

THE CITY COUNCIL

OFFICIAL PROCEEDINGS

REGULAR MEETING

Quincy, Illinois, June 17, 2024

The regular meeting of the City Council was held this day at 7:00 p.m. at the Quincy Regional Training Center, 1900 Seminary Road, with Mayor Michael A. Troup presiding.

The following members were physically present: Ald. Entrup, Bergman, Bauer, Hultz, Mays, Farha, Sassen, Rein, Ebbing, Reis, Reed, Uzelac, Holtschlag. 13.

Absent: Ald. Fletcher. 1.

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

The minutes of the regular meeting of the City Council held June 10, 2024, were approved on a motion of Ald. Bergman. Motion carried.

Legal Counsel: Assistant Corporation Counsel Bruce Alford.

PUBLIC COMMENTS

Ronna Robertson, president of Homeward Bound Waggin, spoke concerning the five-year contract RFP that they did not know about.

Gabe McClean spoke concerning the 54th & Broadway development stating that it will hurt Mom & Pop businesses in Quincy.

Adam Booth stated that he welcomes the 54th & Broadway development but wants it tabled and looked further into it.

Trevor Beck also stated the 54th & Broadway development resolution should be tabled.

Kathleen Helsabeck gave an update on the Quincy Library Summer reading program and that reading is important in the summer.

The City Clerk presented and read the following.

PETITIONS

By the following organizations requesting permission to conduct a raffle and have the bond requirement waived: Adams County Farm Bureau from 6/28/2024 to 8/8/2024; Machinist Local Lodge #822 from 6/24/2024 to 10/12/2024 and Blessed Sacrament Church from 8/12/24 to 9/7/24. The City Clerk recommends approval of the permits.

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

A Special Event Application for the Quincy Freedom Fest on July 4th and 5th in Clat Adams Park. Front Street between Maine and Vermont Streets beginning at 8:00 a.m. on July 4th through 11:00 p.m. on July 5th will be closed. Approval is recommended by the Department of Utilities and Engineering.

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

SALES TAX REPORT

The report of the Illinois Department of Revenue showing sales tax collected for the month of March, 2024 in the amount of \$1,124,317.54 was ordered received and filed on a motion of Ald. Uzelac. Motion carried.

HOME RULE SALES TAX REPORT

The report of the city's 1-1/2% home rule sales tax collected for the month of March, 2024 in the amount of \$1,065,462.79 was ordered received and filed on a motion of Ald. Uzelac. Motion carried.

LIMOUSINE OWNER'S LICENSE

By Chief of Police Adam C. Yates stating that a necessary public hearing was held May 30, 2024 and Mr. Jay C. Albert representing his business, Integrity Community Transport LLC, Quincy, IL, does satisfactorily meet the requirements of a limousine owner and therefore recommends approval of the license.

Ald. Rein moved to concur on the recommendation. Motion carried.

RESOLUTION

Chief of Police recommending approval to enter into a five-year contract with Western Illinois Veterinary Clinic for a total cost of \$1,040,250.

Ald. Rein moved to table the resolution for one week, seconded by Ald. Uzelac. Motion carried.

RESOLUTION

Resolution Authorizing The City To Enter Into A Development And Sales Tax Rebate Agreement With The Otis Company Pertaining To The Development Of 504 N. 54th Street.

Ald. Rein moved to table the resolution for one week, seconded by Ald. Ebbing. Motion carried.

RESOLUTION AUTHORIZING THE CITY TO ENTER INTO MID-TOWN BUSINESS DISTRICT REDEVELOPMENT AGREEMENT WITH CHARLES & KATHIE MARX TRUST (REDEVELOPMENT OF THE FORMER SEARS STORE)

WHEREAS, pursuant to Illinois Statute 65 ILCS 5/8-11-20 et seq., as amended, the City of Quincy, an Illinois Municipality, (the “City”) has the authority to provide incentives to developers to promote the development or redevelopment of land; and

WHEREAS, pursuant to 65 ILCS 5/8-1-2.5, a municipality may appropriate and expend funds for economic development purposes, including, without limitation for commercial enterprises that are deemed necessary or desirable for the promotion of economic development within the community; and

WHEREAS, pursuant to the Business District Development and Redevelopment Act (65 ILCS 5/11-74.3-1 et. seq. and the “Act”), the City has the authority to establish a Business Development District wherein it may impose a tax, the revenues from which, may be used to pay certain Business District Project Costs including financing costs; and

WHEREAS, on March 29, 2021, the City adopted a Business District under the Business District Development and Redevelopment Act known as Mid-Town Business District (the “Business District” or “MBD”) and imposed a One Percent (1%) Business District Retailers’ Occupation Tax, a One Percent (1%) Business District Service Occupation Tax, and a One Percent (1%) Business District Hotel Operators’ Occupation Tax therein; and

WHEREAS, included in the MBD Redevelopment Project Area is property currently owned by the Developer; and

WHEREAS, the Developer’s proposed Project is consistent with the Mid-Town Business District Redevelopment Plan and Projects for the Redevelopment Project Area and further conforms to the land uses of the City as adopted, and the Developer requested that incentives for the redevelopment be provided by the City and that such incentives include the reimbursement of funds payable solely from the MBD Special Tax Allocation Fund; and

WHEREAS, the City has determined that the Redevelopment Agreement attached hereto as Exhibit “A” (the “Agreement”) is in the best interest of the citizens of the City of Quincy.

THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF QUINCY, AN ILLINOIS MUNICIPALITY, THAT:

1. The Redevelopment Agreement hereto attached as Exhibit “A” by and between the City of Quincy, Adams County, Illinois (the “City”) and Charles and Kathie Marx Trust (the “Developer”) is hereby approved.
2. The Mayor is hereby authorized and directed to enter into and execute on behalf of the City said Redevelopment Agreement and the City Clerk of the City of Quincy is hereby authorized and directed to attest such execution.
3. The Redevelopment Agreement shall be effective the date of its approval on the ____ day of _____, 2024.
4. This Resolution shall be in full force and effect from and after its passage and approval as required by law.

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

RESOLUTION

WHEREAS, on February 21, 2023, the Quincy City Council approved the purchase of secondary flood insurance coverage for the Water Treatment Plant Pump Station; and,

WHEREAS, the Department has received notification from its insurance broker that the flood insurance policy will expire on July 20, 2024; and,

WHEREAS, the annual cost for the renewal of the flood insurance policy is \$8,235.00; and,

WHEREAS, the Director of Public Works has reviewed the terms and financial summary for the policy and finds them to be acceptable; and,

WHEREAS, funding for this expenditure is available in the 2024/2025 Water Fund fiscal year budget.

NOW, THEREFORE BE IT RESOLVED, that the Director of Public Works and Utilities Committee recommend to the Mayor and Quincy City Council that the flood insurance premium payment in the amount of \$8,235.00 to Wright National

Flood Insurance Company of St. Petersburg, Florida be approved for payment.

Jeffrey Conte, P.E.
Director of Public Works

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

RESOLUTION

WHEREAS, on February 12, 2024, the Quincy City Council rejected the bid for the Phase 3 Water Supply Improvement Project which includes modifications and improvements to the existing Water Treatment Plant pump station that will allow for the elevation of pumps above the five-hundred (500) year flood level; and,

WHEREAS, upon the recommendation of the Utilities Committee, and with the approval of the City Council, the Department of Utilities and Engineering proceeded with plans to modify the project to be re-bid and completed in phases to reduce the overall cost of the project; and,

WHEREAS, the Department required the services of an engineering firm to assist with architectural and structural design services for the project plan modifications; and,

WHEREAS, the engineering firm of Klingner and Associates of Quincy, Illinois had the expertise and resources required to complete the work in a timely manner; and,

WHEREAS, the Department has received an invoice in the amount of \$69,114.82 for the architectural and structural design services; and,

WHEREAS, funding for this professional service is available in the 2024/2025 Water Fund fiscal year budget.

NOW, THEREFORE BE IT RESOLVED, that the Director of Public Works and Utilities Committee recommend to the Mayor and Quincy City Council that the invoice from Klingner and Associates of Quincy, Illinois in the amount of \$69,114.82 be approved for payment.

Jeffrey Conte, P.E.
Director of Public Works

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

RESOLUTION

WHEREAS, the Department of Utilities is responsible for the installation, maintenance, and replacement of water meters that are used to meter the amount of water used by residential, commercial, and industrial water utility users; and,

WHEREAS, the Department requires the purchase of the following water meters for the installation of new water services and replacement of aging residential and commercial water meters during the current fiscal year:

- Five hundred (500) 5/8" meters (residential)
- Three hundred eighty-five (385) 1" meters
- Fifty (50) 1½" meters
- Twenty-five (25) 2" disc meters
- Five (5) 2" turbo meters
- Eighty-five (85) 2" compound meters
- One (1) 3" ultrasonic meters
- Four (4) 4" ultrasonic meters

WHEREAS, the City has received a quote from Midwest Meter, Inc. of Edinburg, Illinois totaling \$1,007,975.00 for the purchase of the water meters; and,

WHEREAS, the Badger meters offered by Midwest Meter, Inc. utilize the automatic meter reading technology that is compatible with the automatic meter reading system used by the City of Quincy thus qualifying them as a sole source provider; and,

WHEREAS, funding for the purchase of water meters is available in the 2024/2025 Water Fund fiscal year budget.

NOW, THEREFORE BE IT RESOLVED, that the Director of Public Works and Utilities Committee recommend to the Mayor and Quincy City Council that normal bidding requirements be waived and the quote from Midwest Meter, Inc., of Edinburg, Illinois in the amount of \$1,007,975.00 be accepted.

Jeffrey Conte, P.E.
Director of Public Works

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

RESOLUTION

WHEREAS, the Department of Utilities requested bids for the CSO Phase 2B Project which includes improvements to the Jefferson Street CSO discharge to increase capture of combined sewage, prevention of river backflow into interceptors, and improved flow monitoring; and,

WHEREAS, three (3) bids were received:

Rees Construction	
Quincy, Illinois	\$1,470,000.00
Laverdiere Construction	
Macomb, Illinois	\$1,438,000.00
Keokuk Contractors, Inc.	
Keokuk, Iowa	\$1,349,000.00
Engineer's Estimate	\$1,450,000.00

WHEREAS, the bids have been reviewed by the Director of Public Works and found to be acceptable; and,

WHEREAS, funding for this project will be available in the 2024/2025 Sewer Fund fiscal year budget; and,

WHEREAS, to allow for the uninterrupted progression of these projects in the event that changes or modifications are required, an additional 10% over the amount of the bid shall be included in the encumbrance for this project.

NOW, THEREFORE BE IT RESOLVED, that the Director of Public Works and Utilities Committee recommend to the Mayor and Quincy City Council that the low bid from Keokuk Contractors, Inc. of Keokuk, Iowa in the amount of \$1,349,000.00 be accepted, and the Mayor be authorized to sign contract documents.

Jeffrey Conte, P.E.

Director of Public Works

Ald. Bauer moved for the adoption of the resolution, seconded by Ald. Ebbing, and on the roll call the following vote resulted: Yeas: Ald. Farha, Sassen, Rein, Ebbing, Reis, Reed, Uzelac, Holtschlag, Entrup, Bauer, Hultz, Mays. 12. Nay: Ald. Bergman. 1. Absent: Ald. Fletcher. 1. Motion carried.

RESOLUTION

WHEREAS, the Department of Utilities and Engineering utilizes the use of automatic meter reading (AMR) software for the reading of water meters and transmittal of data for accurate billing of residential, commercial and industrial water customers; and

WHEREAS, the Department of Utilities has received an invoice from Badger Meter of Milwaukee, Wisconsin in the amount of \$10,572.00 for the renewal of a cellular-based automatic meter reading software and meter reading services; and,

WHEREAS, due to the uniqueness of the hardware/software utilized in the Orion meter management systems and its integration with the City's current automated meter system, the Director of Utilities and Director of Purchasing have determined that Badge Meter of Milwaukee, Wisconsin qualifies as a sole source provider; and,

WHEREAS, funding for this expense is available in the 2024/2025 Water Fund fiscal year budget.

NOW, THEREFORE BE IT RESOLVED, that the Director of Public Works and Utilities Committee recommend to the Mayor and Quincy City Council that normal bidding requirements be waived and the invoice from Badger Meter of Milwaukee, Wisconsin in the amount of \$10,572.00 be approved for payment.

Jeffrey Conte, P.E.

Director of Public Works

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

RESOLUTION

WHEREAS, the City of Quincy is committed to maintaining and improving our city's water and sewer infrastructure for safe drinking water, ample water supply, and controlled treatment of sewage to comply with federal/state laws; and,

WHEREAS, the City's current capital improvement plan proposed in March 2024 identified capital needs is in excess of \$20 million for water and sewer infrastructure improvements; and,

WHEREAS, the City's water and sewer rates were approved for an increase effective May 1, 2024 to accommodate any debt service for borrowing for these improvements; and,

WHEREAS, the City is considering a \$20 million infrastructure plan to be funded by a General Obligation Bond Issue that would be fully abated by the water and sewer enterprise funds within the existing sewer and water rate structure revenues and would not increase the property tax rate; and,

WHEREAS, the City has past experience with a PMA Securities, LLC on the 2019 bond issuance and is seeking to use PMA Securities, LLC, as a financial advisor for the water and sewer utility's infrastructure borrowing; now,

THEREFORE BE IT RESOLVED, the Mayor and City Council hereby authorize the City to engage PMA Securities, LLC and sign the attached Municipal Advisory Agreement for the intended borrowing/issuance of \$20 million General Obligation Bonds.

Sheri Ray
Comptroller

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

ORDINANCE

Second presentation of an Ordinance entitled: The Ordinance Amending Title VII (Traffic Code) Of Chapter 81 (Traffic Schedules) Of The Municipal Code Of The City Of Quincy Of 2015. (“All Way Stop” at the intersection of South 38th and Newcastle Drive.) Was tabled for two weeks by Ald. Rein.

Ald. Rein moved to send back to the Traffic Commission for further study, seconded by Ald. Ebbing. Motion carried.

ORDINANCE

Second presentation of an Ordinance entitled: An Ordinance Granting A Special Use Permit For A Planned Development. (To construct a multi-tenant commercial development at 1215 Hampshire and at 200-208 N. 12th Street.)

ORDINANCE

Second presentation of an Ordinance entitled: An Ordinance Granting A Special Use Permit For A Planned Development. (To demolish a garage at 1420 N. 9th and construct a garage with a single living unit.)

ORDINANCE

First presentation of an Ordinance entitled: An Ordinance Leasing Certain Territory Of The City Of Quincy To Rocky Point Club. (Agreement for fifteen years at an annual rate of \$10.00 from July 1, 2024 to June 30, 2039.)

ORDINANCE

First presentation of an Ordinance entitled: An Ordinance Authorizing An Easement To Steve Bush For certain Territory Of The City Of Quincy. (Easement for ingress and egress of 3603 Bonansinga Dr.)

REPORT OF FINANCE COMMITTEE

Quincy, Illinois, June 17, 2024

	Transfers	Expenditures	Payroll
City Hall.....		1,974.64	
Building Maintenance.....		466.18	
Comptroller.....		44.32	
Legal Department.....		70.40	
Commissions.....		727.62	
IT Department.....		294.10	
Police Department.....		7,634.37	
Fire Department.....		18,061.42	
Public Works.....		156,273.84	
Engineering.....		1,745.54	
GENERAL FUND SUBTOTAL	0.00	187,292.43	0.00
Planning and Development.....		8,003.76	
911 Surcharge Fund.....		27,119.85	
Ttraffic Signal Fund.....		2,267.19	
Econ Dev Growth Fund.....		3,431.82	
Police Dept. Grants.....		2,395.44	
Crime Lab Fund.....		74.50	
Special Capital Funds.....		27,766.23	
Transit Fund.....		2,298.75	
Capital Projects Fund.....		2,749.30	
Special Tax Alloc - TIF #2.....		124.99	
Water Fund.....		17,409.70	
Sewer Fund.....		8,903.15	

Quincy Regional Airport Fund		219,236.46	
Titan Hanger Fund		35,235.74	
Municipal Dock		14,677.14	
Regional Training Fund		11,155.24	
Garbage Fund		33,578.72	
Central Garage		144,229.16	
Self Insurance		5,459.14	
Sister City Commission Fund		3,012.11	
BANK 01 TOTALS	0.00	756,420.82	
Motor Fuel Tax		1,783.60	
IHDA Grant Fund		1,000.00	
2019B GO Street Proj		34,502.97	
ALL FUNDS TOTAL	0.00	793,707.39	0.00

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. Mays moved to allow a Block Party at Josephine Drive from Frese to Genevieve Drive on July 3rd from 4:00 p.m. to midnight. Barricades needed. Motion carried.

Ald. Holtschlag moved to close 2nd Street from Broadway to Vermont Street on July 4th from noon to midnight. Barricades needed. Motion carried.

EXECUTIVE SESSION

Ald. Holtschlag moved the City Council adjourn and sit in Executive/Closed Session pursuant to the Open Meetings Act 5 ILCS 120/2 (c) (2) Collective Bargaining Negotiations, seconded by Ald. Uzelac, and on a roll call each of the 13 Aldermen voted yea, with 1 absent. Motion carried.

CITY COUNCIL RECONVENED

After sitting in Executive/Closed Session pursuant to the Open Meetings Act 5 ILCS 120/2 (c) (2) Collective Bargaining Negotiations, Ald. Uzelac moved the City Council reconvene and sit in regular session at 8:20 p.m. Motion carried.

RESOLUTION

WHEREAS, the duly authorized representatives of the City of Quincy, in good faith have negotiated a three year collective bargaining agreement (“Agreement”) with the Amalgamated Transit Union Local #1108, concerning terms and wages for the term May 1, 2024 through April 30, 2027; and

WHEREAS, the Transit Director, the Director of Administrative Services, and the Personnel Committee recommend to the Mayor and Quincy City Council adoption of the three year agreement;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and other necessary City Officials are authorized to sign the agreement

Marty Stegeman
 Transit Director
 Jeffrey Mays
 Director of Administrative Services

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

The City Council adjourned at 8:24 p.m. on a motion of Ald. Uzelac. Motion carried.

LAURA OAKMAN
 City Clerk