

# THE CITY COUNCIL

## OFFICIAL PROCEEDINGS

### REGULAR MEETING

Quincy, Illinois, October 30, 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, Farha, Sassen, Rein, Ebbing, Reis, Reed, Uzelac, Holtschlag.

14.

The minutes of the regular meeting of the City Council held October 23, 2023, were approved on a motion of Ald. Entrup. Motion carried.

Legal Counsel: Corporation Counsel Lonnie Dunn.

### PUBLIC COMMENT

Kathleen Helsabeck, Director of the Quincy Public Library, stated the library will have a community read discussion on the book "Maid" on November 2nd at 6:00 p.m.

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

### ANNUAL REPORT

The annual report of the Quincy Police Department for the calendar year of 2022 was ordered received and filed on a motion of Ald. Rein. Motion carried.

### REPORTS OF THE QUINCY PLAN COMMISSION

Recommending approval of a Special Permit to allow for the installation of a ground-mounted digital sign at 205 South 24th Street.

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

Recommending no action on request to allow for automobile sales at 1205 North 12th Street, zoned R1C, as the petitioner Leanne Raleigh withdrew the request prior to the meeting of the undersigned committee.

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

Recommending approval of a request to subdivide (one lot into three lots) property located at 4008 Broadway Street under the small tracts provision of the Subdivision Ordinance.

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

Recommending denial of a Special Permit for Planned Development to allow for the operation of a three-family residential unit at 649 Monroe, which has a zoning classification of R2 (two-family residential).

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

Recommending no action on the request for a Special Permit for Planned Development to allow for the operation of a caviar canning & packaging business at 2001 Jefferson Street as the petitioner withdrew the petition following the 10/24 Plan Commission meeting.

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

Recommending no action on the request to rezone 2001 Jefferson Street from R1C to C1B to allow for additional commercial options as the petitioner withdrew the petition following the 10/24 Plan Commission meeting.

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

### RESOLUTION AUTHORIZING RETAIL RECRUITMENT CONSULTANT AGREEMENT WITH RETAIL STRATEGIES

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 wishes to promote Quincy as a retail hub, to expand the local sales tax base, to encourage infill growth, to fill vacant retail stores, to attract new opportunities for businesses in areas such as retail, hospitality, and entertainment, and to secure single- and multi- tenant commercial developments through the establishment of a marketing and recruitment program for businesses and entrepreneurs; and

WHEREAS, the City desires to engage the retail recruitment services of Retail Strategies to work with the City on the marketing and recruitment program by providing data analysis, real estate analysis, retail recruitment plan and national recruitment; and

WHEREAS, the fee for a three-year contract for retail recruitment services with Retail Strategies is \$140,000.

NOW, THEREFORE, BE IT RESOLVED as follows:

1) that the Mayor and City Clerk on behalf of the City Council execute a three-year Agreement with Retail Strategies, and

2) that the City is authorized to pay Retail Strategies \$140,000 over three years for its service.

3) that the City budgets \$6,000 annually for attendance at the International Shopping Center Conferences.

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

Adopted this 30th day of October, 2023.

Laura Oakman

City Clerk

Approved this 31st day of October, 2023.

Michael A. Troup

Mayor

Ald. Uzelac moved for the adoption of the resolution, seconded by Ald. Holtschlag, and on the roll call the following vote resulted: Yeas: Ald. Rivera, Ebbing, Reins, Reed, Uzelac, Holtschlag, Entrup. 7. Nays: Ald. Bauer, Mays, Farha, Sassen, Rein, Fletcher, Bergman. 7. The Mayor cast the vote of yea. Motion carried.

### **RESOLUTION AUTHORIZING EXPENDITURES FOR WASHINGTON THEATER WALL REPAIRS**

WHEREAS, the City of Quincy owns the historic Washington Theater; and,

WHEREAS, defects in the brickwork surrounding the roof have been identified for repair; and

WHEREAS, The City Council previously approved a contract with Trotter Construction for \$75,500 for repair work to the roof and several walls; and

WHEREAS, Trotter Construction has reported \$12,100 in additional repair work necessary to stabilize and weatherize the west wall of the Theater; and

WHEREAS, the Friends of the Washington Theater has secured funds to pay for the additional repairs to the Washington Theater's wall.

NOW THEREFORE BE IT RESOLVED that the Quincy City Council authorize Trotter Construction to do additional repair work to the west wall of the Washington Theater at a cost of \$12,100.

PASSED and APPROVED this 31st day of October, 2023.

SIGNED: Michael A. Troup, Mayor

ATTEST: 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 14 Aldermen voted yea. Motion carried.

### **SALE OF NON-ESSENTIAL PROPERTY 311 CHERRY STREET**

WHEREAS the City of Quincy is committed to improving the quality of life of its residents and elimination of blight; and

WHEREAS the City of Quincy has established a program through the Department of Planning and Development to address unsafe and dangerous buildings; and

WHEREAS the City of Quincy received a judicial deed to 311 Cherry; and

WHEREAS the Department of Planning and Development advertised the property for sale requiring a redevelopment plan be submitted with a timeline for redevelopment within 24 months of closing; and

WHEREAS the City received a purchase proposal for 311 Cherry from Drake Willing in the amount of \$550 for the property.

NOW, THEREFORE BE IT RESOLVED that the City sell 311 Cherry to Mr. Willing for \$550.

Ald. Fletcher moved for the adoption of the resolution, seconded by Ald. Entrup, and on the roll call the following vote resulted: Yeas: Ald. Sassen, Rein, Reis, Fletcher, Entrup, Bergman, Bauer, Mays, Farha. 9. Nays: Ald. Ebbing, Reed, Uzelac, Holtschlag, Rivera. 5. With the lack of a super majority, the motion failed.

**SALE OF NON-ESSENTIAL PROPERTY  
1328 N. 3rd STREET**

WHEREAS the City of Quincy is committed to improving the quality of life of its residents and elimination of blight; and

WHEREAS the City of Quincy has established a program through the Department of Planning and Development to address unsafe and dangerous buildings; and

WHEREAS the City of Quincy received a judicial deed to 1328 N. 3rd Street; and

WHEREAS the Department of Planning and Development advertised the property for sale requiring a redevelopment plan be submitted with a timeline for redevelopment within 24 months of closing; and

WHEREAS the City received a purchase proposal for 1328 N. 3rd Street from Michael Clifford in the amount of \$3,000 for the property with no plans to build any structure.

NOW, THEREFORE BE IT RESOLVED that the City sell 1328 N. 3rd St. to Michael Clifford for \$3,000.

Ald. Entrup moved for the adoption of the resolution, seconded by Ald. Fletcher, and on the roll call the following vote resulted: Yeas: Ald. Reis, Fletcher, Entrup, Bergman, Bauer, Mays, Farha, Sassen, Rein. 9. Nays. Ald. Ebbing, Reed, Uzelac, Holtschlag, Rivera. 5. With the lack of a super majority, the motion failed.

**ORDINANCE**

First presentation of an Ordinance Entitled: An Ordinance Annexing Certain Territories To The City Of Quincy, Adams County, Illinois (Six parcels (4 PINs) contiguous to the corporate city limits from south of Columbus Road to Wismann Lane and the annexation of six parcels (5 PINs) contiguous to the corporate city limits from north of State Street to 0.5 miles south of Harrison Street.)

**ORDINANCE**

First presentation of an Ordinance Entitled: An Ordinance Amending The 2023-2024 Fiscal Year Budget. (Increase Washington Theater funds in the amount of \$12,100 with a donation; Increase Bridge Lighting Fund \$19,438.)

**REPORT OF FINANCE COMMITTEE**

Quincy, Illinois, October 30, 2023

	Transfers	Expenditures	Payroll
City Hall.....		975.00	34,924.49
9-1-1.....	27,500.00		
General Fund to Transit Loan.....	94,500.00		
Building Maintenance.....		223.58	
Comptroller.....		547.80	12,365.50
Legal Department.....		-	9,425.40
Commissions.....		450.00	750.96
IT Department.....		-	30,620.20
Police Department.....		131,828.10	290,398.40
Fire Department.....		13,634.99	203,917.68
Public Works.....		883.94	46,765.70
Engineering.....		1,416.39	18,388.29
Tax Distribution/Subsidies.....		6,239.30	
<b>GENERAL FUND SUBTOTAL</b>	<b>122,000.00</b>	<b>156,199.10</b>	<b>647,556.62</b>
Planning and Development.....		15,404.64	21,687.27
911 System.....		-	41,653.74
911 Surcharge Fund.....		374.26	
Traffic Signal Fund.....		7.20	
Econ Dev Growth Fund.....		52,094.32	
Police Dept. Grants.....		9,465.00	
Transit Fund.....		9,505.40	77,477.87
Bridge Lighting Fund.....		179.22	
Capital Projects Fund.....		4,462.26	
Water Fund.....		86,803.86	98,021.00
Sewer Fund.....		102,702.62	23,802.16
Quincy Regional Airport Fund.....		159.00	15,314.89
Garbage Fund.....		-	15,156.95
Central Garage.....		12,936.26	27,203.38

Self Insurance .....		-	8,265.22
Econ Dev Revolv Loan Fund .....		4,204.55	
Lincoln Bicentennial Comm.....		181.40	
<b>BANK 01 TOTALS .....</b>	<b>122,000.00</b>	<b>454,679.09</b>	<b>976,140.10</b>
Motor Fuel Tax .....		3,163.15	
2019B GO Street Proj.....		6,081.60	
<b>ALL FUNDS TOTAL .....</b>	<b>122,000.00</b>	<b>463,923.84</b>	<b>976,140.10</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 14 Aldermen voted yea. Motion carried.

The City Council adjourned at 7:49 p.m. on a motion of Ald. Holtschlag. Motion carried.

**LAURA OAKMAN**  
 City Clerk