982.04	25,763.36
Self Insurance .....	11,427.53	8,265.23
Health Insurance Fund.....	85,351.74	
Sister City Commission Fund.....	604.20	
Animal Rescue Trust .....	48.00	
<b>BANK 01 TOTALS .....</b>	<b>187,500.00</b>	<b>592,914.75</b>
<b>ALL FUNDS TOTAL .....</b>	<b>187,500.00</b>	<b>592,914.75</b>
		<b>925,426.67</b>

Mike Rein  
 Jack Holtschlag  
 Anthony E. Sassen  
 Eric Entrup  
 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.

The City Council adjourned at 7:43 p.m. on a motion of Ald. Holtschlag. Motion carried.

**LAURA OAKMAN**  
 City Clerk