

THE CITY COUNCIL

OFFICIAL PROCEEDINGS

REGULAR MEETING

Quincy, Illinois, December 4, 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 November 27, 2023, were approved on a motion of Ald. Entrup. Motion carried.

Legal Counsel: Corporation Counsel Lonnie Dunn.

RETIREMENT RECOGNITION

Don Briddle - 30 years of service at the Quincy Fire Department

Mayor Troup presented Don Briddle with a 30 years of service gift.

BADGE PRESENTATION

Lieutenant Matt Reynolds – Quincy Fire Department

Fire Chief Vahlkamp presented newly promoted Lieutenant Matt Reynolds with his Lieutenant badge.

PUBLIC COMMENT

Michael Erwin is the owner of Little D's Sport Club. He would like to make it a Night Club and extend the hours.

Vicki Dempsey stated that she owns apartments in the area of Little D's Sport Club and is against it becoming a Night Club.

Curtis Fauble stated that he owns property in the area of Ellington Road, 24th to 36th Street, and would like to see the site plan before the request for a zoning change is approved by the council.

Aiden McDonnell stated that he would like a one to two week hold on the rezoning of Ellington Road, 24th to 36th Street, to be able to talk to Planning & Development.

Myron Witt asked the Council to reconsider rezoning Ellington Road, 24th to 36th Street, as it would cause more accidents and liability.

Tieraney Craig stated she is against making Little D's Sport Club a Night Club. She wants the 6th Street Promenade to be family friendly.

Brian Inman stated he is against the Special Permit for Planned Development at 1736 Adams and wants to keep the area single-family. He had a handout for the City Council.

Teena Obert stated that she is against the Special Permit for Planned Development at 1736 Adams and wants to keep the area a single-family neighborhood.

The City Clerk presented and read the following:

REPORT ON INTERNAL COMPLAINT OF POLICE CHIEF HIRING PROCESS

Ald. Bauer moved the report be tabled for one week. Motion carried.

MONTHLY REPORTS

The monthly reports of the City Clerk, the City Treasurer, the City Comptroller, the Forestry Department, the Street Cleaning Department, the Recycling Division, and the Sign & Paint Department for the month of November, 2023, were ordered received and filed on a motion of Ald. Reis. Motion carried.

REPORTS OF THE QUINCY PLAN COMMISSION

Recommending APPROVAL of a Special Permit for Planned Development to allow for automobile sales at 1205 North 12th Street with the following conditions: 1) That the existing wooden privacy fence be repaired or replaced to provide a sight-proof barrier along the northern, southern, and western property lines. 2) That parking requirements established in City Code 162.091 (I) and City Code 162.091(L) be waived to allow for vehicles to be parked in the front yard and to allow for vehicles to be parked within 15 feet of the neighboring residential properties. 3) That on-street parking of automobiles that are for sale is prohibited. 4) That automobile repairs are prohibited. 5) That any trash receptacle will be concealed/shielded from adjoining residences. 6) That all site lighting shall be directed on the subject lot and not on adjoining properties. 7) That all site lighting will be turned off at 10:00 p.m. except for security lighting. 8) That no outdoor vending machines shall be permitted.

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

Ald. Rivera left the City Council Chambers at 7:32 p.m. to recuse herself from the discussion and the vote of Resolution #2.

Recommending DENIAL of a request for a Special Permit to allow for the operation of a Night Club at 601-603 Hampshire Street with hours of operation as permitted by ordinance.

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

Ald. Rivera returned to the City Council Chambers at 7:34 p.m.

Recommending APPROVAL of a Special Permit for Planned Development to allow for the construction of a two-family residential dwelling at 1736 Adams Street as requested.

Ald. Reis moved to table the report for two weeks, seconded by Ald. Reed. Motion carried.

Recommending DENIAL of a Special Permit for Planned Development to allow for the construction of an oversized garage at 1736 Adams Street as requested.

Ald. Reis moved to table the report for two weeks, seconded by Ald. Reed. Motion carried.

Recommending DENIAL of a Special Permit for Planned Development to allow for the construction of a living unit within a garage at 1736 Adams Street as requested.

Ald. Reis moved to table the report for two weeks, seconded by Ald. Reed. Motion carried.

Recommending APPROVAL of a request to vacate the public right of way located at 4631 Harrison Street to allow for the front yard of the parcel to be square with Harrison Street and to align the street right of way with Harrison Street as requested.

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

Recommending APPROVAL of a request to rezone three parcels without addresses located along Ellington Road between North 24th Street and North 36th Street from RU1 (rural/agricultural) to M1 (light industrial) to allow for the construction of a new United Alloy facility.

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

Recommending APPROVAL of a planned development within an M3 (planned industrial) zoning district. The development is the construction of a 2,500 square foot office building at 3520 Locust Street along with improvements to the parking lot and the addition of parking stalls and landscaping as requested.

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

Recommending APPROVAL of a request to subdivide one lot into eight lots at property located at 4704 Wisman Lane under the small tracts provision of the subdivision ordinance.

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

Recommending APPROVAL of a planned development within an M3 (planned industrial) zoning district. The development is the construction of a solar farm at 4620 Kochs Lane along with an access road, a security fence and other required improvements with the following conditions: 1) That approval of the planned development is contingent on an approved site plan for the development. 2) That approval of the planned development is contingent on the adoption of a road agreement between the developer and the Adams County Highway Department if it is determined that such an agreement is required.

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

RESOLUTION

WHEREAS, the Quincy Police Department has a long history of providing security and service to the Quincy Housing Authority; and

WHEREAS, the Quincy Police Department and Quincy Housing Authority believe that the safety and security of the residents is the highest of priorities; and

WHEREAS, for more than twenty years the Quincy Police Department has assigned one patrol officer to the Quincy Housing Authority; and

WHEREAS, the housing officer works in concert with the Quincy Housing Authority; and

WHEREAS, the housing officer is responsible for providing police services to the employees and residents of the Quincy Housing Authority; and

WHEREAS, this special assignment allows Quincy Police Department patrol officers to remain in their assigned districts and not spend an inordinate amount of time dealing with issues specific to residents of the Quincy Housing Authority; and

WHEREAS, the Quincy Housing Authority agrees to pay fifty-five percent of the housing officers' salary and benefits, including overtime, for all Quincy Housing Authority duties; and

WHEREAS, the Quincy Police Department and Quincy Housing Authority both agree that this agreement is beneficial to both entities, as well as the residents of the Quincy Housing Authority; and

WHEREAS, the City of Quincy Legal Department has reviewed and approved this agreement; now

THEREFORE BE IT RESOLVED, the Chief of Police recommends to the Mayor and City Council that a new agreement for the housing officer be entered into from Jan 1, 2024 - December 31, 2024, to continue this successful partnership between the Quincy Police Department and the Quincy Housing Authority.

Adam C. Yates, Chief of Police

Passed this 4th day of December, 2023

Approved this 5th day of December, 2023

City of Quincy, an Illinois Municipal Corporation

By: Michael A. Troup, Mayor

ATTEST: Laura Oakman, City Clerk

Ald. Rein 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.

CITY OF QUINCY COUNCIL RESOLUTION AUTHORIZING

DEMOLITION EXPENDITURES FOR 314 N. 8th, 530-536 N. 7th & 521 SYCAMORE STREETS

WHEREAS, the City of Quincy is committed to the improvement of the quality of life of its residents and reducing blight; and

WHEREAS, the City of Quincy has established a program to address unsafe and dangerous buildings; and

WHEREAS, the City received a Court Order to demolish the structures located at 314 N. 8th, 530-536 N. 7th, and 521 Sycamore Street as dangerous and unsafe buildings; and

WHEREAS, bids were sought to demolish the structure, and Blick's Construction Co. was found to be the low bidder in the amount of \$90,000 to demolish the structures; and

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council accept the bid from Blick's Construction Co. in the amount of \$90,000 for the demolition of the structures located at 314 N. 8th, 530-536 N. 7th, and 521 Sycamore and that the Mayor be authorized to execute the appropriate contract documents.

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

PASSED and APPROVED this 15th day of December, 2023.

SIGNED: Michael A. Troup, Mayor

ATTEST: Laura Oakman, City Clerk

Ald. Bauer moved for the adoption of the resolution, seconded by Ald. Bergman, and on the roll call each of the 14 Aldermen voted yea. Motion carried.

SMALL RENTAL REHAB PROJECT FUNDING RESOLUTION

WHEREAS, per the Small Rental Rehab Program (SRRP) Guidelines, the City advertised for small rental rehab proposals on August 16th and 19th, 2023 and received eight proposals; and

WHEREAS, the SRRP Committee evaluated the number of units to be renovated, the total project cost, the amount of SRRP funding requested, the private financing committed, the equity ratio, the current and projected increase in property

values and property tax, the estimated rate of return on SRRP investment, and the overall benefits the seven projects would have on the City residents; and

WHEREAS, the SRRP Committee recommended six projects receive SRRP funding for a total rehabilitation cost of \$1,350,000 including \$260,000 in SRRP assistance and \$1,090,000 in Owner Private Equity.

THEREFORE BE IT RESOLVED pursuant to unanimous agreement, made at an open public meeting on November 30, 2023, the Small Rental Rehab Program Committee reviewed and recommended SRRP funding for six projects which include: 1139 #4 Hutmacher Road, 1122 Monroe Street, 1135 Vermont Street, 326 S 10th Street, 1017 Payson Avenue, 2315 N 12th Street ; and

FURTHER BE IT RESOLVED by the Mayor and City Council that 1139 #4 Hutmacher Road receive \$20,000.00 in SRRP funding, 1122 Monroe Street \$40,000.00 in SRRP funding, 1135 Vermont Street receive \$40,000.00 in SRRP funding, 326 S 10th Street receive \$40,000.00 in SRRP funding, 1017 Payson Avenue receive \$40,000 in SRRP funding, 2315 N 12th Street receive \$80,000 in SRRP funding for the renovations/new construction for a total of twelve apartment rental units and one single-family home.

The approval is subject to the terms and conditions of the Small Rental Rehab Program and to the Mayor being authorized to execute the appropriate documents and contracts in connection with this action.

PASSED and APPROVED this 15th day of December, 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.

RESOLUTION

Resolution Authorizing Success Recruitment Payment To NextSite. (Pay a success fee to NextSite, LLC, in the amount of \$15,000 for the recruitment of Planet Fitness of Quincy.)

Rules Suspended

Ald. Uzelac moved the rule be suspended at this time to hear from Tom Marx. Motion carried.

Tom Marx, a local commercial property developer, answered questions from Council.

Ald. Uzelac moved the rules be resumed. Motion carried.

Ald. Bergman moved to table the resolution for one week, seconded by Ald. Entrup. Motion carried.

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). (Changing Preservation Commission Alderman appointments.)

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 16th & Sycamore Streets.)

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, 2023 And Ending April 30, 2024.

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, 2023 And Ending April 30, 2024.

ORDINANCE

First presentation of an Ordinance entitled: An Ordinance Regarding The Illinois Paid Leave For All Workers Act For The City Of Quincy.

REPORT OF FINANCE COMMITTEE

Quincy, Illinois, December 4, 2023

	Transfers	Expenditures	Payroll
City Hall.....		1,461.85	
Garbage.....	8,000.00		
General Fund to Transit Loan.....	24,500.00		
Building Maintenance.....		409.20	
Comptroller.....		155.87	
IT Department.....		126.89	
Police Department.....		9,625.91	
Fire Department.....		13,161.52	
Public Works.....		36,962.27	
Engineering.....		942.55	
GENERAL FUND SUBTOTAL	32,500.00	62,845.55	0.00
Planning and Development.....		448.89	
911 Surcharge Fund.....		166.37	
Traffic Signal Fund.....		123.30	
Econ Dev Growth Fund.....		12,358.88	
Police Dept. Grants.....		2,616.67	
Transit Fund.....		166.05	
Bridge Lighting Fund.....		219.15	
Capital Projects Fund.....		3,484.49	
Special Capital Funds.....		54.63	
Special Tax Alloc TIF #2.....		117,962.92	
Special Tax Alloc TIF #3.....		1,750.00	
Water Fund.....		56,044.04	
Sewer Fund.....		4,537.89	
Quincy Regional Airport Fund.....		20,205.02	
Titan Hangar Fund.....		122,352.40	
Municipal Dock.....		1,022.97	
Regional Training Facility.....		735.96	
Central Garage.....		11,032.72	
Self Insurance.....		593.49	
Health Insurance Fund.....		87,412.35	
Lincoln Bicentennial Comm.....		525.04	
BANK 01 TOTALS	32,500.00	506,658.78	0.00
Motor Fuel Tax.....		2,371.75	
ALL FUNDS TOTAL	32,500.00	509,030.53	0.00

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.

MOTION

Ald. Bauer referred to Engineering to remove a handicapped sign at 717 N. 6th Street. Motion carried.

RESIGNATION

Ald. Rivera stated that she is resigning as 3rd Ward Alderwoman and her last day is December 31, 2023.

The City Council adjourned at 8:09 p.m. on a motion of Ald. Holtschlag. Motion carried.

LAURA OAKMAN
 City Clerk