

THE CITY COUNCIL

OFFICIAL PROCEEDINGS

REGULAR MEETING

Quincy, Illinois, July 8, 2024

The regular meeting of the City Council was held this day at 7:00 p.m. at the Quincy Public Library, 528 Jersey, with Mayor Michael A. Troup presiding.

The following members were physically present: Ald. Fletcher, Entrup, Bergman, Bauer, Hultz, Sassen, Rein, Ebbing, Reis, Reed, Uzelac, Holtschlag. 12.

Absent: Ald. Mays, Farha, 2

Ald. Uzelac moved the absent Aldermen be excused and allowed the usual compensation for this meeting. Motion carried.

The minutes of the regular meeting of the City Council held July 1, 2024, were approved on a motion of Ald. Entrup. Motion carried.

Legal Counsel: Corporation Counsel Lonnie Dunn.

Ald. Bergman moved the City Council sit as a Town Board. Motion carried.

TOWN BUSINESS

The City Clerk and Ex-Officio Town Clerk presented and read the following:

Registered Request to Speak

No one registered to speak.

Report of the Quincy Township Supervisor for General Assistance for the month of June, 2024

DISBURSEMENTS

Relief orders were issued to 13 cases containing 15 individuals at an average grant per case of \$422.74

	\$ 5,495.67
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CASH ACCOUNT

Balance June 1, 2024	
GA Checking	\$ 3,256.11
GA Money Market	84,524.44
Interest	41.96
Total	<u>\$ 87,822.51</u>

Obligations paid during the month	(5,495.67)
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Less GA 23-24 Audit	2,800.00
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Balance June 30, 2024	\$80,401.84
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Maggie Hoyt
Supervisor Quincy Township

We the undersigned auditing committee to which were referred the above bills respectfully report it has examined same and recommend their payment.

Bauer, Chairman
Bergman
Uzelac

Ald. Bergman, seconded by Ald. Uzelac, moved the report be received and vouchers be issued for the payment of disbursements and administrative bills for the various amounts, and on the roll call each of the 12 Aldermen voted yea, with 2 absent. Motion carried.

**Report of the Town of Quincy Auditing Committee
Bill Payments for All Vendors
July 2024**

<u>Vendor</u>	<u>Amount</u>
Adams	421.00
Alarm Systems	64.95
Architechnics	475.00
Barnard Elevator Company	385.00
City of Quincy Self Insurance	45.32
Department of Utilities City of Quincy	150.00
Devnet	1,637.48
Digital Copy Systems	30.12
Gray Hunter Stenn	5,375.00
Homefield Energy	950.00
Illinois School Supply	80.32
Lisa Gasko	575.99
Maggie Hoyt	199.00
Marco	41.50
O'Donnell	56.00
Phillips Media Group	38.75
Total	\$10,525.43

Committee:
Bauer, Chairman
Bergman
Uzelac

**Discussion of Decennial Committees on
Local Government Efficiency Act.**

Receive any comments of residents of Quincy Township

Mayor Troup asked if there were any residents who wished to comment on the Decennial Local Government Efficiency Act.

Mayor Troup called Maggie Hoyt, Township Supervisor, up to speak. Maggie Hoyt explained that this meeting will serve as the final Decennial committee meeting.

**Approve Final Report and Present the same to the public
and Township Board**

Ald. Bergman, seconded by Ald. Uzelac, moved to approve the final Decennial report and on the roll call each of the 12 Aldermen voted yea, with 2 absent. Motion carried.

Trustee Comment

Ald. Rein asked Maggie Hoyt, Township Supervisor, how has the tax levy changed. She stated that the levy for the past two years has remained the same. The levy amount is \$290,000, the rate two years ago 0.0395 and last year 0.03633.

Ald. Rein asked about the transfer of funds to the city. Were those fund local tax generated fund? Maggie Hoyt stated that in April, 2022 the Township transferred \$400,000 to the Small Rental Rehab Fund to be partnered with the city making it a million-dollar grant program. Those funds came from additional PPRT funds.

The meeting resumed its sitting as a City Council on motion of Ald. Bergman.

PUBLIC COMMENTS

Jennifer Bock-Nelson is the muralist who painted the mural on the Horizons building. She stated that citizens have been receptive to the mural. She would like to start Phase #2 of the mural.

Ryan Tanner stated that he is the owner of 531 Hampshire and needs the resolution passed so they can move forward with the project.

Jon Davidshofer stated that he supports the 531 Hampshire project.

Whitney Minnert gave a recount of the Gem City Concert Series. They are already planning for 2025.

Steve Horman stated that the tree removal on June 24th has set a precedent. Are we going to abide by the rules or not.

PETITIONS

Knapheide Manufacturing requests to rezone property located at 2251 North 5th Street from R1C (single-family residential) to C2 (general commercial) and property located at 2301 North 5th Street from R1A (single-family residential) to C2 (general commercial) to allow for future commercial use.

Ald. Entrup moved the petition be received and referred to the Plan Commission for study and to report back. Motion carried.

Klingner & Associates (on behalf of Clint & Michele Gooding) requests to subdivide (two lots into five) property located at 1230 Duck Harbor Road and a 20-acre property with no address located adjacent to 1230 Duck Harbor Road under the Small Tracts Subdivision Ordinance (zoned RU1 [rural/agricultural])

Ald. Reis moved the petition be received and referred to the Plan Commission for study and to report back. Motion carried.

Four Points Land Surveying & Engineering (on behalf of Kevin Maas) requests to subdivide (one lot into two) property located at 1210 Maas Road under the Small Tracts Subdivision Ordinance (zoned RU1 [rural/agricultural])

Ald. Rein moved the petition be received and referred to the Plan Commission for study and to report back. Motion carried.

Paul Rees requests a Special Permit for Planned Development to allow for outdoor storage at property located at 330 South 5th Street, 419 Kentucky Street and 421 Kentucky Street (zoned D2 [downtown] and R3 [multi-family residential]).

Ald. Holtschlag moved the petition be received and referred to the Plan Commission for study and to report back. Motion carried.

RESOLUTION

WHEREAS, the Quincy Police Department considers officer safety one of its highest priorities; and,

WHEREAS, the wearing of ballistic vests, or body armor, has been cited as a major factor in the reduction of police officer shooting fatalities; and

WHEREAS, the Quincy Police Department's Emergency Response Team (ERT) is tasked with responding to and resolving high-risk situations that carry an increased probability of encountering armed, violent subjects; and

WHEREAS, the National Tactical Officers Association, who is the leading authority on emergency response team tactics, policy and equipment, recommends each member of these specialized teams be equipped with level IIIA tactical vests; and

WHEREAS, three of the enhanced level IIIA tactical vests currently worn by members of our ERT has reached their five-year expiration date; and

WHEREAS, three new members have been added to the ERT and need to be fitted for the level IIIA tactical vest; and

WHEREAS, the police department solicited requests for proposals for six Safariland Hyper-X level IIIA tactical ballistic vests and rifle plates; and

WHEREAS, Streicher's, Inc., Butler, WI, was the only company to submit a proposal at a cost of \$19,853.88; and

WHEREAS, funds for this purchase were budgeted in this year's fiscal budget; now

THEREFORE BE IT RESOLVED, the Chief of Police recommends to the Mayor and City Council that the Police Department purchase six Safariland Hyper-X level IIIA tactical vests and rifle plates from Streicher's, Inc., Butler, WI, for a total cost of \$19,853.88.

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 12 Aldermen voted yea, with 2 absent. Motion carried.

A RESOLUTION AUTHORIZING EXPENDITURE OF TIF REVENUE AND HOTEL/MOTEL TAX REVENUE SUPPORTING THE REDEVELOPMENT OF 531 HAMPSHIRE STREET

WHEREAS, Ryan Tanner and Jay Krottinger (the Developers) seek to redevelop the seven-story former Illinois State Bank Building at 531 Hampshire Street, Quincy, Illinois; and

WHEREAS, the building, which has been vacant for more than 10 years, contributes to the Downtown Historic District, which is included in the National Register of Historic Places; and

WHEREAS, the City committed \$500,000 in TIF revenue in 2021 to help pay for life-safety improvements related to the proposed 25-30 room boutique hotel and restaurant; and

WHEREAS, the Developers have presented a new \$15,000,000 redevelopment plan that includes a 55-60 room boutique hotel with a restaurant and retail space on the first floor; and

WHEREAS, the Developers seek a commitment of TIF and Hotel/Motel Tax Funding; and

WHEREAS, the property being renovated is situated within the City of Quincy's Downtown TIF District and pursuant to the Illinois Tax Increment Allocation Redevelopment Act, renovating the building is an eligible use of TIF funds; and

WHEREAS, the redevelopment of 531 Hampshire Street is in the best interest of the City, the health, safety, morals and welfare of the residents of the City of Quincy, and in accordance with the public purpose and provisions of the Illinois Tax Increment Allocation Redevelopment Act.

NOW THEREFORE, BE IT RESOLVED, that

1. The Previous resolution authorizing the commitment of \$500,000 of TIF funds for the renovation of 531 Hampshire Street (former Illinois State Bank Building) be rescinded.

2. That the City Council authorize the Mayor to enter into a redevelopment agreement (Exhibit No. 1) with the developers to renovate 531 Hampshire Street into a 55-60 room boutique hotel with a restaurant and retail space on the first-floor with the following financial commitments from the city:

a. A 50%/50% split of hotel/motel tax revenue generated by 531 Hampshire Street between the City and the Developer for ten years or until the developer receives \$750,000, whichever occurs first. The reimbursement would begin when 531 Hampshire Street starts generating hotel/motel tax revenue.

b. A 50%/50% split of TIF increment revenue generated by 531 Hampshire Street between the City and the Development until December 31, 2033 or until the developer receives \$750,000, whichever occurs first. The reimbursement would begin once a Certificate of Occupancy is issued for 531 Hampshire Street.

Ald. Uzelac moved for the adoption of the resolution, seconded by Ald. Holtschlag, and on the roll call the following vote resulted: Yeas: Ald. Sassen, Rein, Ebbing, Reis, Reed, Uzelac, Holtschlag, Fletcher, Entrup, Bauer, Hultz. 11. Nay: Ald. Bergman. 1. Absent: Ald. Mays. Farha. 2. Motion carried.

COUNCIL RESOLUTION AUTHORIZING SUBMISSION AND SUPPORT FOR ILLINOIS DCEO REBUILD DOWNTOWNS AND MAIN STREETS GRANT PROGRAM APPLICATION

WHEREAS, the Rebuild Downtowns & Main Streets (RDMS) Grant Program will provide grants of up to \$2,000,000 to facilitate investment to revitalize commercial corridors and downtown areas in Illinois, offering capital grants to support improvements in communities that have experienced disinvestment; and

WHEREAS, the State of Illinois has set aside \$20,000,000 for the RDMS Grant Program; and

WHEREAS, the City of Quincy will apply for \$1,850,000 through the RDMS Grant Program; and

WHEREAS, the intent of the grant is to help pay for improvements to Hampshire Street, from North 5th Street to North 8th Street, including street resurfacing, sidewalk replacement, new street lighting, water & sewer lines, and other amenities;

WHEREAS, the estimated cost of the project, which has been identified as a priority for downtown development, is \$3,700,000; and

WHEREAS, it is necessary that an application be made, and agreements entered with the State of Illinois

NOW, THEREFORE, BE IT RESOLVED as follows:

1) That the City of Quincy applies for \$1,850,000 in grant funding from the Rebuild Downtowns and Main Street Capital Grant program under the terms and conditions of the State of Illinois and shall enter into and agree to the understandings and assurances contained in said application.

2) That the City of Quincy does hereby commit up to approximately \$450,000 from the TIF account for use as a local match for the Rebuild Downtowns and Main Streets Capital Grant program.

3) That the City of Quincy does hereby commit up to \$1,400,000 from its utility accounts to pay for water main and sewer improvements as a local match for the Rebuild Downtowns and Main Streets Capital Grant program.

4) That the Mayor and City Clerk on behalf of the City Council execute such documents and all other documents

necessary for the carrying out of said application.

5) That the Mayor and City Clerk are authorized to provide such additional information as may be required to accomplish the obtaining of such grant.

Ald. Uzelac moved for the adoption of the resolution, seconded by Ald. Holtschlag, and on the roll call each of the 12 Aldermen voted yea, with 2 absent. Motion carried.

RESOLUTION

Public Works Director, Administrative Services Director, and Finance Committee recommending approval to enter into a twenty (20) year Community Solar Subscription contract with Nexamp of Louisville, CO.

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

RESOLUTION

WHEREAS, the Waste Water Treatment Plant requires the services of a professional laboratory to assist with routine analytical testing of sludge samples; and,

WHEREAS, the City has received an invoice in the amount of \$8,028.44 from Pace Analytical Services, LLC, of Peoria, Illinois, for quarterly sludge basin sampling analysis; and,

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

NOW, THEREFORE BE IT RESOLVED, that the Director of Public Works recommends to the Mayor and Quincy City Council that the invoice from Pace Analytical Services, LLC, of Peoria, Illinois, in the amount of \$8,028.44 be approved for payment.

Jeffrey Conte, P.E.

Director of Public Works

Ald. Bauer moved for the adoption of the resolution, seconded by Ald. Hultz, and on the roll call each of the 12 Aldermen voted yea, with 2 absent. Motion carried.

RESOLUTION

WHEREAS, the City of Quincy owns the Waste Water Treatment Plant and is permitted by the Illinois Environmental Protection Agency to discharge treated municipal and industrial effluent and storm water; and,

WHEREAS, the City is assessed an annual fee for its National Pollutant Discharge Elimination System (NPDES) Permit; and,

WHEREAS, the City of Quincy has received an invoice from the Illinois Environmental Protection Agency in the amount of \$72,500.00 for the annual permit fee; and,

WHEREAS, funding for the permit fee is available in the 2024/2025 Sewer Fund fiscal year budget.

NOW, THEREFORE BE IT RESOLVED, that the Director of Public Works recommends to the Mayor and Quincy City Council that the invoice in the amount of \$72,500.00 from the Illinois Environmental Protection Agency for annual NPDES Permit fees be approved for payment.

Jeffrey Conte, P.E.

Director of Public Works

Ald. Bauer moved for the adoption of the resolution, seconded by Ald. Hultz, and on the roll call the following vote resulted: Yeas: Ald. Holtschlag, Fletcher, Entrup, Bauer, Hultz, Sassen, Ebbing, Reis, Uzelac. 9. Nays: Ald. Bergman, Rein, Reed. 3. Absent: Ald. Mays, Farha. 2. Motion carried.

RESOLUTION AUTHORIZING MURAL AT 224 SOUTH 8TH STREET

WHEREAS, the Quincy City Council established the Quincy Public Arts Commission in April 2019; and

WHEREAS, one of the powers and duties of the Quincy Public Arts Commission is to review and approve proposals for public art projects; and

WHEREAS, the Quincy Public Arts Commission met on July 3, 2024, to review a proposal to paint a mural on the northern wall of the Horizons building at 224 South 8th Street; and

WHEREAS, the size of the proposed mural does not comply with City Code as the proposed mural would occupy more than 5% of the frontage wall on a downtown building; and

WHEREAS, the Quincy Public Arts Commission has the authority to make a recommendation to the Quincy City Council; and

WHEREAS, the Quincy Public Arts Commission voted to recommend that the City Council waive the requirements

of City Code Chapter 162.268(A)(2) and allow for the proposed mural to be painted on the northern wall of 224 South 8th Street.

NOW, THEREFORE BE IT RESOLVED that the City Council waives the requirement of City Code Chapter 162.268(A)(2) and allows for a mural to be painted on the northern wall of 224 South 8th Street as requested.

Ald. Uzelac moved for the adoption of the resolution, seconded by Ald. Holtschlag, and on the roll call each of the 12 Aldermen voted yea, with 2 absent. Motion carried.

RESOLUTION

WHEREAS, the City of Quincy carries general airport liability insurance to cover damages arising from the use of airport property for the movement and storage of privately owned aircraft; and,

WHEREAS, the Quincy Regional Airport has received notification from its insurance broker, Gallagher Insurance of Quincy, that the 2024 annual premium for the General Airport Liability Insurance Policy will be \$9,920; and,

WHEREAS, the Interim Airport Director 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 Airport Fund fiscal year budget.

NOW, THEREFORE BE IT RESOLVED, that the Interim Airport Director and the Aeronautics Committee recommend to the Mayor and Quincy City Council that the annual premium payment of \$9,920 to Gallagher Insurance of Quincy, Illinois, be approved for payment upon receipt of the invoice.

Tairu Zong
Interim Airport Director

Ald. Bauer moved for the adoption of the resolution, seconded by Ald. Entrup, and on the roll call each of the 12 Aldermen voted yea, with 2 absent. Motion carried.

RESOLUTION

WHEREAS, it is the responsibility of the City of Quincy Information Technology Department to safeguard the City's information systems from cybersecurity threats and unauthorized access; and,

WHEREAS, the City of Quincy Information Technology Department utilizes Cisco Duo multi-factor authentication to provide an additional layer of security to the City's information systems; and,

WHEREAS, the annual renewal contract from SHI International Corp. for the Cisco Duo multi-factor authentication solution is \$13,536.00; and,

WHEREAS, funding for the annual renewal contract has been appropriated in the current fiscal year.

NOW, THEREFORE BE IT RESOLVED, the Information Technology Director and the Technology Committee recommend to the Mayor and City Council that the normal bidding requirements be waived and the quote from SHI International Corp. in the amount of \$13,536.00 for the annual renewal contract for the Cisco Duo multi-factor authentication solution be approved.

Mark Dumanowsky
Information Technology Director

Ald. Uzelac moved for the adoption of the resolution, seconded by Ald. Holtschlag, and on the roll call each of the 12 Aldermen voted yea, with 2 absent. Motion carried.

ORDINANCE

Adoption of an Ordinance entitled: An Ordinance Granting A Variation From Zoning Regulations. (700 S. 18th, rear yard reduced from the required 30-feet in an R1C zoning district to 10-feet to allow for the construction of a single-family residential dwelling on the western lot resulting from the subdivision of 700 S. 18th Street.

Ald. Reis moved for the adoption of the ordinance, seconded by Ald. Reed, and on a roll call each of the 12 Aldermen voted yea, with 2 absent.

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

ORDINANCE

First presentation of an Ordinance entitled: An Ordinance Granting A Special Use Permit For A Planned Development. (Allow for the construction of three two-family residential dwellings (duplexes) at 201-203 Locust Street, 205 Locust Street, and 1616 North 2nd Street with the condition of perpendicular parking along the eastern side of north 2nd Street to meet the off-street parking requirements.)

REPORT OF FINANCE COMMITTEE
Quincy, Illinois, July 8, 2024

	Transfers	Expenditures	Payroll
City Hall.....		1,326.61	34,782.50
Planning & Dev	32,500.00		
9-1-1.....	34,000.00		
Transit.....	237,500.00		
Airport.....	15,500.00		
Garbage.....	28,000.00		
Building Maintenance.....		476.93	
Comptroller.....		33.00	12,932.36
Legal Department		-	9,425.40
Commissions.....		0.99	858.38
IT Department.....		346.50	14,263.47
Police Department.....		58,629.36	280,738.94
Fire Department		4,671.18	226,069.56
Public Works.....		823.22	46,284.50
Engineering.....		634.42	19,297.62
Tax Distribution/Subsidies		36,743.45	
GENERAL FUND SUBTOTAL	347,500.00	103,685.66	644,652.73
Planning and Development.....		468.27	21,297.70
911 System.....		731.40	43,979.56
911 Surcharge Fund.....		10,426.42	
Traffic Signal Fund.....		96.05	
Econ Dev Growth Fund.....		81,845.00	
Police Dept. Grants.....		1,233.00	
Police Donations Fund.....		203.88	
Transit Fund.....		139.62	171,011.42
Bridge Lighting Fund		192.11	
Capital Projects Fund.....		352,956.11	
Special Tax Alloc - TIF #2.....		3,000.00	
Special Tax Alloc - TIF #3.....		277,335.10	
Water Fund		144,310.10	86,876.37
Sewer Fund		130,772.97	24,248.53
Quincy Regional Airport Fund.....		356.95	14,432.80
Titan Hangar Fund.....		19,979.54	
Garbage Fund.....		-	16,427.92
Central Garage		56,717.75	25,708.00
Self Insurance		599.06	9,157.23
Sister City Commission Fund		44.00	
BANK 01 TOTALS	347,500.00	1,185,093.38	1,057,792.26
ALL FUNDS TOTAL	347,500.00	1,185,093.38	1,057,792.26

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 12 Aldermen voted yea, with 2 absent. Motion carried.

NEW BUSINESS

No new business.

EXECUTIVE SESSION

Ald. Holtschlag moved the City Council adjourn and sit in Executive Session pursuant to the Open Meetings Act 5 ILCS 120/2 (c) (2) Collective Bargaining Negotiations, seconded by Ald. Bergman, and on a roll call each of the 12 Aldermen voted yea, with 2 absent. Motion carried.

CITY COUNCIL RECONVENED

After sitting in Executive 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 8:15 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 District No 9, Local Lodge 822 International Association of Machinists and Aerospace Workers, concerning terms and wages for the term May 1, 2024, through April 30, 2027; and

WHEREAS, the Director of Engineering and Utilities, 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.

Jeffrey Conte
Director of Utilities & Engineering
Jeffrey Mays
Director of Administrative Services

Ald. Sassen moved for the adoption of the resolution, seconded by Ald. Holtschlag, and on the roll call each of the 12 Aldermen voted yea, with 2 absent. Motion carried.

The City Council adjourned at 8:19 p.m. on a motion of Ald. Uzelac. Motion carried.

LAURA OAKMAN
City Clerk