

# THE CITY COUNCIL

## OFFICIAL PROCEEDINGS

### REGULAR MEETING

Quincy, Illinois, August 21, 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. Fletcher, Entrup, Bergman, Bauer, Rivera, Mays, Sassen, Rein, Ebbing, Reis, Reed, Uzelac, Holtschlag. 13.  
Absent: Ald. Farha. 1.

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

The minutes of the regular meeting of the City Council held August 14, 2023, were approved as printed on a motion of Ald. Entrup. Motion carried.

Legal Counsel: Assistant Corporation Counsel Bruce Alford.

### SWEARING IN OF QUINCY FIREFIGHTERS

#### CAIN MILES #165 AND ADRIAN HOWE #166

Quincy Fire Chief Bernie Vahlkamp swore in Cain Mile #165 and Adrian Howe #166.

### PUBLIC COMMENT

City Treasurer Linda Moore stated that the program Invoice Cloud will go live Monday, August 28, 2023. There will be staff available that day from 8:00 a.m. to 7:00 p.m. to help customers sign up.

Police Sgt. Bryan Dusch, Quincy Police Department recruit testing coordinator, stated that there were 27 applications submitted with 15 showing up for physical testing and only 8 passing that testing.

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

### PETITIONS

By Fireworks Authority Inc. **correcting** the request for permission to hold a firework display on August 24, 2023, not January 31, 2024, at Quincy Country Club, 2410 State Street, at approximately 8:30 p.m., which was approved at the August 14th City Council meeting.

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

By AirMedCare Network requesting permission to have the Air Evac helicopter at the Hy Vee 12th & Harrison (In the grassy lot to the South of the store), on September 30, 2023, from 12:00 p.m. - 2:00 p.m. for Gem City Fall Festival. The Quincy Fire Department will be handling securing the landing zone during landing and takeoff.

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

By Uncle Bobs Bar, 1301 North 12th, requesting permission to waive the liquor ordinances for Consumption and Possession of Alcoholic Liquor on public streets, alleys, sidewalks and lots and Permitting Open Liquor to Leave Licensed Premises on September 16, 2023, for a "20 Year Anniversary Party" from 12:00 p.m. to 11:00 p.m. on their west parking lot. The Quincy Police Department has approved this request and has approved the Live Entertainment/Public Gathering License application. The applicant also requests the waiver of noise ordinances to allow for live music until 11:00 p.m.

Ald. Entrup moved the petition be tabled one week, seconded by Ald. Fletcher. Motion carried.

### REPORTS OF TRAFFIC COMMISSION

Recommending the referral to install stop signs at the intersection of Meadow Drive and Brookfield Road with traffic on Meadow Drive stopping for traffic on Brookfield Road be granted.

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

Recommending that the referral to implement a "4-Way" stop at the intersection of 5th and Jackson Streets be granted.

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

### RESOLUTION AUTHORIZING SUCCESS FEE RECRUITMENT PAYMENT TO NEXTSITE

WHEREAS, the City of Quincy is committed to improving the quality of life and creating opportunities for its residents and to offering a business-friendly environment for its employers; and

WHEREAS, the City hired NextSite Commercial Development Advisors to work on a retail, commercial and hospitality marketing/recruitment program by providing research and market analysis on consumer travel patterns, customer journeys, peer evaluations, trade area, and retail leakage to identify potential targets for the City; and

WHEREAS, the NextSite contract includes a provision that NextSite is entitled to a Success Fee of \$30,000 if the company recruits a single tenant retailer of more than 100,000 square feet; and

WHEREAS, the former Kmart store (now Target store) is 111,000 square feet; and

WHEREAS, NextSite connected the broker of the Kmart Property with GMX, the property developer, and provided market information/retail analysis to assist in the sale of the property to GMX.

NOW, THEREFORE, BE IT RESOLVED that the City is authorized to pay NextSite, LLC a Success Fee of \$30,000 for the recruitment of Target to Quincy.

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

Adopted this 21st day of August, 2023.

Laura Oakman, City Clerk

Approved this 22nd day of August, 2023.

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 13 Aldermen voted yea, with 1 absent. Motion carried.

### **CITY OF QUINCY COUNCIL RESOLUTION FOR ASSIGNMENT OF DEMOLITION LIENS**

WHEREAS, the Two Rivers Land Bank Authority (“TRLBA”) is an intergovernmental public agency, created by an Intergovernmental Agreement, pursuant to Article VII, Section 10 of the Illinois Constitution and the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/1 et seq., between several units of local government including the City of Quincy (“Intergovernmental Agreement”) on April 27th, 2021; and

WHEREAS, TRLBA’s purpose is to combat community deterioration by returning property to productive use in order to provide open space, housing, industry, and employment, and in carrying out its purpose TRLBA shall acquire, manage, and dispose of certain real and personal property and perform other functions, services, and responsibilities as may be assigned to it by its members; and

WHEREAS, in accordance with Section 4.01(e) of the Intergovernmental Agreement, TRLBA has the authority to exercise the statutory authority of its members to take action, lien property, foreclose on liens, and petition a Circuit Court of a declaration of abandonment pursuant to 65 ILCS 5/11-31-1(d); and

WHEREAS, the City of Quincy did previously demolish structures located on four properties after having first received orders authorizing such demolition pursuant to 65 ILCS 5/11-31-1, those properties being: 1433 Monroe Street, 653-637 Lind Street, 914 Cherry Street, and 410 College Avenue; and

WHEREAS, liens have been filed in the Adams County Recorder of Deeds office for the costs associated with the demolition activities, as provided for by Statute.

NOW, THEREFORE, BE IT RESOLVED as follows:

That the City Council hereby authorizes the form, execution, delivery and performance of demolition lien assignment agreements (Agreements) for properties located at 1433 Monroe Street, 635-637 Lind Street, 914 Cherry Street, and 410 College Avenue, Quincy, Illinois, by and between the City of Quincy and TRLBA, and

That the Mayor be hereby authorized, directed and empowered to enter into, execute and deliver said Agreements and other certificates or instruments as may be necessary to consummate said Agreements, and

That Agreements assigning liens by the City is absolute and irrevocable and the City shall retain no interest—revisionary or otherwise—in the liens described herein.

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

PASSED BY THE CITY COUNCIL OF THE CITY OF QUINCY, ADAMS COUNTY, ILLINOIS, IN REGULAR AND PUBLIC SESSION THIS 21st DAY OF AUGUST, 2023.

APPROVED: August 21, 2023

Michael A. Troup, Mayor

ATTEST: August 22, 2023

Laura Oakman, City Clerk

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

### **RESOLUTION**

WHEREAS, fire departments utilize specialized pieces of equipment during certain rescue scenarios; and,

WHEREAS, ropes and harnesses have a 10-year useful life span and need replacement to remain compliant with industry and NFPA safety standards; and,

WHEREAS, the Quincy Fire Department has utilized the hardware components of rescue equipment, which includes brake bars and ascenders, since their original purchase over 20 years ago; and,

WHEREAS, the specialized training classes and industry standards no longer utilize this equipment; and,

WHEREAS, the City of Quincy and the Quincy Fire Department are part of the Mutual Aid Box Alarm System agreement which allows for the sharing of resources amongst other rescue departments within the State of Illinois; and,

WHEREAS, the Quincy Fire Department has obtained four quotes for the replacement of ropes, harnesses and equipment and were submitted as follows:

Rescue Direct	\$13,348.85
Sentinel Emergency Solutions	\$13,484.80 (plus shipping)
Darley	\$13,578.18
Municipal Emergency Services	\$12,530.00 (plus shipping)

WHEREAS, the Quincy Fire Department has purchased equipment from Rescue Direct during prior transactions and the company provides free shipping on the various items; and,

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 purchase the required equipment from Rescue Direct for the total amount of \$13,348.85.

Bernard Vahlkamp  
Fire Chief

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

#### **ORDINANCE**

Adoption presentation of an Ordinance Entitled: An Ordinance Granting A Special Use Permit For A Planned Development. (To allow for the operation of a hospitality house at 1300 Spruce Street with the following conditions: 1) That the Special Permit for Planned Development is non-transferrable. 2) That the Special Permit for Planned Development shall be null and void if the petitioner is no longer residing in the dwelling at 1300 Spruce St. 3) That the petitioner must provide two off-St. parking stalls. 4) That the shared driveway shared by 1300 Spruce St. and 1306 Spruce St. shall not be blocked for extended periods of time.

Ald. Entrup moved for the adoption of the ordinance, seconded by Ald. Bauer, 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 presentation of an Ordinance Entitled: An Ordinance Granting A Special Use Permit For A Planned Development. (To allow for the ownership of more than one horse at 2102 Melview Road and a contiguous 5-acre property, with the condition that the number of horses shall not exceed five.)

Ald. Reis moved for the adoption of the ordinance, seconded by Ald. Reed, 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 presentation 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. (4704 Wismann Lane, change from RU1 (Rural) to M1 (Light Industrial).

Ald. Mays moved for the adoption of the ordinance, seconded by Ald. Rivera, 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 presentation of an Ordinance Entitled: An Ordinance Amending The 2023-2024 Fiscal Year Budget. (Increase the General Fund- Brush/Compost budget by \$18,060 for contractual services with Evans Recycling.)

Ald. Mays moved for the adoption of the ordinance, seconded by Ald. Rivera, 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**

Second presentation of an Ordinance Entitled: An Ordinance Amending Chapter 40 (Boards and Commissions) Of The Municipal Code Of The City Of Quincy (2015). (Delete: 6-year term limitation for at-large Plan Commission members.)

**ORDINANCE**

Second presentation of an Ordinance Entitled: An Ordinance Amending Title XI (Business Regulations) Of The Municipal Code Of The City Of Quincy 2015. (Peddler-Add: Exemption: antique auto parts and antique memorabilia.)

Ald. Uzelac moved the requirements of Section 32.31 of the City Code of the City of Quincy be waived, seconded by Ald. Holtschlag. Motion carried.

Ald. Uzelac moved the ordinance be adopted, seconded by Ald. Holtschlag, 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.

**ORDINANCE**

First presentation of an Ordinance Entitled: An Ordinance Authorizing Amended Lease Agreement (North Side Boat Club).

**REPORT OF FINANCE COMMITTEE**

Quincy, Illinois, August 21, 2023

	Transfers	Expenditures	Payroll
City Hall.....		312.60	35,267.92
9-1-1 .....	7,500.00		
Central Garage .....	31,000.00		
Cash Reserve to Transit Loan.....	75,500.00		
Building Maintenance.....		595.23	
Comptroller .....		536.21	12,365.50
Legal Department .....		82.75	9,425.40
Commissions.....		-	750.96
IT Department .....		7,337.88	9,261.02
Police Department.....		4,215.16	244,438.58
Fire Department.....		4,670.88	231,937.84
Public Works.....		15,371.69	47,487.73
Engineering.....		24,643.72	18,266.12
<b>GENERAL FUND SUBTOTAL .....</b>	<b>114,000.00</b>	<b>57,766.12</b>	<b>609,201.07</b>
Planning and Development.....		-	21,367.91
911 System.....		-	43,040.38
Traffic Signal Fund.....		49.29	
Econ Dev Growth Fund.....		24,500.00	
State Forfeiture Fund .....		5,747.50	
Police Criminal Reg Fee.....		299.39	
Police DUI Fund.....		998.00	
Transit Fund.....		629.52	68,138.23
Capital Projects Fund.....		28,810.74	
Special Tax Alloc - TIF #2.....		3,000.00	
Water Fund .....		46,157.18	102,157.66
Sewer Fund .....		183,389.57	23,795.79
Quincy Regional Airport Fund.....		1,882.70	16,407.19
Titan Hangar Fund.....		2,948.00	
Municipal Dock .....		328.99	
Regional Training Facility.....		762.17	
Garbage Fund.....		-	17,728.45
Central Garage .....		12,466.13	25,334.95
Self Insurance .....		1,170.55	4,953.20
Sister City Commission Fund.....		865.00	
<b>BANK 01 TOTALS .....</b>	<b>114,000.00</b>	<b>371,770.85</b>	<b>932,124.83</b>
<b>ALL FUNDS TOTAL .....</b>	<b>114,000.00</b>	<b>371,770.85</b>	<b>932,124.83</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 the following vote resulted: Ayes: Ald. Fletcher, Entrup, Bauer, Rivera, Mays, Sassen, Rein, Ebbing, Reis, Reed, Uzelac, Holtschlag. 12. Nay: Ald. Bergman. 1. Absent: Ald. Farha. 1. Motion carried.

**SPECIAL PRESENTATION BY KYLE MOORE - PRESIDENT OF GREDF**

**Discussing The Comprehensive Housing Needs Assessment for Quincy and Adams County.**

GREDF president Kyle Moore gave a presentation on the Adams County and Quincy housing needs assessment. He passed out the assessment to the City Council.

**MOTION**

Ald. Uzelac moved to allow the 1st Union Congregational Church, 12th and Maine Street, to close the alley behind the church on September 10th and barricades are needed. Motion carried.

The City Council adjourned at 7:45 p.m. on a motion of Ald. Holtschlag. Motion carried.

**LAURA OAKMAN**

City Clerk