

# THE CITY COUNCIL

## OFFICIAL PROCEEDINGS

### REGULAR MEETING

Quincy, Illinois, April 22, 2024

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, Hultz, Mays, Farha, Sassen, Rein, Ebbing, Reis, Reed, Uzelac, Holtschlag. 13.  
Absent: Ald. Bauer. 1.

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

The minutes of the regular meeting of the City Council held April 15, 2024, were approved on a motion of Ald. Entrup. Motion carried.

Legal Counsel: Corporation Counsel Lonnie Dunn.

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

### PUBLIC COMMENTS

Douglas Peterson is the owner of various properties in the State & 8th area, supports TIF South and had a handout for the council.

Dean LaVelle is the president of the board of Trustees of the Quincy Public Library and wants to stress its importance and supports the Library levy.

Tieraney Craig thanked those who participated in the District cleanup last Saturday and supports TIF South.

Rev. Carl Terry stated that the Brotherhood Banquet at Bethel AME church is celebrating its 60th anniversary.

Mike Mahair, president of State Street Bank, stated that there is a need for TIF South.

John Johannes, community president and commercial lender for First Mid Trust Bank, is in support of TIF South.

Jan Hummel stated that she hopes the council will continue to support the Quincy Public Library.

Angela Ketteman is a member of the Library board and would appreciate the council's support.

Kevin Ballard stated that he hopes the council will support TIF South.

Margarita Ogilvie stated that TIF South will bring back the glory days of that area.

### PETITIONS

Revocable Permit for Encroachment of City Right-of-Way from Anne Forbes on behalf of the Friends of the Lorenzo Bull House requesting permission to place signs on City right-of-way promoting the Dogwood Parade Festival at Lorenzo Bull Park. The signs will be placed at various locations throughout the city between April 23rd and May 3rd. The Department of Utilities and Engineering presents this request subject to the following conditions: The petitioner is responsible for the placement and removal of the signs; signs must be placed so as to not restrict sight visibility, sidewalk usage, or create a safety hazard; signs placed along the parade route must be removed from City right-of-way prior to the start of the parade; the City of Quincy is not responsible for damage to the signs and the petitioner will assume full responsibility for any damage to City infrastructure caused by the placement of the signs.

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

By the following organizations requesting permission to conduct a raffle and have the bond requirement waived: St. Peters Church from May 1, 2024 through August 25, 2024 and QHS 79 Girls/Wise Minds Therapy, PLLC from now until June, 20, 2024. The City Clerk recommends approval of the permits.

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

### PROCLAMATION

By Michael A. Troup proclaiming April 26, 2024 as "Arbor Day".

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

**Ald. Fletcher left the chambers at 7:29 p.m.**

**Ald. Fletcher arrived back at 7:31 p.m.**

## RESOLUTION

WHEREAS, on May 1, 2019, the City of Quincy entered into a five-year Agreement with BFI Waste Systems of Missouri, LLC (Republic Services) for the disposal of solid waste; and,

WHEREAS, the current Agreement between the City and BFI Waste Systems of Missouri, LLC (Republic Services) expires on April 30, 2024; and,

WHEREAS, the City of Quincy and BFI Waste Systems of Missouri, LLC (Republic Services) mutually desire to amend the terms of the Agreement and to extend the Agreement for an additional period of five (5) years beginning on May 1, 2024, and terminating on April 30, 2029, at which time the Agreement can be extended upon the mutual consent of both parties; and,

WHEREAS, both parties have agreed that the City shall be charged \$51.08 per ton for the disposal of solid waste and construction debris for the first year of the contract and an increase of five (5%) on the anniversary of the Agreement effective date each year thereafter; and,

WHEREAS, both parties have agreed that the City shall be charged \$210.00 per ton for the disposal of solid waste collected at the Annual Citywide Cleanup for the first year of the contract and an increase of five (5%) on the anniversary of the Agreement effective date each year thereafter; and,

WHEREAS, except where modified or amended by this Amendment, all other terms and conditions are applicable to the original Agreement; and,

WHEREAS, funding for this service will be available upon the approval of the 2024/2025 Garbage Fund fiscal year budget and will be included in fiscal year budgets for the duration of the Agreement period.

NOW, THEREFORE BE IT RESOLVED, that the Director of Public Works and Central Services Committee recommend to the Mayor and Quincy City Council that the City of Quincy and BFI Waste Systems of Missouri, LLC (Republic Services) amend and extend the Agreement for the disposal of solid waste. Said Amendment is attached hereto.

Ald. Sassen 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, based on law, court decisions and case law, and developed best industry practices, law enforcement policies are ever evolving; and

WHEREAS, with policy failure comes liability; and

WHEREAS, Lexipol is America's leading provider of policy management resources for law enforcement; and

WHEREAS, Lexipol provides comprehensive, defensible policies written by legal and public safety professionals; and

WHEREAS, Lexipol's periodic training bulletins bring the manual into practice through real-life; scenario-based training exercises; and

WHEREAS, the Quincy Police Department is currently working to become accredited and Lexipol works directly with the Illinois Law Enforcement Accreditation Program; and

WHEREAS, Municipal Insurance Cooperative Agency (MICA) recommends we use policy management provider Lexipol; and

WHEREAS, Lexipol provides a reduced rate for agencies belonging to MICA; and

WHEREAS, Lexipol has an annual subscription fee of \$15,128.40; now

THEREFORE BE IT RESOLVED, the Chief of Police recommends to the Mayor and City Council that we purchase service in the amount of \$15,128.40 from Lexipol LLC., Irvine, CA 92606.

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 AUTHORIZING THE CITY TO ENTER INTO A REDEVELOPMENT AND SALES TAX REBATE AGREEMENT WITH CHARLES AND KATHIE MARX TRUST PERTAINING TO THE REDEVELOPMENT OF VACANT RETAIL ANCHOR LOCATED AT 3400 QUINCY MALL**

WHEREAS, the City of Quincy desires to enter into a Redevelopment and Sales Tax Rebate Agreement (the "Agreement") with Charles and Kathie Marx Trust, (hereafter known as the "Developer"); and

WHEREAS, the Quincy City Council on February 24, 2020, did adopt Ordinance 20-04, which established a retail incentive program; and

WHEREAS, to facilitate the redevelopment of the vacant retail anchor at 3400 Quincy Mall, the city shall provide

a Development Incentive (as allowed in Ordinance 20-04) to the Developer through the rebating of a portion of sales tax revenue generated by the Retailers Tax Act (RTA) and the Home Rule Purchase Act (HRPA), per the terms of the Agreement; and

WHEREAS, the rebate shall be based on sales tax revenue generated by the Vacant Retail Anchor Tenant (hereafter known as the “Tenant”) equal to the following amounts:

- City shall pay the Developer \$200,000 upon issuance of Tenant’s Certificate of Occupancy.
- City shall collect and retain the first \$400,000 in sales tax revenue (RTA/HRPA) generated by the Tenant.
- Upon retention of first \$400,000 in sales tax revenue, City shall verify the Tenant has achieved at least \$4,000,000 in gross retail sales during one of its first three years.
- Upon verification of the \$4,000,000 gross retail sales threshold, the Developer shall receive \$1.00 for every \$2.00 of sales tax generated until either the Developer has received a total of \$1,000,000 (including initial \$200,000) or until the ten-year agreement ends, whichever occurs first.

WHEREAS, the city shall not less than quarterly remit to the Developer all sums owed to the Developer based on sales tax generated by the Tenant; and

WHEREAS, the renovations to the Vacant Retail Anchor Store as proposed by the Developer pursuant to the Agreement will be carried out with the assistance of the Development Incentive offered by the City; and

WHEREAS, the City of Quincy has the authority to promote the health, safety and welfare of its inhabitants, to prevent the onset of blight while instituting conservation measures and to encourage private development in order to enhance the local tax base and to enter into contractual agreements with third parties for the purposes of achieving these purposes; and

WHEREAS, the City further finds that the terms outlined in the Agreement are in the best interest of the parties; and

WHEREAS, the City is authorized to enter into economic incentive agreements sharing a portion of sales tax generated by a Redevelopment and Sales Tax Rebate Agreement pursuant to the provisions of Section 5/8-11-20 of the Illinois Municipal Code (65 ILCS 5/8-11-20).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Quincy, Adams County, Illinois, that:

1. The findings and recitations set forth above are hereby adopted as part of this Resolution;
2. The Mayor and the City Clerk of the City of Quincy are hereby authorized to execute and attest, respectively, the “Redevelopment and Sales Tax Rebate Agreement”, a copy of which is attached hereto and incorporated herein by reference as “Resolution Exhibit No. 1”;
3. This Resolution is in addition to all other Resolutions on the subject and shall be construed therewith, excepting as to that part in direct conflict with any other Resolution, and in the event of such conflict, the provisions hereof shall govern;
4. The City Clerk is hereby directed to publish this Resolution in pamphlet form and thereafter maintain at least three (3) copies of the same available for public inspection in the City Clerk’s Office;
5. This Resolution shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.

Ald. Mays 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 Adopting the Annual Operating Budget for the City of Quincy for the Fiscal Year Ending April 30, 2025.

Ald. Uzleac moved for the adoption of the ordinance, seconded by Ald. Holtschlag

Ald. Bergman moved to amend the budget ordinance to maintain the Library at .15 of EAV for a total request of \$2,043,208 which represents a 3.2% increase over the previous year. The amendment would reduce the City budget and cut the Library budget by \$309,217, seconded by Ald. Entrup and on a roll call the following vote resulted: Yeas: Ald. Bergman, Hultz, Farha, Sassen, Fletcher, Entrup. 6. Nays: Ald. Mays, Rein, Ebbing, Reis, Reed, Uzelac, Holtschlag. 7. Absent: Ald. Bauer. 1. Motion failed.

Ald. Rein moved to amend the ordinance to the administration amendments presented by Comptroller Sheri Ray, seconded by Ald. Uzelac, and on a roll call each of the 13 Aldermen voted yea, with 1 absent. Motion carried.

Ald. Uzelac moved for the adoption of the ordinance, as amended, seconded by Ald. Holtschlag, and on a roll call the following vote resulted: Yeas: Ald. Uzelac, Holtschlag, Entrup, Hultz, Mays, Sassen, Ebbing, Reis, Reed. 9. Nays: Fletcher, Bergman, Farha, Rein. 4. Absent: Ald. Bauer. 1.

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

**ORDINANCE**

Adoption of an Ordinance entitled: Ordinance Approving The Tax Increment Redevelopment Plan And Project For The South TIF Redevelopment Project Area.

Ald. Uzelac moved for the adoption of the ordinance, seconded by Ald. Holtschlag.

Ald. Rein moved to table this ordinance for two weeks, seconded by Bergman and on a roll call the following vote resulted: Yeas: Ald. Rein, Ebbing, Reis, Fletcher, Entrup, Bergman, Mays, Farha, Sassen. 9. Nays: Ald. Reed, Uzelac, Holtschlag, Hultz. 4. Absent: Ald. Bauer. 1. Motion carried.

**ORDINANCE**

Adoption of an Ordinance entitled: Ordinance Designing The South TIF Redevelopment Project Area.

Ald. Rein moved to table this ordinance for two weeks, seconded by Bergman. Motion carried on a voice vote.

**ORDINANCE**

Adoption of an Ordinance entitled: Ordinance Adopting Tax Increment Financing For The South TIF Redevelopment Project Area.

Ald. Rein moved to table this ordinance for two weeks, seconded by Bergman. Motion carried on a voice vote.

**ORDINANCE**

Second presentation of an Ordinance entitled: An Ordinance Amending Chapter 152 (Demolition Of Building Or Structures And Requirement Of Fire Protection Guard) Of The Municipal Code Of The City Of Quincy Of 2015. (Amending City Code to reduce the length of the review period from up to 90 days to the amount of time required to hold two regularly scheduled Preservation Commission meetings.)

**REPORT OF FINANCE COMMITTEE**

Quincy, Illinois, April 22, 2024

	Transfers	Expenditures	Payroll
City Hall.....		3,427.46	
Garbage.....	17,000.00		
Building Maintenance.....		851.51	
Legal Department .....		1,030.00	
Police Department.....		24,351.46	
Fire Department .....		8,647.93	
Public Works.....		4,374.44	
Engineering .....		946.00	
<b>GENERAL FUND SUBTOTAL</b>	<b>17,000.00</b>	<b>43,628.80</b>	<b>0.00</b>
Planning and Development.....		12,345.80	
Housing Resource Fund.....		678.00	
911 Surcharge Fund.....		6,300.27	
Traffic Signal Fund.....		11,410.00	
Econ Dev Growth Fund.....		14,456.25	
State Forfeiture Fund .....		4,707.28	
Crime Lab Fund.....		522.25	
Police Criminal Reg Fee.....		64.00	
Transit Fund.....		380.32	
Special Capital Funds .....		436.15	
Water Fund .....		86,041.10	
Sewer Fund .....		3,188.57	
Quincy Regional Airport Fund.....		3,261.82	
Regional Training Facility.....		32.12	
Central Garage .....		17,087.17	
Self Insurance .....		8,786.67	
Sister City Commission Fund .....		25.00	
Lincoln Bicentennial Comm .....		226.76	
<b>BANK 01 TOTALS .....</b>	<b>17,000.00</b>	<b>213,578.33</b>	<b>0.00</b>
<b>ALL FUNDS TOTAL .....</b>	<b>17,000.00</b>	<b>213,578.33</b>	<b>0.00</b>

Mike Rein  
Jack Holtschlag  
Anthony E. Sassen  
Eric Entrup  
Richie C. Reis  
**Finance Committee**

Ald. Rein, seconded by Ald. Sassen, moved the report 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.

#### **NEW BUSINESS**

Ald. Bergman moved to allow a dumpster at 735 N. 14th on city right-of-way for one week. Motion carried.

Ald. Bergman asked Chuck Bevelheimer why the Park Board was the only taxing body that publicly voted on the TIF District prior to the Joint Review Board meeting and wondered why the other taxing bodies did not vote on it. Mayor Troup then asked Chuck Bevelheimer to reach out to the taxing bodies and seek the following information:

- How the TIF information provided to the leadership of each taxing body was shared with members?
- How did the taxing bodies decide who should represent them on the Joint Review Board?
- How did the taxing bodies decide how their representative should vote at the Joint Review Board?

Ald. Mays moved to close 24th Street to One Glenayre Way on June 22nd from 10:00 a.m. to 4:00 p.m. for the Hollister-Whitney 125th anniversary celebration. Liquor waiver for alcohol on city streets is requested. Motion carried.

Ald. Farha asked Steve Bange to check the lights on the Bayview bridge to see if they are all working.

Ald. Rein moved to close Fox Run West for a block party on May 3rd from 4:00 p.m. to 10:00 p.m. Barricades needed at the east and west end of Fox Run West. Motion carried.

The City Council adjourned at 8:13 p.m. on a motion of Ald. Holtschlag. Motion carried.

**LAURA OAKMAN**  
City Clerk